

COUNCIL MEETING AGENDA

March 27, 2018

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

400 ***ADOPTION OF MINUTES***

401 Minutes of the Special Council Meeting of March 13, 2018 and the
Regular Council Meeting of March 13, 2018

402 Minutes of the Public Hearing of March 13, 2018

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

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings - March 6, March 13 and March 21, 2018

701.2 Committees and Commissions of Council

- Community Heritage Commission – February 8, 2018

702 ***Reports***

702.1 **Disbursements for the month ended February 28, 2018**

Staff report dated March 27, 2018 recommending that the disbursements for the month ended February 28, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated March 27, 2018 providing an update for Council expenses recorded to date.

703 ***Correspondence***

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

800 ***UNFINISHED BUSINESS***

801 **Proposed Resolutions for the Lower Mainland Local Government Association (“LMLGA”) Conference**

Proposed resolutions to be submitted to LMLGA:

- Compulsory Labelling of Genetically Modified Foods
- Ending Discrimination in Tenancies
- Supporting Innovation in Home Heating Systems
- Increasing the Number of Family Practitioners in BC
- Review of BC’s Fee for Service Model

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Bylaws for Adoption

1001 **2017-291-RZ, 24093 and 24137 104 Avenue and PID 009-437-061**
Staff report dated March 27, 2018 recommending adoption

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017**
To designate from Medium Density Residential and Institutional to Institutional and Conservation and to add to Conservation Adoption

1001.2 **Maple Ridge Zone Amending Bylaw No. 7364-2017**
To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to P-1 (Park and School) to permit two P-1 (Park and School) zones lots for the construction of a new School District-owned elementary school and City-owned community centre.
Adoption

1002 **Maple Ridge Highway and Traffic Amending Bylaw No. 7418-2018**
To provide updated regulations for compliance with current parking and storage issues
Adoption

1003 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018**
To allow consistency with the Highway and Traffic Amending Bylaw
Adoption

- 1004 **Maple Ridge Zone Amending Bylaw No. 7428-2018**
Text amendment to prohibit the retail sale of cannabis
Adoption
- 1005 **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7441-2018**
To ensure definitions match amendments to the Zoning Bylaw to better support home occupations
Adoption
- 1006 **Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018**
Staff report dated March 27, 2018 recommending adoption as amended

To reflect Metro Vancouver's Drinking Water Conservation Plan and maintain alignment with Metro Vancouver member municipalities in the consistent application of that plan.
Adoption
- 1007 **Maple Ridge Water Service Amending Bylaw No. 7427-2018**
To update the bylaw to reflect the new naming of the Water Shortage Response Plan Bylaw to the Drinking Water Conservation Plan Bylaw
Adoption
- 1008 **Alternative Approval Process Results and Loan Authorization Bylaws**
Staff report dated March 27, 2018 recommending adoption
- 1008.1 **Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017**
To authorize the borrowing of a portion of the estimated cost to renovate the Maple Ridge Leisure Centre
Adoption
- 1008.2 **Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017**
To authorize the borrowing of the estimated cost of constructing synthetic fields at Telosky Stadium
Adoption
- 1008.3 **Albion Community Centre Loan Authorization Bylaw No. 7372-2017**
To authorize the borrowing of the estimated cost of constructing the Albion Community Centre
Adoption

**1008.4 Silver Valley Neighbourhood Gathering Places Loan Authorization
Bylaw No. 7373-2017**

To authorize the borrowing of the estimated cost of constructing Silver Valley Neighbourhood Gathering Places
Adoption

1008.5 Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017

To authorize the borrowing of the estimated cost to renovate the Hammond Community Centre
Adoption

**1008.6 Whonnock Lake Canoe and Kayak Facility Improvement Loan
Authorization Bylaw No. 7375-2017**

To authorize the borrowing of the estimated cost of improving the Whonnock Lake Canoe and Kayak Facility
Adoption

**1008.7 Maple Ridge Secondary School Track Facility Upgrades Loan Authorization
Bylaw No. 7376-2017**

To authorize the borrowing of the estimated cost of constructing the Maple Ridge Secondary Track Facility Upgrades
Adoption

1008.8 Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017

To authorize the borrowing of the estimated cost of adding an ice sheet
Adoption

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 2017-548-RZ, 12313 McNutt Road, RS-3 to RS-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7433-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two single family lots be given first reading and that the applicant provide further information as described on Schedules B, E and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to allow future subdivision into approximately 13 single family residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, F and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

1103 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue, RS-1 to RM-2

Staff report dated March 27, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7445-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a 46 unit apartment building be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

1104 2017-078-RZ, 22368 North Avenue, Housing Agreement Bylaw

Staff report dated March 27, 2018 recommending that 22368 North Avenue Housing Agreement Bylaw No. 7443-2018 to secure six dwelling units as affordable rental units for persons with developmental disabilities in perpetuity be given first, second and third readings.

1105 Frogstone Bar & Grill Liquor Primary Licence Application

Staff report dated March 27, 2018 recommending that the application by Frogstone Bar & Grill at 2 – 22932 Lougheed Highway, Maple Ridge, for a Liquor Primary License with a Family Food Service Endorsement be supported and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch.

1106 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018

Staff report dated March 27, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018 to provide updated regulations for staff to pursue compliance with any violations to the Drinking Water Conservation Plan Bylaw be given first, second and third reading.

Financial and Corporate Services (including Fire and Police)

1131 Maple Ridge/Pitt Meadows Community Services Development Proposal

Staff report dated March 27, 2018 recommending that a program to provide assistance to the Maple Ridge/Pitt Meadows Community Services project be developed as recommended by the Audit & Finance Committee.

Parks, Recreation & Culture

1151 Funding Model for Youth Wellness Centre Concept

Staff report dated March 27, 2018 providing options for funding for construction of a Youth Wellness Centre, one of which will be provided to Maple Ridge/Pitt Meadows Community Services.

1152 Award of Contract – Arthur Peake Field Civil Works

Staff report dated March 27, 2018 recommending that Contract ITT-PL17-79: Artificial Turf Field – Civil Works for Arthur Peake/Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd., that a contingency be authorized, that the Financial Plan be amended to include additional funding from the Gaming Revenue Reserve and that the Corporate Officer be authorized to execute the contract.

Administration

1171

Other Committee Issues

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

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

1500 ***ADJOURNMENT***

QUESTIONS FROM THE PUBLIC

The purpose of the Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

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

Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total Question Period is limited to 15 minutes.

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

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

For more information on these opportunities contact:

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

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: _____

Date: _____

401 Minutes of Regular and Special Council Meetings

SPECIAL COUNCIL MEETING MINUTES

March 13, 2018

The Minutes of the Special City Council Meeting held on March 13, 2018 at 5:00 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager of Public Works and
Development Services
T. Thompson, Interim Director of Finance
L. Benson, Acting Corporate Officer

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

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2018-138

It was moved and seconded

That the agenda for the March 13, 2018 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2018-139

It was moved and seconded

That the meeting following this meeting at 6:00 p.m. 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 and disposition of land if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

Section 90(2)(b) The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

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.

CARRIED

4.0 ***ADJOURNMENT*** – 5:03 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

COUNCIL MEETING MINUTES

March 13, 2018

The Minutes of the City Council Meeting held on March 13, 2018 at 7:03 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
F. Quinn, General Manager Public Works and Development Services
T. Thompson, Interim Director of Finance
C. Carter, Director of Planning
L. Benson, Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
C. Goddard, Manager of Development and Environmental Services
D. Pollock, Municipal Engineer
A. Kopystynski, Planner 2
R. MacNair, Manager of Bylaw and Licensing Services

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

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA*** – Nil

300 ***APPROVAL OF THE AGENDA***

R/2018-140

It was moved and seconded

That the agenda for the March 13, 2018 Council Meeting be approved as circulated.

CARRIED

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

401 Minutes of the Special Council Meeting of February 27, 2018 and the Regular Council Meeting of February 27, 2018

R/2018-141

It was moved and seconded

That the minutes of the Special Council Meeting of February 27, 2018 and the Regular Council Meeting of February 27, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of February 20, 2018

R/2018-142

It was moved and seconded

That the minutes of the Public Hearing of February 20, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Boating BC Association**

- Lisa Geddes, Executive Director
- Don Prittie, President

Ms. Geddes gave a PowerPoint presentation providing background information on Boating BC, the mandate of the organization and boating in Maple Ridge and surrounding communities. Mr. Prittie highlighted threats to the boating industry, outlined concerns with declining access to public waterways, provided examples of changes impacting water access and requested Council support for the boating industry.

650 ***QUESTIONS FROM THE PUBLIC***

Note: Mayor Read addressed the most recent announcement from the Provincial Government pertaining to a temporary modular site and indicated that Maple Ridge Council does currently not have more information than the public.

Wesley Mann

Mr. Mann asked if Council will break its silence on both the application on Burnett Street and the temporary modular homes and stand up for the families for Maple Ridge.

Mayor Read advised that an application on the Burnett site will be coming before Council and that the Province currently does not wish to bring an application before Council for a temporary use permit with respect to the temporary modular.

Mr. Mann asked whether this will be the first time that the Provincial Government does not seek rezoning for modulars.

Mayor Read responded to the question and outlined actions Council has taken in the past to deal with the issue.

Eric Boland

Mr. Boland asked what Act in BC law allows for the Province to trump an Official Community Plan. He asked for a reference to an Act or Legislation.

Mayor Read advised on legislation and stated that information can be e-mailed to Mr. Boland.

Mr. Boland asked whether the City can engage in legal action due to the Province bypassing and putting in things that the community doesn't want.

Mayor Read advised that the City cannot.

Mr. Boland asked about a Council spending report released in a local newspaper and asked why Councillor Speirs expenses are so high.

Mayor Read advised on funds set aside for Councillors and how these are distributed.

Jodi Seminoff

Ms. Seminoff asked what the community can do to go above Council to protest the proposed Burnett Street shelter and the modular housing planned by the Provincial Government, whether it be the Ombudsman or the Federal Government.

Mayor Read advised on follow up to take with the Provincial Government and the Ombudsperson.

Ms. Seminoff asked if the community can do a follow up with the backing of Council, in that MLAs are not responding to questions.

Mayor Read advised that this would not be appropriate for the City as no application has been brought forward.

Jessica Flynn

Ms. Flynn asked whether, when the rezoning of the property is considered, the data of houses listed and sold proximate to the Burnett Street proposed site since it was announced and houses listed and sold in Golden Ears Elementary catchment will be looked at.

Mayor Read advised that staff will look at this type of information.

Resident (the resident submitted her information in writing to the Corporate Officer)

The resident asked whether Mayor Read was aware that a child was stabbed by a needle the previous day in West Maple Ridge. The Mayor replied she was not.

The resident asked whether Council members are familiar of the process the residents in Marpole are going through in terms of their fight.

The Mayor replied in the affirmative.

The resident asked whether there is anything similar to a Service Level 3, as per a policy of the City of Vancouver, in Maple Ridge.

Mayor Read advised there is not. She clarified that the City of Vancouver has its own charter and therefore its powers differ from the City of Maple Ridge.

The resident asked how Council will prevent individuals with a Service Level 3 and the negative behaviours that come with this service level from coming into the City.

Mayor Read advised on follow up by the City with the Province.

The resident asked about plans for increased security and whether the City can request an increase in policing at the cost of the Province.

Mayor Read spoke on security, health and policing issues and costs.

R/2018-143

It was moved and seconded

That the 'Questions from the Public' time be extended by 15 minutes.

CARRIED

Councillor Masse, Councillor Robson - OPPOSED

Kim Engle

She asked what Council considered to be temporary for the proposed modular housing.

The General Manager of Parks, Recreation & Cultural Services advised on temporary housing timelines.

Ms. Engle asked why the proposed temporary housing will not go through processes for temporary use zoning in the same manner as other businesses such as taxi services.

Mayor Read stated that the temporary modular housing is a provincial decision.

Dana Lang

Ms. Lang asked whether residents can be guaranteed that Anita Place and other tent cities will not happen if the proposed shelter does get built.

Mayor Read advised this cannot be guaranteed.

Ms. Lang asked whether cities such as Port Moody and Burnaby had shelters over concerns that that the City of Maple Ridge will be subject to continued downloading.

Thomas Cratty

Mr. Cratty asked whether the Mayor or any of Council or the executive branch has had conversations with the Provincial Government about such shelters.

Mayor Read commented on discussions between Council and the Province.

Mr. Cratty asked how long the temporary housing will be in place.

The Mayor advised on the timeline according to the Province.

Eric Boland

Mr. Boland asked for clarification on a statement made pertaining to a shared purchase of property.

Mayor Read provided clarification on the purchase of land at 21375 Lougheed Highway.

Mr. Boland asked whether the land on Lougheed Highway is still owned by the City.

Mayor Read advised that the land is still owned by the City.

Mr. Boland asked why the taxpayers of Maple Ridge were not advised on the purchase of the land.

Mayor Read advised on the process involved in the purchase of any land by the City.

Note: Councillor Shymkiw left the meeting at 7:49 p.m.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Development Agreements Committee Meetings - February 20, 2018 and February 27, 2018

701.2 Minutes of Committees and Commissions of Council

- Advisory Design Panel - November 15, 2017 and January 17, 2018
- Agricultural Advisory Committee – November 23, 2017 and January 25, 2018
- Public Art Steering Committee - September 26, 2017 and November 28, 2017

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

From the January 9, 2018 Special Closed Council Meeting

- Item 01.01 Appointment of Corporate Officer

From the February 27, 2018 Closed Council Meeting

- Item 04.03 Potential Sale of Property at 22300 River Road

R/2018-144

It was moved and seconded

That Items 701.1, 701.2 and 704 on the “Items on Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

Note: Councillor Shymkiw returned to the meeting at 7:52 p.m.

1000 ***BYLAWS***

Bylaws for Third Reading

Note: *Item 1001 is from the March 13, 2018 Public Hearing*

1001 **2017-527-RZ, 21322 121 Avenue**

Maple Ridge Zone Amending Bylaw No. 7429-2018

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 2 single family lots.

Third Reading

R/2018-145

It was moved and seconded

That Bylaw No. 7429-2018 be given third reading.

CARRIED

Bylaws for Adoption

- 1002 **2016-066-RZ, 24240 125 Avenue**
Staff report dated March 13, 2018 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7239-2016

To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit subdivision into two lots not less than 0.80 ha
Adoption

R/2018-146

It was moved and seconded

That Bylaw No. 7239-2016 be adopted.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

- 1003 **11893-227 Street; 11865 -227 Street; 22638-119 Avenue and 22633 Selkirk Avenue Housing Agreement Bylaw No. 7347-2017**
To allow the City of Maple Ridge to enter into a Housing Agreement
Adoption

R/2018-147

It was moved and seconded

That Bylaw No. 7347-2017 be adopted.

CARRIED

- 1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4**

Staff report dated March 13, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential) to permit a townhouse development with approximately 32 units in 6 buildings be given first reading and that the applicant provide further information as described on Schedules A, C, E, F and G of the Development Procedures Bylaw No. 5879-1999.

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

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

R/2018-148

It was moved and seconded

In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7442-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, C, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required in the report dated February 23, 2018.

CARRIED

Councillor Duncan - OPPOSED

1102 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road, RS-1 to RM-2

Staff report dated March 13, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7420-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow future construction of a five storey residential building with approximately 36 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.

The Manager of Development and Environmental Services ave a PowerPoint presentation providing the following information:

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

R/2018-149

It was moved and seconded

That Bylaw No. 7420-2018 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.

CARRIED

1103 2017-078-RZ, 22368 North Avenue, RM-3 to C-3

Staff report dated March 13, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7436-2018 to designate land use from Low-Rise Apartment to Town Centre Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7316-2017 to rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to permit construction of a four storey mixed-use building to serve as the new head office of the Ridge Meadows Community Living Foundation be given second reading as amended and be forwarded to Public Hearing.

R/2018-150

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7436-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Bylaw No. 7436-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7436-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7436-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Bylaw No. 7316-2017 as amended be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Section 219 Restrictive Covenant stating that the six residential units will be affordable, rental units for persons with development disabilities in perpetuity.

CARRIED

1104 2016-066-DVP, 24240 125 Avenue

Staff report dated March 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-066-DVP to reduce the 125 Avenue local street rural standard width requirement and 125 Avenue local street rural standard asphalt width requirement to permit the creation of two RS-2 (One Family Suburban Residential) zoned lots.

R/2018-151

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-066-DVP respecting property located at 24240 125 Avenue.

CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

1105 **2017-501-DVP, 2017-500-DP, 11865 227 Street**

Staff report dated March 13, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-501-DVP to reduce the front, rear, interior and exterior side yard setbacks along with variances to Off Street Parking and Loading Bylaw No. 4350-1990 and that the Corporate Officer be authorized to sign and seal 2017-500-DP to permit construction of Phase 3 of a four phased mixed use residential/commercial development located within the Town Centre.

R/2018-152

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-501-DVP respecting property located at 11865 227 Street; and

That the Corporate Officer be authorized to sign and seal 2017-500-DP respecting property located at 11865 227 Street.

CARRIED

1106 **Maple Ridge Highway and Traffic Amending Bylaw and Maple Ridge Ticket Information Utilization Amending Bylaw**

Staff Report dated March 13, 2018 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7418-2018 to update regulations for compliance with currently parking and storage issues be given first, second and third readings and that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018 be given first, second and third reading.

The Manager of Bylaw and Licensing Services reviewed the report and provided clarification on the proposed amendments.

MAIN MOTION

2018-153

It was moved and seconded

That Bylaw No. 7418-2018 be given first, second and third reading.

That Bylaw No. 7419-2018 be given first, second and third reading.

R/2018-154

It was moved and seconded

That Bylaw No. 7418-2018 be amended to retain Section 12(z) 48 Hours – upon any highway for a continuous period of time exceeding 48 hours without movement.

AMENDMENT DEFEATED

Mayor Read, Councillor Bell, Councillor Duncan, Councillor Robson, Councillor Speirs - **OPPOSED**

MAIN MOTION CARRIED

Councillor Masse, Councillor Shymkiw - **OPPOSED**

1107 Maple Ridge Business Licencing and Regulation Amending Bylaw

Staff report dated March 13, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7441-2018 to ensure definitions match amendments to the Zoning Bylaw to better support home occupations be given first, second and third reading.

R/2018-155

It was moved and seconded

That Bylaw No. 7441-2018 be given first, second and third reading.

CARRIED

1108 Maple Ridge Drinking Water Conservation Plan Bylaw and Maple Ridge Water Service Amending Bylaw

Staff report dated March 13, 2018 recommending that Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 be given first, second and third readings and that Maple Ridge Water Service Amending Bylaw No. 7427-2018 to reference the Maple Ridge Drinking Water Conservation Plan Bylaw be given first, second and third reading.

R/2018-156

It was moved and seconded

That Bylaw No. 7425-2018 be given first, second and third reading; and

That Bylaw No. 7427-2018 be given first, second and third reading.

CARRIED

1109 Contact Renewal Award: Electrical Contractor Services

Staff report dated March 13, 2018 recommending that the Electrical Contractor Services be awarded to Boileau Electric and Pole Line Limited for the final two year option period and that the Corporate Officer be authorized to execute the contract.

R/2018-157

It was moved and seconded

That the contract for 'Electrical Contractor Services' be awarded to Boileau Electric and Pole Line Limited for the final two year option period and further that the Corporate Officer be authorized to execute the contract.

CARRIED

1110 Strategic Wildfire Prevention Initiative – Union of British Columbia Municipalities ("UBCM") Funding

Staff report dated March 13, 2018 recommending that the application for FireSmart Planning & Activities Grant Program funding be supported.

R/2018-158

It was moved and seconded

That the application for FireSmart Planning & Activities Grant Program funding through the Union of British Columbia Municipalities ("UBCM") be supported.

CARRIED

Financial and Corporate Services (including Fire and Police) – Nil

Parks, Recreation & Culture – Nil

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

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

1500 ***ADJOURNMENT*** – 8:51 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

402 Minutes of the Public Hearing

City of Maple Ridge

PUBLIC HEARING

March 13, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 13, 2018 at 6:05 p.m.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and t
Development
L Benson, Corporate Officer
C. Carter, Director of Planning
C. Goddard, Manager of Development and Environmental
Services
A. Gaunt, Confidential Secretary

Mayor Read called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on March 13, 2018.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

1) 2017-527-RZ, 21322 121 Avenue

Maple Ridge Zone Amending Bylaw No. 7429-2018

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of approximately 2 single family lots.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context

- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers three times.

There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 6:08 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 6, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-121178 BG

LEGAL: Lot A District Lot 249 Group 1 New Westminster District
Plan LMP434

LOCATION: 11609 River Wynd

OWNER: John L. Fornari

REQUIRED AGREEMENTS: Fraser River Escarpment Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-121178 BG.

CARRIED

2. 17-122104 BG

LEGAL: Lot 5 District Lot 248 Group 1 New Westminster District
Plan 14686

LOCATION: 12234 Laity Street

OWNER: Shamshinder Sidhu

REQUIRED AGREEMENTS: Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122104 BG.

CARRIED

3. 17-109180 BG

LEGAL: Lot 5 Section 11 Township 12 New Westminster District
Plan EPP60956

LOCATION: 24981 109 Avenue

OWNER: Angelo March and Livia Lepo

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-109180 BG.

CARRIED

4. 2016-175-DP

LEGAL: Lot 23 Section 28 Township 12 New Westminster District
Plan 48925


LOCATION: 23711 132 Avenue

OWNER: Brookside Properties Ltd.


REQUIRED AGREEMENTS: Enhancement & Maintenance Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2016-175-DP.

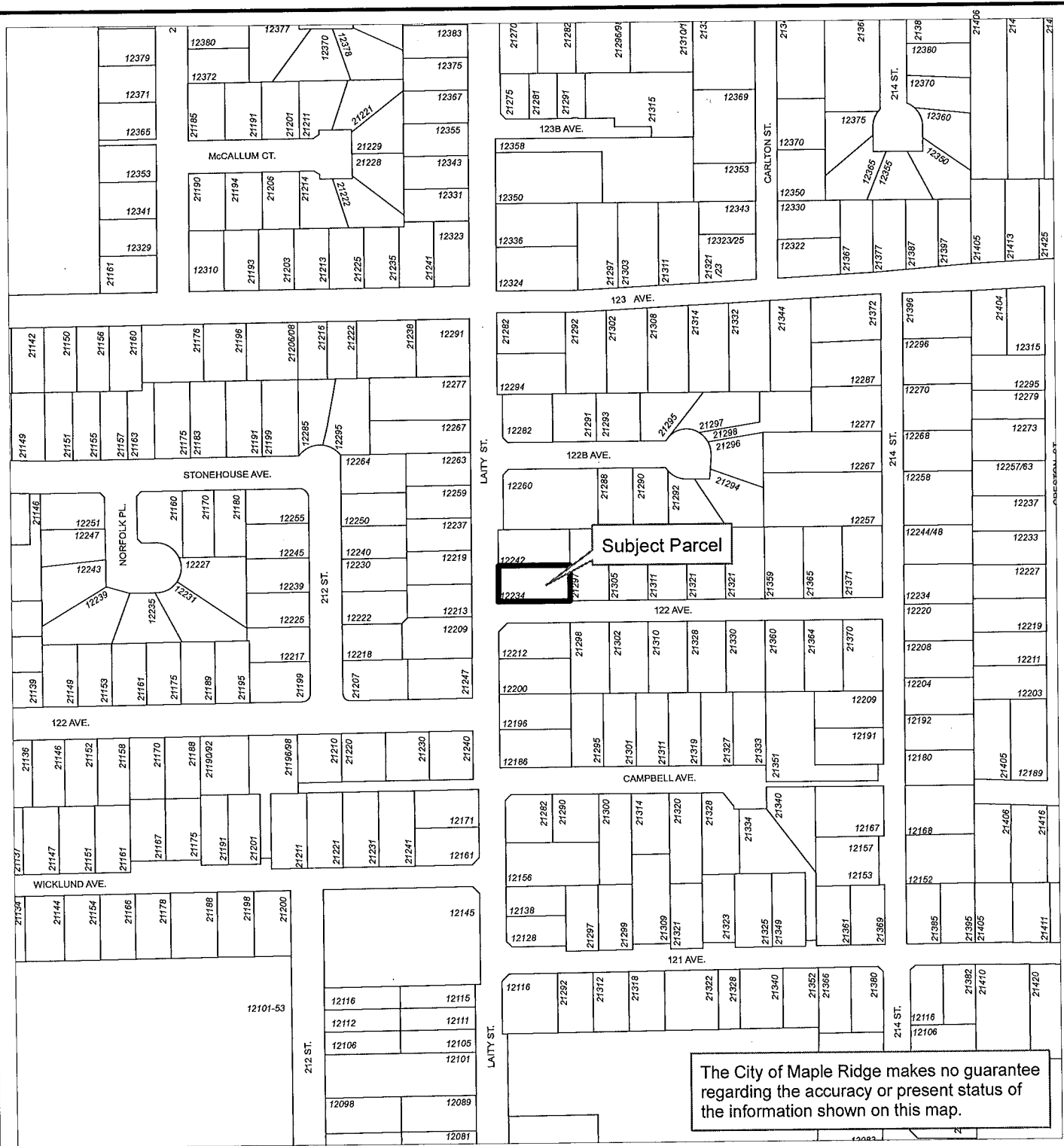
CARRIED



Nicole Read, Mayor
Chair

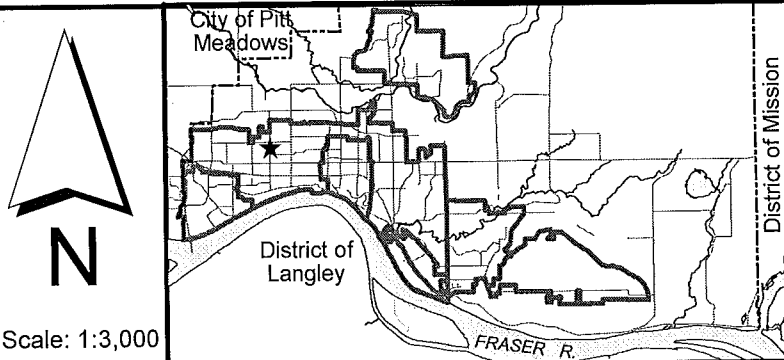


Paul Gill, Chief Administrative Officer
Member



Subject Parcel

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

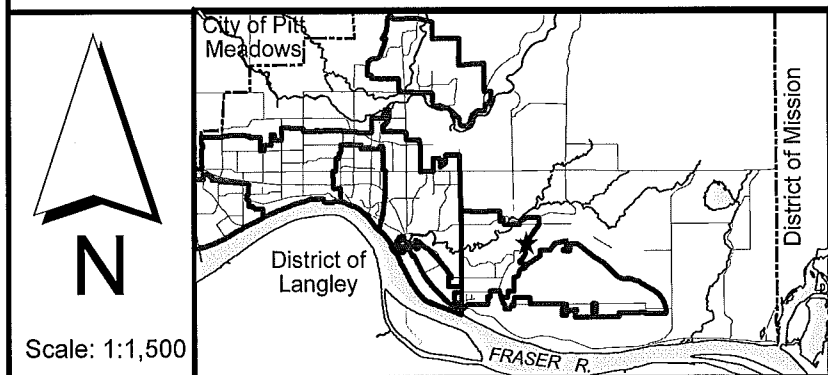
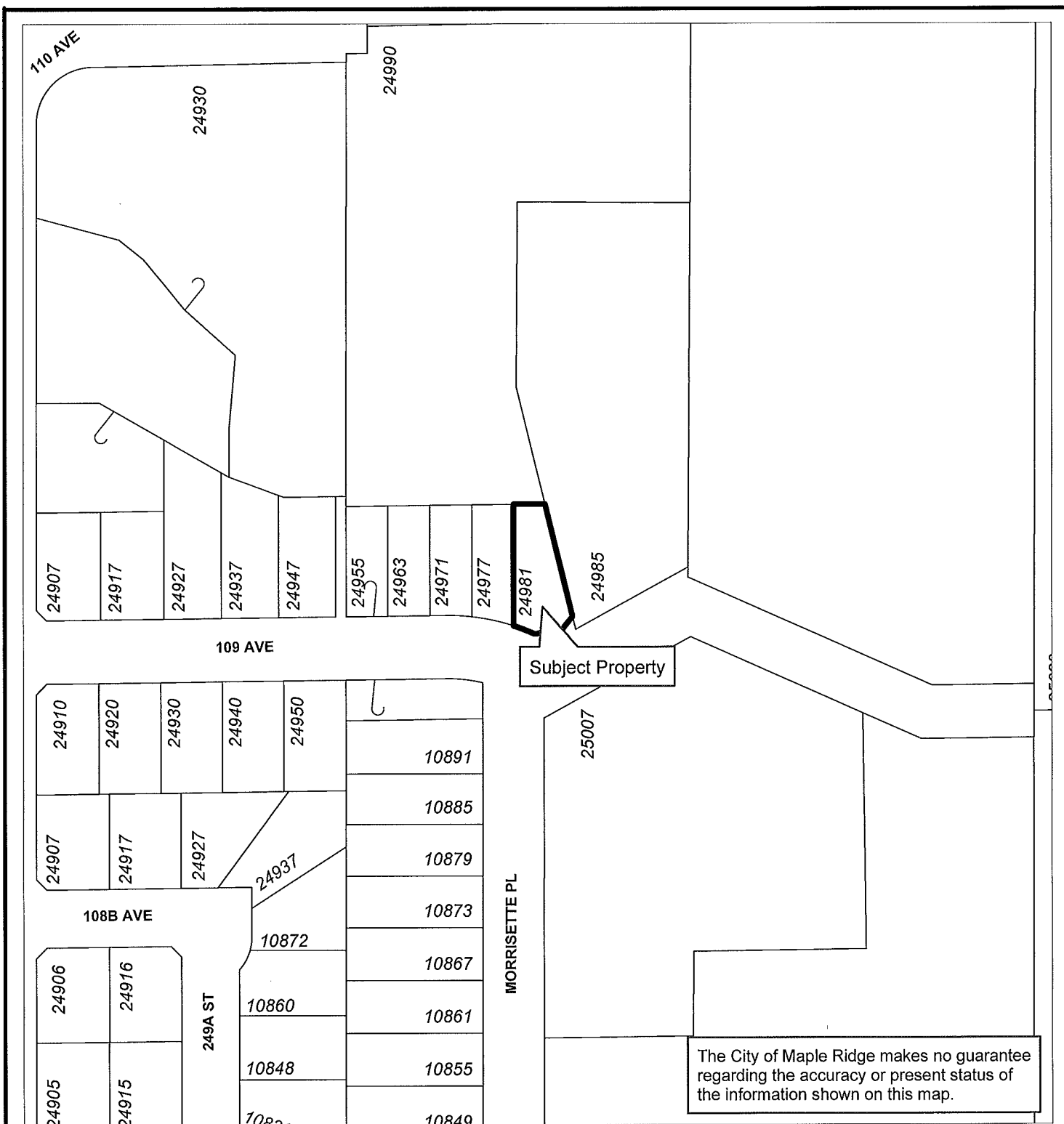


12234 Laity St.
Section 219 Covenant for Storm Water Maintenance

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Untitled
DATE: Mar 1, 2018
BY: ML



24981 109 Ave

ENGINEERING DEPARTMENT

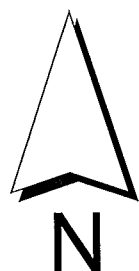
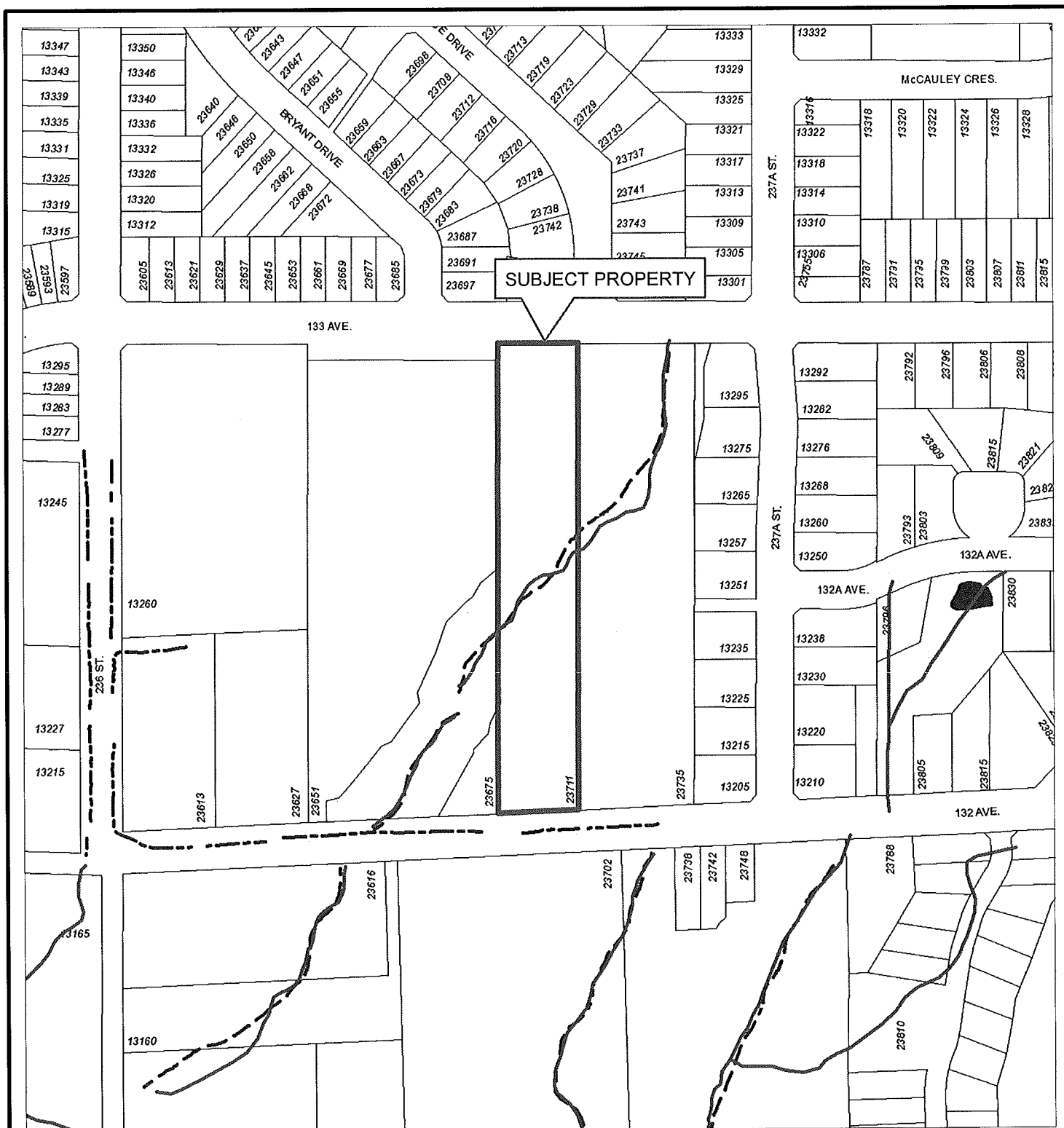
MAPLE RIDGE

British Columbia

mapleridge.ca





FILE: Untitled
DATE: Feb 27, 2018

BY: MC



Scale: 1:2,500

Legend

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

23711 132 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-175-DP

DATE: Jan 6, 2017

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 13, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2016-441-SD

LEGAL: Lot 6 Section 17 Township 12 New Westminster District
Plan LMP37496

LOCATION: 23055 117 Avenue

OWNER: 1088396 B.C. Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-441-SD.

CARRIED

2. 17-125909 BG

LEGAL: Lot 13 Section 32 Township 12 New Westminster District
Plan 13709

LOCATION: 22467 136 Avenue

OWNER: Guinevere Jaco

REQUIRED AGREEMENTS: Sump Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-125909 BG.

CARRIED

3. 16-110283 BG

LEGAL: Lot 9 Except: Part Included in Parcel "A" (Explanatory Plan 24095)
Section 28 Township 12 New Westminster District Plan 6438

LOCATION: 23785 128 Crescent

OWNER: John and Donna Anjo

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-110283 BG.

CARRIED

4. 2017-281-RZ

LEGAL: Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050

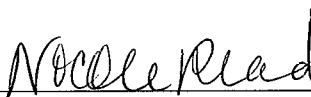
LOCATION: 21428 Dewdney Trunk Road

OWNER: City of Maple Ridge

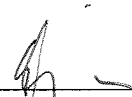
REQUIRED AGREEMENTS: Application to Deposit Plan for Road Dedication

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-281-RZ.

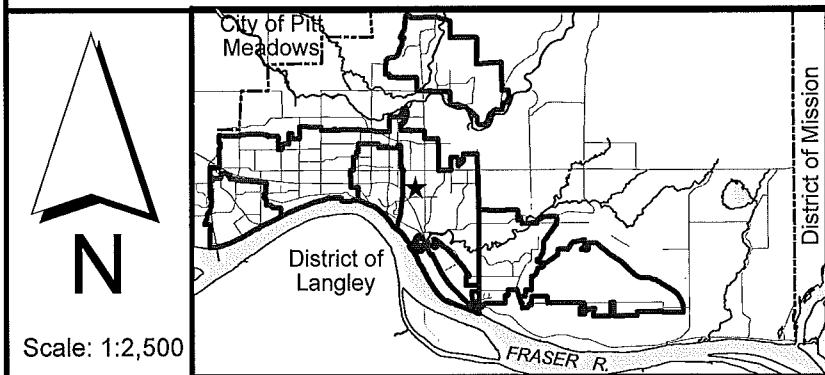
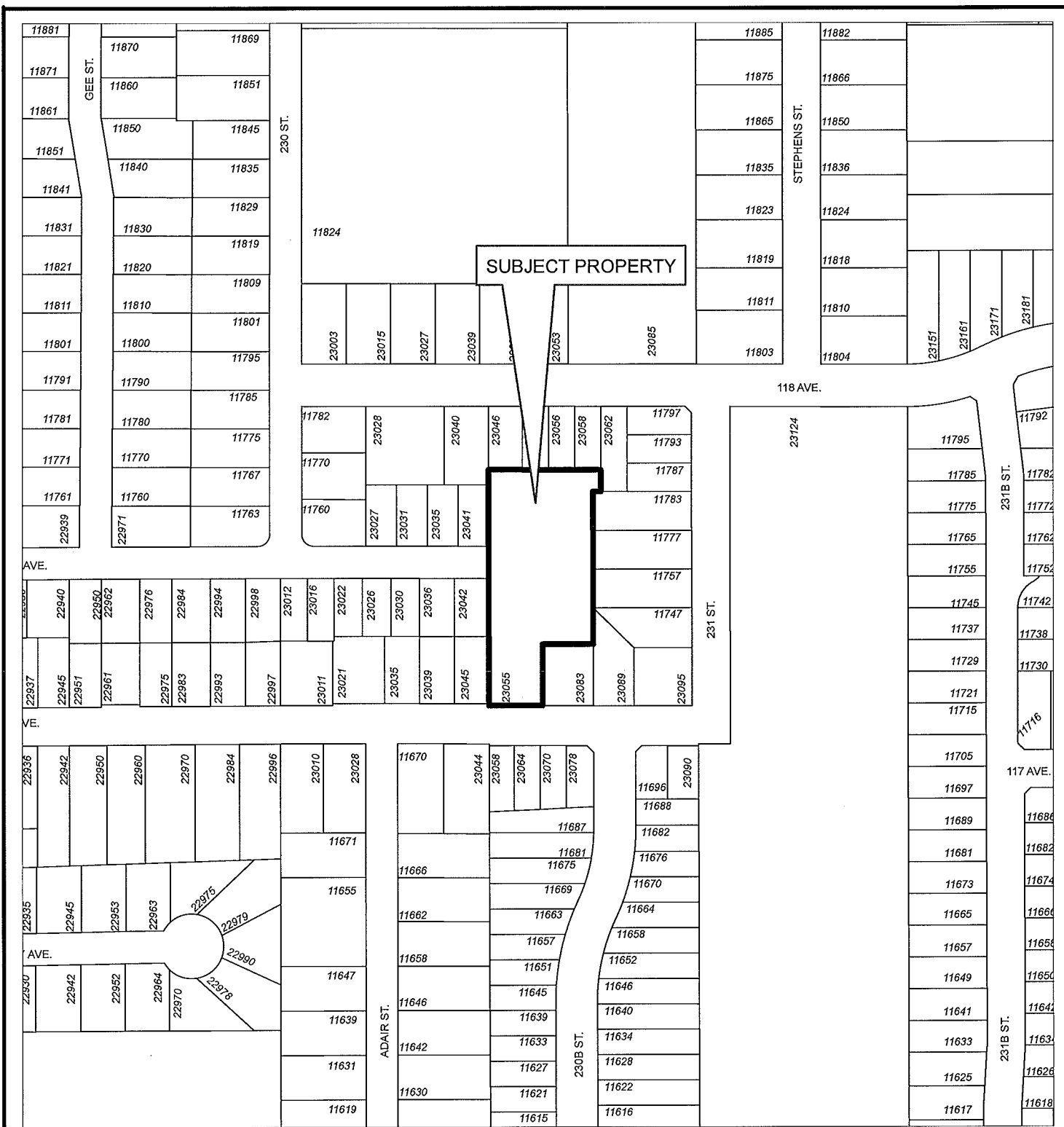
CARRIED



Nicole Read, Mayor
Chair



Paul Gill, Chief Administrative Officer
Member



23055 117 Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

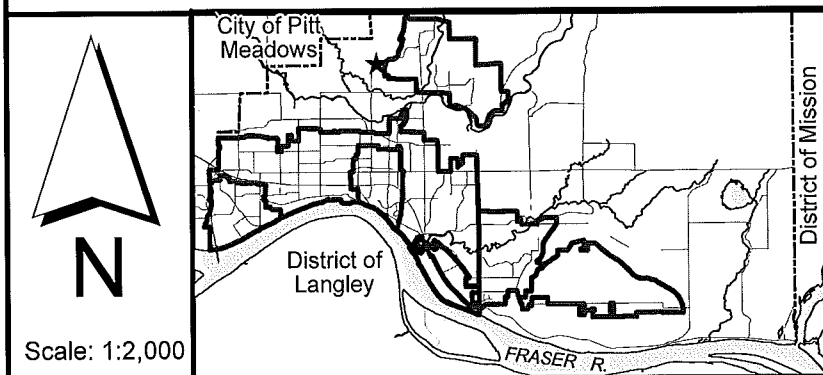
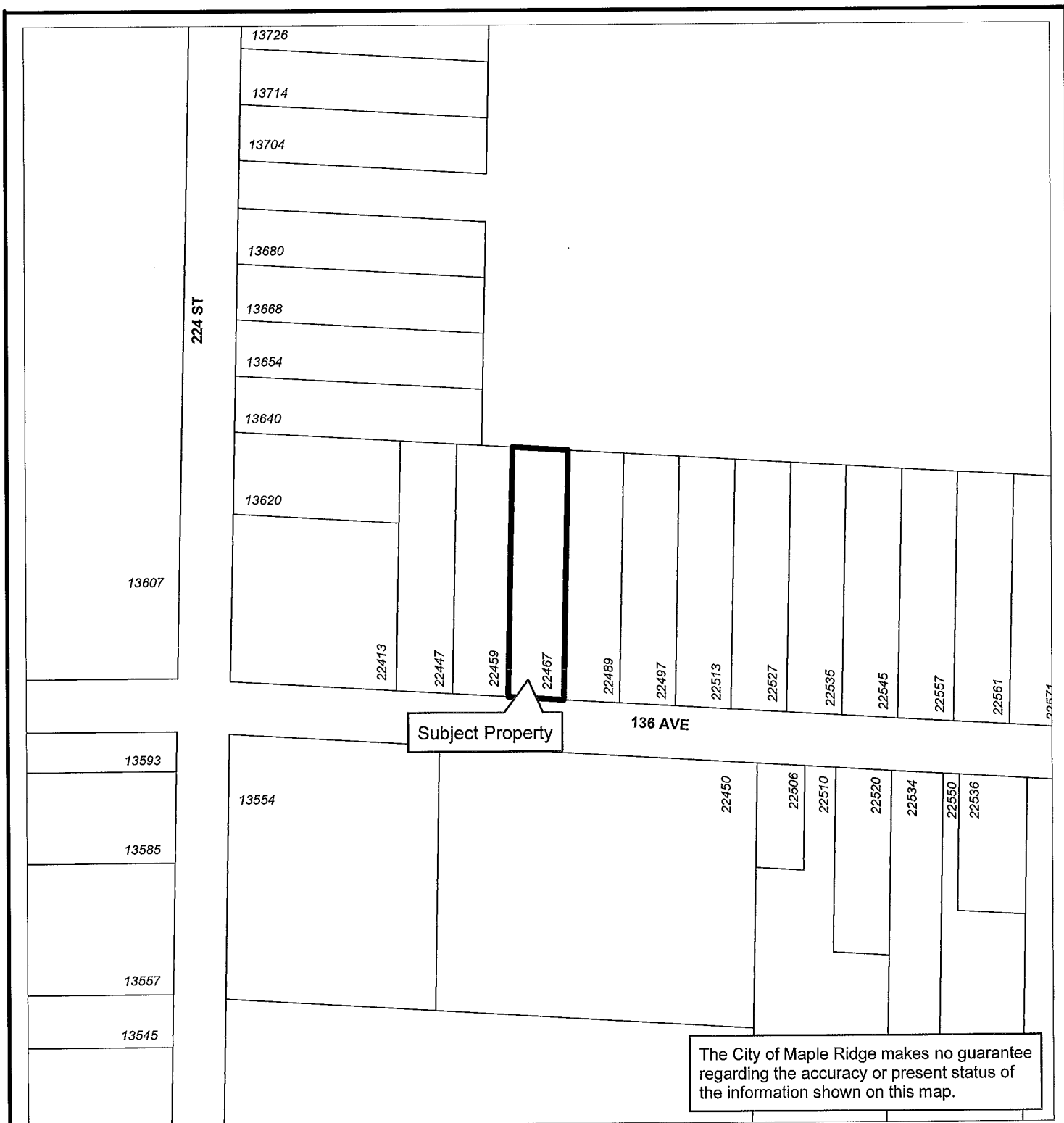
British Columbia

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2016-441-SD


DATE: Mar 8, 2018

BY: JV



22467 136 Ave

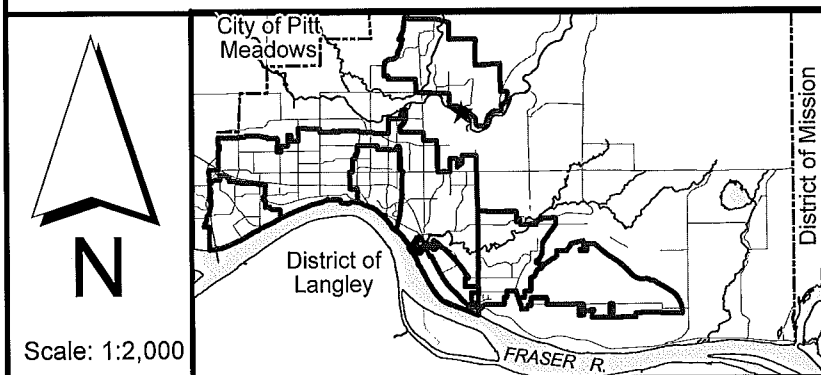
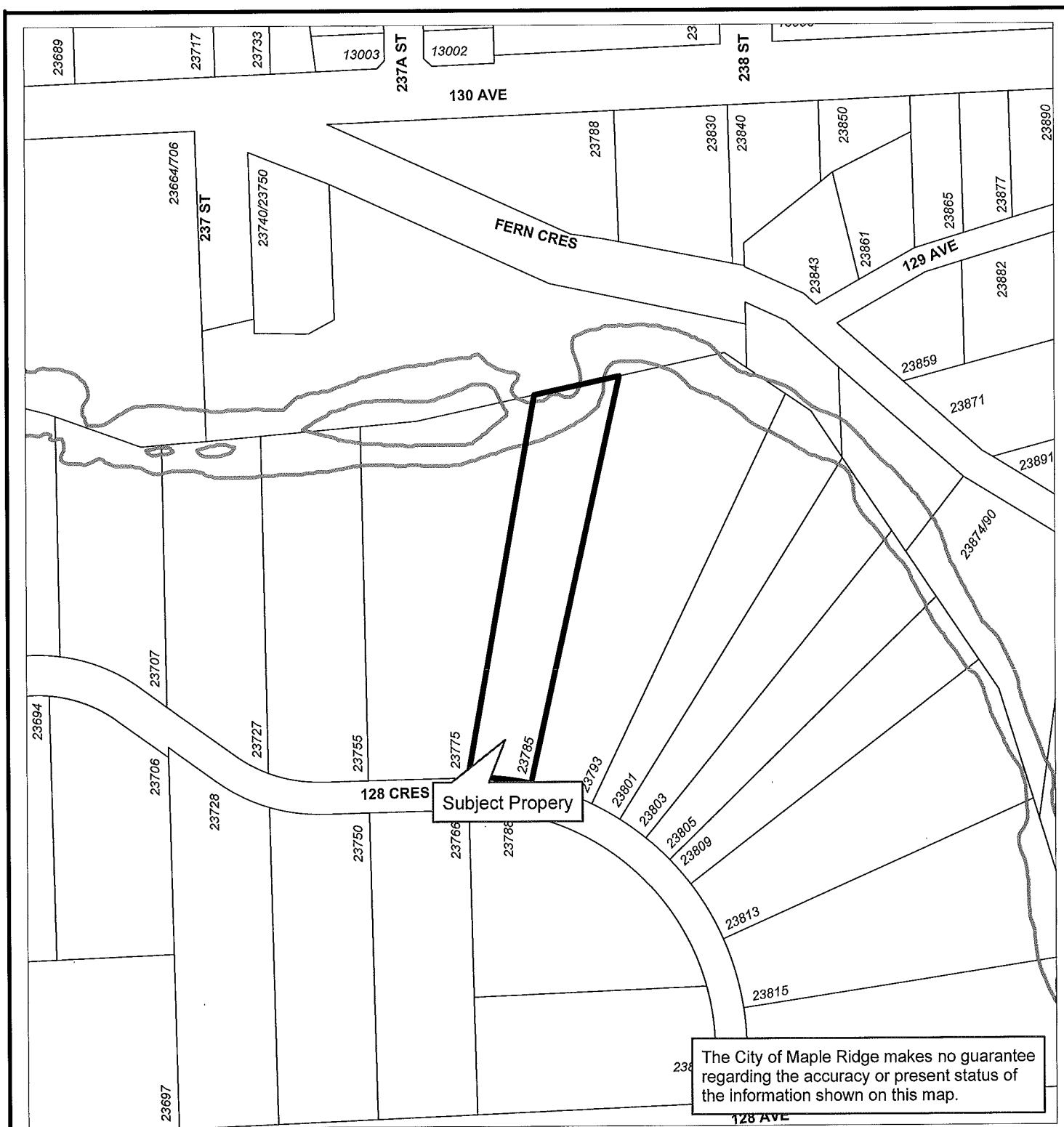
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

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FILE: Subject_Map10.4.1.mxd
DATE: Mar 8, 2018

BY: MC



23785 128 Cres

ENGINEERING DEPARTMENT



MAPLE RIDGE

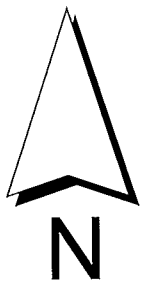
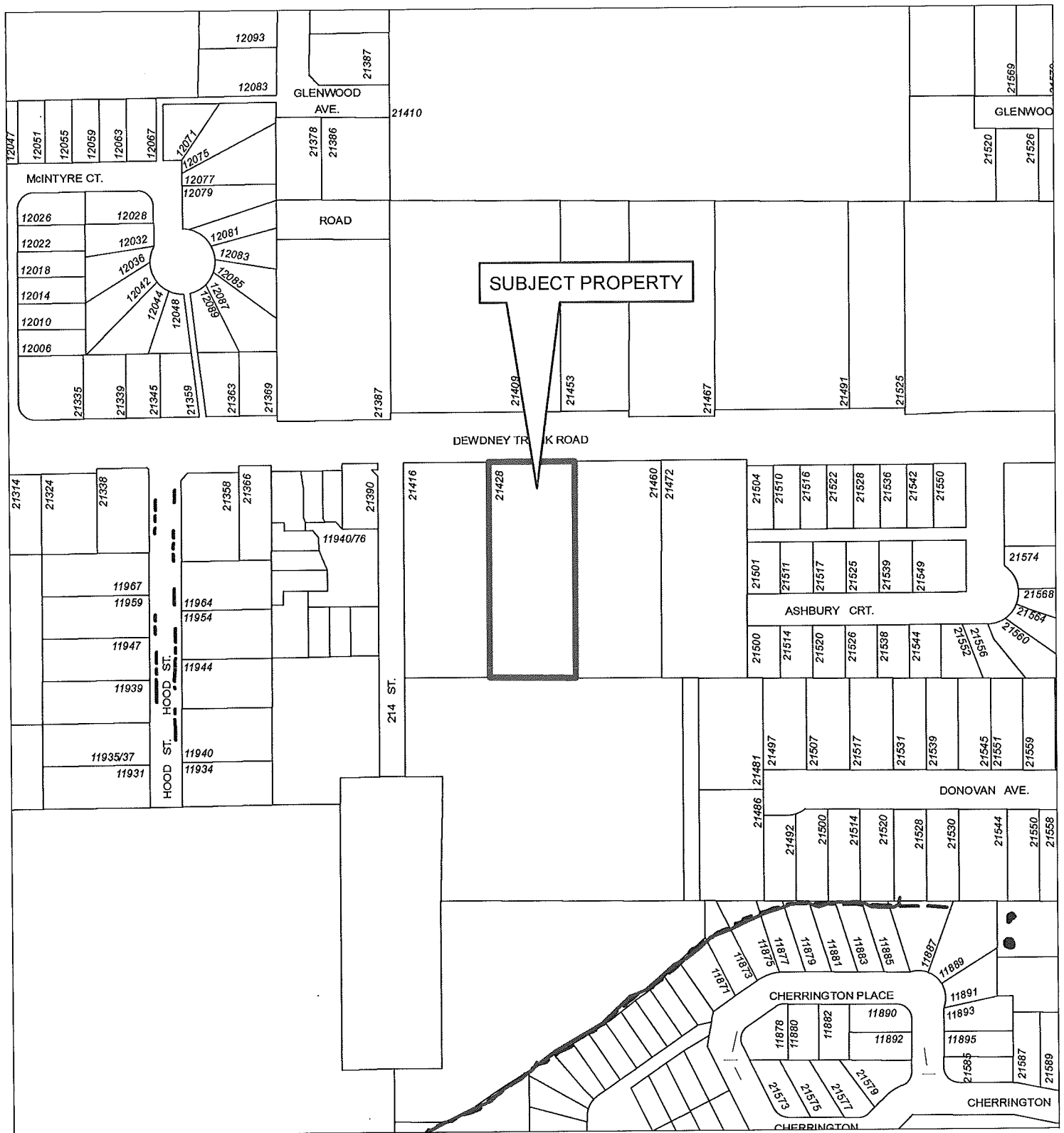
British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd





DATE: Mar 8, 2018

BY: MC



Scale: 1:2,500

Legend

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

21428 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-281-RZ

DATE: Jul 10, 2017

BY: JV

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 21, 2018
Mayor's Office

CIRCULATED TO:

Kiersten Duncan, Acting Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 17-122484 BG

LEGAL: Strata Lot 41 Section 11 Township 12 New Westminster District
Plan EPS234

LOCATION: 25518 Godwin Drive

OWNER: Amardeep Dhaliwal

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 17-122484 BG.**

CARRIED

2. 17-122706 BG

LEGAL: Strata Lot 87 Section 11 Township 12 New Westminster District
Plan EPS234

LOCATION: 11051 Carmichael Street

OWNER: Grant Hill Holdings Ltd. (Paul Hayes)

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 17-122706 BG.**

CARRIED

3. 16-120877 BG

LEGAL: Lot 10 Section 19 Township 15 New Westminster District
Plan BCP51086

LOCATION: 12060 265A Street

OWNER: Japara Development Ltd. (Gurjinder Grewal)

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-120877 BG.

CARRIED

4. 2017-169-SD

LEGAL: Lot 1 Section 33 Township 12 New Westminster District
Plan EPP60071

LOCATION: 13704 232 Street

OWNER: SV 232 Street Development Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2017-169-SD.

CARRIED

5. 16-132843 BG

LEGAL: Lot 4 District Lot 276 Group 1 New Westminster District Plan
LMP6140

LOCATION: 20406 Powell Avenue

OWNER: Harjinder and Satbinder Litt

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-132843 BG.

CARRIED

6. 16-131371 BG

LEGAL: Lot 84 District Lot 242 Group 1 New Westminster District
Plan NWP46729

LOCATION: 12184 210 Street

OWNER: Dalbeer and Manpreet Grewal

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-131371 BG.

CARRIED

7. 17-110793 BG

LEGAL: Lot 2 Section 11 Township 12 New Westminster District
Plan EPP60956

LOCATION: 24963 109 Avenue

OWNER: Gurmeet Pannu

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-110793 BG.

CARRIED

8. 17-125227 BG

LEGAL: Lot 25 District Lot 404 Group 1 New Westminster District
Plan LMP26483

LOCATION: 23808 Kanaka Way

OWNER: Alma and Emrys McGill

REQUIRED AGREEMENTS: Release No Suite Covenant (BJ383579)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-125227 BG.

CARRIED

9. 16-124225 BG

LEGAL: Lot 3 Section 15 Township 12 New Westminster District
Plan EPP56127

LOCATION: 24279 112 Avenue

OWNER: Sukhwinder and Mandeep Sidhu

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-124225 BG.

10. 16-123569 BG and 16-121122 BG

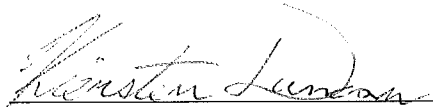
LEGAL: Lots 767 and 770 both of District Lot 278 Group 1 New Westminster
District Plan 114

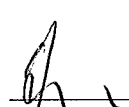
LOCATION: 20658 and 20668 113 Avenue

OWNER: Joshua and Joel Ellingson

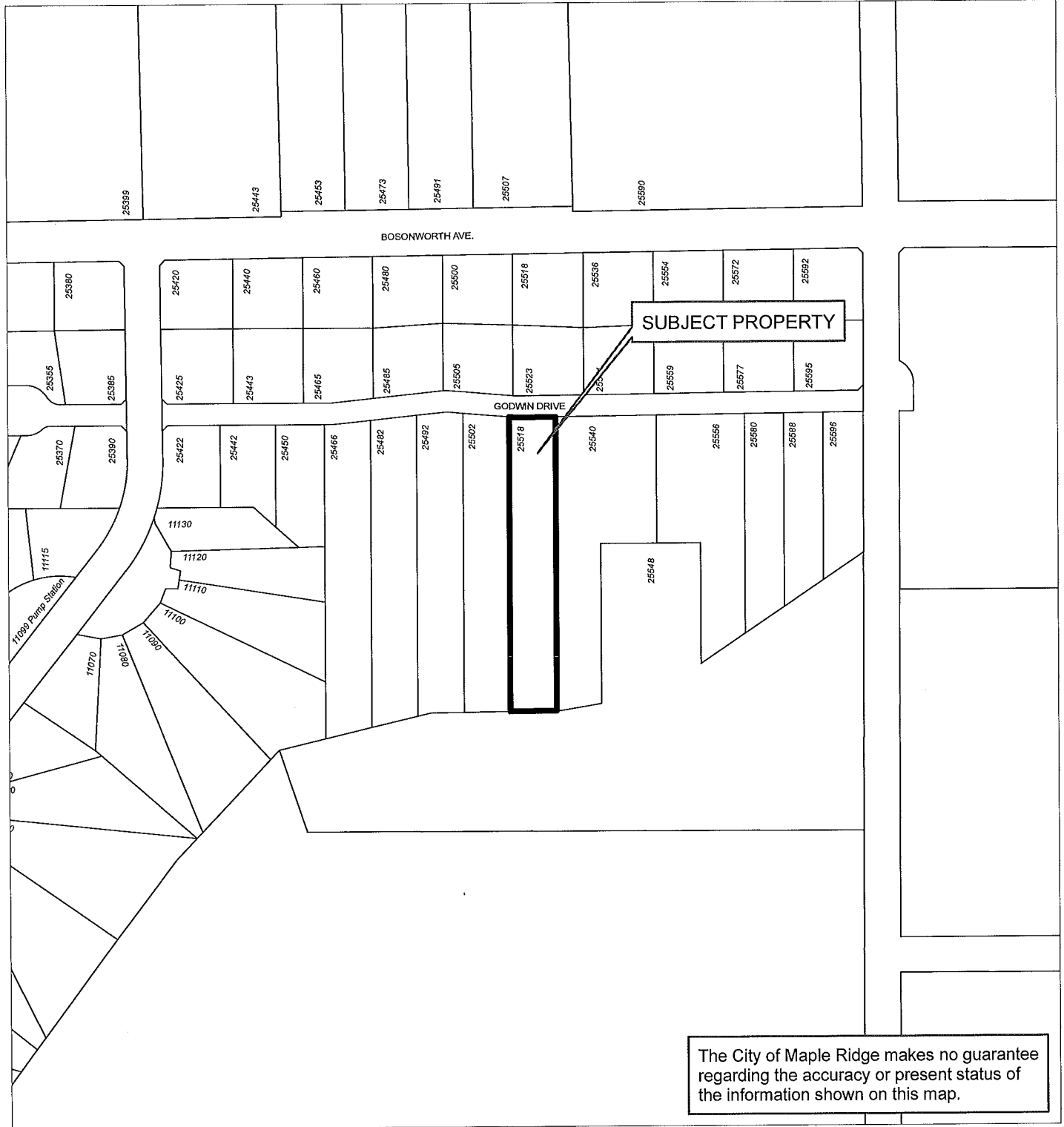
REQUIRED AGREEMENTS: Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-123569 BG and 121122 BG.

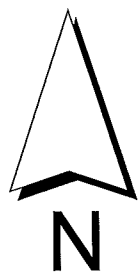


Kiersten Duncan, Acting Mayor
Chair

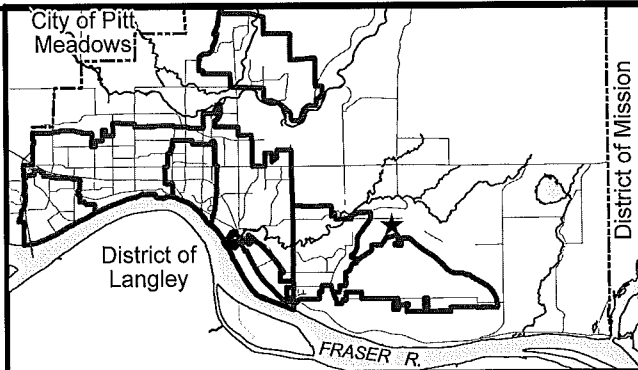
Paul Gill, Chief Administrative Officer
Member



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



Scale: 1:3,000



25518 Godwin Dr

ENGINEERING DEPARTMENT



mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Mar 14, 2018

BY: NV

94

26415

26425

26445

26465

26485

26491

26497

121 AVE.

26420

26440

26460

26480

26488

12160

12136

12110

12090

SUBJECT PROPERTY

12055

265A ST.

12076

12060

12042

12026

12021

12010

160

138

120

26635

26657

52

26482

26508

26546

26590

26620

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

12060 265A St

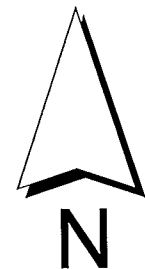
ENGINEERING DEPARTMENT



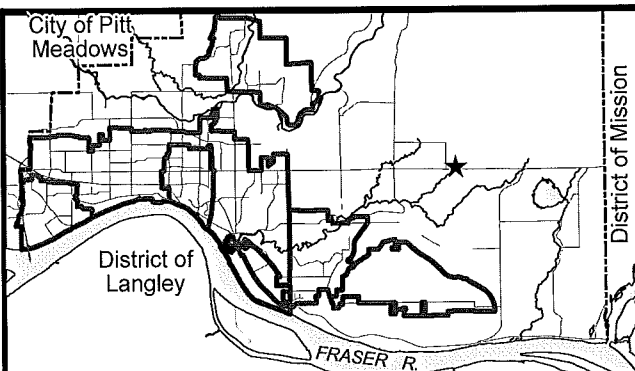
MAPLE RIDGE

British Columbia

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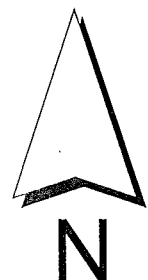
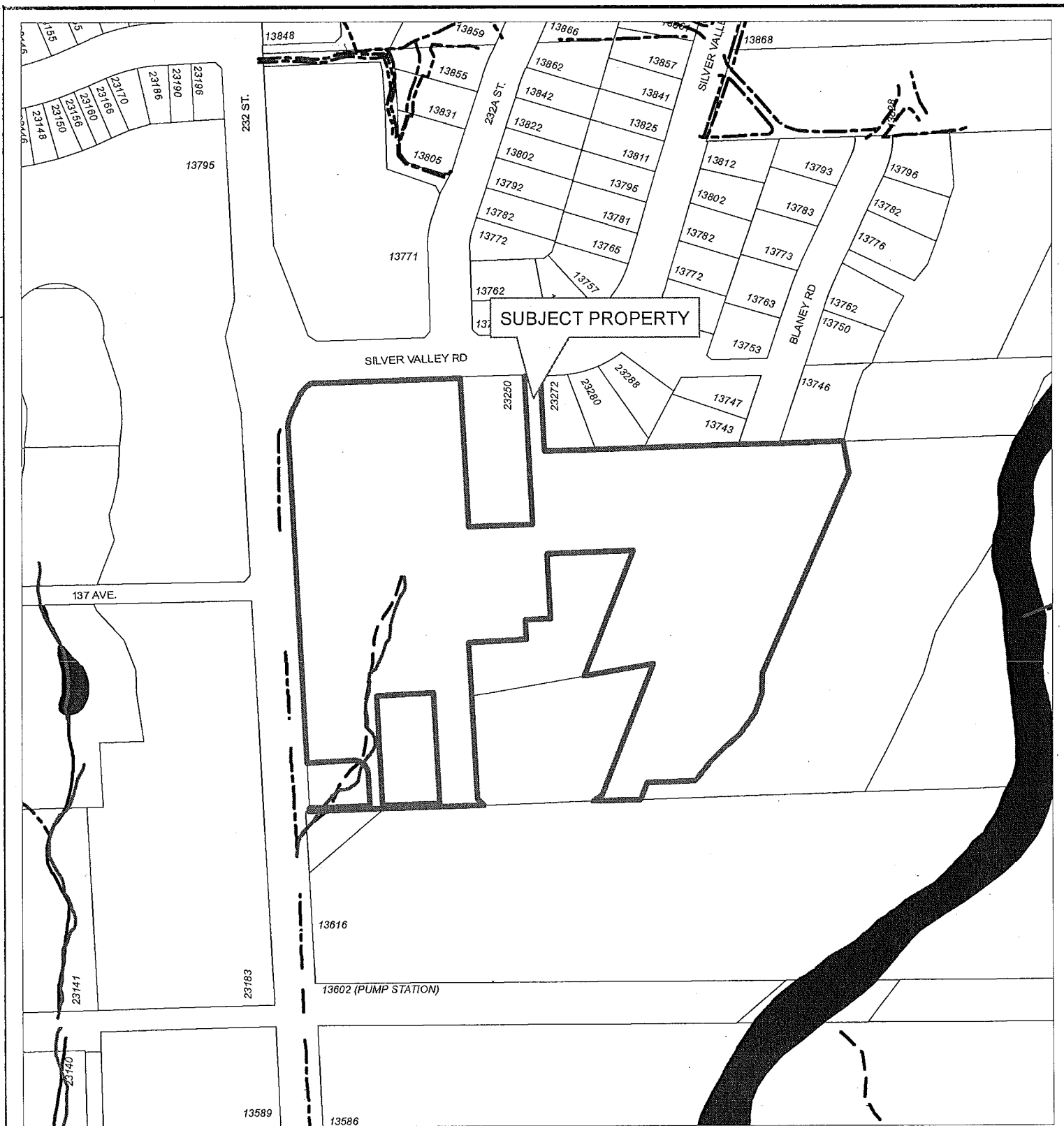
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FILE: Subject_Map10.4.1.mxd

DATE: Mar 14, 2018

BY: NV



Scale: 1:2,500

Legend

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

13704 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

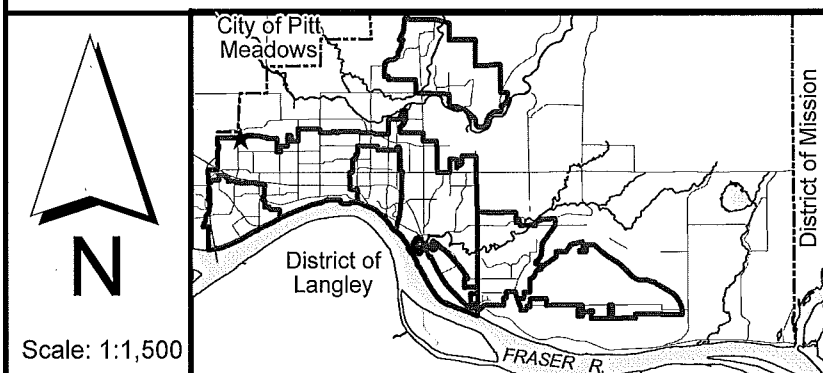
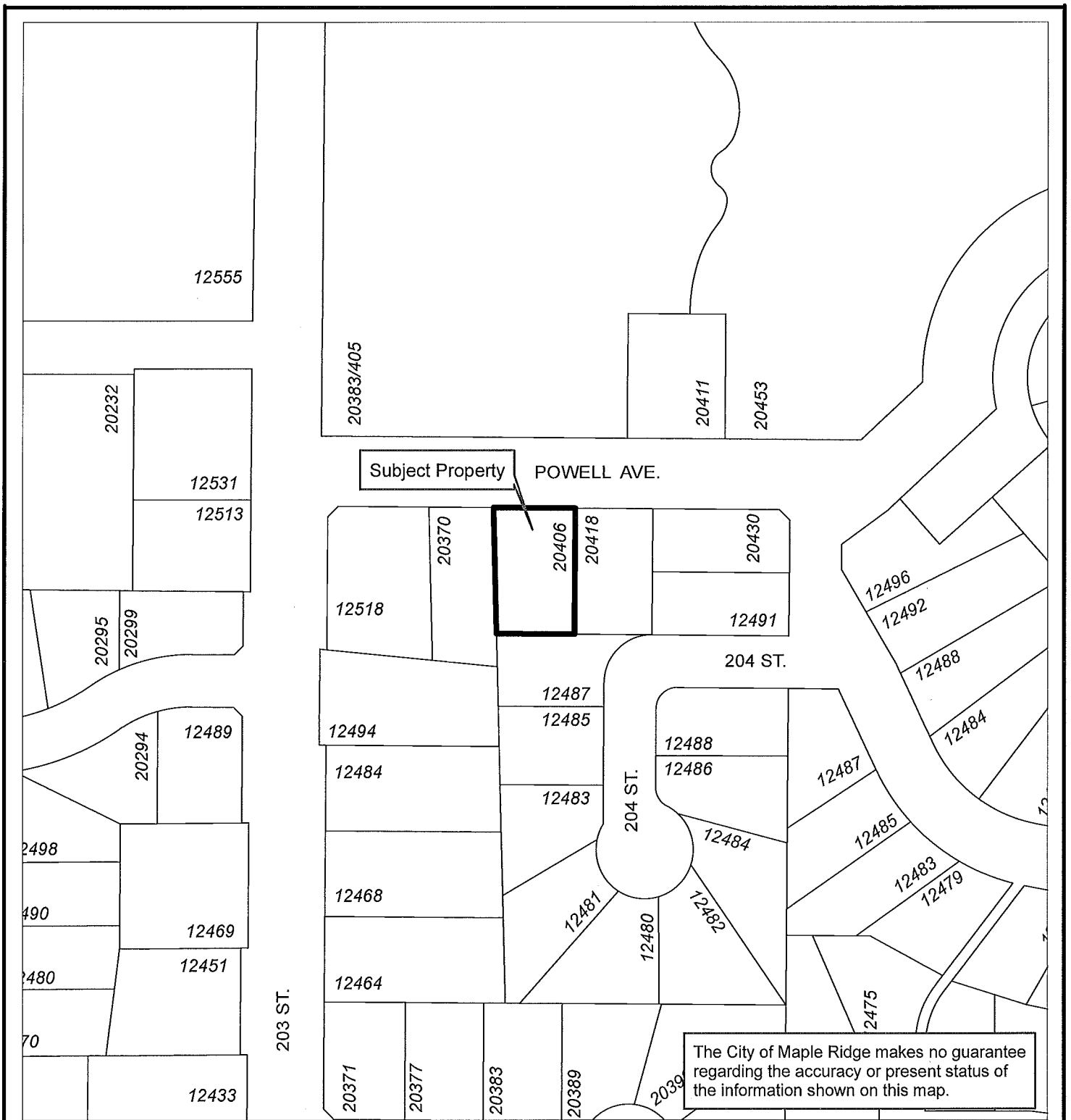
British Columbia

mapleridge.ca

FILE: 2013-086-VP

DATE: Sep 22, 2017

BY: PC



20406 Powell Ave

ENGINEERING DEPARTMENT

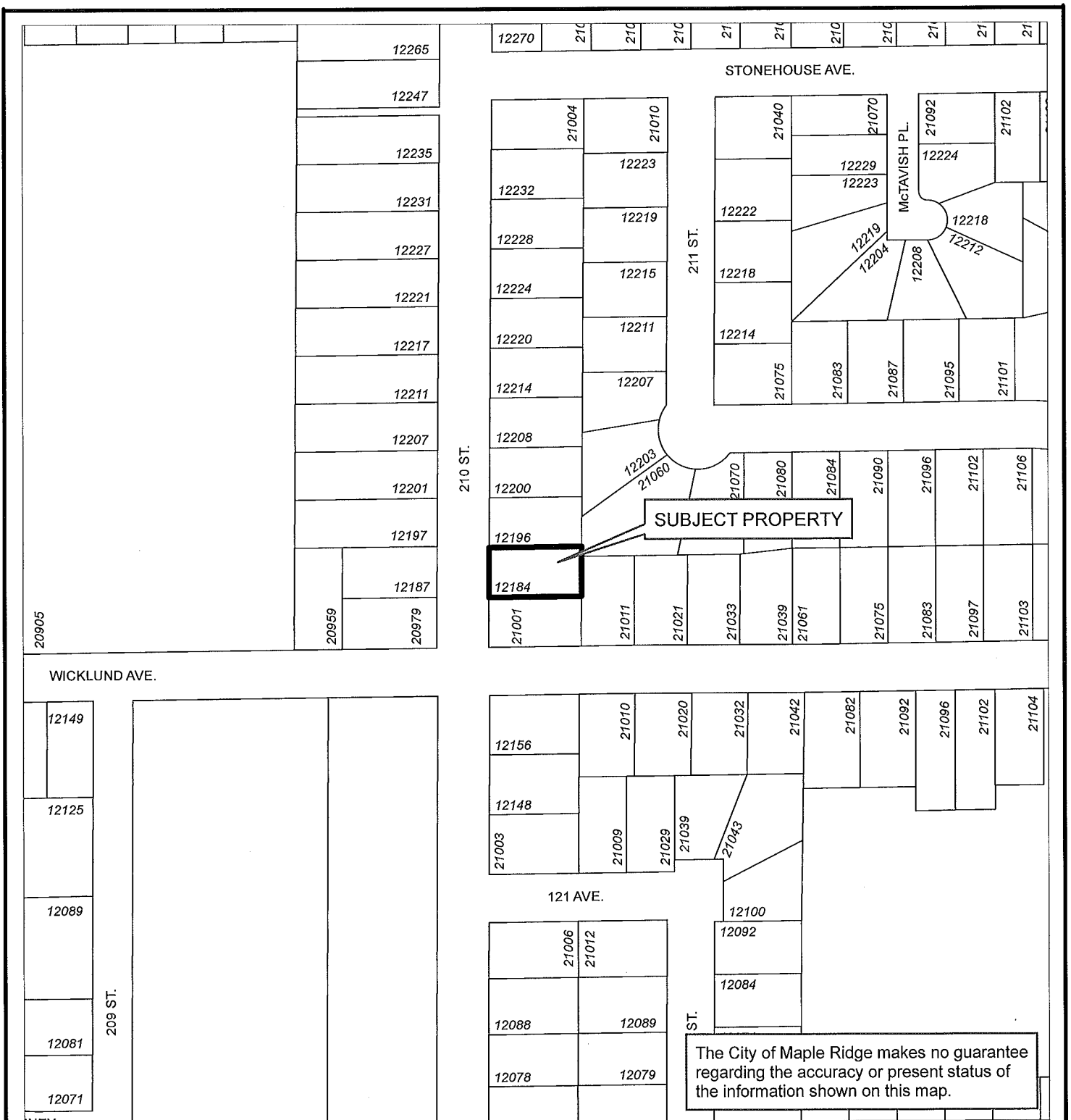
MAPLE RIDGE


British Columbia

mapleridge.ca

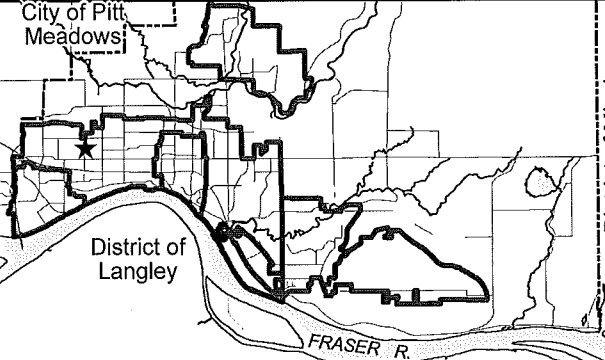
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DATE: Mar 15, 2018

BY: MC






Scale: 1:2,000



12184 210 St



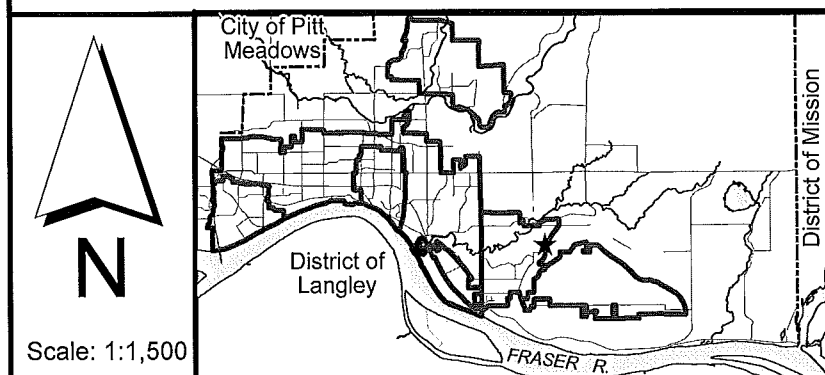
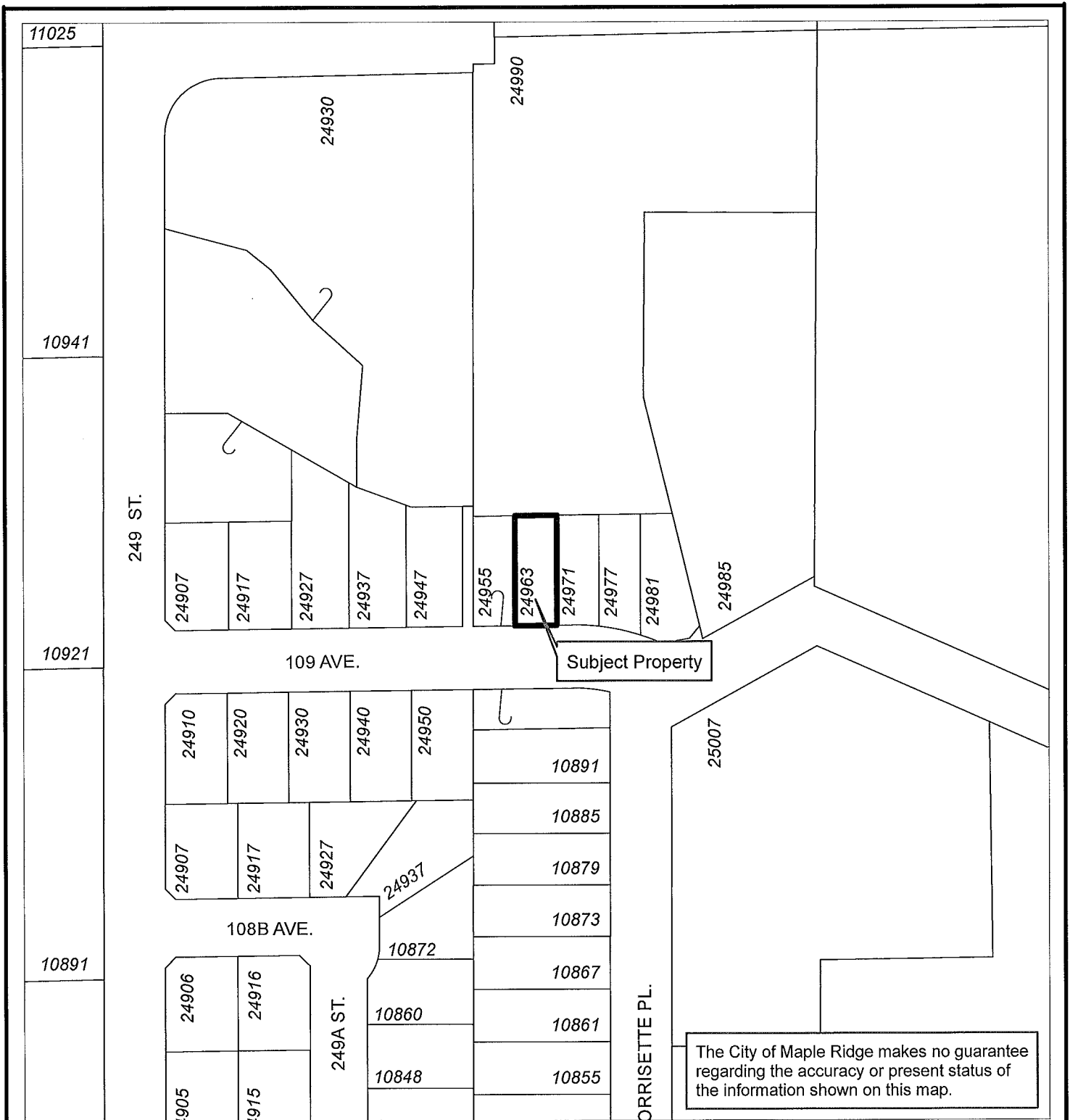
ENGINEERING DEPARTMENT

MAPLE RIDGE

British Columbia


mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Mar 15, 2018
BY: NV



24963 109 Ave

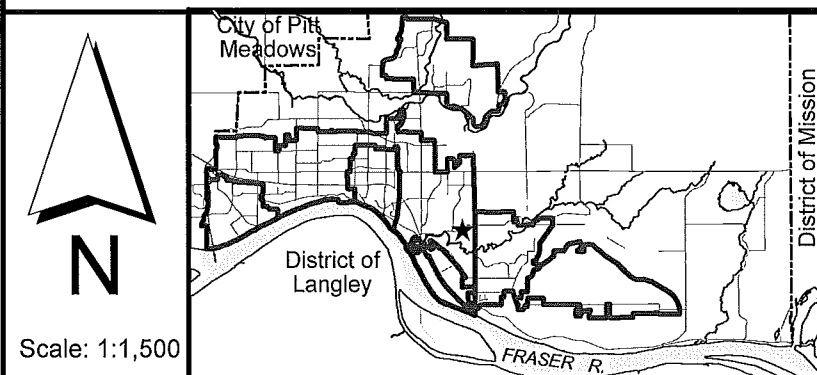
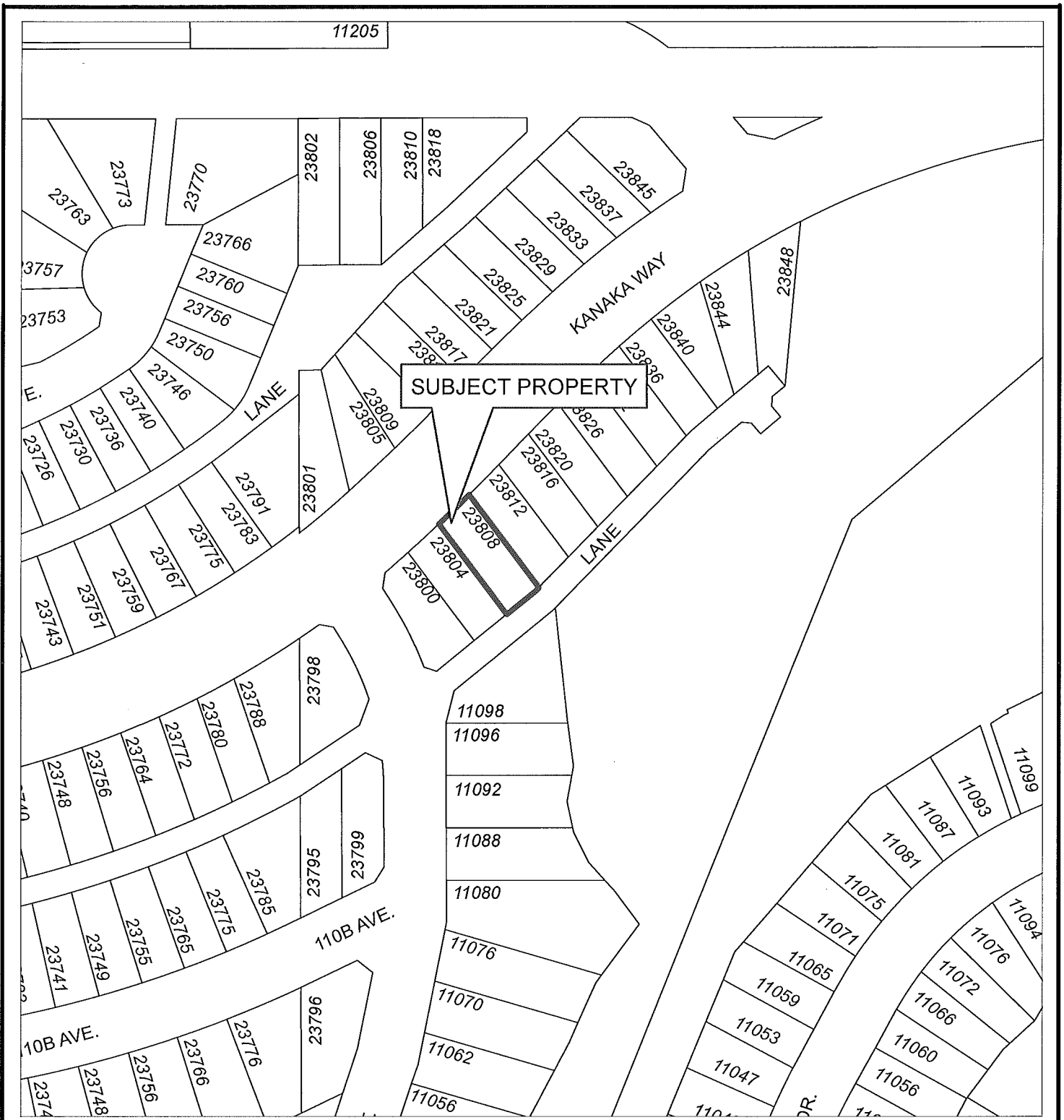
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Mar 19, 2018

BY: MC



23808 Kanaka Way

PLANNING DEPARTMENT

MAPLE RIDGE

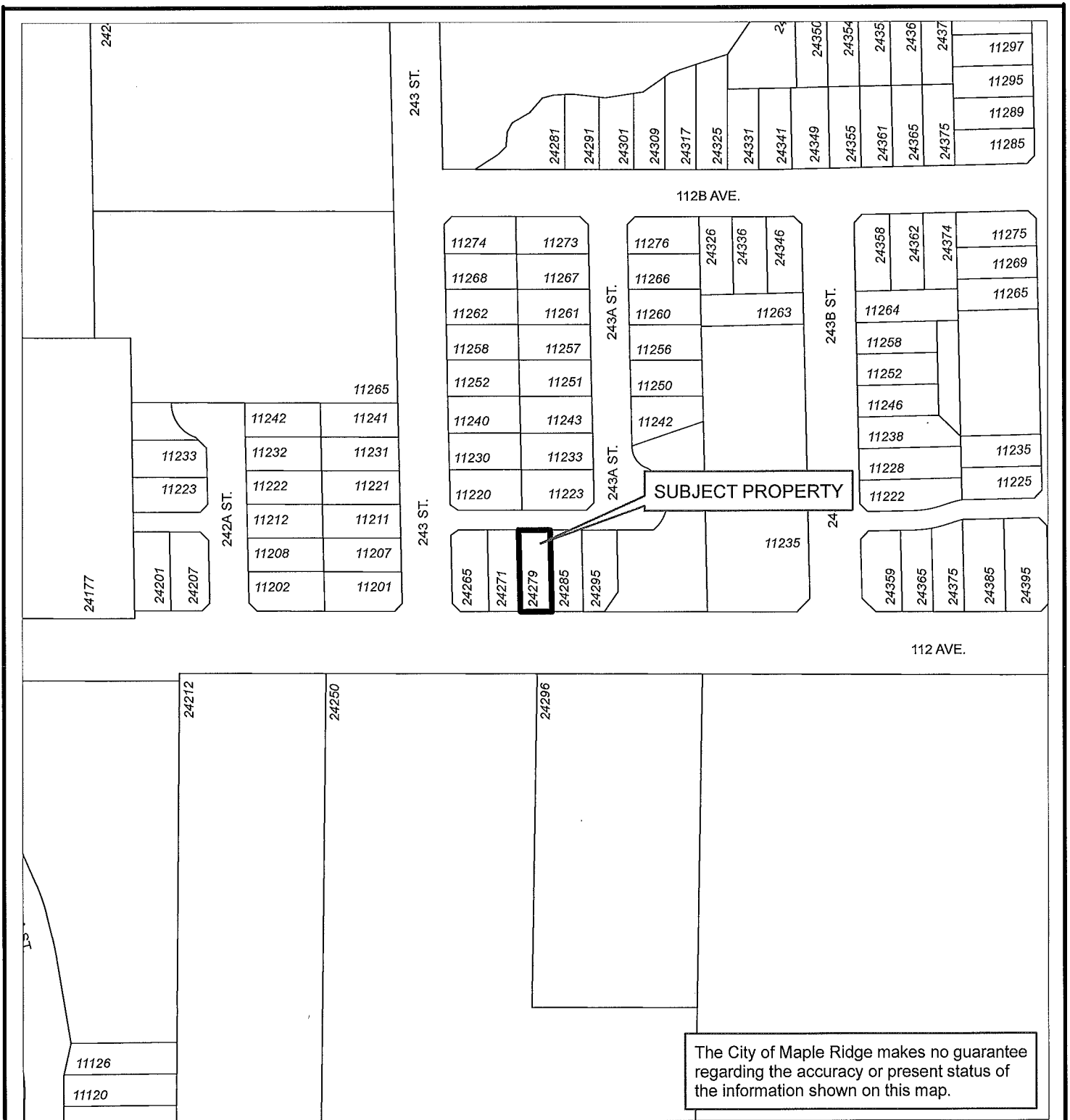
British Columbia

mapleridge.ca

Release "No Suite Covenant"

DATE: Mar 19, 2018

BY: JV



Scale: 1:2,000

24279 112 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE

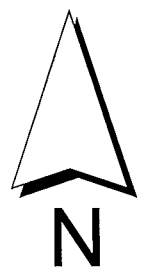
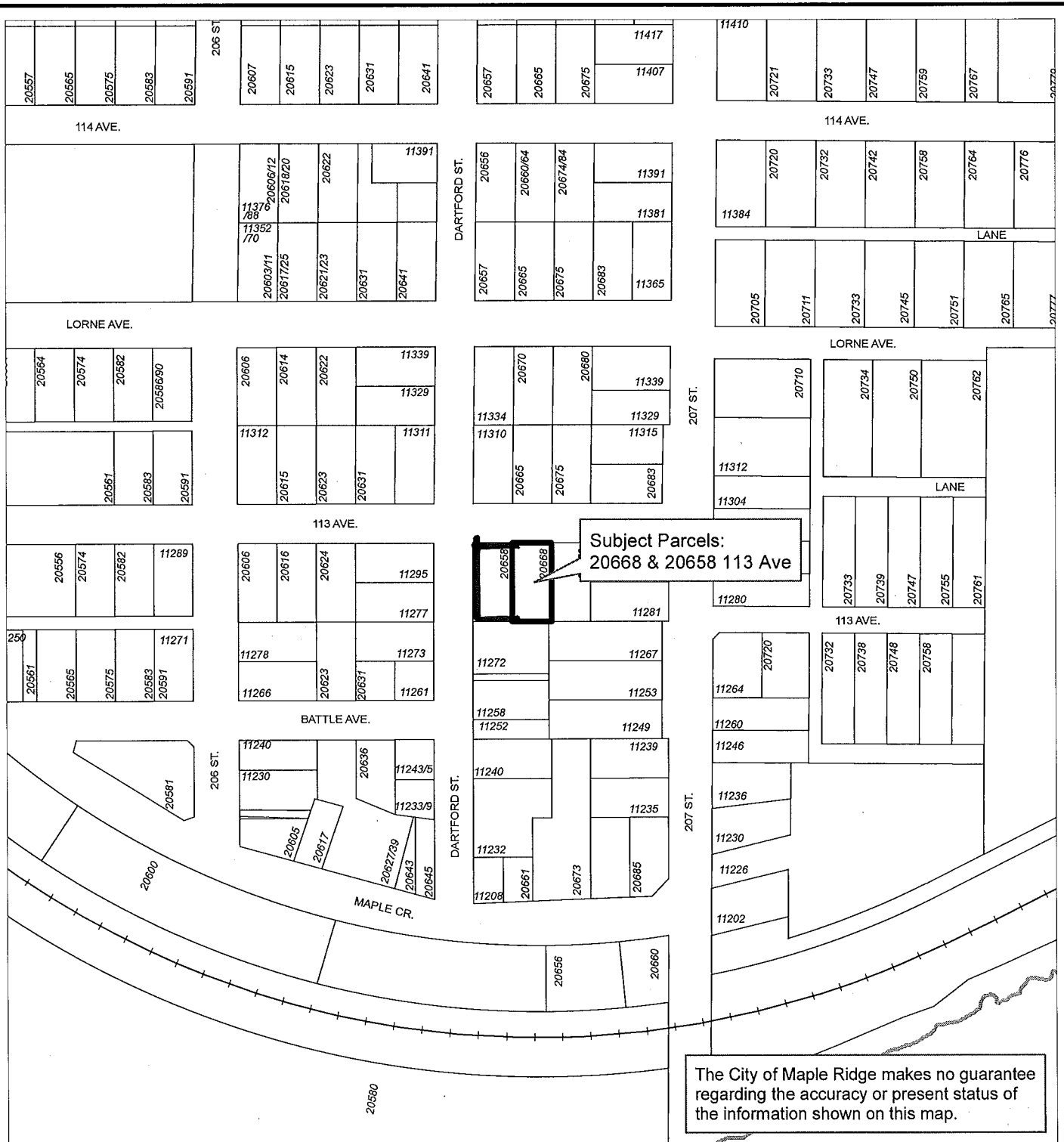
British Columbia

mapleridge.ca

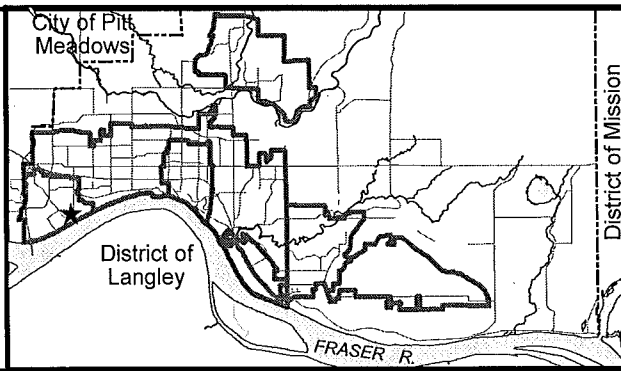
FILE: Subject_Map10.4.1.mxd

DATE: Mar 19, 2018

BY: NV



Scale: 1:2,500



Section 219 Storm Water Management: Maintenance Covenant 20668 & 20658 113 Ave.

LICENCES, PERMITS & BYLAWS DEPT.



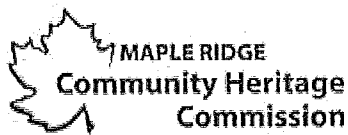
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 20, 2018

BY: ML

701.2 Minutes of Meetings of Committees and Commissions of Council



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Thursday, February 8, 2018 at 7:03 pm

COMMISSION MEMBERS PRESENT

Councillor Craig Speirs	Council Liaison
Brenda Smith, Chair	Maple Ridge Historical Society
Eric Phillips	Member at Large
Julie Koehn	Maple Ridge Historical Society
Kevin Bennett	Member at Large
Len Pettit	Member at Large
Lindsay Foreman, Vice Chair	Member at Large
Russell Irvine	Member at Large
Steven Ranta	Member at Large

STAFF PRESENT

Lisa Zosiak	Staff Liaison, Community Planner
Amanda Allen	Committee Clerk

GUESTS

Lino Siracusa	Manager Economic Development, City of Maple Ridge
Erica Williams	President, Maple Ridge Historical Society

1. ***CALL TO ORDER***

2. ***2018 CHAIR AND VICE CHAIR ELECTIONS***

The Staff Liaison opened the floor to nominations for a Chair.

R/2018-004

It was moved and seconded

That Brenda Smith be elected Chair of the Community Heritage Commission for 2018

CARRIED

The Staff Liaison opened the floor to nominations for a Vice Chair.

R/2018-005

It was moved and seconded

That Lindsay Foreman be elected Vice Chair of the Community Heritage Commission for 2018

CARRIED

3. **APPROVAL OF THE AGENDA**

R/2018-006

It was moved and seconded

That the agenda for the February 8, 2018 Community Heritage Commission meeting be amended to move item 8.8 Family Literacy Day to 9.1.2, to move item 10.4 Maple Ridge Historical Society to item 4, to add the following items 8.6.1 Haney House Landscape Design, 9.5.1 Conversation with David Cook, 10.2.1 Community Heritage Commission Open Forum, that items be renumbered accordingly and that the agenda as amended be approved.

CARRIED

4. **Maple Ridge Historical Society – Liaison Update**

Julie Koehn reported that Family Literacy Day on January 27, 2018 at the Maple Ridge Library went well. Local Voices returned on February 5, 2018. Ms. Koehn advised that Lindsay Foreman has been promoting heritage fairs at the local schools. The annual BC Historical Federation conference is scheduled for May 24, 2018. Erica Williams will be conducting walking tours of the Cemetery and Downtown Maple Ridge as part of Heritage Week. The Heritage Awards are set for February 22, 2018. Music on the Wharf is moving forward and numerous applications have been received. The Historical Society AGM is scheduled for March 22, 2018 at St. Andrew's Heritage Church and will include a potluck.

5. **ADOPTION OF MINUTES**

Minutes of the Community Heritage Commission meeting of January 11, 2018

R/2018-007

It was moved and seconded

That the minutes of the Community Heritage Commission meeting dated January 11, 2018 be adopted as circulated.

CARRIED

6. **DELEGATIONS**

Maple Ridge Tourism Strategy

- Lino Siracusa, Manager of Economic Development – City of Maple Ridge

The Manager of Economic Development presented a promotional video of Maple Ridge. Video can be viewed at <https://youtu.be/941kZYuFOSU>.

The Manager of Economic Development presented highlights of the draft Tourism Strategy and reported on the objectives of destination marketing and destination development. The Tourism Strategy contains numerous strategies for different activities and recommends a governance structure and establishment of a tourism advisory committee.

The Manager of Economic Development answered questions from the Committee and encouraged additional feedback be submitted via email to lsiracusa@mapleridge.ca.

7. **FINANCE**

7.1 **Financial Update – 2018 Business Plan**

Russell Irvine reported that distribution of the updated spreadsheet is near.

8. **CORRESPONDENCE – Nil**

9. **NEW AND UNFINISHED BUSINESS**

9.1 **Membership - Nil**

9.1.1 **Calendar of Events**

The Chair reviewed the events scheduled throughout the year and requested updates and any new or missing events be forwarded for inclusion on the spreadsheet.

9.2 **Cultural Plan Update**

The Chair reported that pending Council adoption of the Cultural Plan, a Cultural Leaders Circle will be established to develop the actions required to implement the plan. To apply to the Cultural Leaders Circle, submit your resume and covering letter to the Recreation Manager Arts & Community Connection at yehui@mapleridge.ca.

9.3 **Tourism Strategy Update**

The Chair provided a presentation on the February 8, 2018 Open House for the proposed Fort Langley Museum, Cultural Centre, and Aboriginal Arts Lodge. The proposals and plans can be viewed at <https://www.tol.ca/your-township/about-the-township/communities-and-neighbourhoods/fort-langley/fort-langley-community-projects/>.

9.4 **Canada 150 - Nil**

9.5 **Private members Tax Credit – Bill C323
Environment Committee Report to Parliament**

Mr. Irvine reported that the Federal Government has 120 day to address the recommendations in the Environment Committee Report to Parliament. A meeting with MP Ruimy to be scheduled to discuss the report and enquire how CHC can follow the Report as it moves through Parliament. Discussion on providing an update on this Environmental Committee Report to Council when the Chair presents the CHC Spring update to Council in March.

9.6 **Haney House Conservation Work**

Conservation work continues. The Chair advised that Haney House suffered water damage in late January when horizontal rain entered the building, through either the chimney or flash guards around the chimney. Tarps were set up to mitigate further water ingress until a permanent solution can be determined.

9.6.1 **Haney House Landscape Design**

The Staff Liaison advised of a DP application for a five storey apartment building to the South of Haney House. The Applicant has agreed to commission a report on the design and potential replacement of vegetation lost during the development. The Planning Department

File Manager, Mr. Chee Chan is seeking input from the CHC and the Historical Society to provide a history of vegetation at Haney House and review the proposed landscape design plan to ensure authentic replacement of the vegetation. Brenda Smith, Lindsay Foreman and Kevin Bennett to form a subcommittee and meet with the File Manager to review the report once it is submitted to the Planning Department.

9.7 Heritage Conservation Master Plan

The Chair requested a meeting be scheduled in March with Russell Irvine, Lindsay Foreman, the Recreation Manager Arts & Community Connection, the Manager Parks Planning Operations, and the Facilities Operations Manager.

10. SUBCOMMITTEE REPORTS

10.1 Communications Subcommittee

10.1.1 Request to Council for Communications Support – Nil.

10.1.2 Family Literacy Day

The Chair made a presentation on the Family Literacy Day held at the Maple Ridge Library on January 27, 2018. The event was a great opportunity for community involvement and it was the first time History was represented at Family Literacy Day.

R/2018-008

It was moved and seconded

That the Community Heritage Commission participate in the next Family Literacy Day scheduled for January 26, 2019.

CARRIED

10.2 Recognitions Subcommittee

10.2.1 Heritage Week Subcommittee

Kevin Bennett reported that the Heritage Week advertisements are out and that the Staff Liaison is gathering RSVP's. Mr. Bennett reviewed the scheduled events of Heritage Week and encouraged members to partake in all activities:

February 18, 2018 – Cemetery Walking Tour

February 19, 2018 – Heritage Property Management Plan Webinar and Moderated
Conversation

February 21, 2018 – “The Story of Banned Books” Presentation

February 22, 2018 – Heritage Awards

February 24, 2018 – Downtown Walking Tour

10.2.2 Heritage Nominations 2018

Mr. Bennett confirmed that the Heritage Awards invitation letters have been sent to the 2018 Heritage Award Recipients.

10.2.3 Plaque Placement Request

The subcommittee has a meeting scheduled on February 9, 2018 and will provide an update at the next CHC meeting.

10.3 Education Subcommittee

10.3.1 Local Voices

Ms. Foreman provided a report on the February 5, 2018 Local Voices. The well attended session had a Heritage theme and speakers included Andrea Lister, Commissioner Julie Koehn, who spoke about her Finnish roots, and Commissioner Russell Irvine, who spoke about his favourite places in Maple Ridge.

The next Local Voices is scheduled on March 5, 2018 with speakers Pam Burns (Kanaka Coffee House Open Mic), James Rowley (Hammond Forever Home), and Matthew Shields (Malcolm Knapp Research Forest). Ms. Foreman is creating a mailing list for Local Voices to facilitate an easier and timely dissemination of information and encouraged members to subscribe.

10.3.2 Heritage BC Webinars

The Staff Liaison reported that the next webinar is scheduled during Heritage Week on February 19, 2018 at 7:00pm. The topic is Heritage Property Management and Councillor Speirs will be the event moderator.

10.3.3 BC Heritage Fairs

Ms. Foreman reported that she has made contact with SD42 teachers. The deadline has passed to join the 2018 Regional Heritage Fair, but teachers now have the information sheets and could plan a Heritage Fair at their school. The information will help interested teachers in their 2019 curriculum planning, as they could plan for participation in the next Regional Heritage Fair.

The BC Regional Heritage Fair is scheduled all day on April 19, 2018 with the awards ceremony on April 20, 2018.

10.3.4 SD42 – Community-based learning info night

The Chair attended a Community-Based Learning Information Night and enquired if there is flexibility in the curriculum to add heritage fairs.

10.4 Maple Ridge Oral History Project

Mr. Ranta reported on the lack of student enthusiasm on the project.

10.5 Digitization Project Subcommittee

10.5.1 Conversation with David Cooke

Following up from the January 11, 2018 Open Government Portal presentation by the Chief Information Officer, the Chair has been in contact with David Cooke, Manager of Business Solutions. The Manager of Business Solutions has requested content derived from the

Heritage Marker Inventory. With approval of the Commission, the Chair can process the request following Heritage Week.

R/2018-009

It was moved and seconded

That the Community Heritage Commission grant permission to release information in the Heritage Marker Inventory to the City of Maple Ridge for use on the Open Government Portal.

CARRIED

10.6 Heritage Inventory Project Update

The Chair provided an update. Of the 80 items in the Inventory, ten have failed to meet the criteria and have been removed, 45 items have been added which includes 15 new heritage landscapes and two cultural sites. February 16, 2018 is the deadline for the subcommittee to process information in the report and provide feedback. The Heritage Inventory Project is scheduled for presentation at the April 17, 2018 Council Workshop.

10.7 Heritage Register Update – RFP - Nil.

10.8 Robertson Family Cemetery Project Subcommittee

The Staff Liaison advised that the Land Title Office has confirmed the correct paperwork has been assembled and the Conveyancing Clerk is now able to proceed with processing the documents for registration at Land Titles.

10.9 Hammond Heritage Character Area - Nil.

11. LIAISON UPDATES

11.1 BC Historical Federation

The Chair reported that the AGM of the BC Historical Federation will take place during the Conference scheduled for May 24-27, 2018 in Nakusp.

11.2 Heritage BC

The Chair advised that the annual Conference is scheduled May 10-12, 2018 in New Westminster.

11.2.1 Community Heritage Commission Open Forum

The Chair and Ms. Foreman reported that the recording and notes of the January 26, 2018 session on 'Maintaining Momentum and Relationships with Local Governments' is available online at the Heritage BC website. The Chair reminded members that the next open forum discussion is scheduled for April 13, 2018 on the topic "The Pressure of Development: Working with Developers and Not Against".

11.3 **BC Museums Association**

11.3.1 **BCMA Visit**

The Chair reported on a brief conversation with the BCMA Program Manager regarding the site visit.

11.4 **Council Liaison - Nil**

12. **QUESTION PERIOD - Nil**

13. **ROUNDTABLE**

Eric Phillips informed members that a house in lower Hammond is proposed for redevelopment into townhouses and that three 1922 heritage homes in lower Hammond have caught fire and been demolished.

14. **ADJOURNMENT**

It was moved that the meeting be adjourned at 9:09 pm.

Lindsay Gervan FOR
B. Smith, Chair

/aa



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** March 27, 2018
FROM: Chief Administrative Officer **MEETING:** Council
SUBJECT: Disbursements for the month ended February 28, 2018

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended February 28, 2018 be received for information only.

GENERAL	\$ 4,679,583
PAYROLL	\$ 1,782,812
PURCHASE CARD	\$ <u>81,118</u>
	\$ <u>6,543,513</u>

DISCUSSION:

a) Background Context:

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the financial plan.

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• BC Hydro – Electricity	\$	156,733
• G.V. Water District – Water consumption Nov 1 – Nov 28/17	\$	470,015
• Ridge Meadows Recycling Society – monthly contract for recycling	\$	207,783

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended February 28, 2018 have been reviewed and are in order.

Original signed by Trevor Hansvall

Prepared by: **Trevor Hansvall**
Accounting Clerk II

Original signed by Trevor Thompson

Approved by: **Trevor Thompson, BBA, CPA, CGA**
Interim Director of Finance

Original signed by Paul Gill

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

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - February 2018

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
A & A Testing Ltd	Pipeline maintenance		152,582
Associated Engineering(BC) Ltd	225 St forcemain upgrade		46,786
BC Hydro	Electricity		156,733
BC SPCA	Contract payment - Jan		29,190
Citrix Systems Inc.	Citrix XenDesktop subscription		30,082
CUPE Local 622	Dues - pay periods 18/03 & 18/04		25,881
Drake Excavating (2016) Ltd	263 St water pump station project		47,269
Falcon House Ltd	Security refund		124,961
Fitness Edge	Contracted service provider - fitness classes & programs		22,343
Fortis BC -Natural Gas	Natural gas		22,729
Gotraffic Management Inc	Traffic control		23,906
GPS Precision Inc	GPS purchases - Arrow 100 GNSS model		21,786
Greater Vanc Water District	Water consumption Nov 1 - Nov 28/17		470,015
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,496	
	Fire Halls	4,643	
	Library	4,370	
	Operations	4,151	
	Randy Herman Building	4,861	
	RCMP	4,151	
		<hr/>	25,672
Hudema-Olsen Consulting Group	Security refund - partial		80,000
Interprovincial Traffic Serv	Pedestrian cross walk LED signs		21,738
John Pool Construction Ltd	Security refund		20,950
Johnston Davidson	Consulting services - Fire Hall #4		29,069
Lafarge Canada Inc	Roadworks material		28,332
Manulife Financial	Employer/employee remittance		151,989
Maple Ridge & PM Arts Council	Arts Centre contract	54,167	
	Program revenue - Jan	17,757	
	Municipal rental	1,636	
		<hr/>	73,560
Mar-Tech Underground Services	Pipeline maintenance		19,570
Medical Services Plan	Employee medical & health premiums		19,125
Municipal Pension Plan BC	Employer/employee remittance		459,687
Northwest Hydraulic Consultant	South Alouette river floodplain mapping and flood impacts study		44,046
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups - Jan		29,015
Oracle Corporation Canada Inc	Software update licence & support Feb 18- Feb 19		18,389
Parkland Refining (BC) Ltd.	Gasoline & diesel fuel		76,568
Prairie Coast Equipment Inc	Landscaping Equipment - Wiedenmann Terra Spike XP8		45,777
Province Of BC - 21312	2018 school tax remittance		35,161
Receiver General For Canada	Employer/Employee remittance PP18/03 & PP18/04		854,075
RG Arenas (Maple Ridge) Ltd	Ice rental Jan	61,332	
	Curling rink operating expenses Dec + Jan	11,012	
	Additional ice rental	17,237	
		<hr/>	89,581
Ridge Meadows Recycling Society	Monthly contract for recycling	207,783	
	Weekly recycling	252	
	Toilet rebate program	218	
		<hr/>	208,254
Smart Office Solutions	Workstation delivery and insallations - operations	8,463	
	Workstation delivery and insallations - RCMP Building	13,062	
		<hr/>	21,525
Stak Fitness	Fitness equipment		17,668
Stantec Consulting Ltd	Foreman drive at 232 St PRV	21,897	
	256 St PRV at 128 Ave	20,733	
	270A St reservoir	28,267	
	263 St water pump station replacement	20,882	
		<hr/>	91,779
Taylor, Tracy & Gjaltema,Peter	Compensation for road dedication - 22395 124 Ave		30,000
Warrington PCI Management	Advance for Tower common costs		158,932
Westridge Lanes Ltd	Security refund		58,293
Westridge Security Ltd	Community security patrols - Jan	23,434	
	Guard service - Dec	136	
	Guard service - Jan	155	
		<hr/>	23,726
Disbursements In Excess \$15,000			3,906,743
Disbursements Under \$15,000			772,840
Total Payee Disbursements			4,679,583
Payroll	PP18/03 & PP18/04		1,782,812
Purchase Cards - Payment			81,118
Total Disbursements February 2018			6,543,513

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2018 Council Expenses

MEETING DATE: March 27, 2018
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses recorded to date. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:

Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

"original signed by Paula Melvin"

Prepared by: Paula Melvin
Executive Assistant, Corporate Administration

"original signed by Trevor Thompson"

Approved by: Trevor Thompson, BBA, CPA, CGA
Interim Director of Finance

"original signed by Paul Gill"

Approved by: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	Portable electronic device charges (e.g. Ipad)					
	Local Government Leadership Academy (LGLA) Conference	156.60			17.12	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		156.60	110.00	-	17.12	283.72
Duncan, Kiersten						
January	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				8.56	
	Local Government Leadership Academy (LGLA) Conference	663.20				
February	South Asian Cultural Society Gala		110.00			
	Cell phone charges				47.97	
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		663.20	110.00	-	99.48	872.68
Masse, Bob						
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	-	-

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Read, Nicole						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February	Cell phone charges				43.02	
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	102.94	102.94
Robson, Gordy						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28
Shymkiw, Tyler						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				44.47	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
March	Cell phone charges				43.32	
April						
May	Federation of Canadian Municipalities (FCM) Conference	654.40				
June						
July						
August						
September						
October						
November						
December						
		654.40	110.00	-	92.07	856.47
TOTALS		1,474.20	550.00	0.00	320.17	2,344.37

800 *Unfinished Business*

801 Proposed Resolutions for the Lower Mainland Local Government Association
("LMLGA") Conference

DRAFT – LMLGA Resolution

Compulsory Labelling of Genetically Modified Foods

WHEREAS the production of genetically modified foods can lead to cross-pollination with wild plants and non-GM crops causing genetic pollution and potential human health concerns; and

WHEREAS several countries around the world have implemented compulsory labelling of GM foods, and a majority of Canadians are supportive of compulsory GM food labelling;

THEREFORE BE IT RESOLVED that Health Canada be urged to implement compulsory labelling of genetically modified foods sold in Canada.

DRAFT – LMLGA Resolution

Ending Discrimination in Tenancies

WHEREAS BC's *Residential Tenancy Act* states that a landlord cannot discriminate in tenancies based on a person's race, colour, ancestry, place of origin, religion, marital status, family status, physical or mental disability, gender, sexual orientation, age or legal source of income (Section 10 of the Human Rights Code); and

WHEREAS there is evidence to suggest that this kind of discrimination towards prospective tenants is occurring in the BC rental housing market;

THEREFORE BE IT RESOLVED that BC Housing be urged to proactively pursue instances of discrimination in the BC rental housing market toward ending discrimination in BC tenancies.

DRAFT – LMLGA Resolution

Supporting Innovation in Home Heating Systems

WHEREAS electric baseboard heating is widely used as a more environmentally friendly option to heat homes; and

WHEREAS the cost of heating homes with electric baseboards is higher than other commonly used energy sources such as natural gas;

THEREFORE BE IT RESOLVED that senior governments be encouraged to support the development of alternative home heating products that are more affordable to consumers yet sensitive to environmental sustainability targets.

LMLGA Resolution

Increasing the Number of Family Practitioners in BC

WHEREAS there is a lack of access to family practitioners in communities throughout British Columbia, exacerbated by barriers to licensing for International Medical Graduate (IMG) physicians and limited opportunities for medical school graduates to complete their required residencies; and

WHEREAS the College of Physicians and Surgeons of British Columbia regulates the practice of medicine under the authority of Provincial Government legislation;

THEREFORE BE IT RESOLVED that the Province of BC be urged to work with the College of Physicians and Surgeons of BC to increase the number of family practitioners in British Columbia by expediting the licensing process for qualified IMG physicians and creating more residency opportunities for medical school graduates.

LMLGA Resolution

Review of BC's Fee for Service Model

WHEREAS there is a lack of access to family practitioners in communities throughout British Columbia; and

WHEREAS the existing Fee for Service (FFS) model of compensation for family physicians does not encourage enough new medical graduates to choose family practice, and is less attractive compared to different models of compensation used in other provinces;

THEREFORE BE IT RESOLVED that the Province of BC be urged to undertake a review of the FFS model with a view to making the compensation of family physicians in BC more attractive to encourage new medical graduates to choose family practice and stay in BC.

1000 Bylaws

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7369-2017
Zone Amending Bylaw No. 7364-2017
24093 and 24137 104 Avenue and PID 009-437-061

MEETING DATE: March 27, 2018
FILE NO: 2017-291-RZ
MEETING: Council

EXECUTIVE SUMMARY:

Official Community Plan Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017 for the subject properties, located at 24093 and 24137 104 Avenue and Parcel Identifier (PID) 009-437-061, have been considered by Council; Public Hearing was held and subsequently the above mentioned Bylaws were granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit two P-1 (Park and School) zoned lots for the construction of a new School District-owned Elementary School and City-owned Community Centre.

Council granted first and second reading for Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017 on October 24, 2017. This application was presented at Public Hearing on November 21, 2017, and Council granted third reading on November 28, 2017.

RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7369-2017 be adopted; and
2. That Zone Amending Bylaw No. 7364-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on November 21, 2017. On November 28, 2017 Council granted third reading to Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017, with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";

- iii) Park dedication as required, including construction of walkways and trails; and removal of all debris and garbage from park land;
- iv) Consolidation of the subject properties;
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Reciprocal Statutory Right-of-Way Agreement for shared parking;
- vii) Registration of a Reciprocal Cross Access Easement Agreement;
- viii) Registration of a Restrictive Covenant for Tree Protection;
- ix) Registration of a Restrictive Covenant for Stormwater Management;
- x) Submission of a Traffic Impact Study Report and approval of the report from the Engineering Department;
- xi) Removal of existing buildings;
- xii) A Water Supply Operating Permit from Fraser Health will be required for any water supply system serving everything other than a single family dwelling;
- xiii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided; and
- xiv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

The following applies to the above:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security deposit has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor;
- ii) Schedules and Figures will be amended upon adoption of the relevant bylaws;
- iii) Park dedication has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor;
- iv) Consolidation of the subject properties is no longer required, as the registration of the Subdivision Plan prior to rezoning will create two new lots, the School District-owned Elementary School and future City-owned Community Centre, as well as the *Conservation* area dedicated to the City around the tributary to Spencer Creek; (see Appendix E);
- v) Registration of a Restrictive Covenant for the Geotechnical Report has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- vi) Registration of a Reciprocal Statutory Right-of-Way Agreement for shared parking is not required as a condition of rezoning, and will be captured in a separate agreement between the School District and the Parks, Recreation and Culture Department;
- vii) Registration of a Reciprocal Cross Access Easement for servicing has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;

- viii) Registration of a Restrictive Covenant for Tree Protection is no longer required, as the trees to be retained onsite are within a protected *Conservation* area;
- ix) Registration of a Restrictive Covenant for Stormwater Management has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- x) Traffic Impact Study Report has been submitted and approved;
- xi) Existing buildings on the subject properties have been removed;
- xii) A Water Supply Operating Permit is deemed outdated and no longer required;
- xiii) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes has been provided;
- xiv) A disclosure statement, dated April 11, 2016, indicates that no underground fuel storage tanks exist on the subject properties; and
- xv) It was later identified that an additional condition was required for an Access Easement Agreement to allow the future Community Centre access to their site via the School District property. This Access Easement has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7369-2017 and Zone Amending Bylaw No. 7364-2017.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

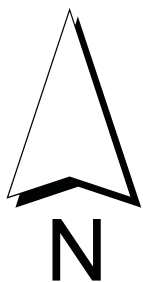
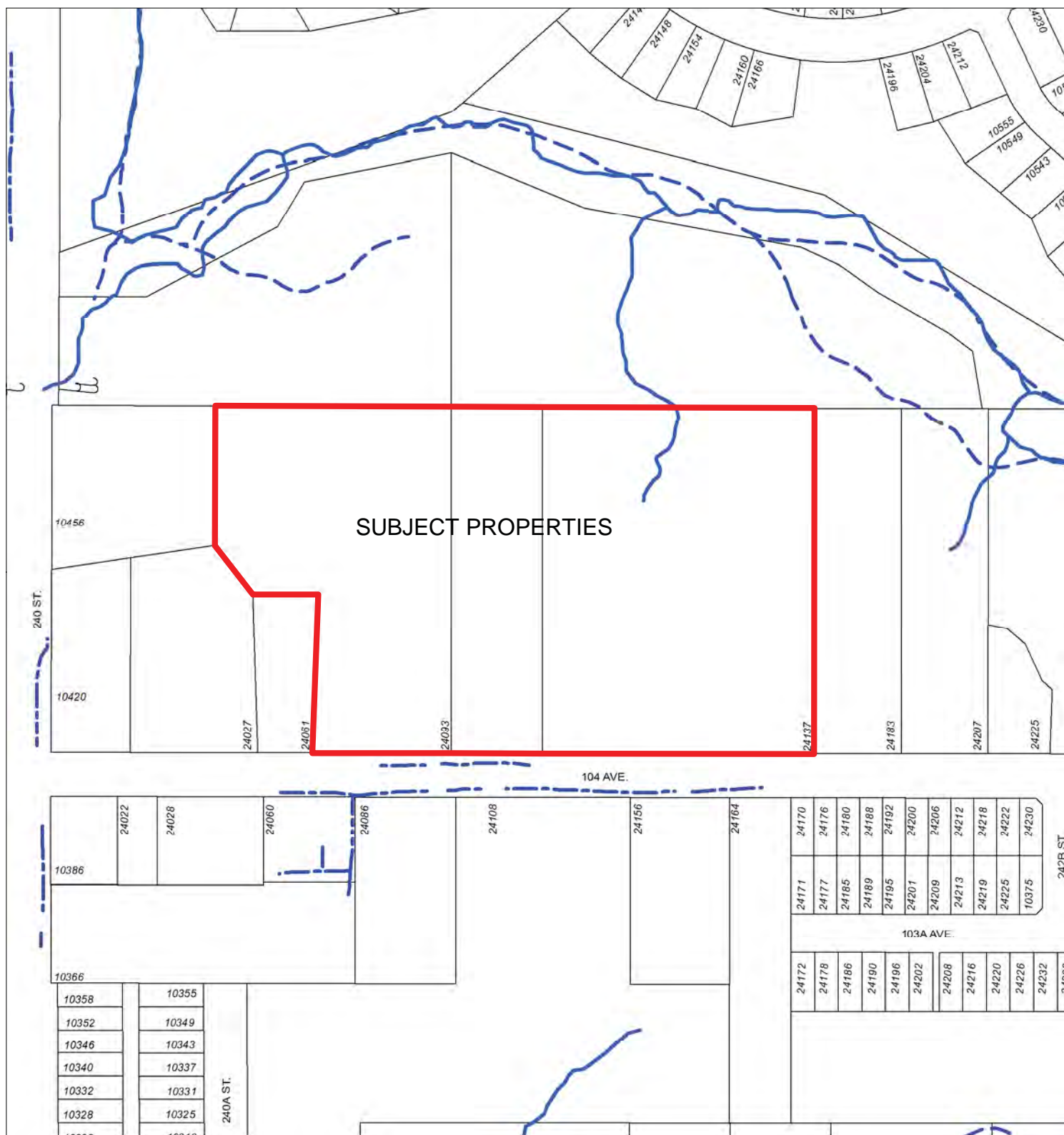
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer




The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Official Community Plan Amending Bylaw No.7369-2017
- Appendix C – Zone Amending Bylaw No. 7364-2017
- Appendix D – Site Plan
- Appendix E – Subdivision Plan



Scale: 1:2,500

Legend

-  Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

24093/24137 104 Avenue
009-437-061

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-291-RZ
DATE: Jul 5, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7369-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" of the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7369-2017"
2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan is hereby amended for that parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 952, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

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

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 963, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting the Conservation boundary.

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

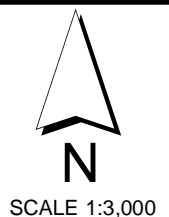
PUBLIC HEARING held the 21st day of November, 2017.

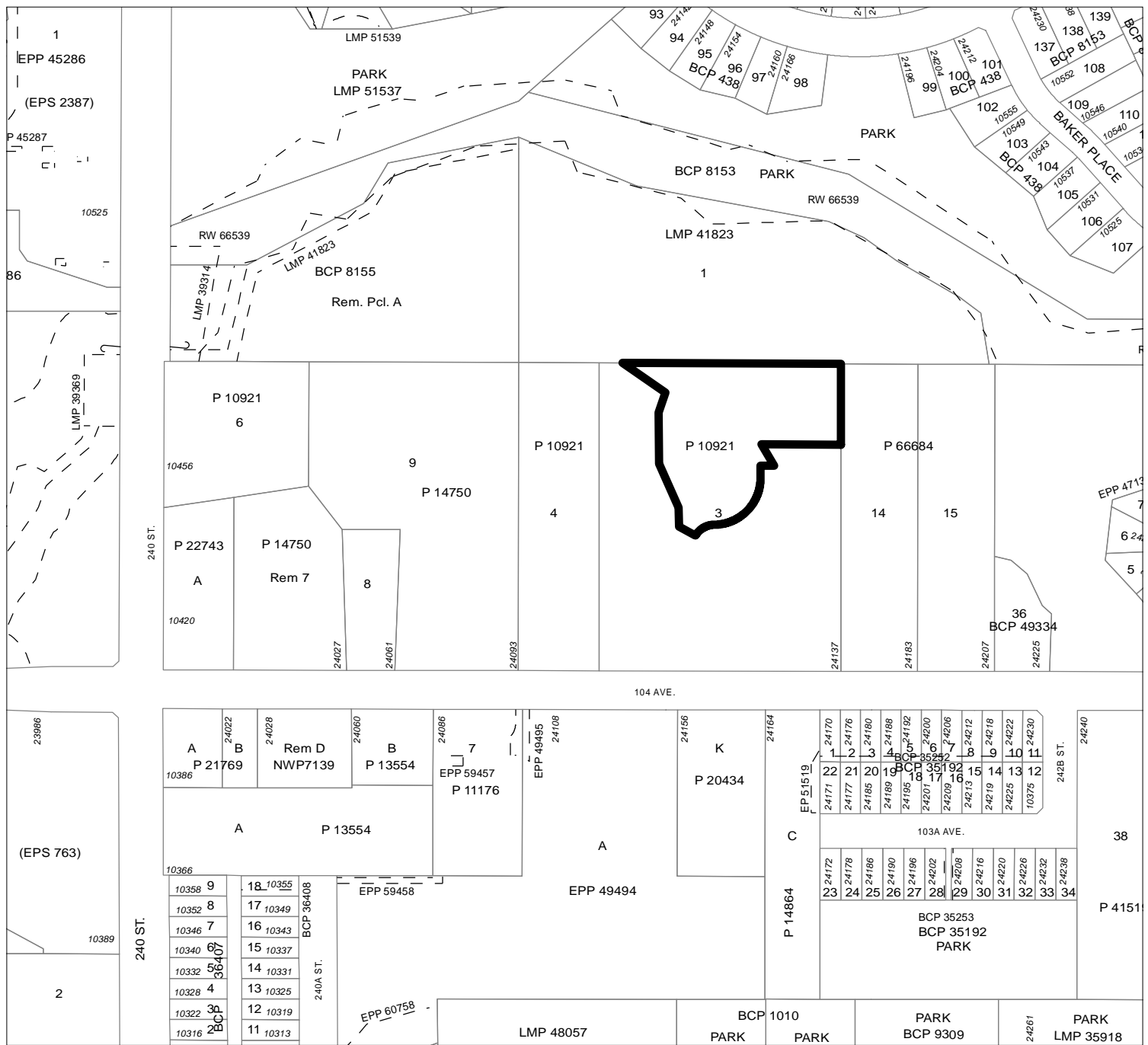
READ a third time the 28th day of November, 2017.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

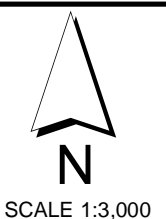




MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7369-2017
 Map No. 963
 Purpose: To Amend Schedule C as shown

 To Add to Conservation



CITY OF MAPLE RIDGE

BYLAW NO. 7364-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7364-2017."
2. That PART 2 INTERPRETATION, ASSEMBLY USE definition is amended by replacing with the following: a use providing for the assembly of persons for charitable, philanthropic, cultural, entertainment uses, public transportation depots, or private educational purposes; includes auditoriums, youth centres, social halls, community centres, group camps, theatres, private schools, kindergartens, and child care centres.

3. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 10921
Lot 4 Section 10 Township 12 New Westminster District Plan 10921
Lot 9 Section 10 Township 12 New Westminster District Plan 14750

and outlined in heavy black line on Map No. 1725 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to P-1 (Park and School).

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

READ a first time the 24th day of October, 2017.

READ a second time the 24th day of October, 2017.

PUBLIC HEARING held the 21st day of November, 2017.

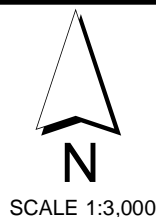
READ a third time the 28th day of November, 2017.

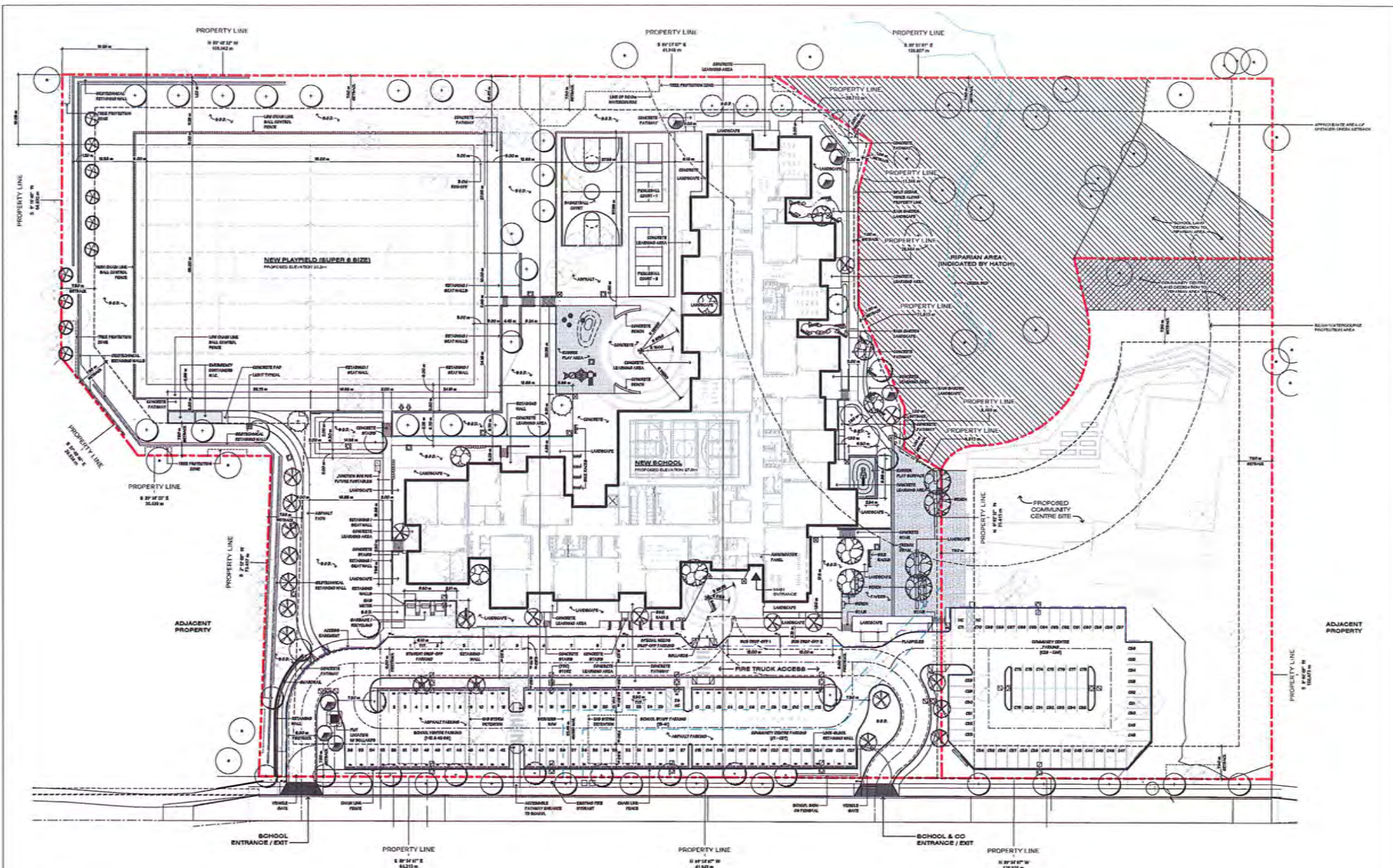
ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1001.2





SITE PLAN OVERALL

SOUTH ALBION ELEMENTARY SCHOOL

SCALE 1:200

JOB NO. 17019

ARCHITECTURE & LANDSCAPE ARCHITECTURE

8055 YOUNG ROAD
CHILLIWACK, B.C., CANADA
V2P 4R3

TEL: 604 | 793 | 6445
FAX: 604 | 793 | 6445
EMAIL: chp@chparch.com

Engen(R)ult(er) Report(s)

CHPA

APPENDIX E

SUBDIVISION PLAN OF LOTS 3 AND 4 PLAN 10921; AND OF LOT 9 PLAN 14750; SECTION 10 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

PLAN EPP80804

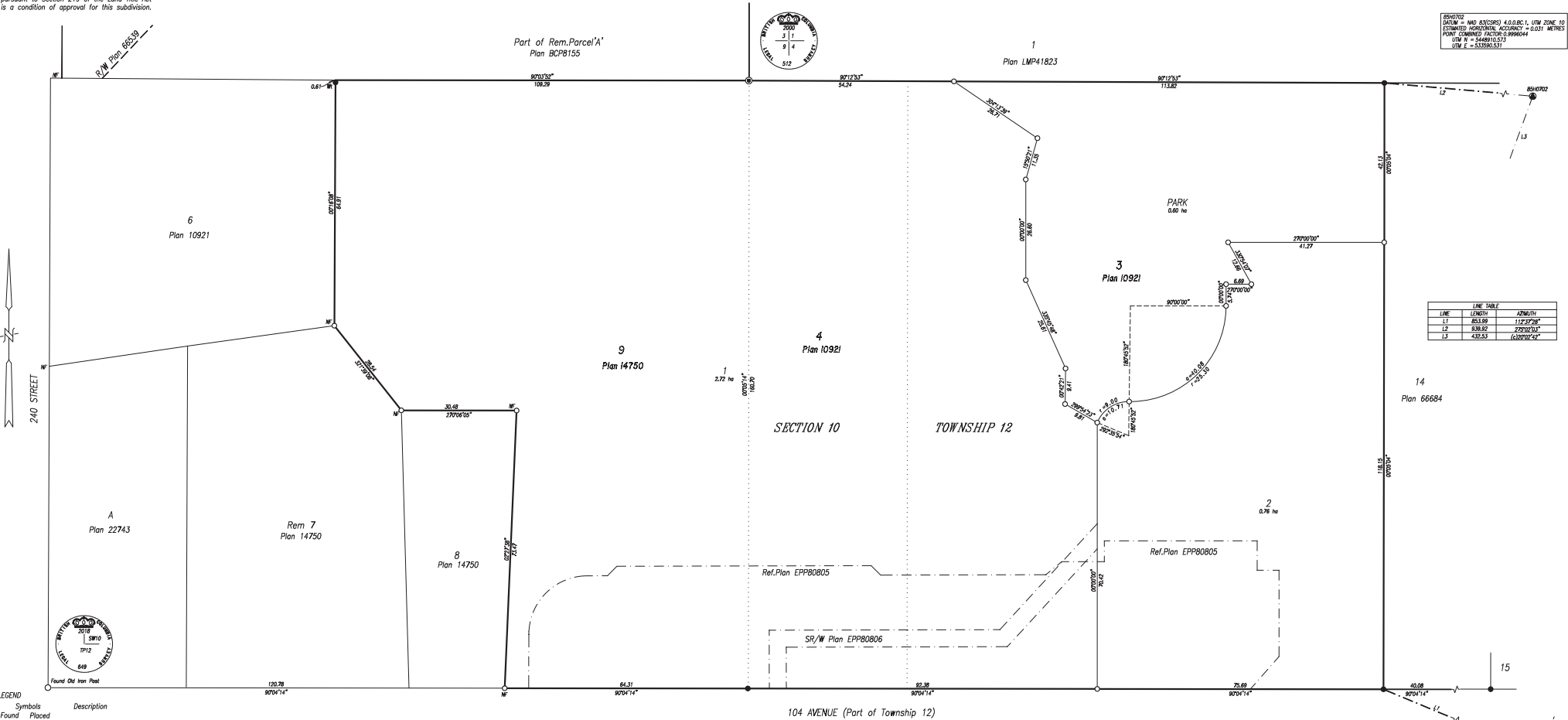
B.C.G.S. 92 G.028
This plan lies within the jurisdiction of the
Approving Officer for the City of Maple Ridge
Scale 1:500

All distances are in metres

The intended plot size of this plan is 864 mm in width by
560 mm in height (D Size) when plotted at a scale of 1:500

A Covenant in the name of
City of Maple Ridge
pursuant to Section 219 of the Land Title Act
is a condition of approval for this subdivision.

---PRELIMINARY---



This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was completed
on the date of *mmmmmm, yyyy*
S.P. Wade, BCL 649

City of Maple Ridge

Maple Ridge Highway and Traffic Amending Bylaw No. 7418-2018

A bylaw to amend Maple Ridge Highway and Traffic Bylaw No. 6704-2009.

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Highway and Traffic Bylaw No. 6704-2009;

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

1. This bylaw may be cited as Maple Ridge Highway and Traffic Amending Bylaw No. 7418 - 2018.
2. Maple Ridge Highway and Traffic Bylaw No. 6704-2009 is amended by adding to Schedule "A" before "Bike Lane" the following definition:

"Angle Park" means the parking of a vehicle other than parallel to the lateral lines of a roadway.

3. Maple Ridge Highway and Traffic Bylaw No. 6704-2009 is amended by deleting Section 12.1(q) in its entirety and replacing it with:

(q) Angle Park – on any highway unless specifically permitted.

4. Maple Ridge Highway and Traffic Bylaw No. 6704-2009, is amended by deleting Section 12(z) in its entirety and replacing it with:

(z) 72 Hours – upon any highway for a continuous period of time exceeding 72 hours without movement;

5. Maple Ridge Highway and Traffic Bylaw No. 6704-2009, is amended by deleting Section 33.1 (a) in its entirety and replacing it with:

(a) place any fuel, lumber, merchandise, chattel or thing on a highway.

READ A FIRST TIME this 13th day of March, 2018.

READ A SECOND TIME this 13th day of March, 2018.

READ A THIRD TIME this 13th day of March, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018

A bylaw to amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7419-2018
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by making the following changes in Schedule 9:

Change the wording in Section 12.1 (q) to read, "Angle Park"

Change the wording in Section 12.1 (z) to read, "Park over 72 hours".

Change the wording in Section 33.1 (a) to read, "Place thing on highway"

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by making the following change in Schedule 25:

Under Fail to post notice of Permit, change the Section from 6.11 to 6.12

READ A FIRST TIME this 13th day of March, 2018.

READ A SECOND TIME this 13th day of March, 2018.

READ A THIRD TIME this 13th day of March, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7428-2018**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7428-2018”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

PART 4, GENERAL REGULATIONS, SECTION 401 USES OF LAND, BUILDINGS AND STRUCTURES, Subsection (3) Prohibited Uses of Land, Buildings and Structures is amended as follows:

By inserting the following as item (h):

“(h) the retail sale of cannabis”

3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 30th day of January, 2018.

READ a second time the 30th day of January, 2018.

PUBLIC HEARING held the 20th day of February, 2018.

READ a third time the 27th day of February, 2018.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

Maple Ridge Business Licencing and Regulation Amending No. 7441-2018

A bylaw to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011;

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

1. This bylaw may be cited as Maple Ridge Business Licencing and Regulation Amending No. 7441-2018.
2. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing the definition of **“District”**.
3. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following to the definitions section, after the definition of “Chief Constable”:

“City” means the City of Maple Ridge.

4. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following to the definitions section, after the definition of “Modelling Studio”:

“Neighbourhood Daycare” means an establishment for the provision of care and supervision of a maximum of 15 children in a home environment, licensed for use in accordance with *Community Care and Assisted Living Act*, and includes Group Daycare, Out of School Care, Pre-School, Emergency Care and Childminding, as defined under the *Child Care Licensing Regulation*.

5. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by changing all references from the word **“District”** to **“City”**.
6. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing the word “of” from Part 6 General Licence Requirements, Section 6.1 Licence Requirements, Subsection 6.1.5 and replacing it with the word “or”.
7. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing all references to Maple Ridge Dog Pound and Dog Control Bylaw under Part 7 Specific Regulations, Subsection 7.9 Dog Daycare and replacing it with Maple Ridge Animal Control and Licencing Bylaw.
8. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by changing the wording in Schedule A – Licence Fees, Section 3 ANIMAL SERVICES to Section 3 **ANIMAL CARE**.

9. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding to Schedule A – Licence Fees, Section 13 COMMUNITY CARE, Category f. Neighbourhood Daycare.
10. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by correcting the fee in Schedule A – Licence Fees, Section 36 REAL ESTATE, Category b. to read \$110.00.

READ A FIRST TIME this 13th day of March, 2018.

READ A SECOND TIME this 13th day of March, 2018.

READ A THIRD TIME this 13th day of March, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: March 27, 2018
FILE NO: 11-5600-01 &
09-3900-02

FROM: Chief Administrative Officer

MEETING: Council

SUBJECT: Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018

EXECUTIVE SUMMARY:

The proposed Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 was given first, second and third reading at the March 13, 2018 meeting of Council. The attached version of the bylaw brought forth for adoption includes altered wording and modifications to the location of certain text.

RECOMMENDATION:

THAT Bylaw No. 7425-2018 as amended be adopted.

DISCUSSION:

The proposed Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 was given first, second and third reading at the March 13, 2018 meeting of Council. The attached version of the bylaw brought forth for adoption includes altered wording and a relocation of text from Schedule 1 to the body of the document. Changes to the previous iteration of the proposed bylaw are shown highlighted in the attached amended bylaw (see Sections 5.1, 5.2, Part 6, 7.1, Schedule 1 and Schedule 4).

CONCLUSIONS:

The amended Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018 is slightly different from the version Council gave first, second and third reading to on March 13, 2018. Changes are hi-lighted in the attached proposed bylaw.

"Original signed by Joe Dingwall"

Prepared by: **Joe Dingwall, PEng.**
Manager of Utility Engineering

"Original signed by David Pollock"

Reviewed by: **David Pollock, PEng.**
Municipal Engineer

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

APPENDIX A

AMENDED BYLAW

CITY OF MAPLE RIDGE

BYLAW NO. 7425-2018

A bylaw to establish a Drinking Water Conservation Plan

The Council of the City of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1: CITATION

- 1.1 This Bylaw may be cited as "Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018".

PART 2: DEFINITIONS AND INTERPRETATION

- 2.1 In this Bylaw:

"Aesthetic cleaning" - means the use of water for cleaning when it is not for a health or safety reason.

"Aesthetic water feature" – means a fountain, pond, or other water feature that primarily serves an aesthetic purpose. It does not include ponds that contain fish.

"Automatic Shut-off Device" - means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device.

"Automatic vehicle wash system" – includes:

- **Conveyor vehicle wash** – a commercial vehicle washing facility where the customer's vehicle moves through an enclosed conveyance mechanism during the wash.
- **In-bay vehicle wash** – a commercial vehicle washing facility where the customer parks the vehicle inside a bay, and the vehicle remains stationary while a spray mechanism moves over the vehicle to clean it.

"Basic wash and rinse cycle" – means a process sequence in an automatic vehicle wash system that consists of a single wash stage followed by a single rinse stage and no additional processes or optional stages; typically this is the minimum level of service that a customer can select, where total water usage is less than 200 litres per vehicle.

"Board" – means the Administration Board of the Greater Vancouver Water District.

"City" - means the City of Maple Ridge.

"Commercial cleaning operation" – means a company, partnership, or person that offers commercial cleaning services, including pressure washing, window cleaning, and other similar building cleaning services, to the public for a fee.

“Commercial vehicle washing” – means commercial vehicle washing services offered to the public for a fee, but excludes car dealerships, fleet vehicle washing facilities, and charity car washes.

“Drip Irrigation” – means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.

“Edible plant” – means a plant grown for the purpose of human consumption.

“Engineer” - means the General Manager, Public Works & Development Services or his or her designate.

“European Chafer Beetle” – means an invasive insect pest whose larvae feed on the roots of grasses, causing serious damage to lawns. The Chafer Beetle larvae can be treated naturally using nematodes, which typically requires a moist lawn for a period of 2 to 3 weeks from the day of application.

“Flushing water main” – means discharging water from a water main for routine maintenance such as water quality management and measurement of firefighting flow capacity.

“Golf course” – means the greens, tee areas, and fairways that are designed and maintained as playing surfaces for golf, but does not include rough areas or lawns that are not maintained as playing surfaces.

“Governments/Schools/Parks” – includes property used and occupied for local government, provincial, or federal uses including road rights of way, and school, college, and university uses.

“GVWD” - means the Greater Vancouver Water District.

“GVWD Commissioner” – the person that the Administration Board of the GVWD appoints as its GVWD Commissioner.

“Hand wash and self-service facility” – a commercial vehicle washing facility where the facility’s staff wash the customer’s vehicle, or the customer wash their own vehicles with spray wands and brushes.

“Health and safety reason” – means a precaution necessary to protect health and safety, including the removal of contaminants, bodily fluids, slip and fall hazards, controlling pests, and suppressing and controlling dust.

“Impermeable surface” – means a material added to the surface of the ground, or on the exterior of a building or structure that is impermeable to water, including but not limited to glass, wood, concrete, asphalt, paving stones, and other similar materials.

“Lawn” – means a cultivated area surrounding or adjacent to a building that is covered by grass, turf, or a ground cover plant such as clover, including areas such as boulevards, parks, school yards and cemeteries, but excluding golf courses, soil-based playing fields, and sand-based playing fields.

“Local government” – means the local government members of the GVWD.

“New lawn” – means a lawn that is newly established either by seeding or the laying of new sod or turf.

“Non-residential” – includes properties used for a use other than a residential use, includes commercial, industrial, and institutional uses, and property used for mixed residential and non-residential uses, but excludes governments/schools/parks.

“Non-residential pool and hot tub” – means a pool or hot tub permitted to be operated in accordance with health authorities having jurisdiction over pool and hot tub regulation, including pools and hot tubs operated by government agencies, hotels, multi-family strata corporations, and private clubs.

“Odd-numbered civic address” or “Even-numbered civic address” – means the numerical street address of a property, and in the case of multi-unit commercial or residential complex such as townhouses, condominiums or other strata-titled properties, means the numerical portion of the street address that is assigned to the entire complex, and not the individual unit number.

“Over-seeded” – means the application of grass seed on existing turf and may also include associated processes such as aeration, weeding, dethatching and fertilization, for the purpose of mitigating against grass thinning.

“Permit” – means a permit issued under Part 5.

“Person” – includes a municipality, a diking district and a school district

“Public Announcement” – means one or more advertisements or public service announcements in any one of:

- (i) a television or radio broadcast from a station that broadcasts throughout the City;
- (ii) website and social media postings;
- (ii) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader, that contains news and advertising, and is distributed within the City at least once per week.

“Residential” – means a property used for single-family or multi-family residential use.

“Residential pool and hot tub” – means a residential pool or hot tub installed for the use of the occupants and guests of one single family dwelling or duplex and does not require a permit in accordance with health authorities having jurisdiction over pool and hot tub regulation.

“Restriction Stage” – means Stage 1 Restrictions, Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions.

“Sand-based playing field” – means a playing field that is constructed with a highly permeable sand-based root zone typically 30 to 40 centimetres deep over a drainage system with drain pipes bedded in gravel, and is designed and maintained to be playable year-round.

“Soaker hose” – means a garden hose or pipe with small holes that allow water to seep into the ground, to the roots of plants, discharging water through the entire length of its porous surface.

“Soil-based playing field” – means a playing field that is covered with grass, sod or turf that is designed and maintained to be played upon, or that is used for sporting or other community events and activities, but does not include lawns, golf courses, or sand-based playing fields.

“Stage 1 Restrictions” - means the restrictions on Water use described in Part 1 and Part 2 of Schedule 1.

“Stage 2 Restrictions” - means the restrictions on Water use described in Part 1 and Part 3 of Schedule 1.

“Stage 3 Restrictions” - means the restrictions on Water use described in Part 1 and Part 4 of Schedule 1.

“Stage 4 Restrictions” - means the restrictions on Water use described in Part 1 and Part 5 of Schedule 1.

“Vehicle” – a device in, on or by which a person or item is or may be transported or drawn on a highway, other roadway and upon the surface of land

“ Water”– used as a noun means water supplied directly or indirectly by GVWD or the City, whether or not mixed with rain water, gray water or recycled water.

“ Water”– used as a verb, and "Watering", mean the application or distribution of Water (used as a noun) to lands or plants but does not include Drip Irrigation.

“Water management plan” – a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the City. The plan sets out terms such as water use targets during the different stages of the Drinking Water Conservation Plan Bylaw, restrictions to reduce water use, and reporting requirements.

“Water play park” – a recreational facility that is primarily outdoors, including spray pools and wading pools, spray parks, splash pads, and water slides.

“Water Use Plan” – means a Water Use Plan approved by the Engineer under Part 4.

“Watering lawn” – means applying water to a lawn with any device or tool including but not limited to a sprinkler, hose, mister, or drip irrigation.

- 2.2 The schedules to this Bylaw are integral parts of this Bylaw.
- 2.3 The Engineer may delegate some or all of his or her powers and duties under this Bylaw.

PART 3: DECLARATION AND ANNOUNCEMENT OF RESTRICTION STAGES

- 3.1 (a) The GVWD Commissioner may, by letter to the Corporate Officer or other City official, declare that the GVWD has activated a Restriction Stage.

(b) If the GVWD Commissioner makes a declaration under subsection (a), the Restriction Stage described in the declaration comes into force in the City 72 hours after the GVWD Commissioner or the Corporate Officer or other City official makes a Public Announcement of the declaration.

(c) When a Restriction Stage comes into force under this section, a Restriction Stage that had been in force, if any, ceases to be in force.
- 3.2 If no Restriction Stage is in force on May 1st of any year, Stage 1 Restrictions come into force on that date without prior declaration of the GVWD Commissioner or announcement under section 3.3.
- 3.3 If the GVWD Commissioner declares that the GVWD has activated Stage Restrictions, a Public Announcement by the Corporate Officer or other Municipal official or the GVWD Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule 1.
- 3.4 (a) No Restriction Stage remains in force after October 15th of any year, unless the GVWD Commissioner makes a declaration under this section.

(b) At any time before or after October 15th of any year the GVWD Commissioner may, by letter to the Corporate Officer or other Municipal official declare that notwithstanding subsection (a), a Restriction Stage will remain in force or come into force after October 15th.

(c) Subsections 3.1(b), 3.1 (c) and section 3.3 apply to a declaration made under this section, with such changes as are necessary, except that a Public Announcement of a declaration under this section shall state that the Restriction Stage that is continued in force or that comes into force after October 15th will remain in force until further declaration of the GVWD Commissioner.

(d) The GVWD Commissioner may make one or more declarations under this section.
- 3.5 (a) If at any time the Engineer deems it to be in the public interest, he or she may direct that any and all less essential services be further reduced or curtailed until such time as the Engineer deems it advisable to restore any or all of the services.

(b) The Engineer may impose restrictions under paragraph 3.5(a) in any area or areas of the City or all of the City as he or she deems advisable.

(c) Any such restrictions will come into force in the City 72 hours after the Corporate Officer or other Municipal official makes a Public Announcement of the restriction.

(d) No Person will act contrary to the restrictions imposed by the Engineer pursuant to paragraph 3.5(a).

PART 4: WATER USE PLANS

4.1 An operator of a golf course or a government, school, or park operator of a soil-based playing field or sand-based playing field may apply in writing to the Engineer for approval of a Water Use Plan stipulating:

(a) the volume of Water historically consumed from the first day of May to the fifteenth day of October of each year;

(b) the volume of Water to be consumed by the operation from the first day of May to the fifteenth day of October of each year under the proposed Water Use Plan;

(c) the measures to be followed by the operation to conserve Water and to reduce the use of Water;

(d) the schedule for Watering specified areas within the operation for each Restrictions Stage, except Stage 4;

(e) reporting of actual water use to the Engineer not less than once per month when Stage 1 Restrictions or Stage 2 Restrictions are in force, and not less than once every two weeks when Stage 3 Restrictions are in force; and

(f) such other information or commitments, conditions or restrictions as the Engineer may require.

4.2 The Engineer may approve a proposed Water Use Plan in whole or in part, and may amend the proposed Water Use Plan, or add such other or further commitments, conditions and restrictions as the Engineer considers advisable.

4.3 If the operator consents to adopt a Water Use Plan approved by the Engineer it shall signify such consent in writing, specifying the date on which the operator will adopt the Water Use Plan, in which case the Water Use Plan shall come into force for that operation on the later of the date specified in the notice of consent, or the date on which the Engineer receives the written notice of consent.

4.4 If the operator does not consent to adopt the Water Use Plan approved by the Engineer, the Water Use Plan shall be of no force or effect.

4.5 If a Water Use Plan is in force for an operation, the operator shall comply with all conditions and restrictions set out in the Water Use Plan.

- 4.6 The Engineer may terminate or suspend a Water Use Plan by notifying the operator in writing at least seven days before the termination date.
- 4.7 An operator may terminate a Water Use Plan by notifying the Engineer in writing, in which case the Water Use Plan is terminated on the later of the date specified in the notice, or the date on which the Engineer receives the notice.

PART 5: PERMITS

- 5.1 A Person must apply to the Engineer for a Permit authorizing the Person to Water when Stage 1 Restrictions or Stage 2 Restrictions are in force, at times specified in the Permit, at the premises described in the Permit, during the currency of the Permit if:

- (a) The Person has installed a new Lawn, either by placing sod or turf or by seeding, or has installed new landscaping on a substantial part of the outdoor portion of a property; or
- (b) The Person is applying nematodes to a Lawn to control the proliferation of European Chafer Beetles

A Permit issued during Stage 1 Restrictions or Stage 2 Restrictions will remain in effect during Stage 3 Restrictions until the expiry date indicated on the permit. A Permit does not exempt the holder from Stage 4 Restrictions.

No Permit shall be issued or renewed during Stage 3 Restrictions or Stage 4 Restrictions.

- 5.2 A government, school, or park must apply to the Engineer for a Permit authorizing watering at times specified in the Permit, at the premises described in the Permit, during the currency of the Permit. Permitted exemptions may be granted as described in Schedule 1 in relation to:

- (a) New lawns
- (b) Lawns being treated for the European Chafer Beetle
- (c) Newly over-seeded soil based playing fields
- (d) Newly over-seeded sand-based playing fields

A Permit issued during Stage 1 Restrictions or Stage 2 Restrictions will remain in effect during Stage 3 Restrictions until the expiry date indicated on the permit. A Permit does not exempt the holder from Stage 4 Restrictions.

No Permit for new lawns or the treatment of European Chafer Beetle shall be issued or renewed during Stage 3 Restrictions or Stage 4 Restrictions.

No Permit for over-seeded soil or sand based playing fields shall be issued or renewed during Stage 4 Restrictions.

A Permit does not exempt the holder from Stage 4 Restrictions.

- 5.3 A Permit issued applicable to a premises shall be affixed to a post facing the street, beside the principal driveway or otherwise so that it is fully visible from the street.
- 5.4 The application for a Permit must be in the form prescribed by the Engineer.

New Lawns or Landscaping

- 5.5 The Engineer, upon being satisfied that an applicant qualifies under section 5.1 or 5.2 due to new Lawn or landscaping installation, shall issue a Permit in the form set out in Schedule 2 (for residential properties) or Schedule 3 (for non-residential properties) or Schedule 4 (Government/School/Park) to the applicant upon payment of a non-refundable fee in the amount of
- \$30.00 for a single family dwelling unit or non-residential property and an additional \$30.00 for each of the dwelling units in a multiple residential development, to a maximum of \$150.00 for 5 or more dwelling units in a multiple residential development
 - \$0 for a Government, School or Park
- 5.6 A Permit issued under section 5.5 for new Lawns or landscaping shall expire and be of no force or effect 21 days after the date of its issue, unless the Person has been issued an extension under section 5.7.
- 5.7 Before or after the expiration of a Permit issued under section 5.5 a Person may apply for one extension of the Permit for new Lawn or landscape Watering on the same terms and conditions as may be imposed under section 5.5. Such an extension shall end on or before 42 days from the date of the issue of the Permit under section 5.5.

Nematode Application

- 5.8 The Engineer, upon being satisfied that an applicant qualifies under section 5.1 or 5.2 for nematode application, shall issue a Permit in the form set out in Schedule 2 (for residential properties), Schedule 3 (for non-residential properties) or Schedule 4 (Government/School/Park) to the applicant upon payment of a fee in the amount of \$0.
- 5.9 A Permit issued under section 5.8 for nematode application shall expire and be of no force or effect 21 days after the date of its issue. Permits issued for nematode application may not be renewed.

Newly over-seeded soil or sand based playing fields

- 5.10 The Engineer, upon being satisfied that an applicant qualifies under section 5.2 for newly over-seeded soil or sand based playing fields, shall issue a Permit in the form set out in Schedule 4 (Government/School/Park) to the applicant without fee

PART 6: GENERAL RESTRICTIONS FOR ALL WATER USE STAGES

- 6.1 All hoses must have an automatic shut-off device.
- 6.2 Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants.
- 6.3 Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason.
- 6.4 Hoses and taps must not run unnecessarily.
- 6.5 Irrigation systems must not be faulty, leaking, or misdirected.
- 6.6 The City is exempt from the restrictions in Schedule 1 for activities that are necessary for the purpose of protecting public health and safety.

PART 7: OFFENCES AND PENALTIES

- 7.1 Every Person who violates or contravenes any of the provisions of this Bylaw or Schedule 1, or suffers or allows to be done any act or thing that violates or contravenes this Bylaw or Schedule 1, commits an offence.
- 7.2 A prosecution under this Bylaw may be commenced by:
- (a) proceedings under Division 3 of Part 8, of the *Community Charter*; or
 - (b) prosecution of the offence in accordance with the *Offence Act*.
- 7.3 Subject to section 6.4, if a prosecution is commenced pursuant to paragraph 6.2(b), upon conviction the offender shall be liable to pay a fine:
- (a) for a first conviction for an offence, of not more than \$10,000 and not less than \$3,000; and
 - (b) for a second or subsequent conviction for an offence, of not more than \$10,000 and not less than \$5,000 for each offence.
- 7.4 Where a prosecution is commenced against a commercial entity pursuant to paragraph 6.2(b) for an offence committed while Stage 4 restrictions are in effect, whether or not a Water Use Plan is in effect for the offender, upon conviction that Person shall be liable to pay a fine of not less than \$5,000.

- 7.5 Paragraph 6.3(b) applies whether or not a second or subsequent conviction is for conduct that preceded the conduct that is the subject matter of the prosecution then before the court.
- 7.6 If an offence under this Bylaw continues for more than one day, separate fines each not exceeding the maximum fine for that offence may be imposed for each day or part thereof in respect of which the offence occurs or continues.
- 7.7 In a prosecution under this Bylaw the onus of establishing an exemption under subsections 1.2, 2.2, or 3.2 of Schedule 1 lies on the Person claiming the exemption.

PART 8: DATE OF COMING INTO FORCE

- 8.1 This Bylaw comes into force and takes effect on the date of its adoption.

PART 9: REPEAL

- 9.1 Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 and all amendments thereto are hereby repealed.

READ a first time the 13th day of March, 2018.

READ a second time the 13th day of March, 2018.

READ a third time the 13th day of March, 2018.

ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

Attachments:

Schedule 1
Schedule 2
Schedule 3
Schedule 4

**CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018**

SCHEDULE 1 – STAGE RESTRICTIONS

PART 1: STAGE 1 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses: on Wednesdays and Saturdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays and Sundays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited

PART 2: STAGE 2 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses: on Wednesdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering golf courses	Fairways watering anytime on any one day in a 7-day period, except if operating under an approved local government water management plan

User	Water Use	Restriction
NON-RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited

PART 3: STAGE 3 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering golf courses	Fairways watering prohibited except if operating under an approved local government water management plan
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason

User	Water Use	Restriction
NON-RESIDENTIAL		<ul style="list-style-type: none"> - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
	Commercial vehicle washing	Prohibited except if: <ul style="list-style-type: none"> - A facility that installed an automatic vehicle wash system before November 1, 2017, is operating on a basic wash and rinse cycle only - A facility that installed an automatic vehicle wash system after November 1, 2017, is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle - A hand wash and self-service facility, is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am, except if:

User	Water Use	Restriction
GOVERNMENTS/SCHOOLS/PARKS		<ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety

PART 4: STAGE 4 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited

NON-RESIDENTIAL	Watering golf courses	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for health or safety reason
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
	Commercial vehicle washing	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Watering soil-based playing fields	Prohibited
	Watering sand-based playing fields	Prohibited
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 2 – RESIDENTIAL LAWN WATERING PERMIT



LAWN WATERING PERMIT

4:00 A.M. – 9:00 A.M. DAILY

THIS RESIDENTIAL PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 3 – NON-RESIDENTIAL LAWN WATERING PERMIT



LAWN WATERING PERMIT

1:00 A.M. – 6:00 A.M. DAILY

THIS NON-RESIDENTIAL PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 4 – GOVERNMENT, SCHOOL OR PARK LAWN OR PLAYING FIELD WATERING PERMIT



☐ LAWN WATERING PERMIT

1:00 A.M. – 6:00 A.M. DAILY

☐ PLAYING FIELD WATERING PERMIT

DAILY

**THIS GOVERNMENT, SCHOOL OR PARK PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018**

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

APPENDIX B

ORIGINAL BYLAW WITH HIGHLIGHTED AMENDMENTS

CITY OF MAPLE RIDGE

BYLAW NO. 7425-2018

A bylaw to establish a Drinking Water Conservation Plan

The Council of the City of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:

PART 1: CITATION

- 1.1 This Bylaw may be cited as "Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018".

PART 2: DEFINITIONS AND INTERPRETATION

- 2.1 In this Bylaw:

"Aesthetic cleaning" - means the use of water for cleaning when it is not for a health or safety reason.

"Aesthetic water feature" – means a fountain, pond, or other water feature that primarily serves an aesthetic purpose. It does not include ponds that contain fish.

"Automatic Shut-off Device" - means a device attached to a water hose that shuts off the supply of water automatically unless hand pressure is applied to operate the device.

"Automatic vehicle wash system" – includes:

- **Conveyor vehicle wash** – a commercial vehicle washing facility where the customer's vehicle moves through an enclosed conveyance mechanism during the wash.
- **In-bay vehicle wash** – a commercial vehicle washing facility where the customer parks the vehicle inside a bay, and the vehicle remains stationary while a spray mechanism moves over the vehicle to clean it.

"Basic wash and rinse cycle" – means a process sequence in an automatic vehicle wash system that consists of a single wash stage followed by a single rinse stage and no additional processes or optional stages; typically this is the minimum level of service that a customer can select, where total water usage is less than 200 litres per vehicle.

"Board" – means the Administration Board of the Greater Vancouver Water District.

"City" - means the City of Maple Ridge.

"Commercial cleaning operation" – means a company, partnership, or person that offers commercial cleaning services, including pressure washing, window cleaning, and other similar building cleaning services, to the public for a fee.

“Commercial vehicle washing” – means commercial vehicle washing services offered to the public for a fee, but excludes car dealerships, fleet vehicle washing facilities, and charity car washes.

“Drip Irrigation” – means an irrigation system that delivers water directly to the root zone of the plant at a low flow rate through individual emission points (emitters) using droplets of water and excludes sprinkler irrigation systems, micro-spray systems, misting systems, and soaker hoses.

“Edible plant” – means a plant grown for the purpose of human consumption.

“Engineer” - means the General Manager, Public Works & Development Services or his or her designate.

“European Chafer Beetle” – means an invasive insect pest whose larvae feed on the roots of grasses, causing serious damage to lawns. The Chafer Beetle larvae can be treated naturally using nematodes, which typically requires a moist lawn for a period of 2 to 3 weeks from the day of application.

“Flushing water main” – means discharging water from a water main for routine maintenance such as water quality management and measurement of firefighting flow capacity.

“Golf course” – means the greens, tee areas, and fairways that are designed and maintained as playing surfaces for golf, but does not include rough areas or lawns that are not maintained as playing surfaces.

“Governments/Schools/Parks” – includes property used and occupied for local government, provincial, or federal uses including road rights of way, and school, college, and university uses.

“GVWD” - means the Greater Vancouver Water District.

“GVWD Commissioner” – the person that the Administration Board of the GVWD appoints as its GVWD Commissioner.

“Hand wash and self-service facility” – a commercial vehicle washing facility where the facility’s staff wash the customer’s vehicle, or the customer wash their own vehicles with spray wands and brushes.

“Health and safety reason” – means a precaution necessary to protect health and safety, including the removal of contaminants, bodily fluids, slip and fall hazards, controlling pests, and suppressing and controlling dust.

“Impermeable surface” – means a material added to the surface of the ground, or on the exterior of a building or structure that is impermeable to water, including but not limited to glass, wood, concrete, asphalt, paving stones, and other similar materials.

“Lawn” – means a cultivated area surrounding or adjacent to a building that is covered by grass, turf, or a ground cover plant such as clover, including areas such as boulevards, parks, school yards and cemeteries, but excluding golf courses, soil-based playing fields, and sand-based playing fields.

“Local government” – means the local government members of the GVWD.

“New lawn” – means a lawn that is newly established either by seeding or the laying of new sod or turf.

“Non-residential” – includes properties used for a use other than a residential use, includes commercial, industrial, and institutional uses, and property used for mixed residential and non-residential uses, but excludes governments/schools/parks.

“Non-residential pool and hot tub” – means a pool or hot tub permitted to be operated in accordance with health authorities having jurisdiction over pool and hot tub regulation, including pools and hot tubs operated by government agencies, hotels, multi-family strata corporations, and private clubs.

“Odd-numbered civic address” or “Even-numbered civic address” – means the numerical street address of a property, and in the case of multi-unit commercial or residential complex such as townhouses, condominiums or other strata-titled properties, means the numerical portion of the street address that is assigned to the entire complex, and not the individual unit number.

“Over-seeded” – means the application of grass seed on existing turf and may also include associated processes such as aeration, weeding, dethatching and fertilization, for the purpose of mitigating against grass thinning.

“Permit” – means a permit issued under Part 5.

“Person” – includes a municipality, a diking district and a school district

“Public Announcement” – means one or more advertisements or public service announcements in any one of:

- (i) a television or radio broadcast from a station that broadcasts throughout the City;
- (ii) website and social media postings;
- (ii) a newspaper or other publication intended for general circulation, including one that is distributed without charge to the reader, that contains news and advertising, and is distributed within the City at least once per week.

“Residential” – means a property used for single-family or multi-family residential use.

“Residential pool and hot tub” – means a residential pool or hot tub installed for the use of the occupants and guests of one single family dwelling or duplex and does not require a permit in accordance with health authorities having jurisdiction over pool and hot tub regulation.

“Restriction Stage” – means Stage 1 Restrictions, Stage 2 Restrictions, Stage 3 Restrictions, or Stage 4 Restrictions.

“Sand-based playing field” – means a playing field that is constructed with a highly permeable sand-based root zone typically 30 to 40 centimetres deep over a drainage system with drain pipes bedded in gravel, and is designed and maintained to be playable year-round.

“Soaker hose” – means a garden hose or pipe with small holes that allow water to seep into the ground, to the roots of plants, discharging water through the entire length of its porous surface.

“Soil-based playing field” – means a playing field that is covered with grass, sod or turf that is designed and maintained to be played upon, or that is used for sporting or other community events and activities, but does not include lawns, golf courses, or sand-based playing fields.

“Stage 1 Restrictions” - means the restrictions on Water use described in Part 1 and Part 2 of Schedule 1.

“Stage 2 Restrictions” - means the restrictions on Water use described in Part 1 and Part 3 of Schedule 1.

“Stage 3 Restrictions” - means the restrictions on Water use described in Part 1 and Part 4 of Schedule 1.

“Stage 4 Restrictions” - means the restrictions on Water use described in Part 1 and Part 5 of Schedule 1.

“Vehicle” – a device in, on or by which a person or item is or may be transported or drawn on a highway, other roadway and upon the surface of land

“ Water”– used as a noun means water supplied directly or indirectly by GVWD or the City, whether or not mixed with rain water, gray water or recycled water.

“ Water”– used as a verb, and "Watering", mean the application or distribution of Water (used as a noun) to lands or plants but does not include Drip Irrigation.

“Water management plan” – a plan proposed by the owner or operator of a golf course, soil-based playing field, and sand-based playing field operators and approved by the City. The plan sets out terms such as water use targets during the different stages of the Drinking Water Conservation Plan Bylaw, restrictions to reduce water use, and reporting requirements.

“Water play park” – a recreational facility that is primarily outdoors, including spray pools and wading pools, spray parks, splash pads, and water slides.

“Water Use Plan” – means a Water Use Plan approved by the Engineer under Part 4.

“Watering lawn” – means applying water to a lawn with any device or tool including but not limited to a sprinkler, hose, mister, or drip irrigation.

- 2.2 The schedules to this Bylaw are integral parts of this Bylaw.
- 2.3 The Engineer may delegate some or all of his or her powers and duties under this Bylaw.

PART 3: DECLARATION AND ANNOUNCEMENT OF RESTRICTION STAGES

- 3.1 (a) The GVWD Commissioner may, by letter to the Corporate Officer or other City official, declare that the GVWD has activated a Restriction Stage.

(b) If the GVWD Commissioner makes a declaration under subsection (a), the Restriction Stage described in the declaration comes into force in the City 72 hours after the GVWD Commissioner or the Corporate Officer or other City official makes a Public Announcement of the declaration.

(c) When a Restriction Stage comes into force under this section, a Restriction Stage that had been in force, if any, ceases to be in force.
- 3.2 If no Restriction Stage is in force on May 1st of any year, Stage 1 Restrictions come into force on that date without prior declaration of the GVWD Commissioner or announcement under section 3.3.
- 3.3 If the GVWD Commissioner declares that the GVWD has activated Stage Restrictions, a Public Announcement by the Corporate Officer or other Municipal official or the GVWD Commissioner is sufficient for the purposes of paragraph 3.1(b) if it contains substantially the information set out in Schedule 1.
- 3.4 (a) No Restriction Stage remains in force after October 15th of any year, unless the GVWD Commissioner makes a declaration under this section.

(b) At any time before or after October 15th of any year the GVWD Commissioner may, by letter to the Corporate Officer or other Municipal official declare that notwithstanding subsection (a), a Restriction Stage will remain in force or come into force after October 15th.

(c) Subsections 3.1(b), 3.1 (c) and section 3.3 apply to a declaration made under this section, with such changes as are necessary, except that a Public Announcement of a declaration under this section shall state that the Restriction Stage that is continued in force or that comes into force after October 15th will remain in force until further declaration of the GVWD Commissioner.

(d) The GVWD Commissioner may make one or more declarations under this section.
- 3.5 (a) If at any time the Engineer deems it to be in the public interest, he or she may direct that any and all less essential services be further reduced or curtailed until such time as the Engineer deems it advisable to restore any or all of the services.

(b) The Engineer may impose restrictions under paragraph 3.5(a) in any area or areas of the City or all of the City as he or she deems advisable.

(c) Any such restrictions will come into force in the City 72 hours after the Corporate Officer or other Municipal official makes a Public Announcement of the restriction.

(d) No Person will act contrary to the restrictions imposed by the Engineer pursuant to paragraph 3.5(a).

PART 4: WATER USE PLANS

4.1 An operator of a golf course or a government, school, or park operator of a soil-based playing field or sand-based playing field may apply in writing to the Engineer for approval of a Water Use Plan stipulating:

(a) the volume of Water historically consumed from the first day of May to the fifteenth day of October of each year;

(b) the volume of Water to be consumed by the operation from the first day of May to the fifteenth day of October of each year under the proposed Water Use Plan;

(c) the measures to be followed by the operation to conserve Water and to reduce the use of Water;

(d) the schedule for Watering specified areas within the operation for each Restrictions Stage, except Stage 4;

(e) reporting of actual water use to the Engineer not less than once per month when Stage 1 Restrictions or Stage 2 Restrictions are in force, and not less than once every two weeks when Stage 3 Restrictions are in force; and

(f) such other information or commitments, conditions or restrictions as the Engineer may require.

4.2 The Engineer may approve a proposed Water Use Plan in whole or in part, and may amend the proposed Water Use Plan, or add such other or further commitments, conditions and restrictions as the Engineer considers advisable.

4.3 If the operator consents to adopt a Water Use Plan approved by the Engineer it shall signify such consent in writing, specifying the date on which the operator will adopt the Water Use Plan, in which case the Water Use Plan shall come into force for that operation on the later of the date specified in the notice of consent, or the date on which the Engineer receives the written notice of consent.

4.4 If the operator does not consent to adopt the Water Use Plan approved by the Engineer, the Water Use Plan shall be of no force or effect.

4.5 If a Water Use Plan is in force for an operation, the operator shall comply with all conditions and restrictions set out in the Water Use Plan.

- 4.6 The Engineer may terminate or suspend a Water Use Plan by notifying the operator in writing at least seven days before the termination date.
- 4.7 An operator may terminate a Water Use Plan by notifying the Engineer in writing, in which case the Water Use Plan is terminated on the later of the date specified in the notice, or the date on which the Engineer receives the notice.

PART 5: PERMITS

- | 5.1 A Person ~~may~~must apply to the Engineer for a Permit authorizing the Person to Water when Stage 1 Restrictions or Stage 2 Restrictions are in force, at times specified in the Permit, at the premises described in the Permit, during the currency of the Permit if:

- (a) The Person has installed a new Lawn, either by placing sod or turf or by seeding, or has installed new landscaping on a substantial part of the outdoor portion of a property; or
- (b) The Person is applying nematodes to a Lawn to control the proliferation of European Chafer Beetles

A Permit issued during Stage 1 Restrictions or Stage 2 Restrictions will remain in effect during Stage 3 Restrictions until the expiry date indicated on the permit. A Permit does not exempt the holder from Stage 4 Restrictions.

No Permit shall be issued or renewed during Stage 3 Restrictions or Stage 4 Restrictions.

- | 5.2 A government, school, or park ~~may~~must apply to the Engineer for a Permit authorizing watering at times specified in the Permit, at the premises described in the Permit, during the currency of the Permit. Permitted exemptions may be granted as described in Schedule 1 in relation to:

- (a) New lawns
- (b) Lawns being treated for the European Chafer Beetle
- (c) Newly over-seeded soil based playing fields
- (d) Newly over-seeded sand-based playing fields

A Permit issued during Stage 1 Restrictions or Stage 2 Restrictions will remain in effect during Stage 3 Restrictions until the expiry date indicated on the permit. A Permit does not exempt the holder from Stage 4 Restrictions.

No Permit for new lawns or the treatment of European Chafer Beetle shall be issued or renewed during Stage 3 Restrictions or Stage 4 Restrictions.

No Permit for over-seeded soil or sand based playing fields shall be issued or renewed during Stage 4 Restrictions.

A Permit does not exempt the holder from Stage 4 Restrictions.

- 5.3 A Permit issued applicable to a premises shall be affixed to a post facing the street, beside the principal driveway or otherwise so that it is fully visible from the street.
- 5.4 The application for a Permit must be in the form prescribed by the Engineer.

New Lawns or Landscaping

- 5.5 The Engineer, upon being satisfied that an applicant qualifies under section 5.1 or 5.2 due to new Lawn or landscaping installation, shall issue a Permit in the form set out in Schedule 2 (for residential properties) or Schedule 3 (for non-residential properties) or Schedule 4 (Government/School/Park) to the applicant upon payment of a non-refundable fee in the amount of
- \$30.00 for a single family dwelling unit or non-residential property and an additional \$30.00 for each of the dwelling units in a multiple residential development, to a maximum of \$150.00 for 5 or more dwelling units in a multiple residential development
 - \$0 for a Government, School or Park
- 5.6 A Permit issued under section 5.5 for new Lawns or landscaping shall expire and be of no force or effect 21 days after the date of its issue, unless the Person has been issued an extension under section 5.7.
- 5.7 Before or after the expiration of a Permit issued under section 5.5 a Person may apply for one extension of the Permit for new Lawn or landscape Watering on the same terms and conditions as may be imposed under section 5.5. Such an extension shall end on or before 42 days from the date of the issue of the Permit under section 5.5.

Nematode Application

- 5.8 The Engineer, upon being satisfied that an applicant qualifies under section 5.1 or 5.2 for nematode application, shall issue a Permit in the form set out in Schedule 2 (for residential properties), Schedule 3 (for non-residential properties) or Schedule 4 (Government/School/Park) to the applicant upon payment of a fee in the amount of \$0.
- 5.9 A Permit issued under section 5.8 for nematode application shall expire and be of no force or effect 21 days after the date of its issue. Permits issued for nematode application may not be renewed.

Newly over-seeded soil or sand based playing fields

- 5.10 The Engineer, upon being satisfied that an applicant qualifies under section 5.2 for newly over-seeded soil or sand based playing fields, shall issue a Permit in the form set out in Schedule 4 (Government/School/Park) to the applicant without fee

PART 6: OFFENCES AND PENALTIES GENERAL RESTRICTIONS FOR ALL WATER USE STAGES

- 6.1 All hoses must have an automatic shut-off device.
- 6.2 Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants.
- 6.3 Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason.
- 6.4 Hoses and taps must not run unnecessarily.
- 6.5 Irrigation systems must not be faulty, leaking, or misdirected.
- 6.6 The City is exempt from the restrictions in Schedule 1 for activities that are necessary for the purpose of protecting public health and safety.

PART 7: OFFENCES AND PENALTIES

- 7.1 Every Person who violates or contravenes any of the provisions of this Bylaw or Schedule 1, or suffers or allows to be done any act or thing that violates or contravenes this Bylaw or Schedule 1, commits an offence.
- 67.2 A prosecution under this Bylaw may be commenced by:
- (a) proceedings under Division 3 of Part 8, of the *Community Charter*; or
 - (b) prosecution of the offence in accordance with the *Offence Act*.
- 67.3 Subject to section 6.4, if a prosecution is commenced pursuant to paragraph 6.2(b), upon conviction the offender shall be liable to pay a fine:
- (a) for a first conviction for an offence, of not more than \$10,000 and not less than \$3,000; and
 - (b) for a second or subsequent conviction for an offence, of not more than \$10,000 and not less than \$5,000 for each offence.
- 67.4 Where a prosecution is commenced against a commercial entity pursuant to paragraph 6.2(b) for an offence committed while Stage 4 restrictions are in effect, whether or not a Water Use Plan is in effect for the offender, upon conviction that Person shall be liable to pay a fine of not less than \$5,000.

- | ~~67~~.5 Paragraph 6.3(b) applies whether or not a second or subsequent conviction is for conduct that preceded the conduct that is the subject matter of the prosecution then before the court.
- | ~~67~~.6 If an offence under this Bylaw continues for more than one day, separate fines each not exceeding the maximum fine for that offence may be imposed for each day or part thereof in respect of which the offence occurs or continues.
- | ~~67~~.7 In a prosecution under this Bylaw the onus of establishing an exemption under subsections 1.2, 2.2, or 3.2 of Schedule 1 lies on the Person claiming the exemption.

PART ~~78~~: DATE OF COMING INTO FORCE

- | ~~78~~.1 This Bylaw comes into force and takes effect on the date of its adoption.

PART ~~89~~: REPEAL

~~89~~.1 Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 and all amendments thereto are hereby repealed.

READ a first time the 13th day of March, 2018.

READ a second time the 13th day of March, 2018.

READ a third time the 13th day of March, 2018.

ADOPTED the day of ,2018.

PRESIDING MEMBER

CORPORATE OFFICER

Attachments:

Schedule 1
Schedule 2
Schedule 3
Schedule 4

**CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018**

SCHEDULE 1 – STAGE RESTRICTIONS

PART 1: ~~GENERAL RESTRICTIONS FOR ALL STAGES (1 THROUGH 4)~~

- ~~1. All hoses must have an automatic shut-off device;~~
- ~~2. Water must not unnecessarily run off on impermeable surfaces such as driveways, curbs, pathways, or gutters when watering lawns and plants;~~
- ~~3. Artificial playing turf and outdoor tracks must not be watered except for a health or safety reason;~~
- ~~4. Hoses and taps must not run unnecessarily;~~
- ~~5. Irrigation systems must not be faulty, leaking, or misdirected.~~

~~PART 2: STAGE 1 RESTRICTIONS~~

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses: on Wednesdays and Saturdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays and Sundays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non-residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns being treated for European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation

User	Water Use	Restriction
GOVERNMENTS/ SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am and on Fridays from 4 am to 9 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am and on Fridays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited

PART 32: STAGE 2 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Even-numbered civic addresses: on Wednesdays from 4 am to 9 am Odd-numbered civic addresses: on Thursdays from 4 am to 9 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 4 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering golf courses	Fairways watering anytime on any one day in a 7-day period, except if operating under an approved local government water management plan

User	Water Use	Restriction
NON-RESIDENTIAL	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment - Aesthetic cleaning by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Even-numbered civic addresses: on Mondays from 1 am to 6 am Odd-numbered civic addresses: on Tuesdays from 1 am to 6 am
	Watering new lawns or lawns being treated for the European Chafer Beetle	Outside restricted lawn watering times if in compliance with a local government permit
	Watering trees, shrubs, and flowers excluding edible plants	On any day from 1 am to 9 am if using a sprinkler On any day at any time if using a handheld hose, soaker hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 4 days in a 7-day period from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	On any day from 7 pm to 9 am, except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks and pools	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited

PART 43: STAGE 3 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers excluding edible plants	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering golf courses	Fairways watering prohibited except if operating under an approved local government water management plan
	Washing impermeable surfaces	Prohibited except if: <ul style="list-style-type: none"> - For a health or safety reason

User	Water Use	Restriction
NON-RESIDENTIAL		<ul style="list-style-type: none"> - Preparing a surface for painting or similar treatment by a commercial cleaning operation
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
	Commercial vehicle washing	Prohibited except if: <ul style="list-style-type: none"> - A facility that installed an automatic vehicle wash system before November 1, 2017, is operating on a basic wash and rinse cycle only - A facility that installed an automatic vehicle wash system after November 1, 2017, is operating using a water recycling system that achieves a minimum 60% water recovery rate over the full wash cycle - A hand wash and self-service facility, is operating using high-pressure wands or brushes that achieve a maximum flow rate of 11.4 litres per minute
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	Local government permits issued in Stages 1 or 2 remain in effect until permit expires No new permits issued or renewed
	Watering trees, shrubs, and flowers	Prohibited if using a sprinkler or soaker hose On any day at any time if using a handheld hose, water container, or drip irrigation
	Watering soil-based playing fields	No more than 3 days in a 7-day period from 7 pm to 9 am except if: <ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Watering sand-based playing fields	No more than 5 days in a 7-day period from 7 pm to 9 am, except if:

User	Water Use	Restriction
GOVERNMENTS/SCHOOLS/PARKS		<ul style="list-style-type: none"> - Watering newly over-seeded fields if in compliance with a local government permit - Operating under an approved local government water management plan
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited except water play parks with user-activated switches
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited except for pools and hot tubs with a permit to operate in accordance with health authorities having jurisdiction over pool and hot tub regulation
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety

PART 54: STAGE 4 RESTRICTIONS

User	Water Use	Restriction
RESIDENTIAL	Watering lawns	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for a health or safety reason
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
NON-RESIDENTIAL	Watering lawns (mixed-use buildings e.g. residential and commercial should follow Non- residential watering times)	Prohibited
	Watering new lawns or lawns being treated for the European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited

NON-RESIDENTIAL	Watering golf courses	Prohibited
	Washing impermeable surfaces	Prohibited except if ordered by a regulatory authority having jurisdiction for health or safety reason
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety
	Commercial vehicle washing	Prohibited
GOVERNMENTS/SCHOOLS/PARKS	Watering lawns and grass boulevards	Prohibited
	Watering new lawns or lawns being treated for European Chafer Beetle	All local government permits issued for lawn watering are invalidated
	Watering trees, shrubs, flowers and edible plants	Prohibited
	Watering soil-based playing fields	Prohibited
	Watering sand-based playing fields	Prohibited
	Flushing water mains	Prohibited
	Operating water play parks	Prohibited
	Topping up or filling aesthetic water features	Prohibited
	Topping up or filling pools and hot tubs	Prohibited
	Washing vehicles and boats	Prohibited except to clean windows, lights, mirrors, license plates, and boat engines for safety

PART 6: EXEMPTIONS

~~6.1 The City is exempt from the restrictions in Parts 1 to 5 of Schedule 1 for activities that are necessary for the purpose of protecting public health and safety.~~

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 2 – RESIDENTIAL LAWN WATERING PERMIT



LAWN WATERING PERMIT

4:00 A.M. – 9:00 A.M. DAILY

THIS RESIDENTIAL PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 3 – NON-RESIDENTIAL LAWN WATERING PERMIT



LAWN WATERING PERMIT

1:00 A.M. – 6:00 A.M. DAILY

THIS NON-RESIDENTIAL PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

CITY OF MAPLE RIDGE
BYLAW NO. 7425-2018

SCHEDULE 4 – GOVERNMENT, SCHOOL OR PARK LAWN **OR PLAYING FIELD** WATERING PERMIT



☐ LAWN WATERING PERMIT

1:00 A.M. – 6:00 A.M. DAILY

☐ PLAYING FIELD WATERING PERMIT

DAILY

THIS GOVERNMENT, SCHOOL OR PARK PROPERTY
IS TEMPORARILY EXEMPT FROM CURRENT WATER RESTRICTIONS
UNDER BYLAW NO. 7425-2018

PERMIT PROPERTY ADDRESS

PERMIT EXPIRY DATE

This Permit **MUST BE VISIBLY DISPLAYED** on the residence during its term.

RECEIPT NUMBER:

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7339 Fax: 604-467-7461
engineering@mapleridge.ca

CITY OF MAPLE RIDGE

Maple Ridge Water Service Amending Bylaw No. 7427-2018

A Bylaw to amend Maple Ridge Water Service Bylaw No. 6002-2001

WHEREAS the Council of the City of Maple Ridge deems it expedient to further amend the Maple Ridge Water Service Bylaw No. 6002-2001.

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

1. This Bylaw may be cited as Maple Ridge Water Service Amending Bylaw No. 7427-2018.
2. Maple Ridge Water Service Bylaw No. 6002-2001 is amended by changing all instances of Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 to Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018.

READ a first time the 13th day of March, 2018.

READ a second time the 13th day of March, 2018.

READ a third time the 13th day of March, 2018.

ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Alternative Approval Process Results & Loan Authorization Bylaws

MEETING DATE: March 27, 2018
FILE No: 05-1825-02
MEETING: Council Meeting

EXECUTIVE SUMMARY:

In September of 2017, Council approved a process to obtain electoral approval to borrow up to \$49.5 million. On February 19, 2018 public approval was attained. Council can now adopt the loan authorization bylaws so that they can be forwarded to the Province for approval. Once this is in place, the City may proceed with borrowing the approved funds, as and when required. In alignment with the City's purchasing policy, contract awards meeting value thresholds come to Council for approval.

RECOMMENDATIONS:

That Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 be adopted, and;

That Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 be adopted; and

That Albion Community Centre Loan Authorization Bylaw No. 7372-2017 be adopted; and

That Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 be adopted; and

That Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 be adopted; and

That Whonnock Lake Canoe and Kayak Facility Improvements Loan Authorization Bylaw No. 7375-2017 be adopted; and

That Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 be adopted; and

That Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 be adopted; and further,

That the Corporate Officer be directed to submit application for Certificates of Approval for Bylaw No. 7370-2017, Bylaw No. 7371-2017, Bylaw No. 7372-2017, Bylaw No. 7373-2017, Bylaw No. 7374-2017, Bylaw No. 7375-2017, Bylaw No. 7376-2017, and Bylaw No. 7377-2017 to the Inspector of Municipalities.

DISCUSSION:

a) Background Context:

The City has engaged the public at length over the past few years in relation to investments in park, recreation and cultural infrastructure. Council determined to move forward with projects worth an estimated \$55.5 million, for which \$49.5 million is required from borrowing. In order to borrow this funding, the City was required to obtain approval of the electorate.

Council identified the Alternative Approval Process as the preferred method of obtaining electoral approval in July 2016. In September 2017, Council approved an outline of the proposed process. On November 3, 2017, the City received approval from the Inspector of Municipalities to proceed.

The process included Council giving three readings to eight loan authorization bylaws to renovate and construct eight park and recreational amenities. The public opportunity to oppose any, some or all of the bylaws was advertised in the newspaper twice in the two weeks leading up to the public participation period, and on the web and social media sites, and elector response forms were made available at city hall, the leisure centre, and the library for thirty days.

The process for electoral opposition concluded on February 19, 2018, at which time the responses were tallied. Opposition for all projects fell short of the 10% threshold, and, therefore, electoral approval was attained.

For the City to proceed with the borrowing, Council must adopt each of the Loan Authorization Bylaws. Council will have further opportunity for decision-making as each individual project and contract award is put forward for approval.

b) Strategic Alignment:

These investments in City infrastructure align with population growth, and are outlined in the Parks, Recreation and Cultural Master Plan. The loan authorizations are within the City's borrowing capacity as established by the Province, and a financial plan showing the impact on property tax increases has been established.

c) Citizen/Customer Implications:

Provincial legislation regulating the Alternative Approval Process establishes electoral approval as less than 10% of eligible voters opposed, equivalent to 5,828 signatures, for each individual loan authorization bylaw. The number of signatures received for each project was:

- Maple Ridge Leisure Centre Renovation: 1,069 (1.8%)
- Telosky Stadium Synthetic Fields: 1,270 (2.2%)
- Albion Community Centre: 1,331 (2.3%)
- Silver Valley Neighbourhood Gathering Places: 1,508 (2.6%)
- Hammond Community Centre Renovation: 1,254 (2.2%)
- Whonnock lake Canoe and Kayak Facility Improvement: 1,320 (2.3%)
- Maple Ridge Secondary School Track Facility Upgrades: 1,244 (2.1%)
- Ice Sheet Addition: 1,501 (2.6%)

CONCLUSIONS:

Electoral approval for loan authorization bylaws to fund eight park and recreation projects has been attained. Council can now adopt the bylaws so that they can be forwarded to the Province for approval. In alignment with the City's purchasing policy, contract awards meeting value thresholds come before to Council for approval.

Original signed by Laura Benson

Prepared by: Laura Benson, CPA, CMA
Corporate Officer

Original signed by Trevor Thompson

Approved by: Trevor Thompson, BBA, CPA, CGA
Interim Director of Finance

Original signed by Paul Gill

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

LB:do

Attachments: Bylaw No. 7370-2017, Bylaw No. 7371-2017, Bylaw No. 7372-2017, Bylaw No. 7373-2017, Bylaw No. 7374-2017, Bylaw No. 7375-2017, Bylaw No. 7376-2017, and Bylaw No. 7377-2017

CITY OF MAPLE RIDGE

BYLAW NO. 7370-2017

A bylaw to authorize the borrowing of a portion of the estimated cost to renovate the Maple Ridge Leisure Centre

WHEREAS, it is deemed desirable and expedient to renovate and improve the Maple Ridge Leisure Centre.

AND WHEREAS the sum of \$3,500,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the renovation and improvement of the Maple Ridge Leisure Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$3,500,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the renovation of the said Leisure Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017."

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7371-2017

A bylaw to authorize the borrowing of the estimated cost of constructing synthetic fields at Telosky Stadium

WHEREAS, it is deemed desirable and expedient to construct synthetic fields at Telosky Stadium.

AND WHEREAS the sum of \$7,000,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of synthetic fields at Telosky Stadium generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$7,000,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said synthetic fields at Telosky Stadium.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017."

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7372-2017

A bylaw to authorize the borrowing of the estimated cost of constructing the Albion Community Centre

WHEREAS, it is deemed desirable and expedient to construct the Albion Community Centre.

AND WHEREAS the sum of \$8,500,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Albion Community Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$8,500,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Albion Community Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as “Albion Community Centre Loan Authorization Bylaw No. 7372-2017.”

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7373-2017

A bylaw to authorize the borrowing of the estimated cost of constructing Silver Valley Neighbourhood Gathering Places

WHEREAS, it is deemed desirable and expedient to construct Silver Valley Neighbourhood Gathering Places.

AND WHEREAS the sum of \$1,000,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of Silver Valley Neighbourhood Gathering Places generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$1,000,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Silver Valley Neighbourhood Gathering Places.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017".

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7374-2017

A bylaw to authorize the borrowing of the estimated cost to renovate the Hammond Community Centre

WHEREAS, it is deemed desirable and expedient to renovate and improve the Hammond Community Centre.

AND WHEREAS the sum of \$2,500,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the renovation and improvement of the Hammond Community Centre generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$2,500,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the renovation of said Hammond Community Centre.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017".

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7375-2017

A bylaw to authorize the borrowing of the estimated cost of improving the Whonnock Lake Canoe and Kayak Facility

WHEREAS, it is deemed desirable and expedient to improving the Whonnock Lake Canoe and Kayak Facility.

AND WHEREAS the sum of \$1,000,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the improvement of the Whonnock Lake Canoe and Kayak Facility generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$1,000,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the improvement of said Whonnock Lake Canoe and Kayak Facility.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Whonnock Lake Canoe and Kayak Facility Improvement Loan Authorization Bylaw No. 7375-2017".

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7376-2017

A bylaw to authorize the borrowing of the estimated cost of constructing the Maple Ridge Secondary Track Facility Upgrades

WHEREAS, it is deemed desirable and expedient to upgrade the Maple Ridge Secondary Track Facility.

AND WHEREAS the sum of \$2,500,000 is the amount of debt intended to be borrowed by this bylaw;

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

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the construction of the Maple Ridge Secondary Track Facility Upgrades generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$2,500,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the construction of said Maple Ridge Secondary Track Facility.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Maple Ridge Secondary Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017".

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7377-2017

A bylaw to authorize the borrowing of the estimated cost of adding an ice sheet

WHEREAS, it is deemed desirable and expedient to add an ice sheet and associated improvements.

AND WHEREAS the sum of \$23,500,000 is the amount of debt intended to be borrowed by this bylaw;

NOW THEREFORE, the Council for the City of Maple Ridge in open meeting assembled, enacts as follows:

1. The Council is hereby empowered and authorized to undertake and carry out or cause to be carried out the addition of an ice sheet and associated improvements generally in accordance with general plans on file in the municipal office and to do all things necessary in connection therewith and without limiting the generality of the foregoing:
 - a) To borrow upon the credit of the Municipality a sum not exceeding \$23,500,000.
 - b) To acquire all such real property, easements, rights-of-way, licenses, rights or authorities as may be requisite or desirable for or in connection with the addition of said Ice Sheet and associated improvements.
2. The maximum term for which debentures may be issued to secure the debt created by this bylaw is twenty-five years.
3. This bylaw may be cited as "Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017".

READ a first time the 12th day of September, 2017.

READ a second time the 12th day of September, 2017.

READ a third time the 12th day of September, 2017.

RECEIVED the approval of the Inspector of Municipalities the 3rd day of November, 2017.

RECEIVED the approval of the electors of the City of Maple Ridge the 19th day of February, 2018.

RECONSIDERED AND FINALLY PASSED AND ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Reports and Recommendations*

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
FROM: and Members of Council
Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7433-2018
12313 McNutt Road

MEETING DATE: March 27, 2018
FILE NO: 2017-548-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12313 McNutt Road, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) for a future subdivision into two single family lots.

To proceed further with this application, additional information is required as outlined below. Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$5,100.00 (\$5,100 per new single family lot created).

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7433-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules B, E, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	D. Pearce
Legal Description:	Parcel A (Explanatory Plan 32859) Lot 5 Except: Part Dedicated Road Plan LMP6069, Section 20, Township 15, New Westminster District Plan 12094
OCP:	
Existing:	Suburban Residential
Proposed:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Vacant
	Zone: RS-2 (One Family Suburban Residential)
	Designation: Suburban Residential

South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		1.2 ha (2.9 acres)
Access:		McNutt Road and 272 Street
Servicing requirement:		Rural Standard

b) Project Description:

The subject property, located at 12313 McNutt Road, is approximately 1.2 ha (2.9 acres) in size, and has frontage on 272 Street and McNutt Road (see Appendices A and B). The property is treed in the south-eastern portion, and has significant slopes along 272 Street and along the central-eastern portion of the property (see Appendix C). Cooper Creek is located east of McNutt Road. There is a cell phone tower located near the northern property line, in the centre of the property. There is a private agreement in place and a Statutory Right-of-Way on Title to allow access for this tower until the end of 2023. Cell phone towers are under federal jurisdiction and the City is not responsible for maintaining access to them. The Statutory Right-of-Way will carry over to the newly created lots once subdivided.

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) (see Appendix D) to allow for a future subdivision for two single family lots (see Appendix E).

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 located outside the Urban Area Boundary and is currently designated *Suburban Residential*, which generally allows for a lot size of 0.4 ha (1 acre), with City water and a private system for sewage disposal.

In August, 2016 Council received a staff report outlining *Suburban Residential* and *Estate Suburban Residential* land use designation options. On September 5, 2017 after further review Council resolved that no changes would be made to the *Estate Suburban* and *Suburban Residential* OCP policies and that residential development in these areas could proceed accordingly.

The proposed rezoning and preliminary subdivision is also consistent with the *Suburban Residential* land use designation and with applications that have been approved in the area. Properties immediately to the north, south, and west are zoned RS-2 (One Family Suburban Residential).

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 two single family lots. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.8 ha (2 acres), and the minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity 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, as the proposal is for two single family lots, the application is exempt from the Wildfire Development Permit, but a Restrictive Covenant will be required detailing the building design and landscaping requirements.

Advisory Design Panel:

This application does not need to be reviewed by the Advisory Design Panel as a Form and Character Development Permit is not required for the single family residential dwellings.

Development Information Meeting:

A Development Information Meeting is not required for this application because fewer than five dwelling units are being 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;
- f) Utility companies; 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) 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 Natural Features Development Permit Application (Schedule G); and
- 3. 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 City of Maple Ridge's Approving Officer.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, ASCT, MA
Planner 2

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

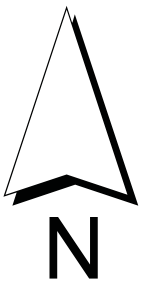
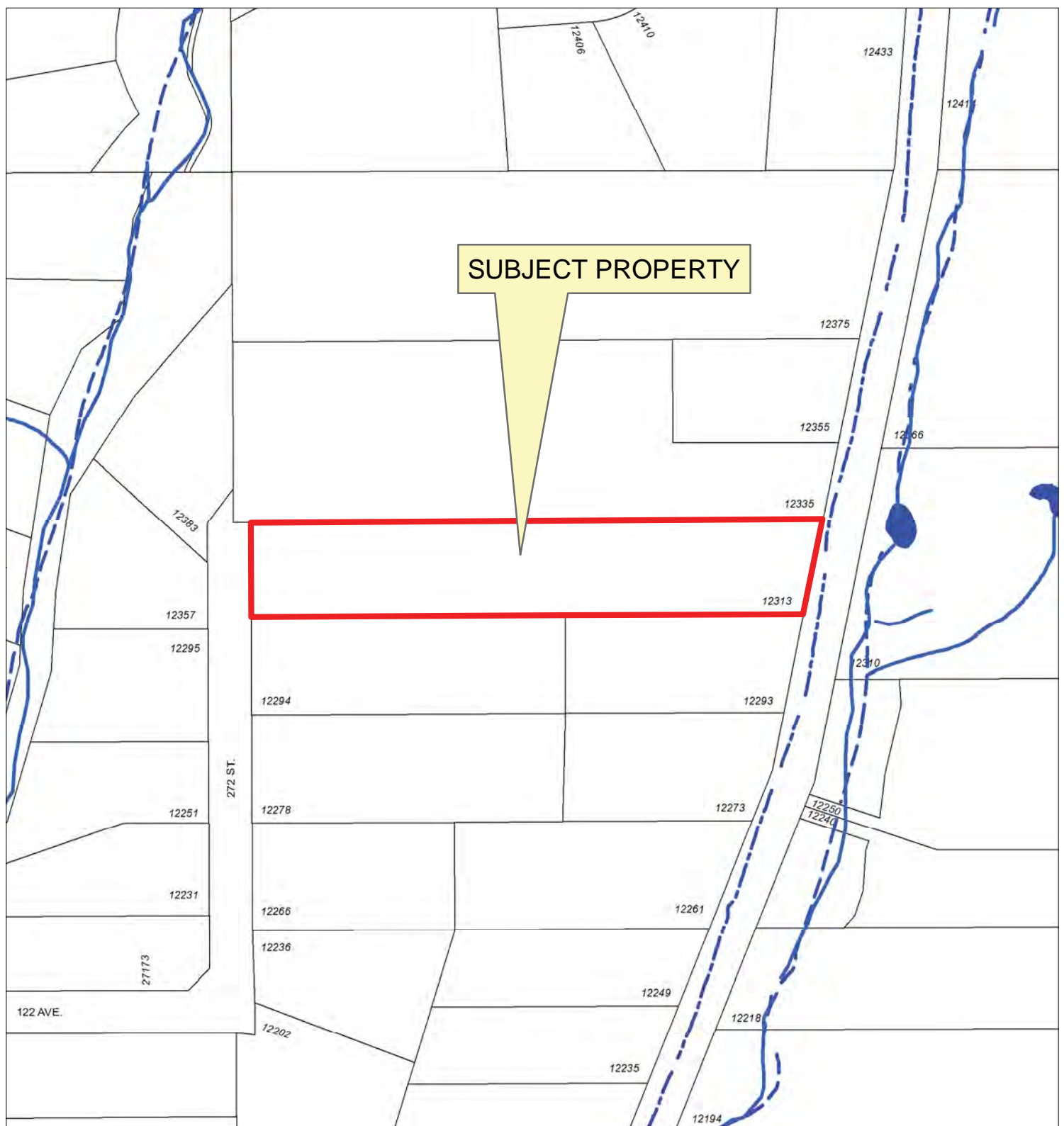
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer




The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Environmental Context Map
- Appendix D – Zone Amending Bylaw No. 7433-2018
- Appendix E – Proposed Subdivision Plan



Scale: 1:2,500

Legend

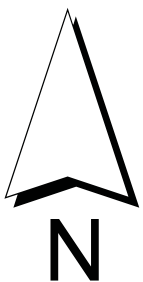
-  Stream
- Indefinite Creek
-  River
-  Major Rivers & Lakes

12313 McNutt RD







2017-548-RZ
DATE: Nov 24, 2017

BY: JV



Scale: 1:2,500

Legend

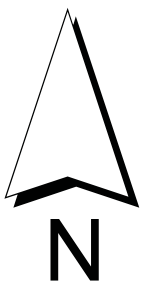
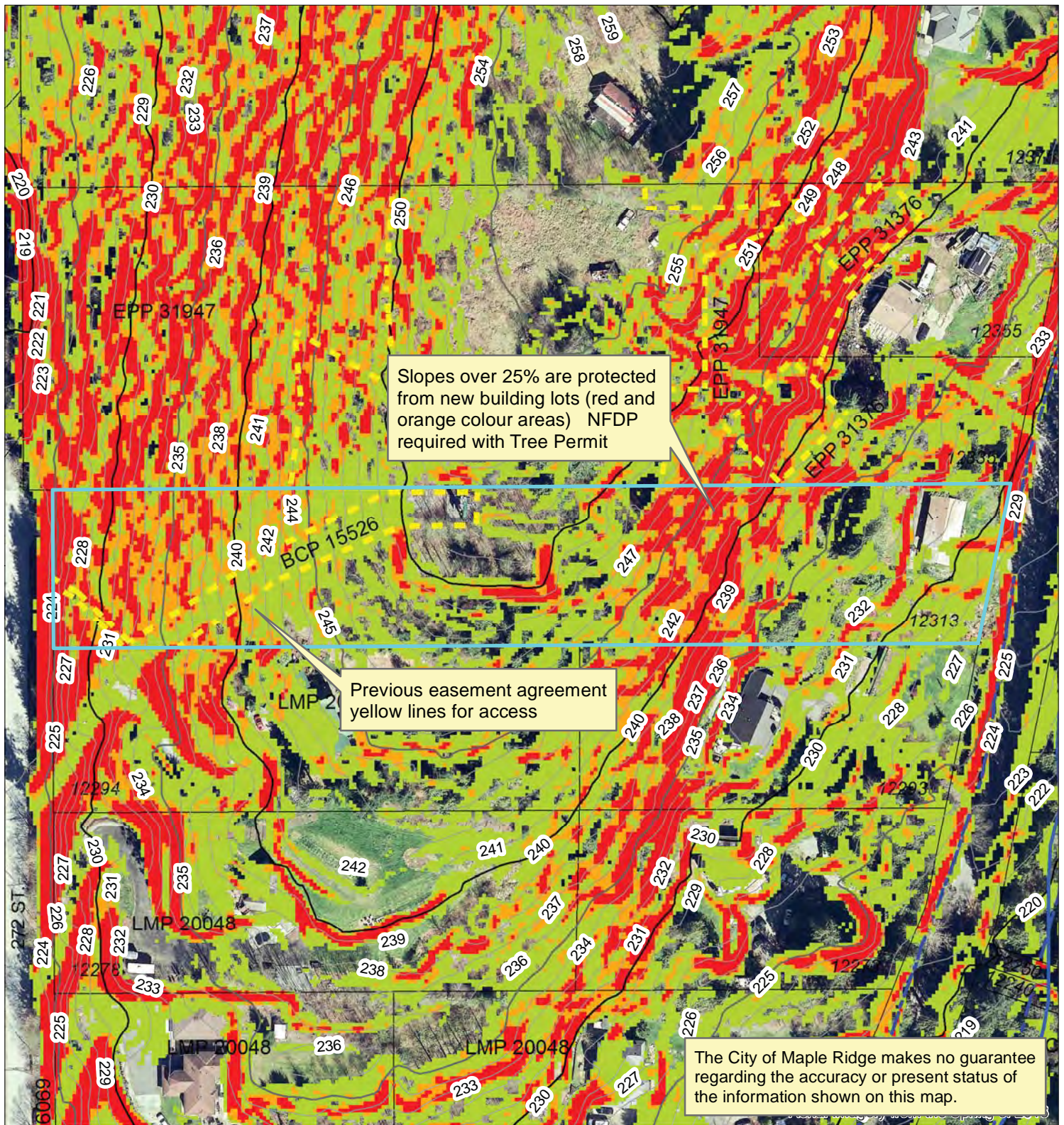
-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

12313 McNutt RD

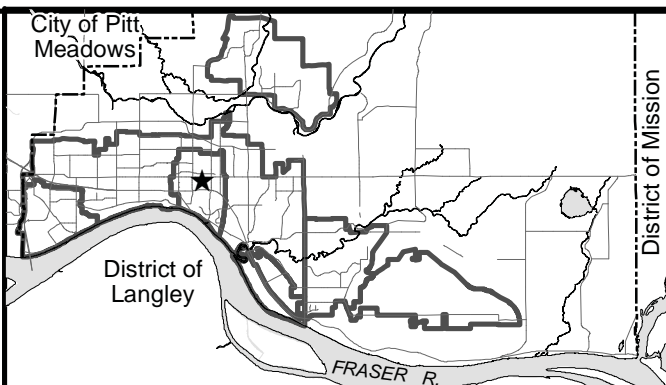


2017-548-RZ
DATE: Nov 24, 2017

BY: JV



Scale: 1:1,494



12313 McNutt Rd Site Context Map1

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd
DATE: Mar 6, 2018

BY: RS

**CITY OF MAPLE RIDGE
BYLAW NO. 7433-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7433-2018."
2. That parcel or tract of land and premises known and described as:

Parcel A (Explanatory Plan 32859) Lot 5 Except: Part Dedicated Road Plan LMP6069
Section 20 Township 15 New Westminster District Plan 12094

and outlined in heavy black line on Map No. 1751 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).

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

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

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

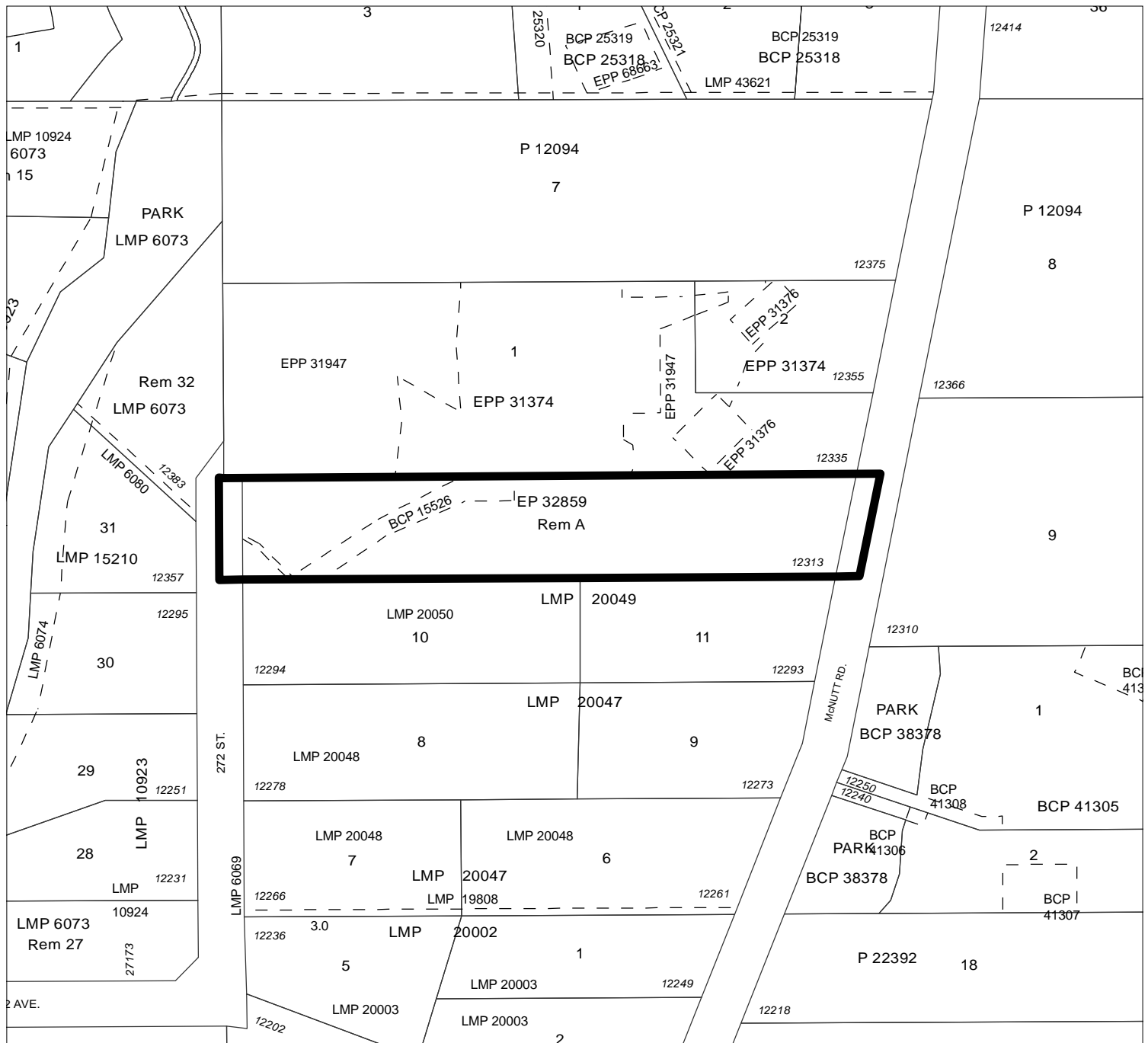
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7433-2018

Map No. 1751

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,500

APPENDIX E



Subdivision
Line

12355

← 480' →

RS-3 → RS-2

CELL

6532 Sq meters 60'

BLdg
Envelope

Existing
Septic

150'

← 480 →

12294

← 398' →

RS-3 → RS-2

5116 Sq. Meters

Existing
House

← 365 →

12313

Proposed Area
new
Septic

12293

Mc Nutt

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7424-2018
12848 240 Street

MEETING DATE: March 27, 2018
FILE NO: 2017-553-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12848 240 Street, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District), to allow future subdivision into approximately thirteen (13) single family residential lots (see Appendix D). An Official Community Plan (OCP) amendment is anticipated to adjust the *Conservation* boundaries to reflect the location of Hennipen Creek. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot.

RECOMMENDATIONS:

In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

That Zone Amending Bylaw No. 7424-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	1110665 BC Ltd.
Legal Description:	Lot 2 Section 27 Township 12 New Westminster District Plan 10713
OCP:	
Existing:	Medium/High Density Residential and Conservation
Proposed:	Medium/High Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	R-2 (Urban Residential District)
Surrounding Uses:	
North:	Use: Parkland Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Conservation
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Commercial and Medium/High Density Residential
East:	Use: Storage (Masonry Contractor) Zone: M-2 (General Industrial) Designation: Conservation, Tourist Commercial, Civic
West:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Low Density Urban, Open Space, Commercial, Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.71 ha (1.75 acres)
Access:	Mill Street and new strata road
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 0.71 ha (1.75 acres) in size and is bound by the unopened 240 Street right of way to the west, Mill Street to the east, a single family residential lot to the south and newly created Parkland to the north (see Appendix A). Hennipen Creek is located in the northwest corner of the subject property running east to west. The subject property has some minor grade changes around the location of Hennipen Creek, as well; trees are located around the perimeter of the lot. The development site is located in the Horse Hamlet of the Silver Valley Area Plan, which forms part of the Official Community Plan (OCP).

c) Project Description:

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision into thirteen (13) single family residential lots not less than 315 m². The applicant is proposing a Bare Land Strata development in order to achieve similar watercourse setbacks as the adjacent development, as well as a reduced road right-of-way (see Appendix D).

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* (51%) and *Conservation* (49%). The *Medium/High Density Residential* designation permits densities ranging between 18-40 units per hectare in either single family or multi-family form.

The proposed R-2 (Urban Residential District) zoned development is in compliance with the Silver Valley Area Plan policies. It is important to note that within the Silver Valley Area, the Horse Hamlet has the lowest relative densities. An OCP amendment is anticipated to adjust the *Conservation* boundaries to reflect the location of Hennipen Creek.

The property to the south, located at 24043 128 Avenue, is designated *Commercial* and *Medium/High Density Residential* (currently single family residential use). Based on this designation, it is anticipated that a commercial use will be utilized in the future. Due to a potential conflict of uses between the proposed single family residential lots (subject application) and the potential commercial use (adjacent southern property), a landscape covenant would be required as a condition of rezoning to allow a buffer between the two uses. The covenant will be registered on title and inform prospective home-owners of the potential commercial use on the adjacent southern lot.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) (see Appendix B) to permit future subdivision into approximately thirteen (13) single family residential lots. The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 0.4 ha (1 acre) and RS-3 (One Family Rural Residential) zone is 0.8 ha (2 acres), and the minimum lot size for the proposed R-2 (Urban Residential District) zone is 315 m². 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 for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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.

Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family project, therefore this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District; 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) 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 Wildfire Development Permit Application (Schedule J); and
5. 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:

This development proposal is in compliance with the OCP; however an OCP amendment for a *Conservation* boundary adjustment will be required. It is expected that once complete information is received after first reading, Maple Ridge Zone Amending Bylaw No. 7424-2018 will be amended to reflect the appropriate conservation boundary.

It is therefore recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading; and 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 Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

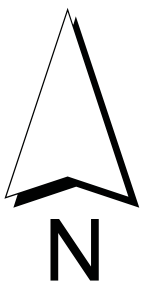
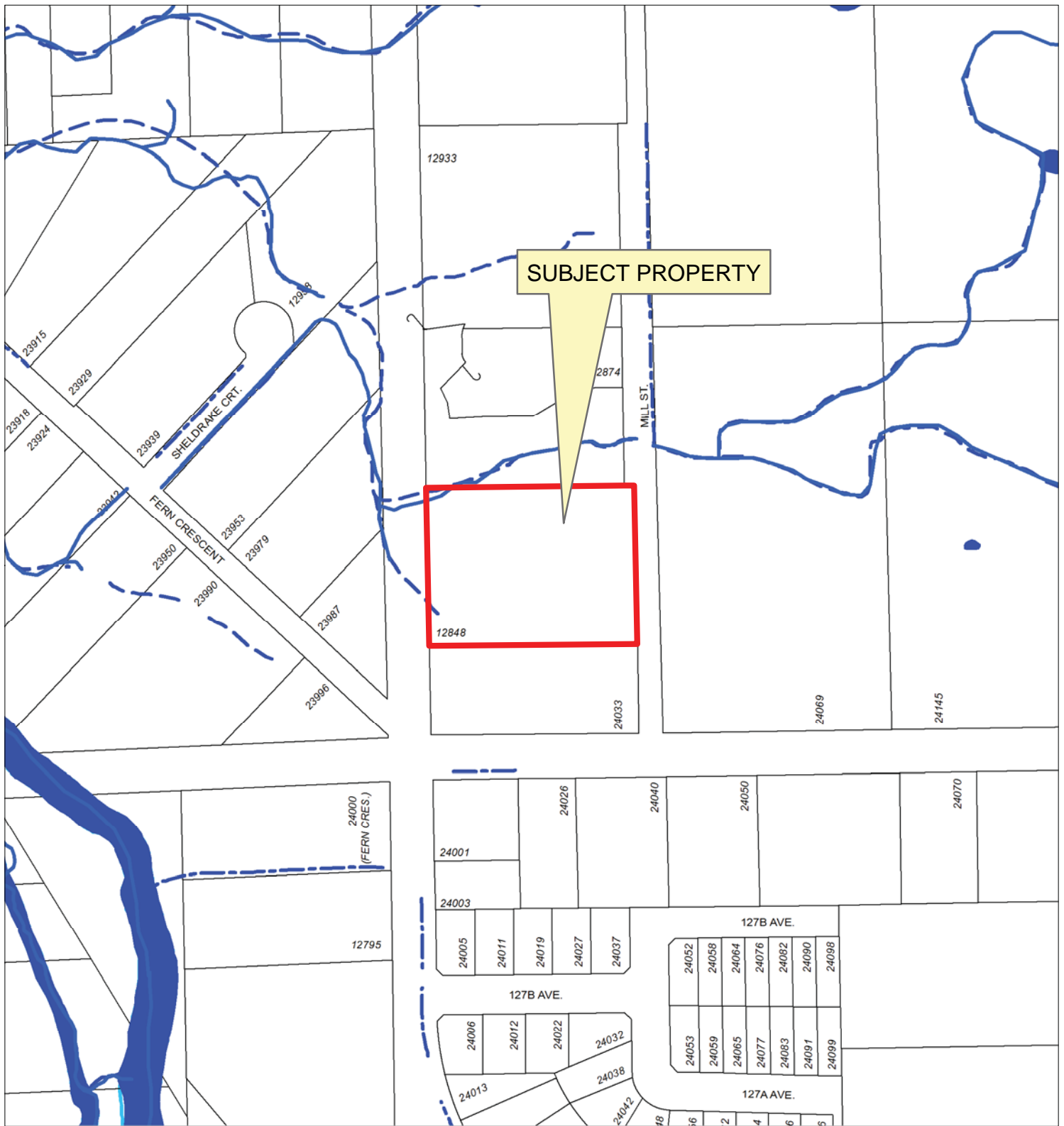
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, 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.7424-2018
Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

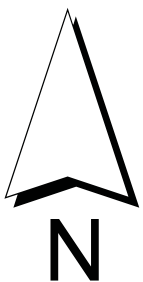
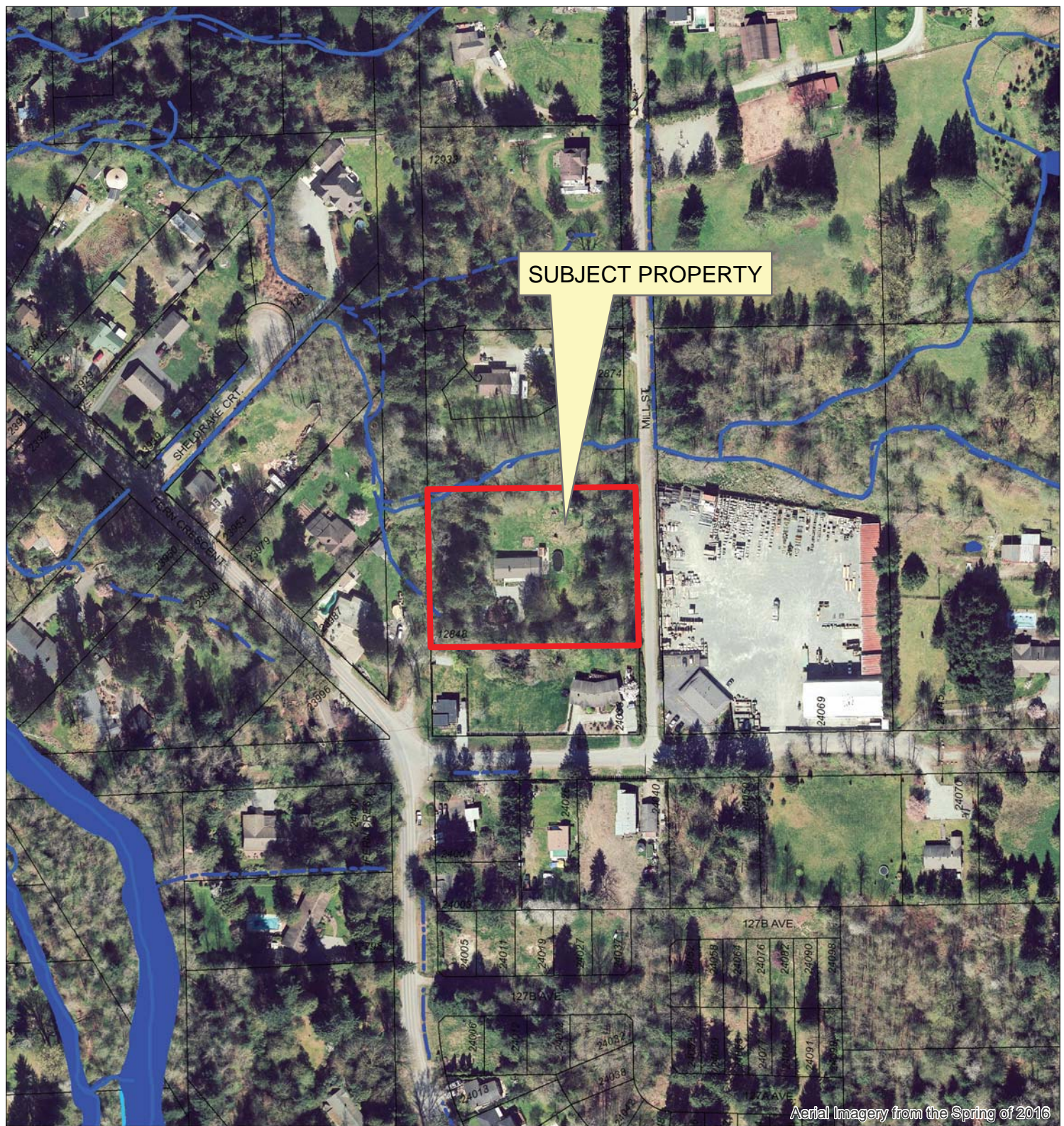
- Stream
- Indefinite Creek
- River
- Major Rivers & Lakes

12848 240 Street






2017-553-RZ
 DATE: Nov 28, 2017

BY: JV



Scale: 1:2,500

Legend

-  Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

12848 240 Street



2017-553-RZ
DATE: Nov 28, 2017

BY: JV

CITY OF MAPLE RIDGE BYLAW NO. 7424-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7424-2018."
2. That parcel or tract of land and premises known and described as:

Lot 2 Section 27 Township 12 New Westminster District Plan 10713

and outlined in heavy black line on Map No. 1747 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-2 (Urban Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

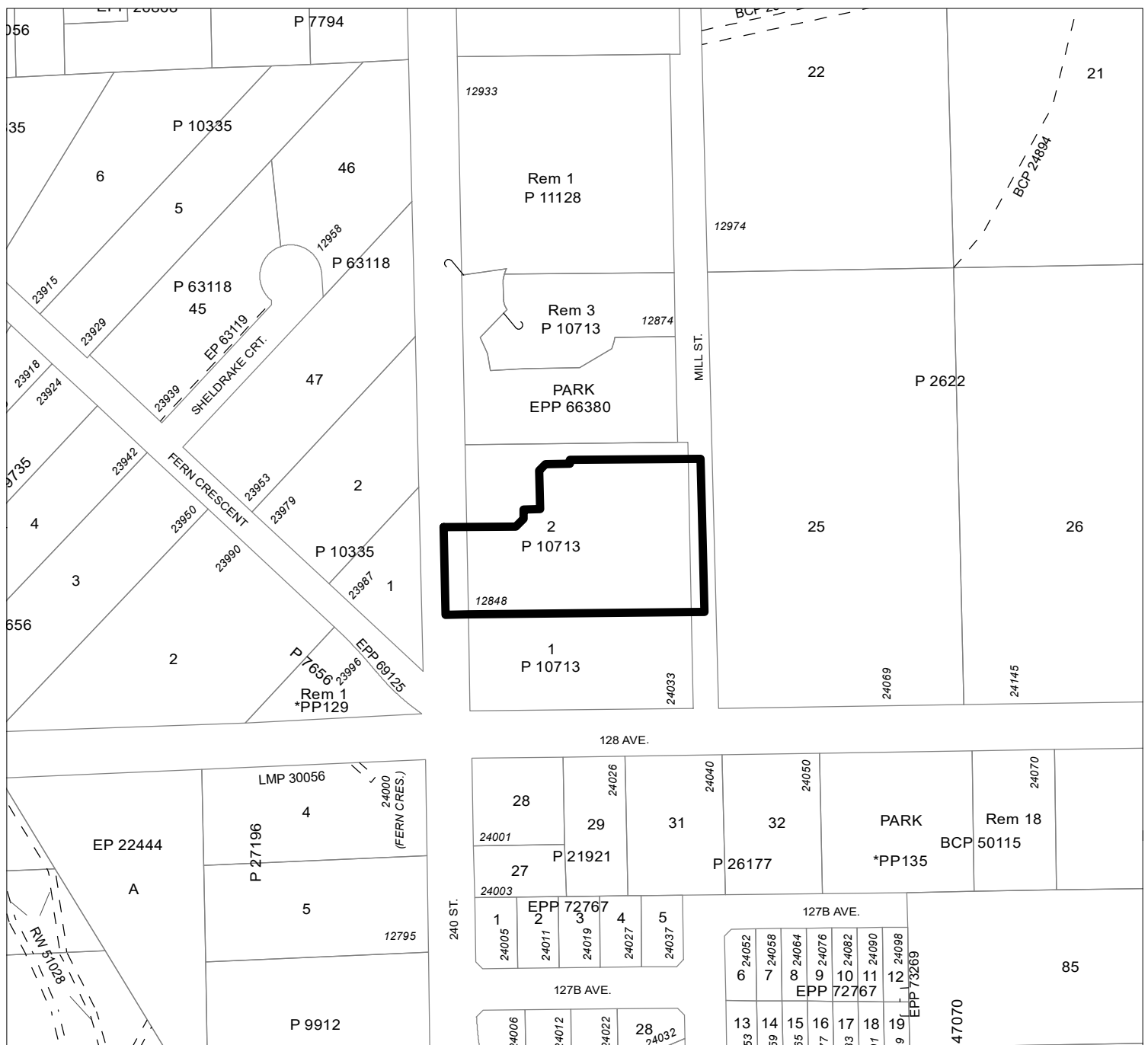
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



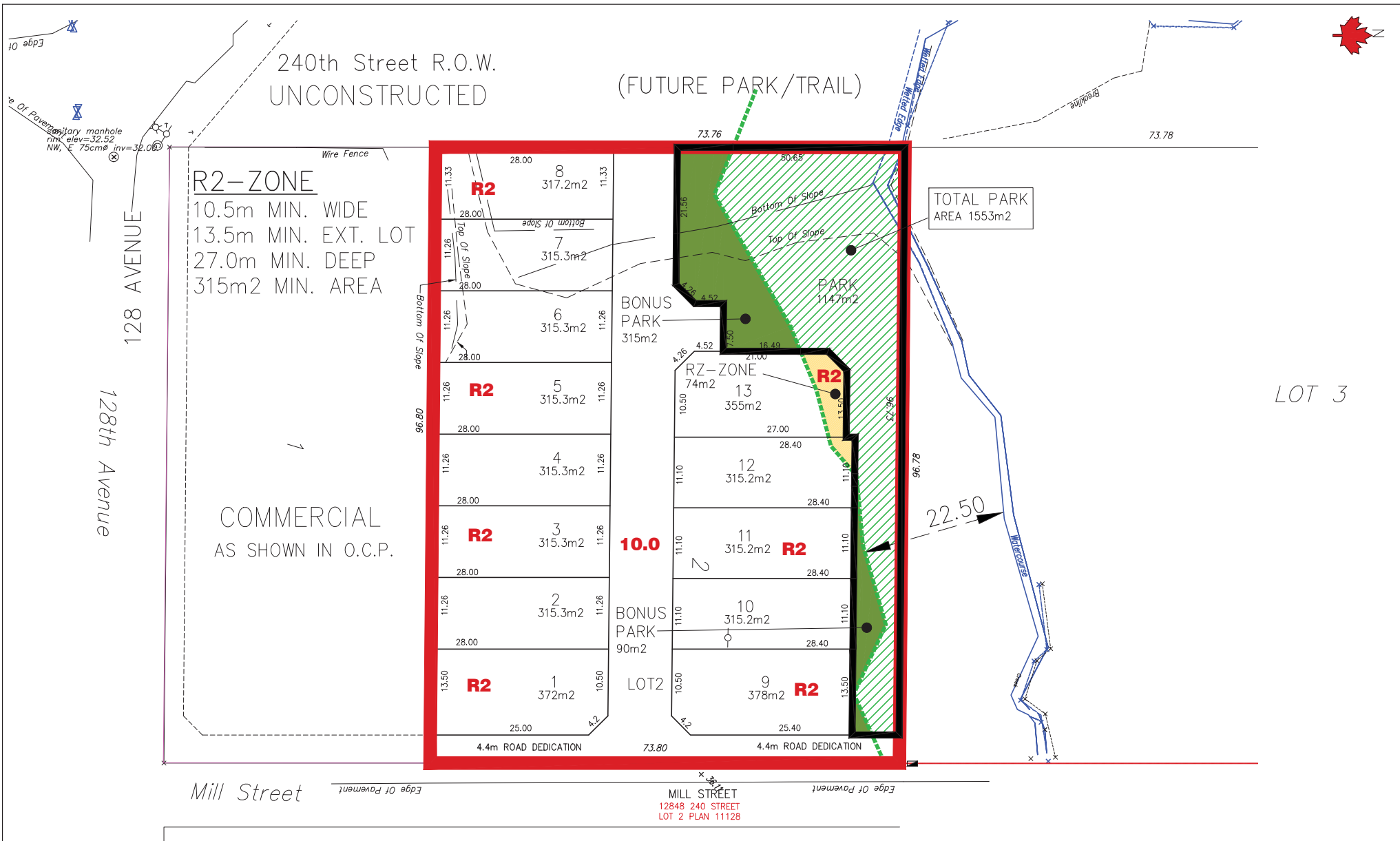
MAPLE RIDGE ZONE AMENDING


Bylaw No. 7424-2018
Map No. 1747
From: RS-3 (One Family Rural Residential)
RS-2 (One Family Suburban Residential)
To: R-2 (Urban Residential District)



SCALE 1:2,500

APPENDIX D



			<p>Benchmark Notes: Elevations Are Geodetic Referred to Monument: 84H0060 Monument Elevation: 14.70m Located At: 232nd St and 132nd Ave</p> <p>D.K. BOWINS & ASSOCIATES INC. 9905 EMERY STREET, MISSISSAUGA, B.C. V5S 1A4 604-826-4399, EMAIL: dbowins@shaw.ca</p>		<p>EXISTING PROPOSED</p> <p>STORM SEWER SANITARY SEWER GAS WATER U.G. LIGHTING U.G. HYDRO U.G. TELEPHONE MANHOLE CATCH BASIN WATER OR GAS VALVE</p>		<p>DITCH UTILITY POLE /ANCHOR FIRE HYDRANT BASEMENT ELEV. EDGE OF PAVEMENT FENCE SIDEWALK SURVEY MONUMENT SAW INSPECTION CHAMBER STREET LIGHT</p>		<p>EDGE OF GRAVEL SLOPE SHRUB HEDGE TREE BUILDING</p>		<p>DRAWN: AJD DESIGNED: DKB CHECKED: APPROVED: FIELD BOOK: SCALES: HORIZ. 1:250 VERT. -</p>		<p>SEAL</p> <p></p>		<p>CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT</p> <p>SUBDIVISION PLAN MILL STREET & 130 AVENUE 12848 240 STREET LOT 2 PLAN 11128</p>		<p>Date: NOV 2017 SHEET: OF Dwg. No. 0</p>	
No	Date	Revision	BY															

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7445-2018
22567, 22583 and 22577 Brown Avenue

MEETING DATE: March 27, 2018
FILE NO: 2018-004-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a 46 unit apartment building. 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 at a rate of \$3,100 per apartment dwelling unit (46) for an estimated total amount of \$142,600.00.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7445-2018 be given first reading; and

That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the additional information described in Section g).

DISCUSSION:

a) Background Context:

Applicant:	Maclean Homes (Golden Ears Ltd.)
Legal Description:	Lot 5 Section 20 Township 12, NWD Plan 8843 Lot 6 Section 20 Township 12, NWD Plan 8843 Lot 7 Section 20 Township 12, NWD Plan 8081
OCP:	
Existing:	Medium and High-Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RM-3 (High Density Apartment Residential) and RS-1 (One Family Urban Residential)
South:	Designation:	Medium and High-Rise Apartment
	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential) (former application 2012-115-RZ expired and proposed a Comprehensive Development Zone for a 3 tower proposal) C-3 (Town Centre Commercial) (2017-462-RZ is an application for a Comprehensive Development Zone to be considered for first reading)
	Designation:	Low-Rise Apartment (former application 2012-115-RZ expired and proposed Medium and High-Rise Apartment) and Medium and High-Rise Apartment
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
West:	Designation:	Medium and High-Rise Apartment
	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment

Existing Use of Property:	Residential
Proposed Use of Property:	Residential
Site Area:	0.22 hectares (0.54 acres)
Access:	Lane north of Brown Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject site is generally level, with each of the three lots containing a house, accessory building, lawns, planting and trees. The consolidation of the lots and proposed underground parking building will require that the buildings and the associated landscaping be removed.

c) Project Description:

The proposal is for a five (5) storey apartment building containing a total of 46 apartment units. These will be made up of: 10 3-bedroom units, 14 2-bedroom units, 17 1 -bedroom plus den units and 5 studio units. All parking would be underground, with vehicle access from the lane north of the site and parallel to Brown Avenue.

The applicant proposes to provide:

- 10% of the units combining SAFERhome Standard and Section 3.8.5 Adaptive Dwelling Units;
- Underground parking spaces all wired for future installation of slow charging stations for electric vehicles. One fast electric charging station will be installed in the visitor parking area by the developer; and
- On site public art, or a voluntary contribution in lieu or a combination of the two.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will

need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated Medium and High-Rise Apartment. The proposed designation will accommodate the proposed RM-2 (Medium Density Apartment Residential) zoning.

The proposed mix in unit sizes ranging from studio to 3-bedroom dwelling units is satisfactory to accommodate a range of housing needs, including starter housing, empty nest households and families with children.

The following OCP policies apply:

- 3 - 32 *Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.*
- 3 - 33 *Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.*

The provision of 10% or five (5) of the proposed 46 apartment units designed and built in accordance with SAFERhome Standard and as Section 3.8.5 Adaptive Dwelling Units will satisfy this policy with respect to providing special needs housing promoting aging in place.

The following Town Centre Area Plan policy applies:

- 3-23 *All Medium & High-Rise Apartment developments should be a minimum of five (5) storeys and may reach over twenty (20) storeys.*

The proposed building adheres to the respecting building height requirement in this policy.

Zoning Bylaw:

The current application proposes to rezone the properties located at 22567, 22583 and 22577 Brown Avenue from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a 46 unit apartment building. A development variance permit application will be required for proposed minor setback variances to accommodate building articulation. Any variations from the requirements of the proposed zone will be subject to this same Development Variance Permit application.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (North View) application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

A Town Centre Development Permit (North View) Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- 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.

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) 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 C);
2. A Town Centre Development Permit Application (Schedule D); and
3. A Development Variance Permit Application (Schedule E).

In addition, the detailed submission is to include further information respecting the following:

- Identifying the dwelling units and providing floor plans for units to be designed and built in accordance with SAFERhome Standard and as Section 3.8.5 Adaptive Dwelling Units. This will be subject to a Housing Agreement.
- Details concerning provision of public art and / or voluntary contribution in lieu.
- Proposed sustainability and green building measures, including electric vehicle charging.

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.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

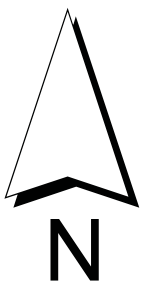
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, 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. 7445-2018
Appendix D – Proposed Site Plan



Scale: 1:1,500

Legend

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

22567/22577/22583 Brown Ave



2018-004-RZ
DATE: Jan 9, 2018

BY: JV

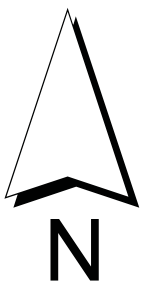


SUBJECT PROPERTIES

BROWN AVE

DEWDNEY TRUNK ROAD

Aerial Imagery from the Spring of 2016



Scale: 1:1,500

Legend

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

22567/22577/22583 Brown Ave

PLANNING DEPARTMENT



2018-004-RZ
DATE: Jan 9, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7445-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7445-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 7 Section 20 Township 12 New Westminster District Plan 8081
 Lot 6 Section 20 Township 12 New Westminster District Plan 8843
 Lot 5 Section 20 Township 12 New Westminster District Plan 8843

and outlined in heavy black line on Map No. 1755 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

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

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

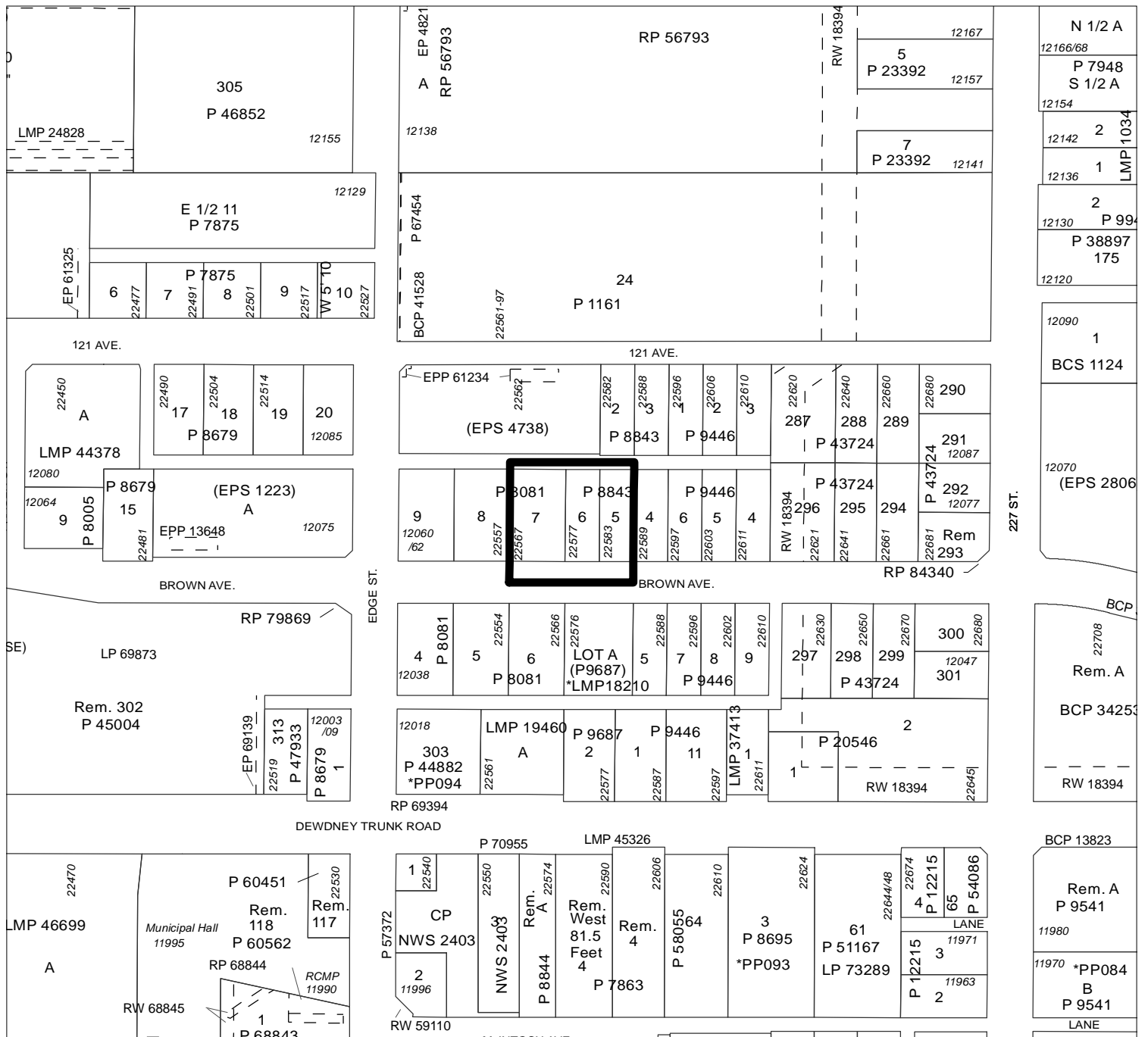
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7445-2018

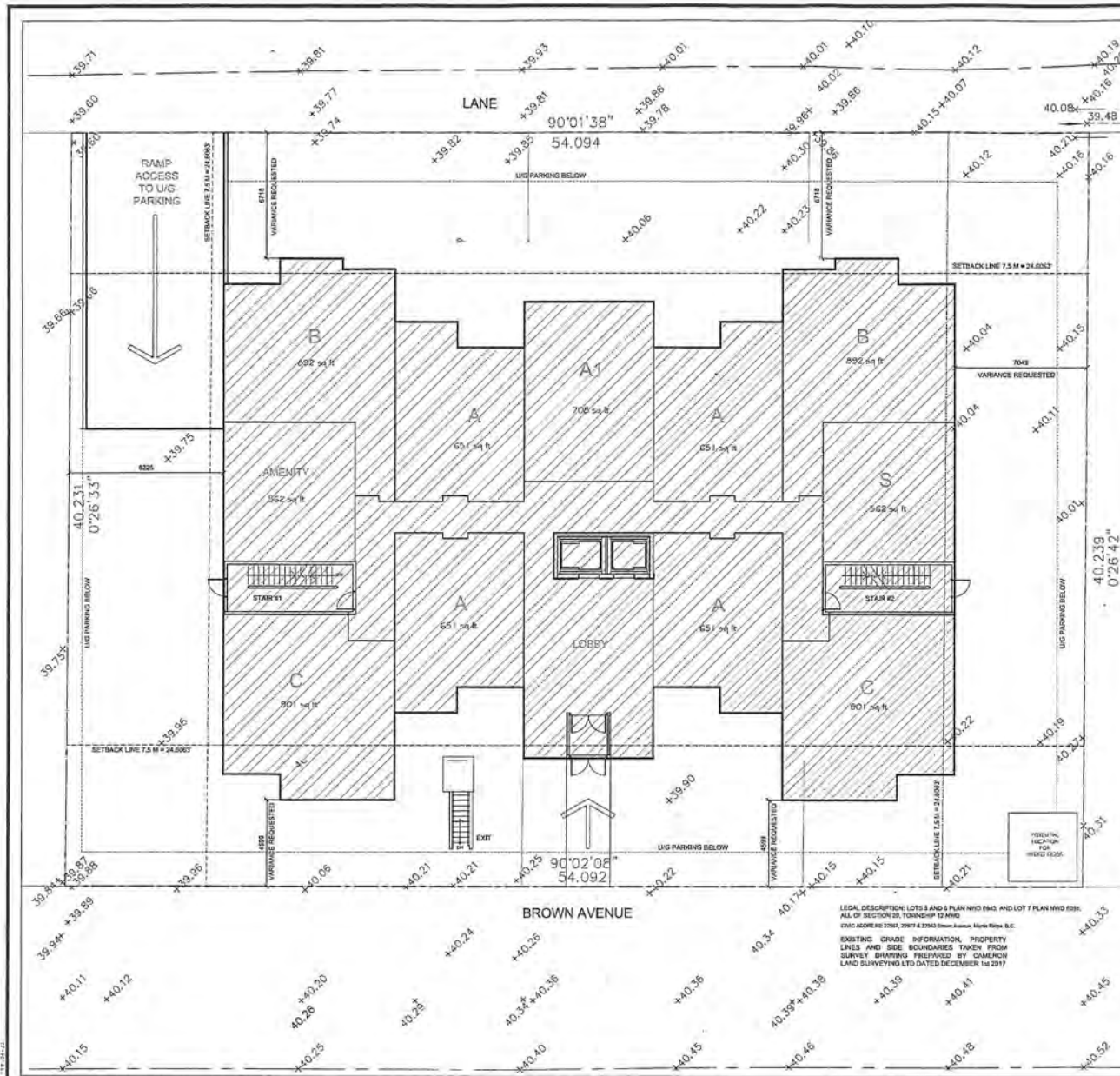
Map No. 1755

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500



EDGE 3 - FSR CALCULATIONS			DEC 21 - 2017
	SF	M2	
1ST FLOOR OUTLINE	10158.75	943.78	
2ND FLOOR OUTLINE	10158.75	943.78	
3RD FLOOR OUTLINE	10003.80	929.38	
4TH FLOOR OUTLINE	10003.80	929.38	
5TH FLOOR OUTLINE	9725.70	910.64	
TOTAL FLOOR AREA	49650.76	4556.96	
1ST FLOOR CORRIDORS	2705.09	251.31	
LOBBY + AMENITY			
2ND FLOOR CORRIDORS	1297.67	120.84	
3RD FLOOR CORRIDORS	1242.87	115.45	
4TH FLOOR CORRIDORS	1242.87	115.45	
5TH FLOOR CORRIDORS	1242.87	115.45	
TOTAL COMMON AREAS	7830.67	727.49	
PROJECT AREA FOR FSR:			
Total Floor Area	49650.76	4556.96	
minus Total Common Areas	7830.67	727.49	
	41220.09	3829.47	
PROPOSED FSR:			
"Project Area for FSR" divided by "Lot Area"			
LOT AREA	23426.14	2176.29	
	1.76	1.76	

EDGE 3 - MAPLE RIDGE - UNIT TYPES				DEC 21 - 2017
Unit Count		Suite Area	SF	M2
1st Floor	10			
A Unit - 1 Br + Den	4	651.52	60.57	
A1 Unit - 1 Br + Den	1	708.75	65.85	
B Unit - 2 Br	2	896.42	83.28	
C Unit - 2 Br	2	901.67	83.77	
S	1	562.75	52.28	
2nd Floor	12			
A Unit - 1 Br + Den	4	651.52	60.57	
A1 Unit - 1 Br + Den	1	708.75	65.85	
B Unit - 2 Br	2	896.42	83.28	
C Unit - 2 Br	2	901.67	83.77	
A2 Unit - 1B + Den	1	744.70	69.19	
S	2	562.75	52.28	
3rd Floor	12			
A Unit - 1 Br + Den	4	651.52	60.57	
A1 Unit - 1 Br + Den	1	708.75	65.85	
B Unit - 2 Br	2	896.42	83.28	
C Unit - 2 Br	2	901.67	83.77	
A2 Unit - 1B + Den	1	744.70	69.19	
S	2	562.75	52.28	
4th Floor / 5th Floor	12			
D Unit - 3 Br	4	1312.45	121.63	
F Unit - 3 Br	1	1271.24	118.10	
E Unit - 3 Br	1	1386.59	128.68	
G Unit - 3 Br	2	1604.74	149.09	
H Unit - 3 Br	2	1502.09	139.55	
J Unit - 2 Br	2	1125.51	104.66	
Total Unit Types	46			
A Unit - 1 Br + Den	12			
A1 Unit - 1 Br + Den	3			
B Unit - 2 Br	6			
C Unit - 2 Br	6			
S	5			
A2 Unit - 1B + Den	2			
D Unit - 3 Br - 2 Storey	4			
E Unit - 3 Br - 2 Storey	1			
F Unit - 3 Br - 2 Storey	1			
G Unit - 3 Br	2			
H Unit - 3 Br	2			
J Unit - 2 Br	2			



1	REVISION APPLICATION	JAN 2018
ISSUE	DESCRIPTION	DATE



GARCIA ZUNINO ARCHITECTS INC.

562 EAST WINDSOR RD.
NORTH VANCOUVER B.C.
CANADA V7N 1K7

PHONE: 604.987.8594
FAX: 604.987.2371
WEB: garchitects.com

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE ARCHITECT'S WRITTEN PERMISSION IS PROHIBITED.

SEAL: **RECEIVED**

JAN 08 2018

MAPLE RIDGE PLANNING DEPARTMENT

CLIENT:

MacLean Homes

PROJECT:

22567, 22577 & 22583
BROWN AVENUE
MAPLE RIDGE, B.C.

SHEET TITLE:

SITE PLAN

DRAWING NO.:

A-0.01

PROJECT NO.:

1710.00

SCALE: 1/100

DATE: JAN 4 - 2018

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First, Second and Third Reading
Housing Agreement Bylaw No. 7443-2018
22368 North Avenue

MEETING DATE: March 27, 2018
FILE NO: 2017-078-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22368 North Avenue (see Appendix A), from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) under application 2017-078-RZ to permit the construction of a four storey mixed-use building which will serve as the new head office of the Ridge Meadows Community Living Foundation. Council gave second reading to the rezoning application on March 13, 2018. The project includes six apartment dwelling units on the fourth floor of the proposed building. A condition of the zoning application is that these six dwelling units be secured through a Housing Agreement as affordable rental units for persons with developmental disabilities in perpetuity.

To authorize the City to enter into a Housing Agreement, the attached authorizing bylaw (see Appendix B) is being brought forward to Council for first, second and third reading. A Public Hearing is not required. Once the other terms and conditions of application 2017-078-RZ are fulfilled by the applicant, this Housing Agreement Bylaw No. 7443-2018 will be brought forward for final reading at the same meeting as the final reading for zone amending bylaw associated with the rezoning application.

RECOMMENDATIONS:

That 22368 North Avenue Housing Agreement Bylaw No. 7443-2018 be given first, second and third reading.

DISCUSSION:

a) Background Context:

Applicant: Tekton Project Management

Legal Description: Lot 50 Except: Part Dedicated Road on Plan BCP 14057, Block 5, D.L.: 398, Group 1, NWP155

OCP:

Existing: Low-Rise Apartment
Proposed: Town Centre Commercial

Zoning:

Existing: RM-3 (High Density Apartment Residential)
Proposed: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Parking Lot (Office Use and Monthly Parking)
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-3 (High Density Apartment Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed Use
East:	Use:	Offices (Haney Professional Building)
	Zone:	C-3
	Designation:	Low-Rise Apartment
West:	Use:	Vacant (ad-hoc parking lot)
	Zone:	RM-3
	Designation:	Low-Rise Apartment

Existing Use of Property: Parking lot
Proposed Use of Property: Office, Commercial and Residential uses
Site Area: 718 m² (0.2 acres)
Access: Pedestrian access from North Avenue and 117 Avenue,
Parking access from 117 Avenue
Servicing: Urban Standard
Companion Applications: 2017-078-RZ, 2017-078-DP, 2017-078-VP

b) Project Description:

Under Section 483 of the Local Government Act, the City may enter into Housing Agreements. These agreements may include terms and conditions agreed to by the City and a land owner regarding the occupancy of the housing units identified in such agreements, including the form of tenure of the housing units. Authorization to enter such agreements requires an authorizing bylaw (see Appendix B).

The subject property is being developed to accommodate a four storey mixed-use building that will serve as the new head office of the Ridge Meadows Community Living Foundation. The fourth floor of the building contains six apartment dwelling units. A condition of the rezoning application is that these dwelling units are maintained as affordable rental apartment units for persons with developmental disabilities in perpetuity. The provision of this rental housing conforms with Town Centre Area Plan Policy 3-7 to provide a range of housing needs within the Town Centre Area for persons with special needs or disabilities in close proximity to transit, shopping, services, parks and recreation.

The Housing Agreement to be authorized by this bylaw is also included in Appendix B of this report. It has been reviewed and signed by the land owner.

In addition to the authorizing bylaw, the agreement will be registered as a restrictive covenant, and a notice of the Housing Agreement will be filed on title by the City in the Land Title Office, in accordance with subsection 483 (5) of the Local Government Act.

CONCLUSION:

To allow this rezoning application to proceed, the applicant has agreed to enter into a Housing Agreement to allow for all six dwelling units in the mixed-use building to be secured as affordable rental accommodation for persons with developmental disabilities in perpetuity. Provision of this rental housing will meet a recognized community need.

The Local Government Act requires an authorizing bylaw for a municipality to enter into such Housing Agreements. Therefore, Council is asked to consider granting first, second and third reading for the 22368 North Avenue Housing Agreement Bylaw No. 7443-2018. Final adoption of the Housing Agreement Bylaw would be considered by Council at a later date, concurrently with final reading for the zone amending bylaw.

“Original signed by Chee Chan”

Prepared by: Chee Chan
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

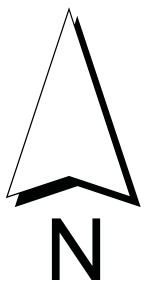
“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – 22368 North Avenue Housing Agreement Bylaw No. 7443-2018



Scale: 1:1,500

Legend

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

22368 North Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-078-RZ

DATE: Apr 13, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7443-2018

A Bylaw to authorize the City of Maple Ridge to enter into a
Housing Agreement for 22368 North Avenue

WHEREAS, pursuant to Section 483 of the Local Government Act, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS the Municipal Council of the City of Maple Ridge and Ridge Meadows Community Living Foundation wish to enter into a housing agreement for the subject property at 22368 North Avenue;

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

1. This Bylaw may be cited as “22368 North Avenue Housing Agreement Bylaw No. 7443-2018”
2. By this Bylaw Council authorizes the City to enter into a Housing Agreement in the form attached to this Bylaw as Schedule “A” with Ridge Meadows Community Living Foundation, in respect to the following land:

Lot 50, District Lot 398, Block 5, New Westminster District Plan 155
3. The Mayor and Corporate Officer are authorized to execute the Housing Agreement and all incidental instruments on behalf of the City of Maple Ridge, and the Corporate Officer is authorized to sign and file in the Land Title office notice of the Housing Agreement, as required by the *Local Government Act*.
4. Schedule “A”, attached to this Bylaw, is incorporated into and forms part of this Bylaw.
5. This bylaw shall take effect as of the date of adoption hereof.

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

PART 2 – TERMS OF INSTRUMENT

**LAND TITLE ACT
SECTION 219 COVENANT AND HOUSING AGREEMENT
(2017-078-RZ)**

BETWEEN:

RIDGE MEADOWS COMMUNITY LIVING FOUNDATION
11641 – 224 Street
Maple Ridge, BC V2X 6A1

(hereinafter called the “Covenantor”)

OF THE FIRST PART

AND:

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC V2X 6A9

(hereinafter called the “City”)

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of or has an equity of redemption in certain lands situate in the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

PID: 011-539-542
Lct 50 Except: Part Dedicated Road on Plan BCP14057
Block 5 District Lot 398 Group 1 New Westminster District Plan 155

(hereinafter called the “Lands”).

B. The Covenantor has proposed that the Lands be developed to contain office space and to provide no more than 6 residences of affordable housing to be rented to persons with developmental disabilities.

C. The Covenantor and the City wish to enter into this Agreement to restrict the use of housing units to be constructed on the Lands, on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.

D. The City has adopted a by-law under section 483 of the *Local Government Act* to authorize this Agreement as a housing agreement.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the City to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree, pursuant to section 483 of the *Local Government Act* and section 219 of the *Land Title Act* (British Columbia) as follows:

Definitions

1. In this Agreement:

- (a) "Dwelling Units" means all residential dwelling units located or to be located on the Lands whether those dwelling units are lots or parcels, or parts or portions thereof, into which ownership or right of possession or occupation of the Lands may be subdivided (hereinafter defined) and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;
- (b) "Lands" means the land described in item 2 of the General Instrument, including any buildings now or hereafter located on the aforementioned lands, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided;
- (c) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portion or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, or otherwise, and includes the creation, conversation, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act*.
- (d) "Tenancy Agreement" means a residential tenancy agreement as defined in, and subject to, the *Residential Tenancy Act* (British Columbia) or its successor legislation.

Use, Occupancy, Subdivision and No Separate Sale Restrictions

2. The Covenantor covenants and agrees with the City that:

- (a) all Dwelling Units shall only be used to provide affordable rental accommodation to persons with developmental disabilities;
- (b) all Dwelling Units shall remain as rental accommodation in perpetuity;
- (c) all Dwelling Units shall be rented in accordance with the *Residential Tenancy Act*;
- (d) no Dwelling Unit may be occupied except by an individual who occupies pursuant to a Tenancy Agreement that meets the requirements of this section;
- (e) the Lands shall not be Subdivided;
- (f) the existence of this Agreement and the occupancy restrictions that apply to the Dwelling Unit are specified in every Tenancy Agreement, and that a copy of this Housing Agreement is attached to every Tenancy Agreement;

- (g) upon 30 days of written demand by the City, the Covenantor will deliver a copy of any, or each current Tenancy Agreement for any Dwelling Unit to the City's Director of Planning, unless prohibited from doing so by a court of competent jurisdiction;
- (h) within 30 days of written demand by the City, the Covenantor must, in respect of any Dwelling Unit, deliver to the City a statutory declaration in the form attached as Schedule A or such other form as may be determined from time to time by the City, sworn by the Covenantor or a director or officer of the Covenantor containing all the information required to complete the statutory declaration. The Covenantor hereby irrevocably authorizes City to make such inquiries as it considers necessary and reasonable in order to confirm that the Covenantor is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.

Specific Performance

- 3. The Covenantor agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

Notice of Housing Agreement

- 4. For clarity, the Covenantor acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 483 of the *Local Government Act*.
 - (b) the City is required to file a notice of this Housing Agreement in the Land Title Office against title to the Lands as required by s. 483 of the *Local Government Act* and may register this Agreement as a Section 219 Covenant as a charge against the Lands, with priority over all other charges of whatsoever nature except for those charges approved by the City; and
 - (c) once the notice of Housing Agreement and the s. 219 Covenant are filed, this Agreement binds all persons who acquire an interest in the Lands.

No Obligation to Enforce

- 5. The rights given to the City by the Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

No Effect on Law or Powers

- 6. This Agreement does not:
 - (a) affect or limit the discretion, rights duties or powers of the City or the approving officer for the City under the common law or any statute, by-law or other enactment nor does this Agreement date or give rise to, nor do the parties intend this Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;

- (b) affect or limit the common law or any statute, by law or other enactment applying to the Lands; or
- (c) relieve the Covenantor from complying with any common law or any statute, regulation, by-law or other enactment.

Indemnity

- 7. The Covenantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the City is or may become liable for, incur or suffer.

Priority

- 8. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands save and except those specifically approved in writing by the City and those in favour of the City.

Waiver

- 9. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

Interpretation

- 10. In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
 - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (d) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;

~~Name;~~

Witness

)
)
)
)
)
)
)
)
)
)

CITY OF MAPLE RIDGE, by its
authorized signatory(ies):

Name:

Name:

Schedule "A"
Statutory Declaration
CANADA
PROVINCE OF BRITISH COLUMBIA
IN THE MATTER OF A HOUSING AGREEMENT WITH
THE CITY OF MAPLE RIDGE AND ("Housing Agreement")

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

1. I am an authorized signatory of the owner of the real property legally described as:

PID: 011-539-542 Lot 50 Except: Part Dedicated Road on Plan BCP14057 Block 5 District Lot
398 Group 1 New Westminster District Plan 155

(the "Dwelling Unit")

and make this declaration to the best of my personal knowledge.

2. This declaration is made pursuant to the Housing Agreement in respect of the Dwelling Unit.
3. From the period from _____ to _____ the Dwelling Unit was occupied only by
following occupants whose names, current addresses and phone numbers appear below:

[insert names, addresses and phone numbers of occupants]

4. The rent charged each month for the Dwelling Unit is as follows:

- a. The monthly rent on the date 365 days before this date of this statutory declaration: \$ _____
per month;
- b. The rent on the date of this statutory declaration: \$ _____; and
- c. The proposed or actual rent that will be payable on the date that is 90 days after the date of this
statutory declaration: \$ _____.

5. I confirm that I have complied with all of the obligations of the Covenantor (as defined in the Housing
Agreement) under the Housing Agreement.
6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same
force and effect as if made under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the City of Maple Ridge, British
Columbia, this _____ day of _____

A Commissioner for taking Affidavits for British Columbia

)
)
)
)

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 27, 2018
MEETING: Council
SUBJECT: Frogstone Bar & Grill Liquor Primary Licence Application

EXECUTIVE SUMMARY:

The Liquor Control and Licensing Branch (LCLB) have received a liquor primary licence application (Appendix I) from Frogstone Restaurants Ltd. located at 2 – 22932 Lougheed Highway. Frogstone Restaurants Ltd. operates under the name of Frogstone Bar & Grill which operates as a licenced restaurant and currently holds a Food Primary Licence which is in effect from 9:00am to Midnight for 212 occupants with no restrictions on allowing minors in the restaurant.

The Frogstone Bar & Grill has applied to the LCLB for a Liquor Primary Licence, which if approved, will be in effect from 9:00am to 2:00am, Monday to Sunday and would allow minors until 10:00pm. The total person capacity/occupant load would stay the same, at 212 occupants.

One of the considerations utilized by the LCLB in reviewing an application for a liquor primary licence is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Council may choose to support the application, not support the application or indicate they do not wish to comment.

In compliance with the public input requirement, 476 letters were sent to owners and occupants of property within 200 metres of the subject site. One (1) response was received, opposing the proposed amendment (Appendix II).

RECOMMENDATION(S):

1. That the application by Frogstone Bar & Grill at 2 – 22932 Lougheed Highway Maple Ridge for a Liquor Primary License with a Family Food Service Endorsement be supported, based on the information contained in the Council report dated March 27, 2018.
2. That a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.

DISCUSSION:

a) Background Context:

On December 14, 2017, Frogstone Restaurants Ltd. through the Liquor Control and Licensing Branch submitted an application to replace their Food Primary Licence with a Liquor Primary Licence.

LCLB has completed their initial review of the application and have determined applicant suitability and eligibility for the establishment type. The Maple Ridge Zoning Bylaw does permit a liquor primary establishment at this location and the business has a current and valid Business Licence. The second phase of the application process is the gathering of public input on the application request.

The LCLB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed change to the establishment operations as a result to the proposed change. Part of the process requires Council to gather views of the residents who may be affected by the establishment of the liquor primary license in their neighbourhood.

In following the public input requirement, 476 letters were sent to owners and occupants of property within approximately 200 metres of the subject site with the vast majority of the recipients being residents and the rest of the property owners showing as registered companies. Of the 476 letters sent to surrounding property owners and occupants, there was one (1) response received, opposing the proposed amendment.

The City also posted a Public Notice in the local newspaper running in two separate editions; February 7 and February 21, 2018.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have advised that they do not have any operational issues with this application.

The Frogstone Bar & Grill is located in an area boarding multiple family residential properties. There are several townhouse complexes located on the streets surrounding this business. While there is adequate parking on the subject property to satisfy and meet municipal parking requirements for this proposed change, there is a possibility that there could be an overflow into the surrounding residential area.

The three closest liquor primary with food primary licensed premises to the subject property are:

- Breakaway Bar & Grill – 23588 Jim Robson Way
- Kingfisher Enterprises Ltd – 23840 River Rd
- The Ranch Pub & Grill – 21973 132 Ave

b) Desired Outcome(s):

That Council supports the application from Frogstone Restaurants Ltd. to change their Food Primary Licence to a Liquor Primary Licence.

c) Intergovernmental Issues:

Both local government and the provincial government have an interest in ensuring that liquor regulations are followed and that licensed establishments listen to the needs of the community.

d) Citizen/Customer Implications:

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

e) Interdepartmental Implications:

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

f) Alternatives:

To not approve the application and provide conditions to the approval in the form of recommendations to forward to the LCLB.

CONCLUSIONS:

Frogstone Restaurants Ltd. has applied for a Liquor Primary Licence. The City of Maple Ridge has conformed to the Liquor Control and Licensing Branch requirements in processing the application. This report recommends that the application be supported.

“Original signed by R. MacNair”

Prepared by: R. MacNair
Manager: Bylaw & Licensing Services

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

JD/jd

Appendix I – LCLB Application for a Liquor-Primary Licence
Appendix II – Resident response to mailout

RECEIVED

DEC 14 2017



Liquor Control and Licensing Branch
4th Floor, 3350 Douglas St, Victoria, BC V8W 9J8
Mail: PO Box 9292 Stn Provincial Govt, Victoria, BC V8W 9J8
Phone: 250-952-5787 Fax: 250-952-7066

MAPLE RIDGE
LICENSES, PERMITS & BYLAWS

LIQUOR PRIMARY LICENCE APPLICATION FORM

Liquor Control and Licensing Form LCLB001

Instructions:

Using the attached guide, complete this application form and assemble all required documents. Once complete, follow instructions for submitting your application package to local government/first nation and the Liquor Control and Licensing Branch.

Part 1: Type of Application

☐ New Liquor Primary Club ☒ New Liquor Primary

Office use only

Job No. _____

Identify Establishment Type: Bar and Grill

Part 2: Applicant

Applicant Name: Frogstone Restaurants Ltd.

Business Number: 73833293

Mailing Address:

If different than
location address.

Street

City

Province

Postal Code

Contact Person: Tom Tourand

Applicant Type:

☐ Sole Proprietor/Individual☐ Partnership☒ Private Corporation☐ Public Corporation☐ Society

Other: _____

2a. Do you or any individual associated with this application have a tied house association (see page 3 of the guide) with a manufacturer or agent? ☒ No ☐ Yes

*If yes, identify each licence number(s). Attach a separate list if needed.

Please check (✓) Yes or No to each of the following:

☐ No ☒ Yes The applicant is the owner of the business in respect of which the licence is to be issued or will become the owner before the licence is issued.

☐ No ☒ Yes At the time of application, the applicant is:
• The owner of or has an agreement to purchase the place or premises that will form the proposed establishment, or
• The lessee or has a binding offer to lease the place or premises that will form the proposed establishment.

☐ No ☒ Yes At the time the licence is issued, the applicant will be:
• The owner of the place or premises that forms the establishment, or
• The lessee of the place or premises that forms the establishment (term no less than 12 months).

Part 3: Contact Person

Name: Tom Tourand

Position: Owner

Email: tom@frogstone.com

Phone: _____

The applicant authorizes this contact person to be the primary contact for the duration of the application process only.

Part 4: Establishment

4a. Proposed Name: Frogstone Bar & Grill

4b. Physical Address: 2 - 22932 Lougheed Highway

Maple Ridge

V2X 2W3

Street

City

Postal Code

Phone: 6044637915

Business Email: mapleridge@frogstone.com

4c. Parcel Identifier (PID): 023-566-779

4d. Local Government/First Nation: City of Maple Ridge

4e. Local Police: RCMP

4f. Is this location zoned for liquor service? ☐ No ☒ Yes

4g. If the LP licence is issued, would you like mail sent to the establishment? ☐ No ☒ Yes

4h. Will this establishment overlap a food primary licence (aka dual licence)? ☒ No ☐ Yes

4i. Is your establishment a standalone patio with no interior seating? ☒ No ☐ Yes

Part 5: Establishment Proposal

This section requires several supporting documents to be submitted with your application. Please see page 3 of this form for more information regarding letter of Intent, floor plans and site plan.

5a. Proposed Service Areas:

Complete the following based on your establishment floor plan and occupant load (see page 6 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Outdoor	Occupant Load
1.	MAIN	X		90
2.	PATIO		X	20
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				110

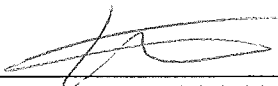
5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00	9:00	9:00	9:00	9:00	9:00	9:00
Close	22:00	22:00	22:00	22:00	22:00	24:00	24:00

Part 6: Declaration of Signing Authority

Section 57(1)(c) of the *Liquor Control and Licensing Act* states: "A person commits an offence if the person (c) provides false or misleading information in the following circumstances: (i) when making an application referred to in section 12; (ii) when making a report or when required and as specified by the general manager under section 59".

As the applicant or authorized signatory of the applicant, I understand and affirm that all of the information provided is true and complete.

Signature:  _____
Authorized signatory of the applicant

Name: Tom Tourand

(last / first / middle)

Position: President

(If not an individual)

Date: 20/11/2017

(Day/Month/Year)

Note: An agent, lawyer, licensee representative or third party operator may not sign the declaration on behalf of the applicant.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the applicant to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the applicant is an individual or sole proprietor, the individual himself/herself
- If the applicant is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the applicant is a general partnership, one of the partners
- If the applicant is a limited partnership, the general partner of the partnership
- If the applicant is a society, then a director or a senior manager (as defined in the *Societies Act*)

Letter of Intent
For
Frogstone Grill to aquire a Liquor Primary License.

The Frogstone Grill is a restaurant that has been serving Maple Ridge since 1999. It changed ownership on Feb 1, 2016 to Tom Tourand. In an effort to keep competetive in the challenging food and entertainment market, Frogstone is looking to change from a Food Primary Liquor License to a Liquor Primary License with a Family Food Service(FFS) Endorsement.

The Frogstone Grill is a restaurant featuring Canadian and Amercan pub style food. Our menu features many unique tastes and combinations and include Mexican, Pizza, Salads, Steaks and Ribs. We intend to continue to provide our usual full menu to all patrons including minors until 10pm 7 days a week as we currently do and then transition to Liquor Primary from 10pm to Midnight Friday and Saturday. Minors would have to exit the premises during the later times. Our full menu would be available during these hours as well.

The entertainment at the restaurant would be providing sport viewing on our tvs as well as games like music bingo.

The neighbourhood comprises the commercial area we are located at which is a small mall located adjacent to a baseball diamond, and across the street from other commercial buildings. Townhouses make up most of the residential areas near our location.

5 years ago, Frogstone was open as late as the proposed hours. There were no neighbour complaints of noise and we don't forsee any new problems arrizing from the proposed change in license.

We intend to provide a nice low-key atmosphere where friends come together for fantastic food, drinks and conversation. The intent is to adjust our image to become more desirable to visit by the adult affluent crowd.

Appendix I – Family Food Service (FFS)

To apply for FFS (see Minors on page 6), complete this appendix and submit it with your application.

To qualify for FFS, the following conditions must be met. Check all boxes that apply to your proposed establishment.

- ☒ Meal service includes a selection of appetizers and main courses or equivalent.
- ☒ Meal service will be available when minors are present in your establishment and prepared in (check one):
 - ☒ Kitchen at your establishment
 - ☐ Kitchen at another establishment located in the same building. If so, please explain and provide the name (and licence number, if applicable) of the other establishment:

- ☒ Signage will be posted at all access points stating "Minors are permitted until 10 PM when accompanied by a parent or guardian".
- ☒ Minors will be prohibited from the establishment when there is adult entertainment or licensed gaming events (except for ticket raffles, bingo events or tele-theatres licensed by Gaming Policy and Enforcement Branch).

Sale of lottery products (check one):

- ☒ Lottery products are not offered at my establishment.
- ☐ Lottery products are sold at my establishment and I have contacted British Columbia Lottery Corporation (BCLC) and satisfied BCLC that minors will be restricted from purchasing self-serve lottery products.

Sale of tobacco products (check one):

- ☒ Tobacco products are not offered for sale at my establishment.
- ☐ Tobacco products are sold at my establishment and I will meet the Tobacco Control Program of the Ministry of Health requirements by covering tobacco vending machines and tobacco advertising during hours when minors are present.
- ☒ I understand that the Liquor Control and Licensing Branch may share this information with the Ministry of Health, British Columbia Lottery Corporation and the Gaming Policy and Enforcement Branch.

Jaci Diachuk

From:
Sent: Saturday, February 17, 2018 12:53 PM
To: Jaci Diachuk
Subject: frogstone bar and grill

RECEIVED
FEB 19 2018
MAPLE RIDGE
LICENSES, PERMITS & BYLAWS

Hello Jaci

I am sending you a response to the proposal of a liquor licence application for the frog stone grill.

I see that you have mentioned that they have onsite parking requirements. I would like to inform you that being a homeowner on this establishment does NOT have the parking you may think they have being I have witnessed patrons parking and walking up to the restaurant let alone the parking lot has become a jammed up traffic mess several times.

The hours of liquor sales would runs into the restuant hours and there would be minors in the area having dinner with family members.

I have several times asked for the city to consider making the area of permit parking due to the parking issues in the area and I have been turned down several times as well so I would have to say NO to this matter until the city grants permit parking in the area.

Thank you for your time.

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 27, 2018
MEETING: Council
SUBJECT: Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018

EXECUTIVE SUMMARY:

The proposed changes to the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 are required as Council has just adopted the new Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018

When changes are made to any bylaw, corresponding changes must be made to the Maple Ridge Ticket Information Utilization Bylaw so that all sections in both bylaws are consistent.

RECOMMENDATION(S):

That the Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018 be given first, second and third reading.

DISCUSSION:

Council has repealed the old Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 and replaced it with Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018. Schedule 28 in the Maple Ridge Ticket Information Bylaw No. 6929-2012 refers to the repealed bylaw and therefore must be amended. This amendment will ensure that all sections in both bylaws will be consistent.

CONCLUSIONS:

The proposed Amendment Bylaw to the existing Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 provides updated regulations for staff to pursue compliance with any violations to the Maple Ridge Drinking Water Conservation Plan Bylaw.

“Original signed by R. MacNair”

Prepared by: R. MacNair
Manager of Bylaw & Licencing Services

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018

A bylaw to amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7426-2018
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the words Maple Ridge Water Shortage Response Plan Bylaw No. 6307-2005 from Schedule 1 and replacing them with Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018
3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting Schedule 28 in its entirety and replacing it with:

Schedule 28
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Maple Ridge Drinking Water Conservation Plan Bylaw No. 7425-2018

	Section	Fine
No automatic shut off device	6.1	\$250.00
Unnecessary water run off	6.2	\$250.00
Water artificial turf	6.3	\$250.00
Hose run unnecessarily	6.4	\$250.00
Faulty irrigation system	6.5	\$250.00
Unauthorized Watering	Schedule 1, Part 1	\$250.00
Unauthorized Watering	Schedule 1, Part 2	\$500.00
Unauthorized Watering	Schedule 1, Part 3	\$750.00
Unauthorized Watering	Schedule 1, Part 4	\$1000.00

APPENDIX I

READ A FIRST TIME the ____ day of _____, 2018.

READ A SECOND TIME the ____ day of _____, 2018.

READ A THIRD TIME the ____ day of _____, 2018.

ADOPTED the ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: MR/PM Community Services Development Proposal

MEETING DATE: March 27, 2018
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

The attached report regarding a development proposal from Maple Ridge/Pitt Meadows Community Services (CS) was received by the Audit & Finance Committee on July 18, 2017. The Committee endorsed a recommendation to develop a program to provide assistance to CS following the framework of the recently expired Town Centre Incentive Plan, noting that the value of that assistance would be approximately \$500,000.

RECOMMENDATION:

That a program to provide assistance to the Maple Ridge/Pitt Meadows Community Services project that follows the framework of the recently expired Town Centre Incentive Plan be developed as recommended by the Audit & Finance Committee.

DISCUSSION:

On July 18, 2017 The Audit & Finance Committee discussed a pending development proposal from Maple Ridge/Pitt Meadows Community Services (CS) that would result in the construction of office space for CS and 94 affordable residential housing units. CS had initially requested a contribution from the City equivalent to the value of the CS owned land the project would be constructed on, approximately \$1.8 million. The committee endorsed the recommendation noted above to provide the same level of assistance that would have been available to CS had the project come forward prior to the expiration of the Town Centre Incentive Plan. Now that the project is coming before Council for consideration, staff are looking for Council direction to advance the recommendation of the Audit & Finance Committee. In order to justify the resurrection of the TCIIIP for this project, and to secure the rental tenure in perpetuity, it is recommended that the City enter into a Rental Housing Agreement, to be advanced as a Planning Department application.

“Original signed by Catherine Nolan”

Prepared by: Catherine Nolan, CPA, CGA
Manager of Accounting

“Original signed by Kelly Swift”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer



City of Maple Ridge

TO: Audit & Finance Committee
FROM: Manager of Accounting
SUBJECT: MR PM Community Services Development Proposal

MEETING DATE: July 18, 2017
FILE NO:
MEETING: Audit & Finance Committee

EXECUTIVE SUMMARY:

The Maple Ridge/Pitt Meadows Community Services (CSC) has a development proposal that would result in the construction of office space for Community Services and 94 affordable residential housing units. CSC has requested a contribution of approximately \$1.8 million from the City, and the Audit & Finance Committee received a presentation regarding this at the May 29, 2017 meeting. This contribution is to match the value of the land that Community Services is contributing to the project. CSC has also received a preliminary commitment from BC Housing for a Provincial grant of \$11 million.

As outlined in the May 29th presentation, a contribution to the order requested by CSC is hard to rationalize. Community Services was asked to do an analysis of what the project would have attracted in incentives from the city, had the previous town centre incentive program still been in place. That value has been calculated at approximately \$500,000.

In discussions with CSC, we have been advised that the assistance requested from the city will not only provide affordable housing, it will also assist CSC in providing improved space for its own programming. The latter portion of this request is problematic for the city as over the years, we have denied similar requests for funding from other service providers. Alouette Addictions and the Friends in Need Foodbank are but two very valuable community organizations that have requested such assistance and have been denied. CSC itself has applied for a tax exemption in the past and has been denied based on policy direction.

CSC is a valuable community organization that has been working on this project for some time. Had the project come forward while the currently expired incentive program was in place, it would have been eligible under that program. Staff recommend that assistance be afforded to CSC based on the parameters that were in place for the currently expired incentive program, noting that the value of that assistance approximates \$500,000.

RECOMMENDATION:

That staff be directed to develop a program to provide assistance to the Community Services Council project following the framework of the recently expired Town Centre Incentive Plan.

Background and Discussion:

On May 1, 2017, the City received a letter (attached) from the Maple Ridge/Pitt Meadows Community Services (CSC) regarding a development proposal that would include office space for Community Services and 94 affordable residential housing units. CSC has received a preliminary commitment for a grant of \$11 million toward the project from BC Housing and has requested the City contribute approximately \$1.8 to match the value of the land that CSC is contributing.

On May 29, 2017, the Audit & Finance Committee received a presentation (attached) about the project and the request for assistance. As outlined in the presentation, a contribution of the magnitude requested is hard to rationalize.

In discussions with CSC, we have been advised that the assistance requested from the City will not only allow for an increase in the number of units offered at low or moderate rental rates from 65 to 86, but will also assist them with providing space for their own programming. The latter portion of this request is problematic for the City. Over the years, we have denied similar requests for funding from valuable community organizations such as Alouette Addictions and The Friends in Need Food Bank. CSC has itself been denied a tax exemption in the past.

CSC has done some analysis to estimate the value of incentives the project would have attracted under Council's Town Centre Investment Incentive Program had the program still been in place. That value is estimated at approximately \$500,000.

CONCLUSION:

Staff recommend that any assistance provided to Community Services be based on the parameters that were in place for the expired incentive program, noting that the value of that assistance is estimated to be approximately \$500,000.

"Original signed by Catherine Nolan"

Prepared by: Catherine Nolan, CPA, CGA
Manager of Accounting

"Original signed by Paul Gill"

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

"Original signed by Ted Swabey"

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



Maple Ridge/Pitt Meadows Community Services

Changing Lives Together



City of Maple Ridge
11995 Haney Place
Maple Ridge, BC

Monday, April 24, 2017

M&C ☒ CAO ☒ GM ☒

Other Canadian Red Cross

Action: _____

Attn: Mayor Read and Maple Ridge Council

Re: City of Maple Ridge Contribution to Affordable Housing

Maple Ridge/Pitt Meadows Community Services is embarking on an exciting and ambitious endeavor to enhance the existing services we provide and create much needed affordable housing in our community. Our proposed project at 11907 228th Street includes 94 units of affordable housing, as well as new office and programming space to replace our existing facility made up of aging trailers. This is a timely project for our society and the community: we need to replace our aging facility, and the community, including our clients, need safe and secure affordable housing.

Our vision for the project is to create a space that will benefit not only our clients, but also the community of Maple Ridge, for years to come. Our desire is for an affordable housing building that offers safe and secure housing to a range of tenants, including low income seniors, young couples, and working families who are simply struggling to find a decent place to live at a reasonable rent. Ours will be a healthy, mixed-income community.

We have received a preliminary commitment from BC Housing for a capital grant \$11 million, and have ourselves committed to contribute our land, assessed at \$1.782 million. We greatly value the relationship we have with Maple Ridge, are looking to include you as a partner in this project, and are seeking a financial contribution from the City to deepen the affordability of the housing units while continuing to provide necessary programs and services to the community.

Even with the contributions from BC Housing and our society, the size of the mortgage we would require to pay for the construction of our new project is staggering. The rents we would have to charge to pay for that mortgage, while mostly below market, would not provide what we believe to be the ideal mix of tenants for a project of this nature. Furthermore, the initial start-up and ongoing costs to operate the facility, including a dramatic increase in property taxes, make creating affordability and providing our ongoing services a challenge. With your assistance, we can create a healthier mix of tenants and continue to offer much needed programming.

Both a capital grant and lower operating costs are valuable ways of ensuring this project's success. A capital grant would lower the size of the mortgage, while lower operating costs would increase the amount of monthly revenue we have available to make our mortgage payments and pay other operating costs. These are both ways we would encourage your assistance. Our formal request is for a contribution, by way of any combination of capital injection, fee reduction, or operating cost savings equal to our equity contribution, the value of our land, assessed at \$1,782,000.



Maple Ridge/Pitt Meadows Community Services

Changing Lives Together

With this level of contribution, we will be able to lower our rents for 21 units within the project. To ensure your contribution results in affordability in perpetuity, we would welcome a Housing Agreement, registered on the title of our land, that would guarantee a level of affordability deemed appropriate by all project partners.

Furthermore, we are working with staff to secure a space within our project for the RCMP to co-locate within our existing programming at Alisa's Wish Child and Youth Advocacy Centre, available at no cost to the City. You will benefit from a free and customized office, and we will benefit from the synergies of co-location; a true win-win for Community Services and the City of Maple Ridge.

The City of Maple Ridge has previously offered incentive programs for projects that align with their vision: encouraging energy efficient buildings and supporting development in the town centre. The Maple Ridge Housing Action Plan identifies the following strategies: support the non-market housing sector, use financial incentives to support housing goals, and continue to support local community groups. We believe this project aligns with your vision as a City, and represents the perfect opportunity for the City to implement these strategies.

As always, we greatly appreciate the time and support you have offered our Society, and hope you will strongly consider this request.

Sincerely,

Glenn Campbell
Chair of the Board of Directors, Maple Ridge/Pitt Meadows Community Services

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Funding Model for Youth Wellness Centre Concept

MEETING DATE: March 27, 2018
DOC NO: 1918238
MEETING: Council

EXECUTIVE SUMMARY:

This past December, Council asked staff to work with Maple Ridge/Pitt Meadows Community Services (MRPMCS) and the Foundry to explore a funding model for a Youth Wellness Centre (YWC) estimated to cost between \$4.2 and \$4.6 million.

To date, limited capital funding from other sources has been secured and MRPMCS has requested that the City provide \$4.15 million toward this project to be repaid by MRPMCS.

Staff recommend that the City contribute the use of the land adjacent to Greg Moore Youth Centre for the construction of the YWC. Additional options have been provided so that Council can select the appropriate level of support. Recommendation #2 has a combined value equivalent to 20% of the overall project cost, and each subsequent recommendation increases in value. If one or more recommendation is approved, it will provide substantial seed funding with which MRPMCS and YWC Fundraising Committee can leverage additional funding to enable this project to proceed.

RECOMMENDATION:

That one of the following options be provided to Maple Ridge/Pitt Meadows Community Services for the construction of a Youth Wellness Centre:

1. Use of the land adjacent to Greg Moore Youth Centre valued at approximately \$500,000.
Or,
2. Use of the land adjacent to Greg Moore Youth Centre valued at approximately \$500,000; and a cash contribution of \$500,000, contingent on the balance of funding being secured.
Or,
3. Use of the land adjacent to Greg Moore Youth Centre valued at approximately \$500,000; and, a loan of \$750,000 funded from General Revenue Accumulated Surplus to be repaid over an initial five year period.
Or,
4. Use of the land adjacent to Greg Moore Youth Centre valued at approximately \$500,000; and, a cash contribution of \$500,000, contingent on the balance of funding being secured; and, a loan of \$750,000 funded from General Revenue Accumulated Surplus to be repaid over an initial five year period.

DISCUSSION:

a) Background Context:

On July 11, 2017, Council asked staff to investigate the feasibility and cost of constructing a YWC adjacent to the Greg Moore Youth Centre. The responding report received by Council on December 5, 2017 included a concept plan and Class “D” funding estimates (Attachment 1). Following presentation of the YWC concept, Council asked staff to work with MRPMCS and the Foundry to explore a funding model for this project.

The total capital contribution that has been confirmed toward construction costs is \$450,000 provided by the Foundry, funded through the BC Ministry of Health. Staff have met a number of times with MRPMCS/Foundry and have participated in meetings with our Provincial and Federal representatives regarding this project. Typically, a project such as this would fall under a provincial mandate as the services provided are health related. However, no additional financial commitment has yet been made by the Provincial or Federal Government. Likewise, the YWC Fundraising Committee’s efforts to secure donor funding have not yet confirmed a financial commitment.

Consequently, MRPMCS has asked the City to fund the remaining \$4.15 million required for this project to proceed and to allow MRPMCS to repay it at a rate of \$150,000 per year (Attachment 2). Without additional capital contributions from other sources, it is likely that the payback time would be close to 30 years not including interest. Due to the financial burden this would place on the City, staff have recommended an alternate approach, described under Section (e) Business Plan/Financial Implications.

b) Desired Outcome:

The desired outcome is to provide youth and families with enhanced access to mental health and addictions services in a timely manner as part of a holistic wellness approach. Ideally, the Provincial and Federal Government would play a significant role in funding this project.

c) Strategic Alignment:

This project aligns with recommendations in the Maple Ridge Youth Strategy adopted in 2017, and the City’s support to date towards the development of a Youth Wellness Centre.

d) Citizen/Customer Implications:

Foundry operates in a number of cities across BC. This proposed Community Services/Foundry YWC would be the first of its kind in BC, and according to Foundry, Maple Ridge would be considered a flagship site. MRPMCS confirmed that there is demand for the services provided at the YWC. During the YWC pilot, a reduction in wait times for services was realized, making support for mental health and substance use challenges more accessible to youth in our community.

e) Business Plan/Financial Implications:

MRPMCS has requested a loan of \$4.15 million from the City. Council could consider authorizing the use of General Revenue Accumulated Surplus for this project. However, without contributions from other sources, the lengthy payback time would place a significant financial burden on the City.

Staff have provided four options for Council to consider. Whichever recommendation is supported, it will provide a significant contribution with which MRPMCS and the YWC Fundraising Committee can leverage additional support for this project. The options include different combinations of the following elements:

1. The use of land adjacent to Greg Moore Youth Centre for the construction of the Youth Wellness Centre. This can be provided without additional funding as the City already owns this land, which has an estimated value of \$500,000.
2. A cash contribution of \$500,000 toward the construction of a Youth Wellness Centre, funded from General Revenue Accumulated Surplus and contingent on Maple Ridge/Pitt Meadows Community Services securing the balance of funding.
3. The provision of \$750,000 toward construction of a Youth Wellness Centre, funded from General Revenue Accumulated Surplus on the understanding that it will be repaid by the MRPMCS over an initial five year period. This is consistent with what MRPMCS has indicated that they can contribute on an annual basis.

If all three options are supported, it would result in the availability of land valued at \$500,000, plus \$1,250,000 (\$500,000 contribution plus \$750,000 loan) for MRPMCS to leverage requests for financial support to senior levels of government and potential donors.

If the project proceeds, it is anticipated that the YWC would become a city owned asset, in which case, it is expected that there would be some annual costs to the City associated with maintaining the envelope of the building. The rights and responsibilities of each party would be defined within construction and operating agreements that would come before Council for approval, if the full funding for this project is secured.

CONCLUSIONS:

Staff considered a number of funding scenarios during the preparation of this report. Funding model options were limited by the modest financial commitment of \$450,000 toward construction costs to date. MRPMCS anticipates that more support will be achieved in the future.

If one of the suggested recommendations is endorsed, it will demonstrate a significant level of support from the City toward this project, while keeping the opportunity for the Provincial and Federal governments to participate.

“Original signed by Shawn Matthewson for”

Prepared by: Tony Cotroneo, Manager of Community Services

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Interim Director of Finance

“Original signed by Kelly Swift”

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

“Original signed by Paul Gill”

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

Attachments:

- (1) 2017-12-05 - Report – Youth Wellness Centre Concept and Funding Estimate
- (2) 2018-03-20 Letter from Maple Ridge/Pitt Meadows Community Services

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Youth Wellness Centre Concept and Funding Estimate

MEETING DATE: December 5, 2017
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

At the July 11, 2017 Council meeting, Council directed staff to investigate the possibility and cost of constructing a Youth Wellness Centre adjacent to the Greg Moore Youth Centre.

Staff secured the services of HCMA Architects to develop a Youth Wellness Centre concept drawing and a class "D" cost estimate.

HCMA Architects consulted with the partners in this project, Maple Ridge and Pitt Meadows Community Services (CS), The Youth Wellness Centre Steering Committee and the Foundry and has confirmed; the building site adjacent to the Greg Moore Youth Centre and Maple Ridge Leisure Centre is suitable and can accommodate a 9,000 ft² Youth Wellness Centre (with some shared space) at an estimated cost of \$4.2M to \$4.6M.

At this time a capital funding model has not been identified, however, the local Foundry Centre (The Youth Wellness Centre) will receive \$500,000 annually in provincial funding for operations as well as approximately \$400,000 through government and philanthropic funds for initial establishment costs.

RECOMMENDATION:

That staff be directed to work with Maple Ridge and Pitt Meadows Community Services and the Foundry to explore a funding model for the Youth Wellness Centre Concept referenced in the report dated December 5, 2017.

DISCUSSION:

a) Background Context:

In 2016, surveys were conducted with youth, emerging adults, parents and other adults through the Strong Kids Team and the Maple Ridge Youth Strategy Project. Information gathered from these surveys indicated that substance use and mental health concerns among youth ranked highest by both the adult and youth respondents. Consequently, recommendations in the Youth Strategy identified the creation of a Youth Wellness Centre as a priority.

As noted in a May 16, 2016 report to Council, the Ridge Meadows Child and Youth Mental Health Substance Use Collaborative (the Collaborative), supported by the Division of Family Practice and CS, has been working towards the development of such a centre. On May 16, 2016 Council approved the allocation of \$10,000 in seed money to the Collaborative to complete the funding needs necessary to begin the pilot phase of the Youth Wellness Centre. Currently, a Youth Wellness Centre pilot is operating out of the Greg Moore Youth Centre for a total of 20 hours/week under a two year lease with the City of Maple Ridge.

Recently, the Collaborative, under the umbrella of CS, secured ongoing funding of \$500,000 to operate as a Foundry site as well as approximately \$400,000 through government and philanthropic funds for initial establishment costs.

At the July 11, 2017 Council meeting, staff was directed to investigate the possibility and cost of constructing a Youth Wellness Centre adjacent to the Greg Moore Youth Centre. Staff secured the services of HCMA Architects to determine the feasibility of an addition to the Greg Moore Youth Centre and to develop a building concept and costing estimates.

HCMA Architects and their costing consultants have confirmed the building site adjacent to the Greg Moore Youth Centre and Maple Ridge Leisure Centre can accommodate a 9,000 ft² (which includes shared space) Youth Wellness Centre at an estimated cost of \$4.2M to \$4.6M based on a Class “D” costing estimate (page 12 of the report) which includes:

- contingency funding;
- pricing based on Q4 2017 lower mainland dollars with a two-year escalation; and
- a presumed standard project delivery system.

HCMA provided two options that support the feedback received from stakeholder groups (City staff, CS staff, the Youth Wellness Centre staff/Board Members, Maple Ridge Youth Council and Foundry staff). Based on this consultation and site constraints, staff and HCMA Architects have selected Option #1A as the preferred option (see drawings attached).

b) Desired Outcome:

The desired outcome is that Council is fully informed to consider a purpose built youth wellness facility adjacent to the Greg Moore Youth Centre and that youth and families get access to life-changing health care, mental health and addictions services as part of a one stop youth services continuum.

c) Strategic Alignment:

This project aligns with recommendations in the Maple Ridge Youth Strategy and with the City's support to date towards the development of a Youth Wellness Centre.

d) Citizen/Customer Implications:

Children, youth and their families would have increased and timely access to services in the areas of mental health and substance use. A full service permanent Youth Wellness Centre will provide local support and treatment options for residents of Maple Ridge. It will also provide opportunities to build resiliency in children, youth and their families.

e) Interdepartmental Implications:

Various departments work with the Parks, Recreation & Culture department on new facility projects including Planning, Engineering, Building, Clerks, Communications and Finance.

f) Business Plan/Financial Implications:

If this project moves forward, a funding source and the City's contribution will need to be confirmed. The total capital costs are \$4.2M to \$4.6M.

g) Alternatives:

That the City gives direction to Community Services to find an alternate location.

CONCLUSIONS:

There is a demonstrated need for enhanced mental health and addiction services for children and youth in the community. The achievement of the Maple Ridge Youth Wellness Centre (Foundry) pilot project has been a significant community success to date. The continued community collaboration will assist in evolving the Youth Wellness Centre into a sustainable full time model.

"Original signed by Don Cramb"

Prepared by: Don Cramb, Sr. Recreation Manager

"Original signed by David Boag for Wendy McCormick"

Reviewed by: Wendy McCormick, Director Recreation & Community Services

"Original signed by Kelly Swift"

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

"Original signed by Frank Quinn for Paul Gill"

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

:dc

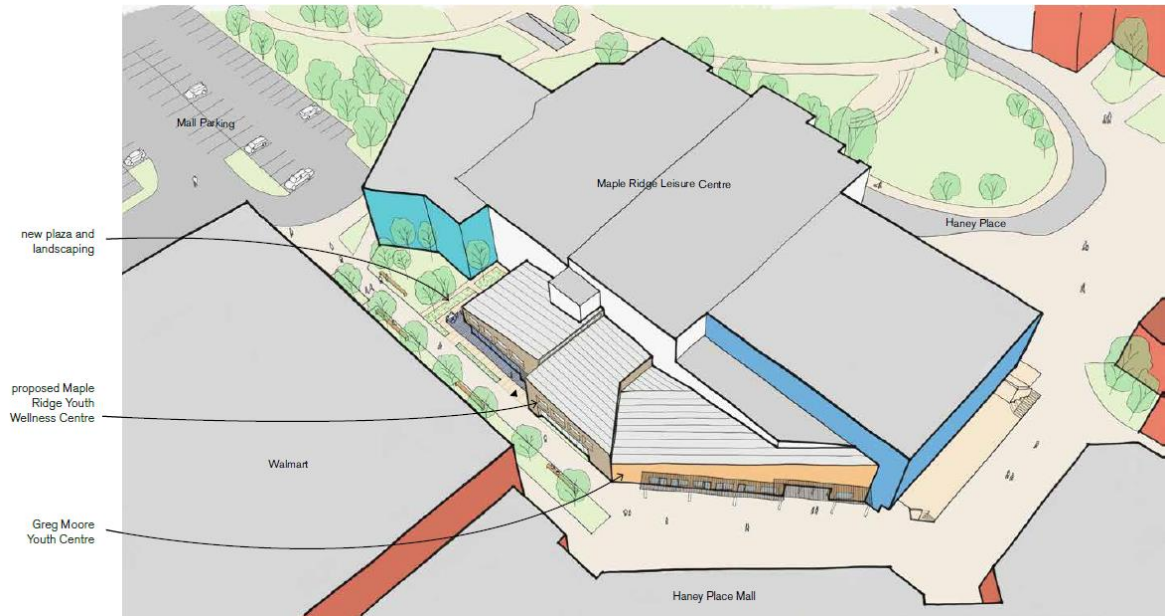
Attachments:

Drawings of Option 1A and Aerial View

Youth Wellness Centre Concept Design Full Report, November 2017

Proposed Concept – Aerial View

(See Page 10 of the Maple Ridge Youth Wellness Centre Concept Design Report)



Concept Layout Ground Level

(See Page 8 of the Maple Ridge Youth Wellness Centre Concept Design Report)



Above: Ground Level Plan

Level 1 Area = 3820 sq. ft. New Build [includes 715 sq. ft. for new exit corridor]
+ 1360 sq. ft. Refurbished Area
5180 sq. ft.

MAPLE RIDGE YOUTH WELLNESS CENTRE

CONCEPT DESIGN REPORT

November 6, 2017



7

VISION STATEMENT

"The new Maple Ridge Youth Wellness Centre will expand upon the Greg Moore Youth Centre to support and empower Maple Ridge's Youth in developing tools they need to live a healthy and balanced life. The expanded program, enhanced landscape, and connection to the existing youth centre will help create a safe environment for young people and their families to seek the assistance they need, create connections, and foster community."

PROJECT BACKGROUND

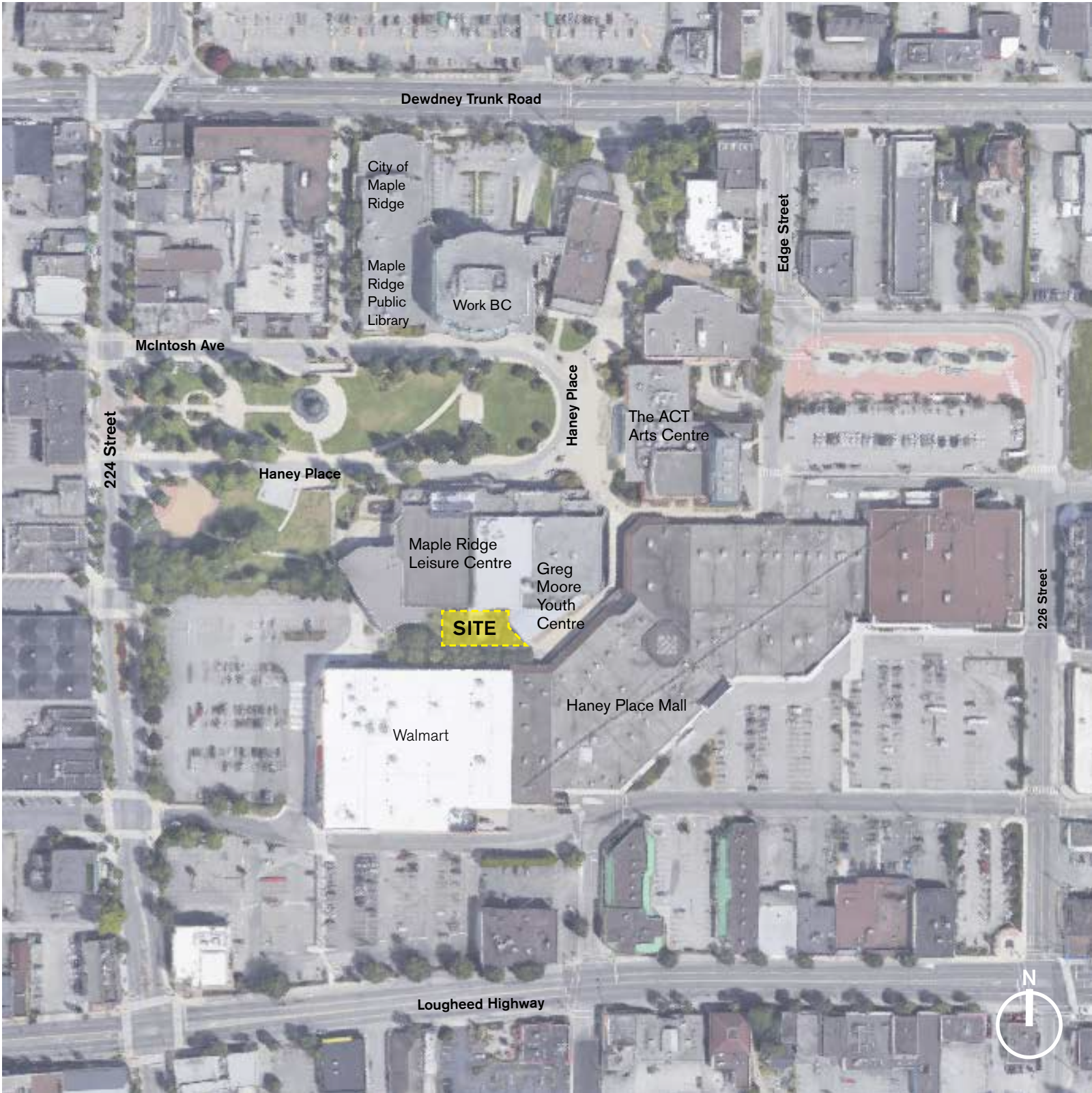
Council have directed city staff and independent consultants to investigate the feasibility of a new Maple Ridge Youth Wellness Centre adjacent to the existing Youth Centre.

This study includes:

- Determining program spaces to support anticipated activities
- Site planning and integration
- Concept design and vision for the site layout
- Preliminary costing estimate

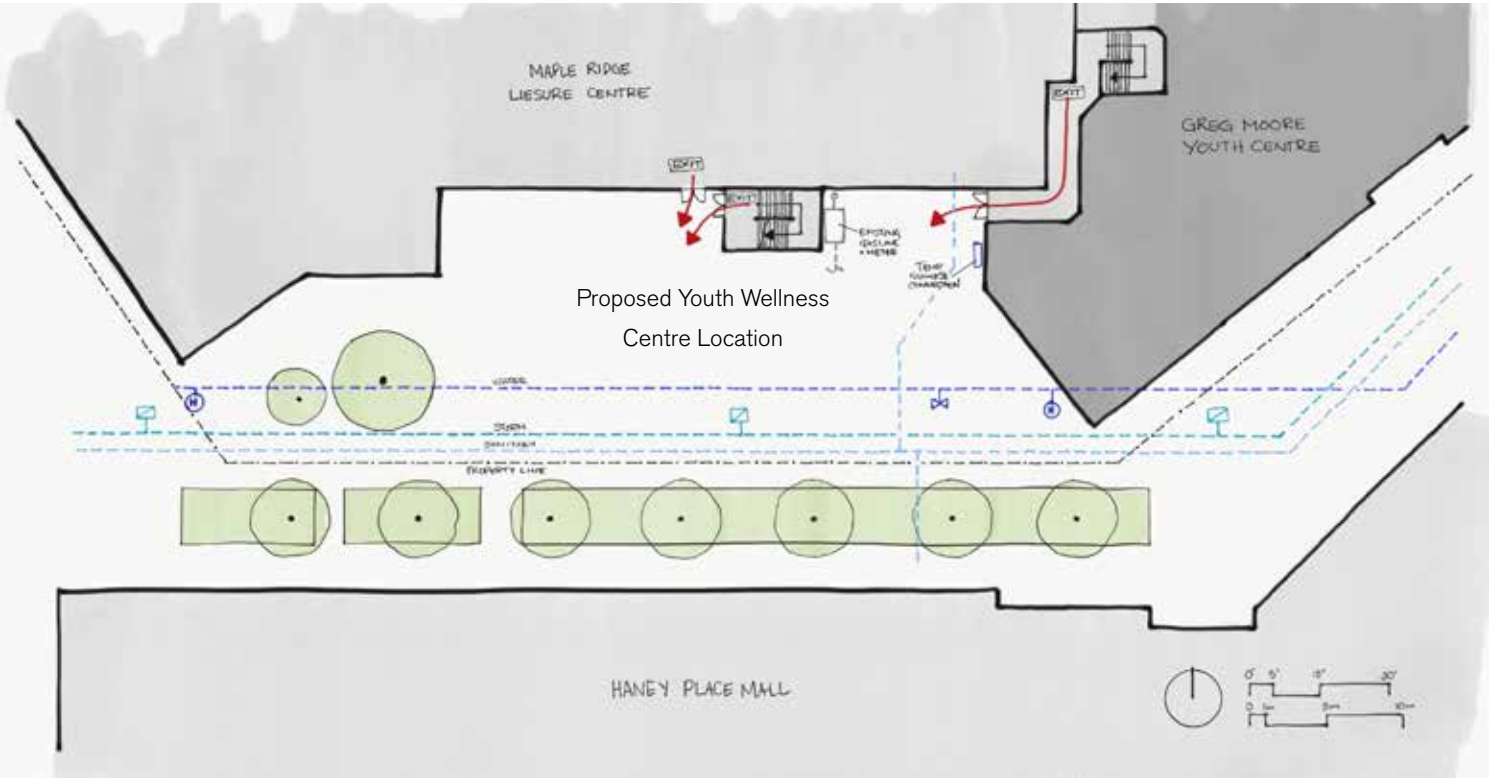
The following key stakeholders were consulted during this study:

- Foundry staff
- Youth Wellness Centre Staff and Board Members
- Youth Wellness Centre Steering Committee
- Youth Wellness Centre Fund Development and Direct Partners Committee
- Greg Moore Youth Centre Staff
- Greg Moore Youth Council
- Parks Recreation and Culture Staff
- Community Services Staff
- The wider community through the recent community facilities consultation process



Above: Context Plan

EXISTING SITE CONSIDERATIONS



Above: Existing Site Constraints



Above: Proposed Site Location

- The proposed facility location is located adjacent to and will take advantage of programmatic sharing with the Greg Moore Youth Centre
- Existing users adjacent to the site include Maple Ridge Leisure Centre, Walmart, Haney Place Mall. Surrounding neighbours include The ACT Arts Centre, Maple Ridge Public Library, WorkBC and the City of Maple Ridge.
- Civil review indicates that water line and or storm/sanitary lines may need to be re-routed in order to accommodate the new facility. A civil survey should be conducted to determine exact location of services.

Further studies required at next stage include:

- A transportation and parking study will be required to determine parking demand and whether existing underground parking will be sufficient.
- Seismic study is needed to determine any requirements.
- A contractor should be consulted to investigate sequencing to ensure continued operation of the existing leisure centre throughout construction.

ADJACENT YOUTH CENTRE



Greg Moore Youth Centre



Outdoor Courtyard adjacent to Youth Centre



Greg Moore Indoor Skate Park

EXISTING NEIGHBOURS



Haney Place Mall



Maple Ridge Leisure Centre



The ACT Arts Centre



Maple Ridge Public Library

SITE LAYOUT OPTIONS

Two main site layout options were developed to take into consideration the major site constraints including underground civil services, existing emergency exits from adjacent buildings, and connection to the existing Greg Moore Youth Centre.

Option 1

Option 1A and 1B re-route existing fire exits from the Maple Ridge Leisure Centre to the west along the building's south wall, to allow the new building to internally connect to the existing Youth Centre. Option 1A is the most optimal layout, while Option 1B is set back from underground civil services to prevent the need for relocation.

Pros

- Strong internal connection to the existing Greg Moore Youth Centre allows for shared and integrated program use as well as sight lines from reception into both youth centres
- Increased outdoor area to the west will allow for outdoor programming
- Need for fire rating emergency exiting on one side of building only

Cons

- Increased length of emergency exit route means more buildable area is required

Option 2

Option 2A and 2B re-route existing fire exits from the existing Maple Ridge Leisure Centre using the shortest route possible. Option 2A is the most optimal layout, while Option 2B is set back from underground civil services to prevent the need for relocation.

Pros

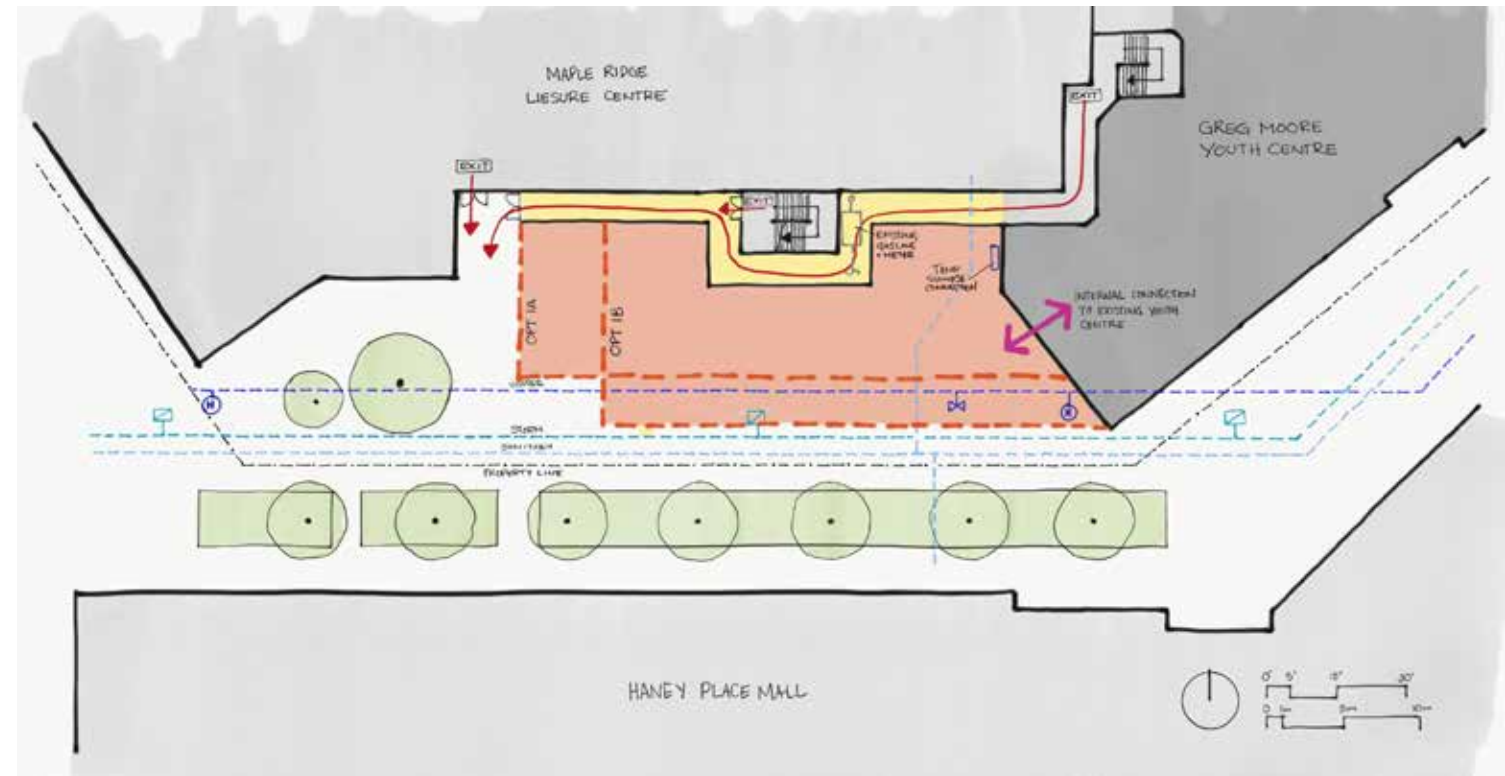
- Decreased length of emergency exit route increases buildable area

Cons

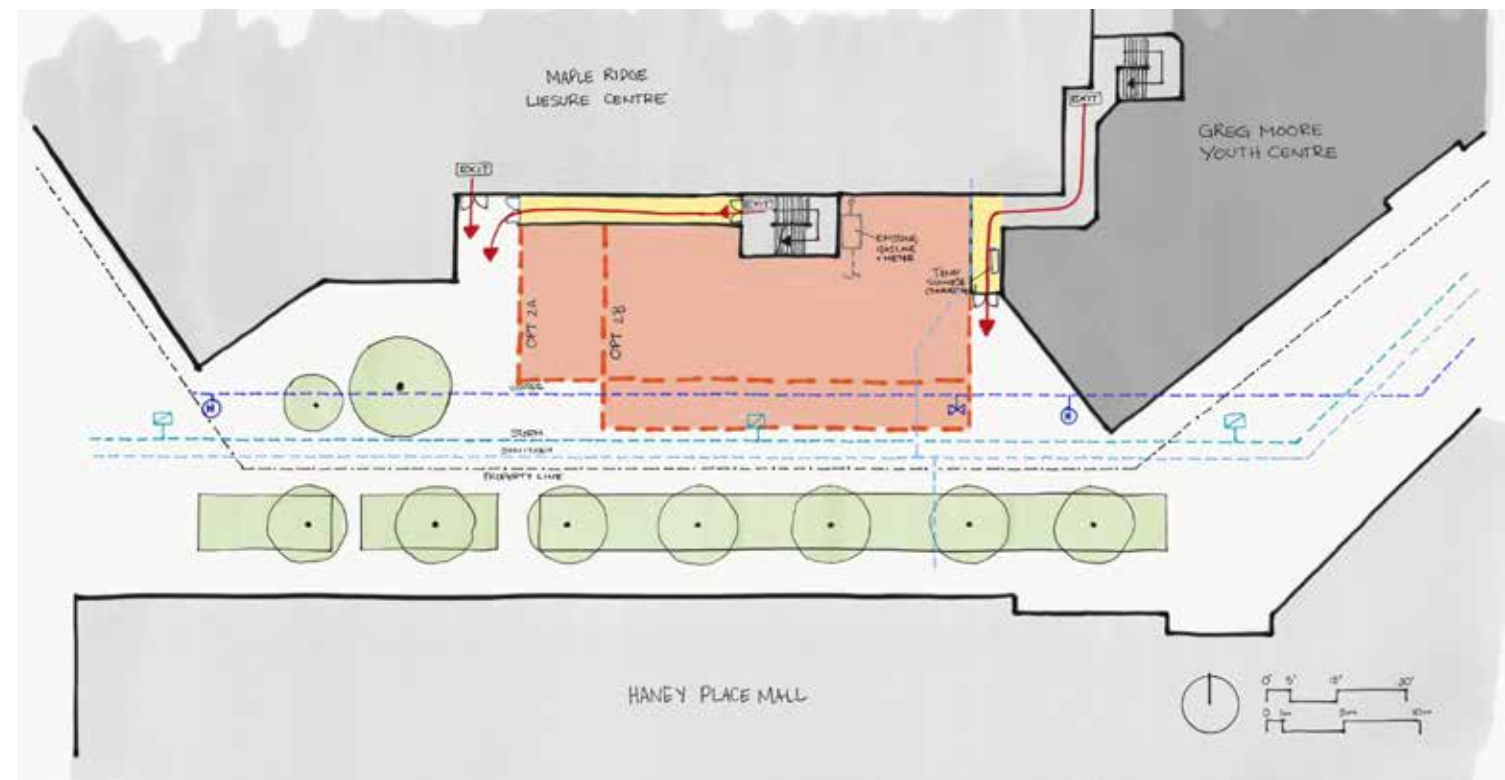
- Internal connection to the existing Greg Moore Youth Centre is not possible
- Decreased internal sight lines from reception into both youth centres
- Courtyard space between youth centres creates both fire rating challenges as well as CPTED safety concerns; this space is not programmable as it serves as emergency egress.

The Preferred Option

Site layout Option 1A was chosen as the favored option. This option reduces the complexity of fire rating emergency exiting; allows for an interior connection to and shared programmatic use with the existing Youth Centre; and offers the most functional programmatic layout.



Above: Site Layout Option 1A and 1B



Above: Site Layout Option 2A and 2B

PROGRAM

The program was developed in consultation with City and Foundry staff. A baseline program list was provided by the Foundry and HCMA worked with city staff to refine program and determine program sharing opportunities between the new Youth Wellness Centre and the Greg Moore Youth Centre. The Youth Centre has a demonstration kitchen and multipurpose room, as well as office spaces that can be repurposed as two meeting rooms to the needs of the Youth Wellness Centre. These spaces will be shared between the centres, but will need renovation.

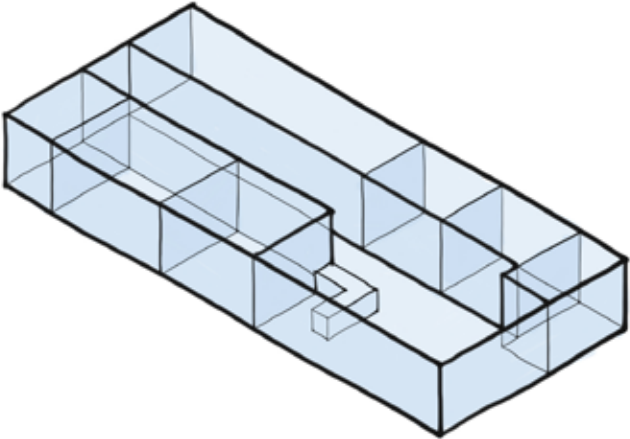
The diagram on this page illustrate the key program components and the full area schedule can be found in the appendix.

Parking

A parking study will be required to determine demand and whether existing underground parking is sufficient to meet the Youth Wellness Centre needs.

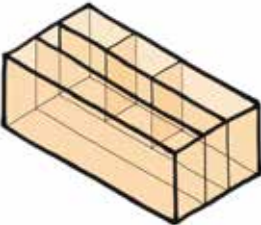
Client Areas 3,070 sq.ft / 285 sq.m

- Reception / General office
- Waiting Area
- Peer Youth & Family Support Office
- Counselling / Talking Rooms
- Meeting / Activity Room (Repurposed)
- Multipurpose Room (Renovated, Shared)
- Demonstration Kitchen (Renovated)



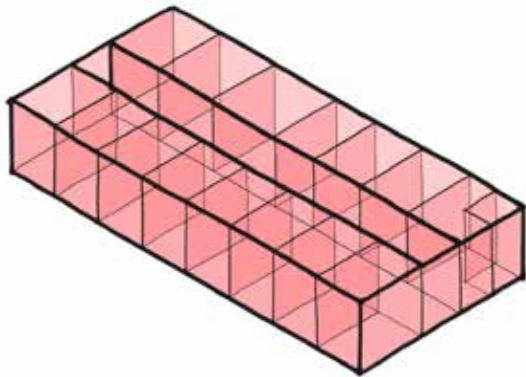
Service Spaces 450 sq.ft / 40 sq.m

- Janitors Closet
- Laundry
- Waste Holding Room
- General Storage



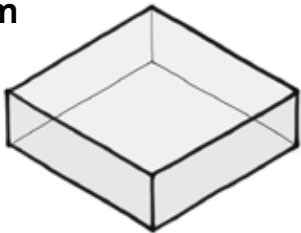
Clinical Support Spaces 1,915 sq.ft / 180 sq.m

- Medical Exam Rooms
- Medical Support



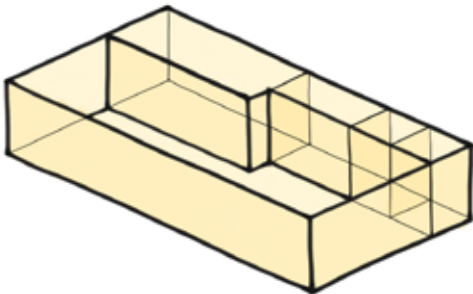
Gross Up 2,075 sq.ft / 190 sq.m

- Circulation
- Walls / Structure
- Washrooms
- Mechanical / Electrical Rooms



Staff Support Spaces 1,475 sq.ft / 135 sq.m

- Open Plan Workstations
- Staff Lounge / Lunchroom
- Staff Washroom & Shower



PRECEDENT EXAMPLES

Reception & Waiting



Chan Gunn Sports Medicine, UBC

Multipurpose Spaces & Kitchen



Royal Bay Secondary School, Victoria

Client Exam, Meeting & Talking Rooms



UBC Faculty of Medicine Clinical Skills

Staff Support Spaces



HCMA Office, Vancouver

Character



Chan Gunn Sports Medicine, UBC



Hamilton Community Centre, Richmond



Ponderosa Commons, UBC



Island Medical Program, Nanimo



HCMA Office, Vancouver



UniverCity Childcare Centre, UBC



Ponderosa Commons, UBC



Errington Learning Centre, Richmond



HCMA Office, Vancouver



HCMA Office, Vancouver

CONCEPT LAYOUT GROUND LEVEL

The Concept Layout is a further development of site layout option 1A. It transforms what is currently vacant and unprogrammed pedestrian lane into an active and friendly frontage with high levels of transparency, programmable outdoor spaces, and new landscaping towards the west and the south. The building entry is oriented toward the west, allowing youth a discreet and separate entrance from the Greg Moore Youth Centre.

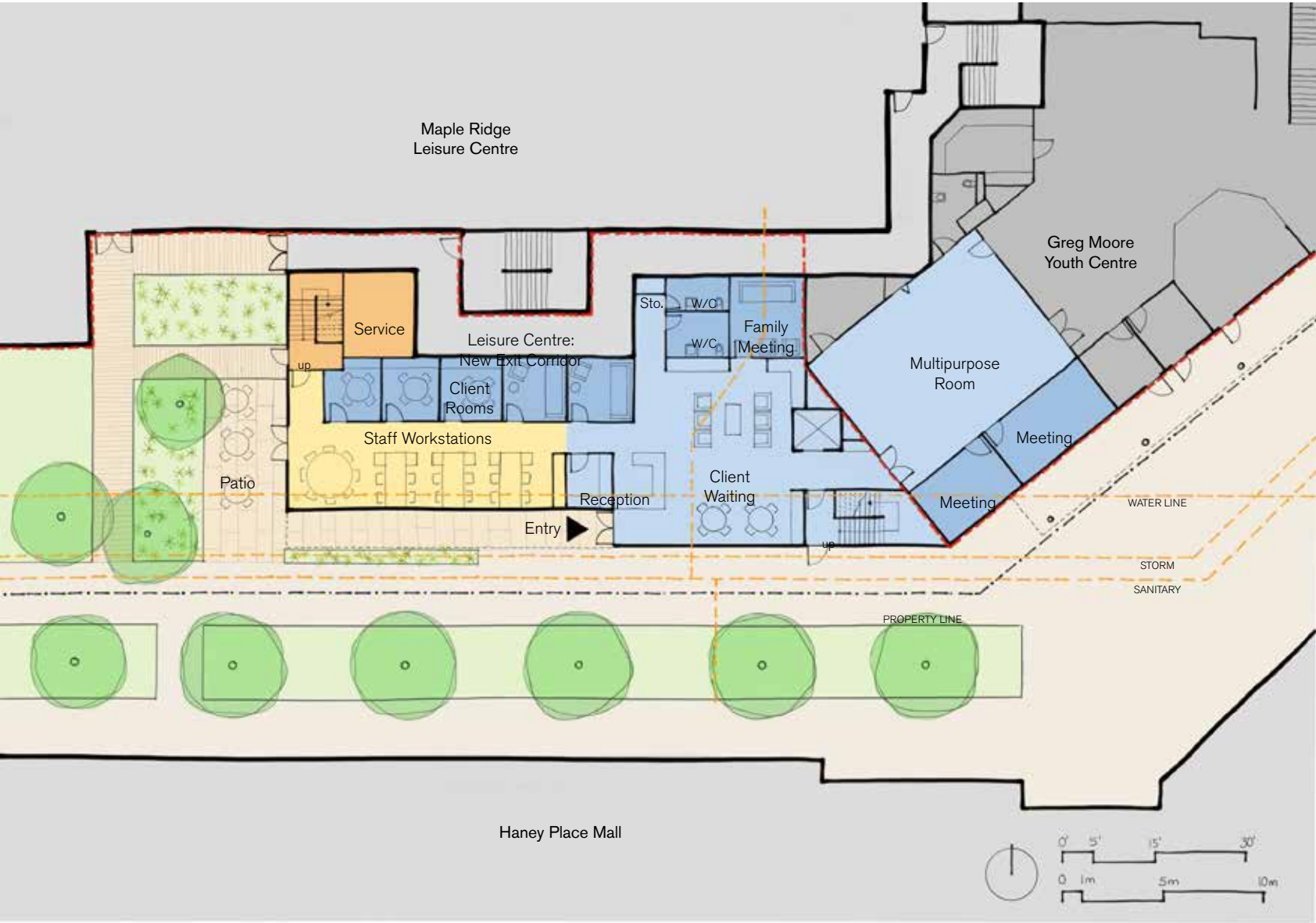
Foundry provided precedent plans for youth wellness centres which were referenced for typical layout planning. The reception, washrooms, client storage, family meeting rooms and vertical circulation are centrally located around the client waiting area. This space will meet a variety of seating and social needs. The waiting area is also internally connected to the Greg More Youth Centre to take advantage of shared program opportunities, such as meeting rooms (repurposed from office/client rooms) and a multipurpose room and kitchen that will be renovated.

Staff workstations are located in an open-plan office behind the reception on the west side of the building. This active frontage will address existing CPETD safety issues in the pedestrian lane, which is currently un-monitored. A patio surrounded by enhanced landscaping is accessed from the staff work area, allowing the programming of the space to extend to the outdoors. Client talking and counseling rooms are located at the back for privacy and share circulation with the staff work area, increasing layout efficiency and functionality.

Enhanced exterior lighting will be required to ensure the entrance to the centre is identifiable and well-lit. Additionally, the lighting along the entire length of the pedestrian corridor between Haney Place Mall and Greg Moore Youth Centre and the Maple Ridge Youth Wellness Centre will need to be upgraded to enhance CPETD safety.

The existing water line running east-west will either need to be re-routed or modified to allow for future maintenance. The same applies to the storm and sanitary supply to the existing leisure centre. The existing gas line and meter will also need to be relocated. A civil engineer will need to be consulted to determine the full extent of the works.

Coordination will also be required with the Leisure Centre; retro-fit vents are planned for the south wall and modifications may be required to accommodate the Youth Wellness Centre.



Above: Ground Level Plan













Level 1 Area = 3820 sq. ft. New Build [includes 715 sq. ft. for new exit corridor]
+ 1360 sq. ft. Refurbished Area
5180 sq. ft.

CONCEPT LAYOUT LEVEL 2

Client areas that require a higher level of privacy are located at the second level. Clinical exam rooms and support spaces are adjacent to the stair and elevator, easily accessed from the waiting room below, but are oriented towards the rear of the building to provide clients with increased privacy. A second client waiting area doubles as a breakout multipurpose space. Additional staff workstations are located along the south edge of the building similar to level 1. Further client counseling / talking rooms that may require more privacy are located adjacent to the open staff work area. An additional stair located at the west side of the building serves as both emergency egress and a secondary circulation route for staff.



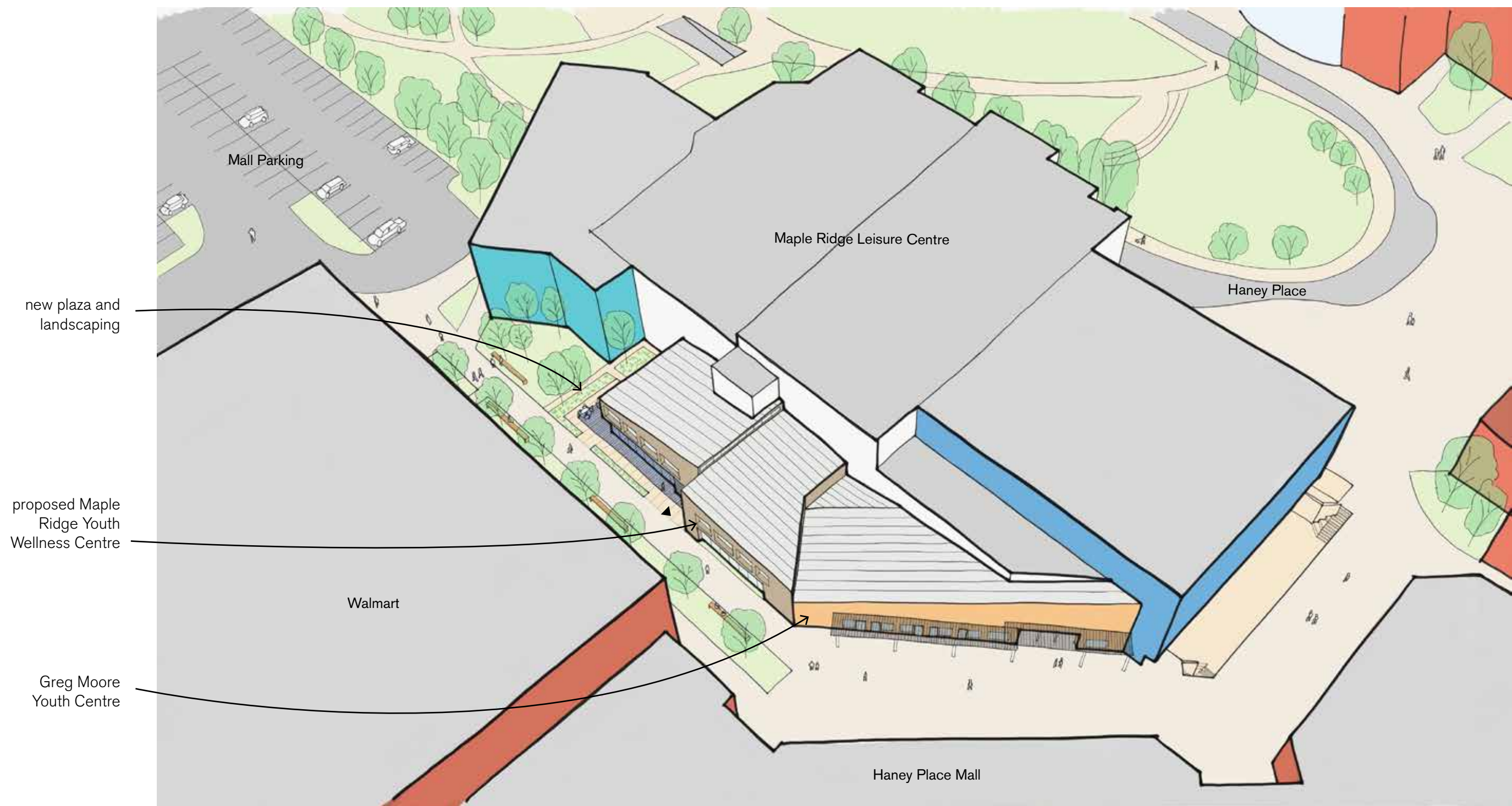
Legend

-  Client Areas
-  Clinical Support Areas
-  Staff Support Areas
-  Service
-  Landscaping
-  Plaza
-  Existing: Greg Moore Youth Centre
-  Existing Buildings
-  Existing Building Extents
-  Civil Services
-  Property Line
-  Entry

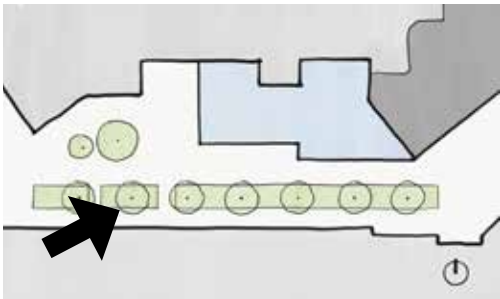
Above: Level 2 Plan

Level 1 Area	5180 sq. ft.
Level 2 Area	<u>+ 3820 sq. ft.</u>
Project Total	9000 sq. ft.

PROPOSED CONCEPT - AERIAL VIEW



CONCEPT RENDER



View Key

COSTING

Client Area	\$ 882,000
Clinical Support Spaces	\$ 646,900
Staff Support Space	\$ 500,200
Service Spaces	\$ 139,100
Gross Up (30%)	\$ 674,100
Total: Built Works	\$2,842,300
Landscaping & Site Works	\$ 118,400
Exterior Lighting Upgrades	\$ 100,000
Total Hard Costs	\$3,060,700

Contingency (21%)	\$ 686,500
Soft Costs (30%)	\$1,124,200

Total Project Budget \$4.2 million

Notes:

- 21% Contingency includes 10% Design Contingency, 6% Escalation Contingency, and 5% Construction Contingency and is calculated as a percentage of Total Hard Costs.
- Gross up includes extra area required for new emergency exit corridor from existing leisure centre.
- Exterior lighting upgrades amount is provided as an allowance only.
- All priced in Q4 2017 Lower Mainland dollars [\$], includes for 2 years escalation and assume a standard project delivery system. These costs are based on unit costs derived from recently completed projects of a similar nature in the Lower Mainland and BC. They are not based on specific site conditions and do not allow for any geotechnical measures or site development. Unless otherwise stated, off-site infrastructure upgrades, utility charges, hazmat abatement are excluded.
- Exclusions: Land costs, legal and accounting fees, loose FF&E, HazMat abatement (if any) are all excluded.
- Cost of renovation to existing 50 sq. m. kitchen is approximately equal to cost of constructing a new 30 sq. m. kitchen.

Appendix



Facility Type	General Description	Building Area (ft²)	Building Area (m2)	Construction Costs (\$/m²)	Building Cost (\$)
Client Area					
Reception / General Office		431	40	\$3,700	\$148,000
Waiting Area	with refreshment station & children's area	592	55	\$3,700	\$203,500
	storage area (prams, pets etc.)	54	5	\$3,300	\$16,500
Peer Youth & Family Support Office		161	15	\$3,500	\$52,500
Meeting/Multipurpose/Activity Room	small	161	15	\$3,700	\$55,500
	medium	215	20	\$3,700	\$74,000
Multipurpose Room (shared)	renovation of existing large room -shared with youth centre	915	85	\$2,200	\$187,000
Demonstration Kitchen	partial renovation/modification tbc	538	50	\$2,900	\$145,000
Subtotal		3,068	285	\$3,095	\$882,000

Clinical Support Spaces					
Medical Exam Rooms	standard	129	12	\$4,100	\$49,200
	large	161	15	\$4,100	\$61,500
	office/exam room	161	15	\$3,800	\$57,000
Counselling/Talking Rooms	8 individual rooms that each accommodate 2- 4 ppl	915	85	\$3,500	\$297,500
Medical Support	Medication	97	9	\$4,300	\$38,700
	Cleaning Supplies	118	11	\$3,400	\$37,400
	Soiled Utility/Holding	129	12	\$3,300	\$39,600
	Medical Records	151	14	\$3,500	\$49,000
	Photocopy/Workroom	54	5	\$3,400	\$17,000
Subtotal		1,916	178	\$3,634	\$646,900

Staff Support Spaces					
Open Plan Workstations	located adjacent to clinical support spaces	915	85	\$3,400	\$289,000
Staff Lounge/Lunchroom	kitchenette, lounge & locker area	431	40	\$3,600	\$144,000
Staff Washrooms & Shower	including accessible	129	12	\$5,600	\$67,200
Subtotal		1,475	137	\$3,651	\$500,200

Service Spaces					
Janitors Closet		65	6	\$3,300	\$19,800
Laundry		54	5	\$3,400	\$17,000
Waste Holding Room		118	11	\$3,300	\$36,300
General Storage		215	20	\$3,300	\$66,000
Subtotal		452	42	\$3,312	\$139,100

BUILT WORKS - SUBTOTAL					
Gross-up	0.3 multiplication factor for walls, circulation, universal washrooms, mechanical, electrical and other back-of-house areas	6,911	642	\$3,377	\$2,168,200
		2,073	192.6	\$3,500	\$674,100

BUILT WORKS - TOTAL		8,984	835	\$3,406	\$2,842,300
Note: includes renovated areas					
Site - Bike racks					\$2,400
Site - Streetscape	allow for 8 spaces	969	90	\$250	\$22,500
Site - Soft & hard landscaping (west)		1,991	185	\$100	\$18,500
Site - Exterior lighting upgrades Allowance	Allow for re-location (or access pipe) around existing water & sanitary lines + relocation of gasoline meter.				\$100,000
Site - Civil works: reroute sanitary (& water line?)	Further civil input required to determine full extent of works.				\$75,000

SITE WORKS - TOTAL		2,960	275		\$218,400
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Total Hard Costs	Built Works Total + Site Works Total				\$3,060,700
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Contingency					\$686,500
Design Contingency	10% of Total Hard Costs			\$306,100	
Escalation Contingency	6% of Total Hard Costs			\$202,000	
Construction Contingency	5% of Total Hard Costs			\$178,400	

Total Soft Costs	30% of Total Hard Costs and Contingency				\$1,124,200
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Total Project Budget	Total Hard Costs + Total Soft Costs				\$4,184,900
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Cost Options					
Additional Teaching Kitchen		300	28	\$4,800	\$134,400

Note regarding Budget Costs:

All priced in Q4 2017 Lower Mainland dollars (\$), includes for 2 years escalation and assume a standard project delivery system. These costs are based on unit costs derived from recently completed projects of a similar nature in the Lower Mainland and BC. They are not based on specific site conditions and do not allow for any geotechnical measures or site development. All off-site infrastructure upgrades, utility charges, hazmat abatement are excluded.

Notes:

Approximate areas only based on 'Foundary Centre Sq Ft Requirement' and email description dated 17 Aug 2017
Assumes no additional parking required/ utilisation of existing MR civic centre parkade

March 20, 2018

Dear Mayor Read and Councilors,

Please accept this letter on behalf of Maple Ridge/Pitt Meadows Community Services — lead organization of Foundry Ridge Meadows. In 2014 the Ridge Meadows Division of Family Practice designed a one access point health centre and with help from a Local Action team built a strong foundation of this model. This local action team included engaged youth, parents and various community partners such as School District 42, the Ministry of Children & Family Development, Public Health, Options for Sexual Health and the City of Maple Ridge to name a few.

This creative model and the tireless work by strong community members led us to the exciting opportunity of our community being selected to host a Foundry site. Foundry is an integrated health and social services program customized in one location for youth and young people who are in need of substance use, and mental health supports.

Being designated as a Foundry site provides \$500,000.00 annualized operating funding from the Provincial Ministry of Health, over \$450,000.00 in capital funding from Vancouver Coastal Health and Foundry donors, stewardship from Foundry Central office and evaluation systems and learnings from five phase-one sites across the province of British Columbia.

To facilitate co-location of youth-serving organizations and programming such as physicians, specialists, group rooms and counselling areas Foundry's integrated model of care requires approximately 7,000 – 9,000 sf. — all customized space that is youth-focused, safe and welcoming. To date though an extensive search for suitable lease space has been unsuccessful and is causing a delay in opening as a Foundry site.

With the gracious donation of the City of Maple Ridge, our Youth Wellness Centre (YWC) is currently operating out of space provided within the Greg Moore Youth Centre as it transitions to Foundry. In this space, the YWC is providing services for youth and young adults from Tuesday through Thursday, offering drop-in counselling, including substance-use counselling, options for sexual health, harm reduction supports, weekly primary care and psychiatric assessments and supports by appointment. To officially open as a full-service Foundry-site a dedicated space of 9,000 sf is required.

In December 2017, you received a summary report from city staff indicating that the land adjacent to the Greg Moore Youth Centre was in fact a feasible option for a purpose built 9,000 square foot facility. At that time, you directed staff to continue their work with Community Services in the exploration of a funding model for the YWC concept. Since that time, city staff, Community Services and Foundry have engaged higher levels of government and local fund development opportunities with the goal of securing additional capital funding. Although those discussions remain an active component to the developing funding model no additional capital funding has been confirmed at this time. Community Services can commit to pay to the City up to \$150,000.00 per annum in loan repayment costs if the City agrees to pay the upfront costs to construct a full-service youth wellness centre to house Foundry.

This letter represents our formal request for the city's construction of a purpose built youth-facility on city property adjacent to the Greg Moore Youth Centre. In addition, we are also requesting the support

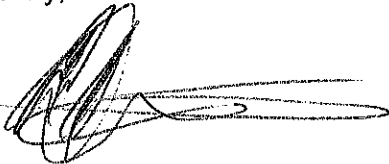
of City staff to assist in seeking financial contributions from higher levels of government. This municipal facility, as referenced in the staff report on December 5th, 2017, is estimated to cost \$4.6 million dollars and provides the opportunity to show-case incredible community partnerships and collaboration.

As a contributing partner, Community Services, would allocate the \$450,000.00 of capital funding provided by Vancouver Coastal Health and the St. Paul's Hospital Foundation, as well as \$150,000.00 annual infrastructure payments from the Fraser Health operating funds. In addition, any funds raised through a capital campaign run by Community Services and any funds received from government sources would go directly to loan repayment.

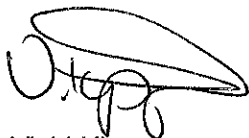
This city owned asset would be ideally located within the downtown core, accessible and welcoming for youth, young adults and their parents and caregivers. The facility would attract co-location of like-minded professionals, peer support staff, specialists, parent and youth advocates all working together in support of our growing community.

Thank you again for your continued and generous support of the Youth Wellness Centre and for your consideration of our requests.

Sincerely,



Glenn Campbell
Chairperson of the Board of Directors
Maple Ridge/Pitt Meadows Community Services
(Foundry Ridge Meadows: Host Agency)



Vicki Kipps
Executive Director
Maple Ridge/Pitt Meadows Community Services
(Foundry Ridge Meadows: Host Agency)

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract - Arthur Peake Field Civil Works

MEETING DATE: March 27, 2018
DOC NO: 1908200
MEETING: Council

EXECUTIVE SUMMARY:

The cost to redevelop the sports field at the Arthur Peake Centre into a synthetic surface is contained within the City's Adopted Financial Plan. Once complete, the upgraded field will increase allocation times for our sports user groups who are requesting additional field time due to growth in participation. The development timeline for this field upgrade and parking lot expansion is planned to occur through the spring and summer, with completion in September 2018 in advance of the fall/winter sports season.

An Invitation to Tender for the civil works to redevelop the field and construct a parking lot to support the field use was issued on December 14, 2017 and closed on February 7, 2018. Seven tenders were received. Staff has reviewed the tender including optional price items, and recommend that the project be awarded to the lowest qualified submission, received from Cedar Crest Lands (BC) Ltd. in the amount of \$2,493,000.00 (excluding taxes).

RECOMMENDATION:

That Contract ITT-PL17-79: Artificial Turf Field - Civil Works for Arthur Peake / Golden Ears Elementary be awarded to Cedar Crest Lands (BC) Ltd. in the amount of \$2,493,000 plus taxes, as well as a contingency of \$300,000 be authorized; and

That the Financial Plan Bylaw be amended to include an additional \$700,000 from the Gaming Revenue Reserve for the Arthur Peake Synthetic Field project; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The field design process included consultation with sports user groups, School District No. 42 and the community to obtain feedback. A community open house was held at Thomas Haney Secondary School on July 19, 2017, advertised through park posters, neighbourhood mail outs, social media and on the City's park development webpage. The presentation materials were posted on the park development webpage as well, providing an opportunity for residents to review the material at their leisure. The field concept was generally supported by the community, though neighbours expressed some concerns regarding impacts due to noise, lights, traffic, parking and loss of privacy arising from field operations, as well as the

loss of the existing grass field. A session was held with concerned neighbours on September 18, 2017, and individual vegetation and buffer treatments have been included in the design to address their concerns. Comments have been received questioning the health impacts of synthetic surfaces, particularly for an elementary school playfield. Through additional discussion with parents at Golden Ears Elementary School, staff learned that concerns focus on the proposed use of recycled crumb rubber tire infill material. In response, staff is requiring alternative infill options at this site within the synthetic carpet proposal call.

An Invitation to Tender for the sports field and parking lot civil works was issued through BC Bid on December 14, 2017 and closed on February 7, 2018. Seven tenders were received with the total tender prices (including all optional and alternate work) ranging from a low of \$2,428,885.00 to a high of \$3,379,274.00. Tenders were checked for completeness and compliance with the Invitation to Tender documents, and five of seven tenders were found to be compliant. Upon further evaluation, the two lowest submitted tenders did not demonstrate that they had the experience or ability required to complete the work to the City's satisfaction.

The three remaining qualified bid results are listed below from lowest to highest price.

- | | |
|--|----------------|
| • Cedar Crest Lands (BC) Ltd. | \$2,493,000.00 |
| • Canadian Landscape and Civil Services Ltd. | \$2,714,256.00 |
| • Arsalan Construction Ltd. | \$2,888,000.00 |

Cedar Crest Lands (BC) Ltd. is experienced in synthetic field construction with recent projects throughout the Lower Mainland and has tendered the lowest qualified bid.

b) Desired Outcome:

The desired outcome is to obtain Council approval to award the contract ITT-PL17-79: Artificial Turf Field - Civil Works for Arthur Peake / Golden Ears Elementary so that work can commence to construct the synthetic field and parking area to enhance recreation opportunities at this facility, with completion targeted for September 2018.

c) Strategic Alignment:

This project is one of a number of Council's current infrastructure priorities. The field at Arthur Peake Centre/Golden Ears Elementary School, along with the Karina LeBlanc field at Merkley Park, will add allocation times for both practice and game play for our sports user groups who have been requesting additional field time due to growth in participation.

d) Citizen/Customer Implications:

Sports user groups will benefit from the provision of increased field capacity in the short term. Providing synthetic sports surfaces enables additional game play with fewer closures due to fall/winter adverse weather conditions which do not support natural turf growth.

e) Interdepartmental Implications:

The Engineering Department was consulted during the detailed design process to ensure site servicing is to City standards.

f) Business Plan/Financial Implications:

Funding in the amount of \$3,000,000.00 from Capital Works Reserves is included in the Adopted Financial Plan, which can accommodate redevelopment of the field. However, higher than anticipated costs for civil works has resulted in a funding shortfall for the next phase of this project, which includes installation of the synthetic turf. Therefore, staff are

recommending that the project budget be increased at this time by \$700,000.00 using Gaming Revenue which is intended to be used for non-recurring items, and in particular, capital improvements of benefit to the community. This fund has the capacity available to accommodate this amount.

CONCLUSIONS:

The planned synthetic field redevelopment at Arthur Peake Centre is needed to deliver additional field allocation to the community. Staff is satisfied with the tender submissions and recommend that the project be awarded to Cedar Crest Lands (BC) Ltd. to begin the work for completion in advance of the 2018 fall/winter sports season.

“Original signed by Chad Neufeld for”

Prepared by: Valoree Richmond, Manager of Parks Planning & Operations

“Original signed by David Boag”

Reviewed by: David Boag, Director of Parks & Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Interim Director of Finance

“Original signed by Kelly Swift”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer