

City of Maple Ridge

**COMMITTEE OF THE WHOLE
AGENDA
June 4, 2019
1:30 p.m.
Council Chamber**

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

Chair: Acting Mayor

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 Minutes of the Committee of the Whole Meeting of May 21, 2019
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue, RS-3 to R-1

Staff report dated June 4, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7457-2019 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to allow for a future subdivision of approximately six single family lots be given first reading and that the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999.

1102 2017-386-DVP, 13112 Alouette Road

Staff report dated June 4, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-386-DVP to omit the requirement to dedicate Road Right of Way or construct 248 Street to a rural road standard.

5. *CORPORATE SERVICES*

6. *PARKS, RECREATION & CULTURE*

1151 Recreation Facility Fees & Charges Update

Staff report dated June 4, 2019 recommending that the Sport User Annual Contribution fee be maintained at the current rate and that Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019 to reduce the Dry Floor Rate by 10% be given first, second and third readings.

7. *ADMINISTRATION (including Fire and Police)*

1171 Award of Contract – Construction of Two Fire Pumper/Tanker Trucks

Staff report dated June 4, 2019 recommending that the contract for the construction of two fire pumper/tanker trucks be awarded to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C., and that the Corporate Officer be authorized to execute the contract.

1172 Award of Contract – Construction of Two Fire Engines

Staff report dated June 4, 2019 recommending that the contract for the construction of two fire engines be awarded to Safetek Emergency Vehicles Ltd. of Abbotsford, B.C., that the next Financial Plan Bylaw amendment increase the two existing capital projects to allow construction of the fire trucks and that the Corporate Officer be authorized to execute the contract.

8. *OTHER COMMITTEE ISSUES*

9. *ADJOURNMENT*

10. **COMMUNITY FORUM**

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

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


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

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

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

For more information on these opportunities contact:

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

Checked by: 
Date: May 31/19

2.0 Minutes

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

May 21, 2019

The minutes of the meeting held on May 21, 2019 at 2:04 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

Elected Officials:

Chair J. Dueck

Mayor M. Morden

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer

F. Quinn, General Manager Public Works & Development Services

D. Boag, Acting General Manager Parks, Recreation & Culture

L. Benson, Director of Corporate Administration

C. Carter, Director of Planning

D. Pollock, Municipal Engineer

Other Staff as Required

C. Goddard, Manager of Development & Environmental Services

D. Cramb, Senior Recreation Manager

C. Nolan, Corporate Controller

ABSENT

Councillor K. Duncan

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of May 7, 2019

It was moved and seconded

That the minutes of the May 7, 2019 Committee of the Whole Meeting be adopted.

CARRIED

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

4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

1101 2018-180-RZ, 22057 and 22083 Lougheed Highway, RS-1 to RM-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow a five-storey apartment building with approximately 86 units and underground parking be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Goddard provided a slide presentation and answered Council questions.

It was moved and seconded

That the staff report dated May 21, 2019 titled "First Reading, Zone Amending Bylaw No. 7481-2018 22057 and 22083 Lougheed Highway and PID 001-844-652" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

1102 2019-081-RZ, 21358 and 21366 Dewdney Trunk Road, RS-1, RS-1b to RM-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7540-2019 to rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to RM-2 (Medium Density Apartment Residential) to allow future construction of a five-storey, 54 unit, purpose-built rental apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Goddard provided a slide presentation, followed by one provided by the applicant. C. Goddard and the applicant responded to questions from Council.

It was moved and seconded

That the staff report dated May 21, 2019 titled "First Reading, Zone Amending Bylaw No. 7540-2019, 21358 and 21366 Dewdney Trunk Road" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

1103 2019-091-RZ, 21585 River Road, RS-1 to RT-2

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7541-2019 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of courtyard residential housing with five dwelling units, clustered around a common courtyard be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Goddard provided a slide presentation. The applicant introduced himself and the project. C. Goddard answered Council questions.

It was moved and seconded

That the staff report dated May 21, 2019 titled "First Reading, Zone Amending Bylaw No. 7541-2019 21585 River Road" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

1104 2017-117-RZ, 11865, 11839, 11831 232 Street, RS-1 to RM-1

Staff report dated May 21, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7351-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit the future construction of a 46-unit residential townhouse development be given second reading and be forwarded to Public Hearing.

C. Goddard provided a slide presentation and answered Council questions.

It was moved and seconded

That the staff report dated May 21, 2019 titled "Second Reading Zone Amending Bylaw No. 7351-2017, 11865, 11839, 11831 232 Street" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

1105 Drinking Water Quality Report 2018

Staff report dated May 21, 2019 providing information on Drinking Water Quality Report 2018.

D. Pollock provided a slide presentation and answered Council questions.

It was moved and seconded

That the staff report dated May 21, 2019 titled "Drinking Water Quality Report 2018" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

1106 Post Disaster Water Supply – briefing

D. Pollock provided a verbal briefing. No resolution required.

1107 Contract Award: Hydrovac Services

Staff report dated May 21, 2019 recommending that a one (1) year agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McCrae's Environmental Services Ltd. with the option to renew.

It was moved and seconded

That the staff report dated May 21, 2019 titled "Contract Award: Hydrovac Services" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

5. CORPORATE SERVICES – Nil

6. PARKS, RECREATION & CULTURE

1151 Award of Contract for Phase One of the Albion Community Centre

Staff report dated May 21, 2019 recommending that the Contract for Construction of Phase One of the Albion Community Centre be awarded to Double V Construction Ltd. in the amount of \$5,306,981 excluding taxes, and that a contingency of \$530,698 be authorized and that the Corporate Officer be authorized to execute the contract.

D. Cramb answered questions from Council.

It was moved and seconded

That the staff report dated May 21, 2019 titled "Award of Contract for Phase One of the Albion Community Centre" be forwarded to the Council Meeting of May 28, 2019.

CARRIED

Councillor Robson - OPPOSED

7. **ADMINISTRATION (including Fire and Police) – Nil**

8. **OTHER COMMITTEE ISSUES – Nil**

9. **ADJOURNMENT – 3:08 p.m.**

Councillor Judy Dueck
Presiding Member of the Committee

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7547-2019
23250 Silver Valley Road and 23267 137 Avenue

MEETING DATE: June 4, 2019
FILE NO: 2019-067-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to allow for future subdivision into approximately six 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 \$30,600.00 (6 times \$5,100 per single family lot).

RECOMMENDATIONS:

1. 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;

2. That Zone Amending Bylaw No. 7547-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	SV 232 Street Development Ltd.
Legal Description:	Lot 2, Section 33, Township 12, New Westminster District Plan 20132; and Lot 59, Section 33, Township 12, New Westminster District Plan EPP60118
OCP:	
Existing:	Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and R-1 (Residential District)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Low/Medium Density Residential
South:	Use: Vacant Zone: R-1 (Residential District) Designation: Medium Density Residential
East:	Use: Single Family Residential and Vacant Zone: RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) Designation: Medium Density Residential
West:	Use: Vacant Zone: R-3 (Special Amenity Residential District) Designation: Medium/High Density Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.28 ha (0.7 acres)
Access:	232A Street and 137 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue, are located on the south-east corner of the intersection of Silver Valley Road and 232A Street (see Appendices A and B). There is an existing home on 23250 Silver Valley Road. The property located at 23267 137 Avenue is a newly created single family lot that is vacant, and has a strip of land fronting Silver Valley Road that is intended to be consolidated with the 23250 Silver Valley Road property for future subdivision potential. The subject properties slope gradually to the south-west.

c) Project Description:

The applicant is proposing to rezone and subdivide the properties from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District) to allow for approximately six single family lots; five fronting 232A Street and one fronting 137 Avenue.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The subject properties are located within the Silver Valley Area Plan, in the Blaney Hamlet, and are currently designated *Low/Medium Density Residential, Medium Density Residential, and Medium/High Density Residential*. For the proposed development an OCP amendment will be required to re-designate the subject properties to *Medium Density Residential* to allow the proposed R-1 (Residential District) zoning.

The current OCP designations for the properties would allow from 4 to 9 units in total, and the proposed development is for approximately 6 units, therefore the OCP amendment does not result in an increase in density from the original area plan. Furthermore, the form of the proposed development is similar to the recent development to the south.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-1 (Residential District) (see Appendix C) to permit a future six lot subdivision (see Appendix D). The minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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:

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

Development Information Meeting:

A Development Information Meeting is 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; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP 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 Wildfire Development Permit Application (Schedule J); and
- 4. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to *Medium Density Residential*. It is therefore recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

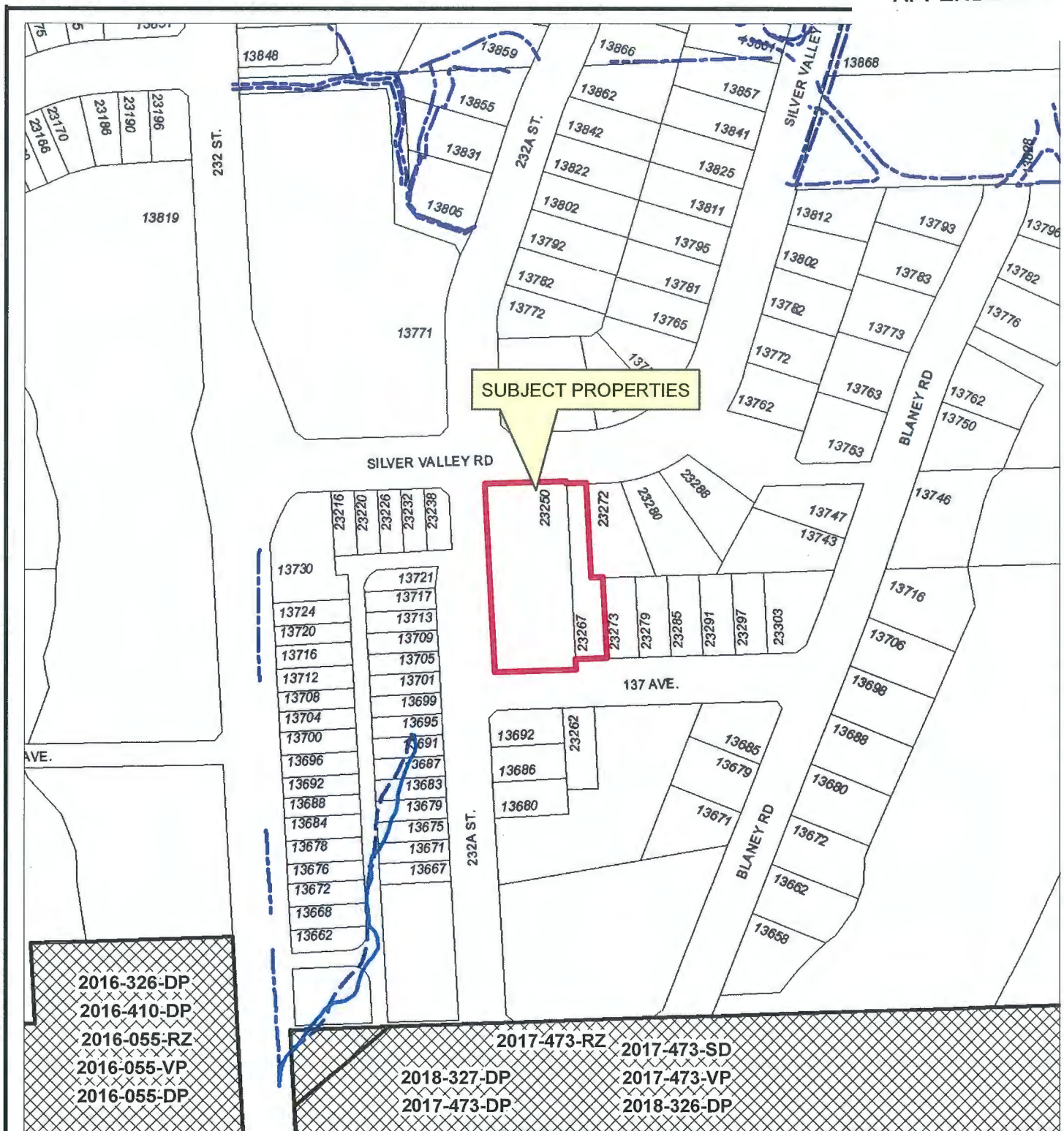
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7547-2019
- Appendix D – Proposed Subdivision Plan



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

23250/67 SILVER VALLEY ROAD
 PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-067-RZ

DATE: Feb 26, 2019

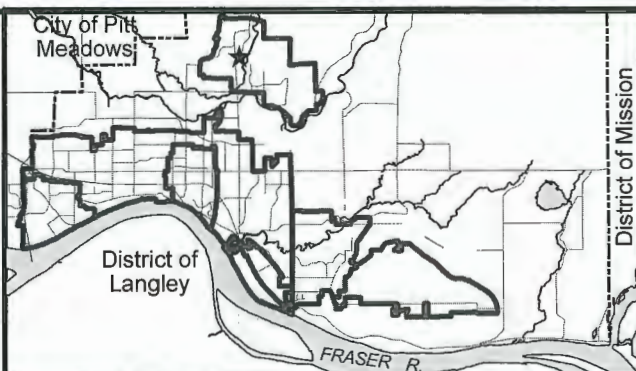
BY: PC



Aerial Imagery from the Spring of 2010



Scale: 1:2,000



23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-067-RZ
DATE: Feb 26, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7547-2019**

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. 7547-2019."
2. Those parcels or tracts of land and premises known and described as:

Lot 2 Section 33 Township 12 New Westminster District Plan 20132
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

and outlined in heavy black line on Map No. 1796 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (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_____

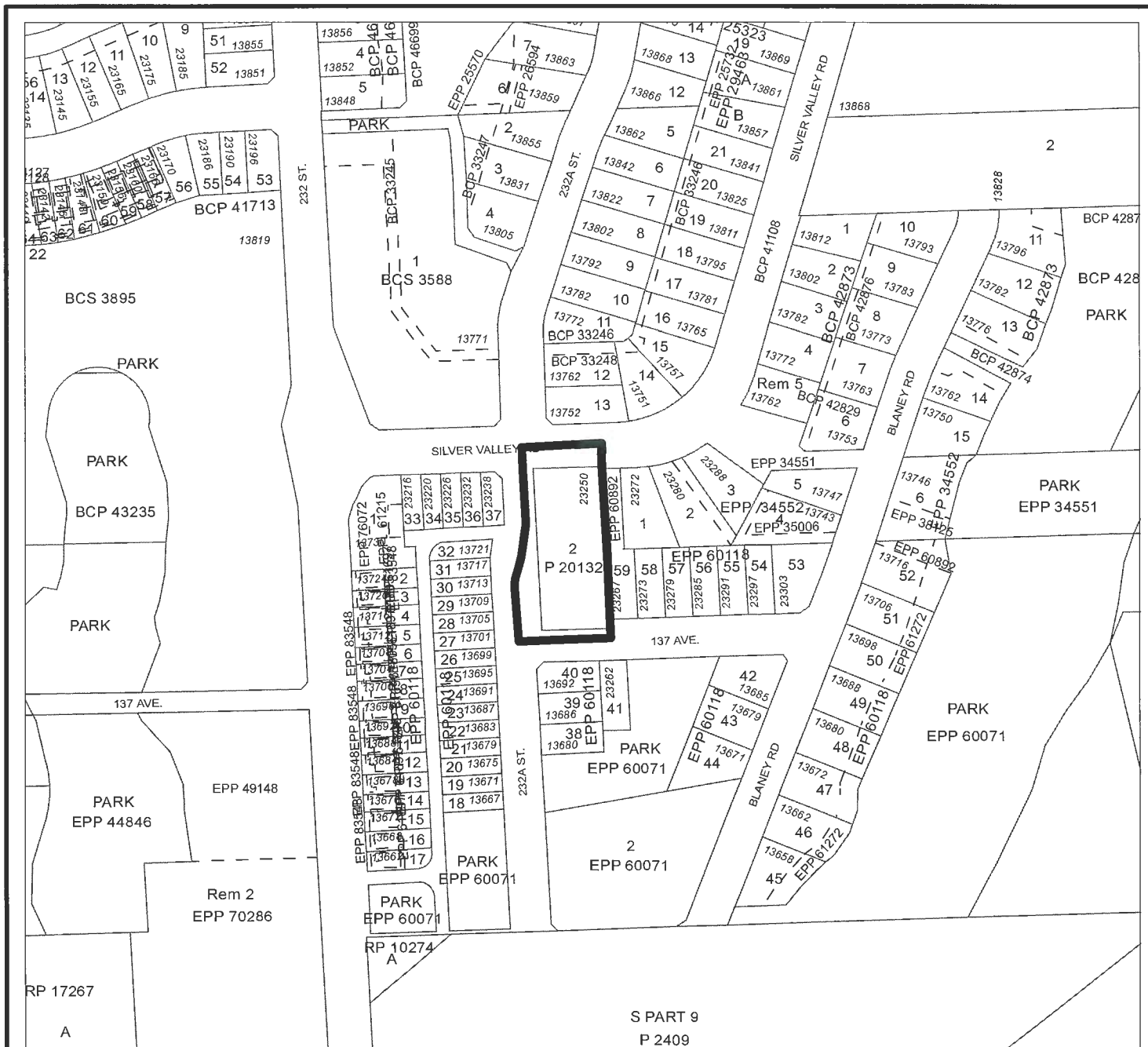
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7547-2019

Map No. 1796

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)



DRAFT PLAN OF PROPOSED SUBDIVISION OF

1) LOT 2 PLAN 20132

CIVIC ADDRESS: 23250 SILVER VALLEY ROAD, MAPLE RIDGE

PARCEL IDENTIFIER: 002-606-160

2) LOT 59 PLAN EPP60118

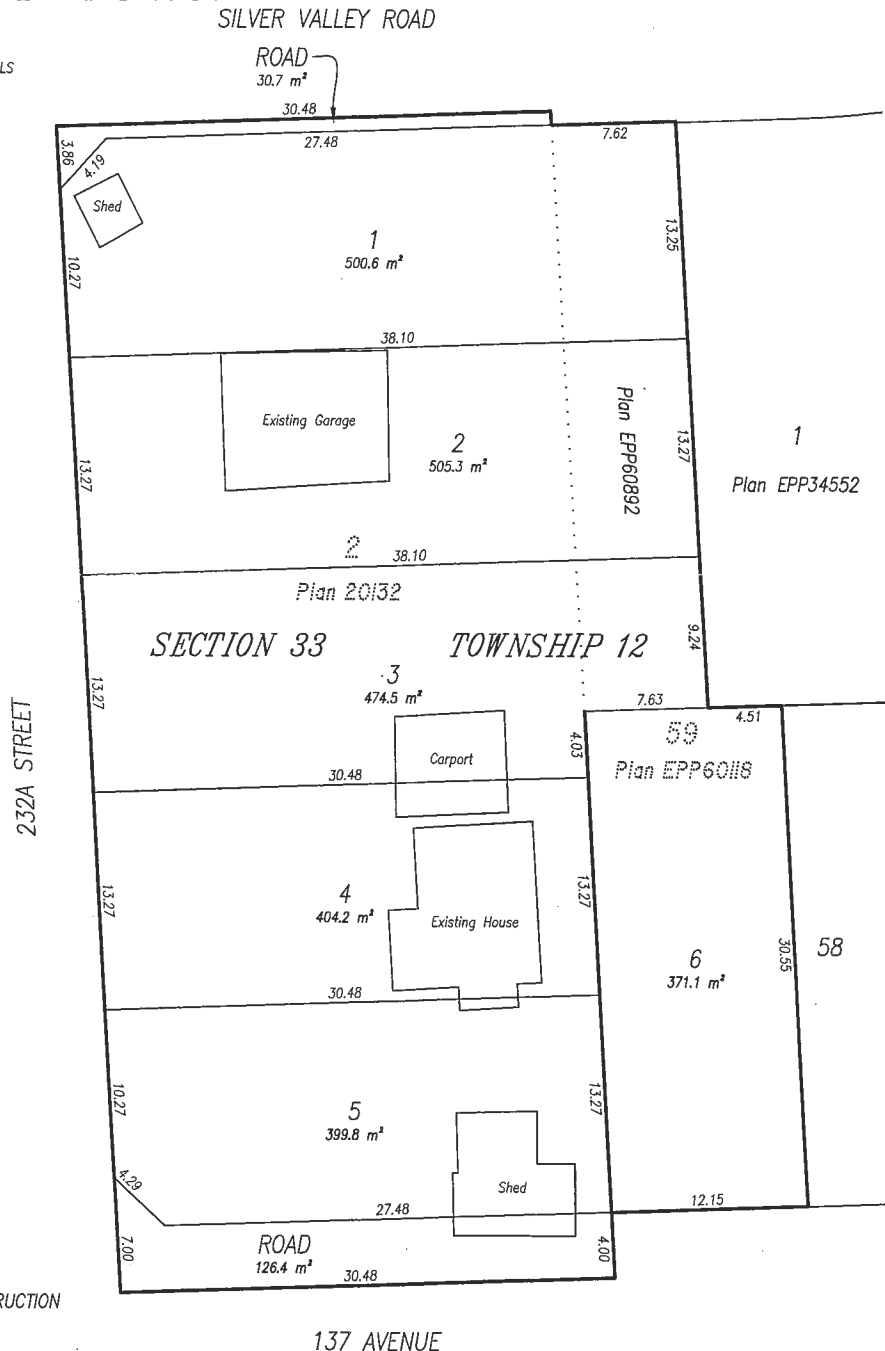
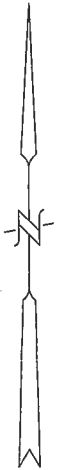
CIVIC ADDRESS: 23267 137 AVENUE, MAPLE RIDGE

PARCEL IDENTIFIER: 030-522-633

all of Sec. 33 Tp.12
NEW WESTMINSTER DISTRICT

SCALE 1 : 300

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



PREPARED FOR: APOLLON CONSTRUCTION

NOTE: EXISTING BUILDINGS TO BE
DEMOLISHED

LOT DIMENSIONS DERIVED FROM
PLAN EPP60118 et. al.

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
LOT 59 EPP60118

COVENANT	CA6421834
COVENANT	CA6421836
COVENANT	CA6421839
COVENANT	CA6421842
COVENANT	CA6950115
COVENANT	CA6950122
SRW	CA5759781
SRW	CA5759782
SRW	CA6770199

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
LOT 2 PLAN 20132
N/A

S.P. WADE, BCLS

DRAWING DATE: JANUARY 25 2019

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3064-01

APPENDIX D

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

MEETING DATE: June 4, 2019
FILE NO: 2017-386-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
13112 Alouette Road

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-386-DVP has been received in conjunction with a subdivision application proposing to subdivide the subject property located at 13112 Alouette Road into two lots. The requested variance is to omit the requirement to dedicate Road Right of Way or construct 248 Street to a rural road standard.

The 248 Street Right of Way is currently a walkway. As all adjoining properties to this Right of Way have access from existing roads, the variance request is supportable and it is recommended that Development Variance Permit 2017-386-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-386-DVP respecting property located at 13112 Alouette Road.

DISCUSSION:

a) Background Context

Applicant:	Aplin & Martin Consultants, David Laird
Owner:	Kerry and Kim McNulty
Legal Description:	Lot 10, Section 26, Township 12, New Westminster District Plan LMP9994
OCP :	
Existing:	Estate Suburban Residential
Proposed:	Estate Suburban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Residential, and Park
	Zone: RS-2 (One Family Suburban Residential)
	Designation: Estate Suburban Residential

South:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Residential,
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
Access:	Alouette Road	
Servicing:	Suburban	
Lot Size:	0.8 ha (2 acres)	

b) Project Description:

The subject property is approximately 2 acres (0.8 ha) in size and is bound by residential properties plus a park north of Alouette Road (see Appendix A). The subject property was not connected to the Metro Vancouver sanitary sewer, and in order for the subdivision application to get processed further, the applicant/owner needed to get permission to extend the GVS&DD sewerage services to a new single detached dwelling. Such approval was granted by the Board of Directors of Metro Vancouver Regional District on February 22, 2019.

Under the current Subdivision & Development Bylaws, the 248 Street Road Right of Way requires dedication and upgrading to a rural road standard. The 248 Street Right of Way is currently a walkway. All joining properties in this Right of Way have access from existing roads. For these reasons the City will not require the construction of a road in this Right of Way and can support the variance to not dedicate or construct to a rural road standard.

c) Variance Analysis:

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

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Required Right of Way widths:* To omit the requirement to dedicate or construct the road Right of Way on 248 Street.

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

As the 248 Street Right of Way is considered a walkway and adjoining properties to this ROW have access from existing roads, it is recommended that the subject application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-386-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

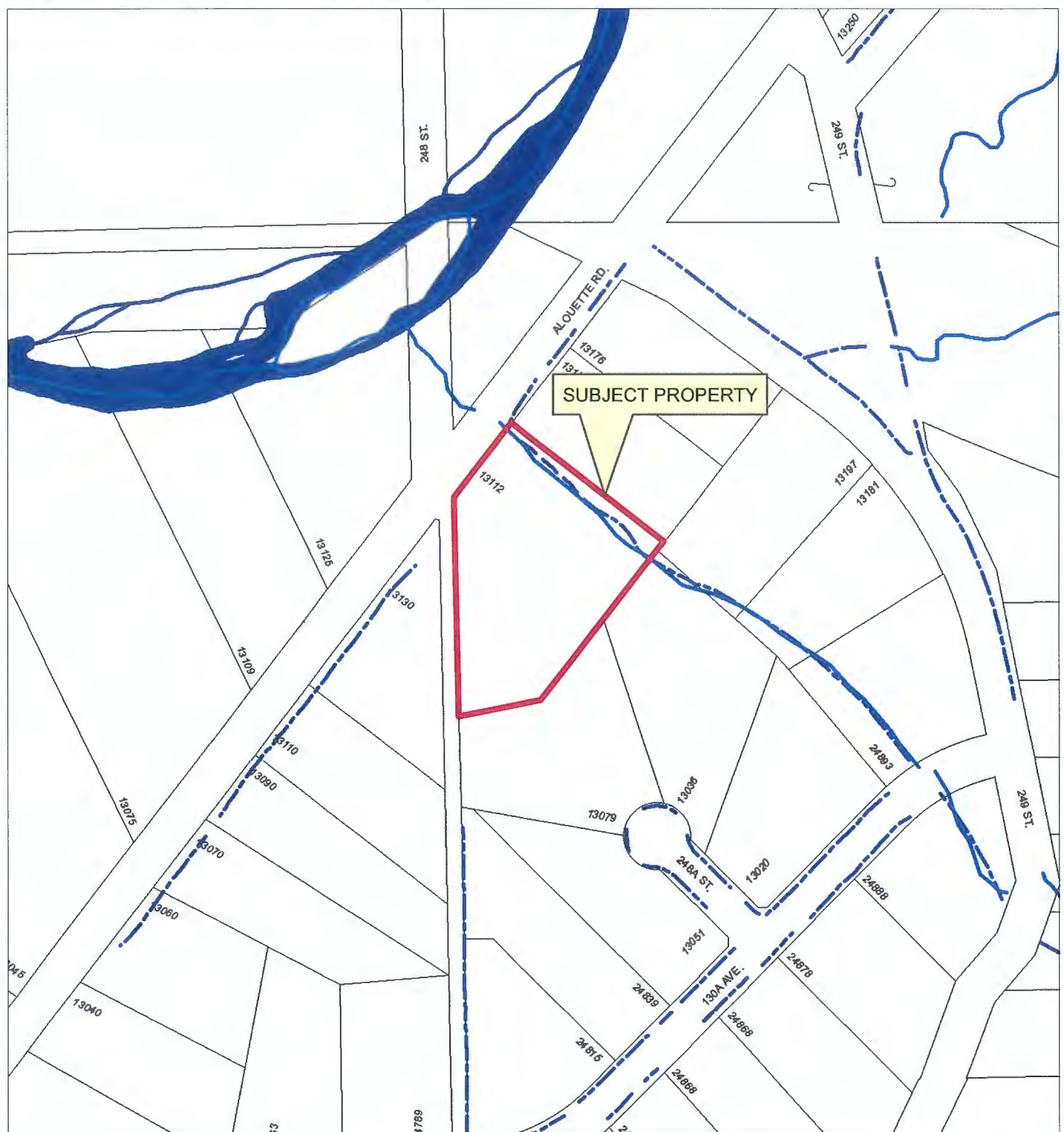
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:2,500

Legend

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

13112 ALOUETTE ROAD



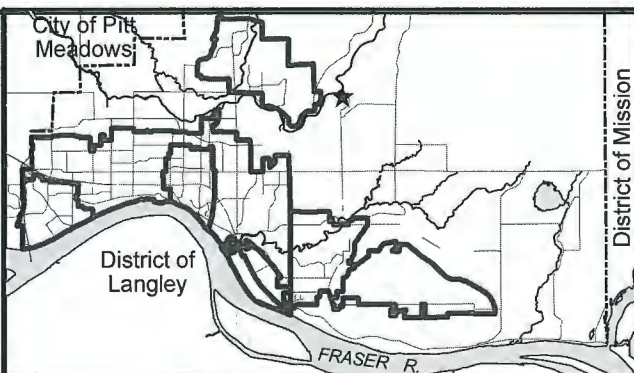
mapleridge.ca

FILE: 2017-386-VP
DATE: Jul 19, 2018

BY: LP



Scale: 1:2,500



13112 ALOUETTE ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-386-VP
DATE: Jul 19, 2018

BY: LP

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Recreation Facility Fees & Charges Update

MEETING DATE: June 4, 2019
FILE NO: 2217467
MEETING: CoW

EXECUTIVE SUMMARY:

The rental and admission rates for Parks and Recreation facilities have historically been reviewed annually by staff to determine how Maple Ridge Parks, Recreation & Culture (PRC) fees compare to neighbouring municipalities. Moving forward, future recommendations for fee adjustments will be brought forward in a consolidated Bylaw Report in 2020. However, the following report provides Council with an update on dry floor rates and synthetic field replacement. This minor revision for dry floor is considered urgent which is why it is being brought forward prior to the consolidated report.

By the end of 2019, the City's synthetic field inventory will increase by four with the addition of fields at Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky Stadium/Thomas Haney Secondary. Currently, the City collects a Sport Field Annual Contribution fee to manage the replacement carpet costs of the fields at Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical School; this equates to approximately \$50,000/field per year. The lifespan of a synthetic field carpet is approximately 12-15 years. Staff have heard from sports field users that if this fee is increased for the new fields, it will likely be cost prohibitive for many in the community to participate in field sports. Given this, staff are recommending the annual contribution remain at the current rate and that synthetic replacement of the four new fields be funded through the Capital Infrastructure Replacement Fund.

RECOMMENDATION:

That the Sport User Annual Contribution fee for Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical School fields be maintained at the current rate and that Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky Stadium/Thomas Haney Secondary fields capital replacement be funded through the Capital Infrastructure Replacement Fund, and

That the Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019 be given first, second and third readings to reduce the dry floor rate by 10%, retroactive to April 1, 2019.

DISCUSSION:

a) Background Context:

Process

The Parks, Recreation & Culture Fees & Charges Policy guides the process staff follow when conducting the Fees & Charges review and outlines the formula used to determine the youth/senior and adult non-profit rental rates. This is currently set at a 60% subsidization rate for youth/senior and 40% for adult non-profits.

Staff review the rental and admission rates of similar recreation facilities in several Lower Mainland communities including Mission, Pitt Meadows, Langley, Coquitlam and Port Coquitlam. The data gathered is used to determine current market rental rates and admission rates, how Maple Ridge rates compare to the region and to provide Council with an opportunity to review our community's level of support provided to both minor and adult non-profit sports and community organizations.

Required Adjustments

Through this market review, staff discovered an imbalance of dry floor rates with other municipalities compared to Maple Ridge. Staff are recommending we correct the disparity now and reduce the dry floor rate by 10%. This rate change is recommended to be retroactive to April 1st, 2019.

Currently the City collects a Sport Field User Annual Contribution towards the synthetic carpet replacement for Westview Secondary School, Pitt Meadows Secondary School and Samuel Robertson Technical Secondary fields. The City remits one third of this to the City of Pitt Meadows to support a streamlined process for user groups. The user fees include \$30 per registrant for Fall/Winter Clubs (\$10/field) and \$15 per registrant for Spring/Summer Clubs (\$5/field) which equates to approximately \$50,000/field per year.

Field user groups have expressed concerns over a potential increase to the annual contribution as our synthetic field inventory increases and suggest that this could be cost prohibitive for many in the community to participate in field sports. Staff therefore recommend that the contribution remain at the current rate for the three existing fields, and that the synthetic carpet replacement cost for new inventory, including the four fields at Merkley Park/Maple Ridge Secondary, Golden Ears Elementary and Telosky/Thomas Haney Secondary, be funded through the Capital Infrastructure Replacement fund which would be required in approximately 12-15 years from now.

b) Desired Outcome:

The desired outcome is to ensure Maple Ridge's dry floor rates remain comparable to rates in other municipalities, and ensure rates remain affordable to citizens.

c) Strategic Alignment:

A strategic objective of the Parks, Recreation and Culture Master Plan is to encourage positive lifestyle choices that lead to a healthy, active community. Ensuring citizens have affordable access to the City's sports facilities supports this objective, and is in line with Council's strategic priority of Community Pride & Spirit.

d) Citizen/Customer Implications:

PRC offers several programs and services that support residents facing financial barriers including the Rental Rebate Subsidies, Canadian Tire Jumpstart and KidSport program.

e) Business Plan/Financial Implications:

Staff anticipate a reduction of approximately \$8,000/year based on the new dry floor rate; however, this can be managed within the existing PRC budget.

CONCLUSION:

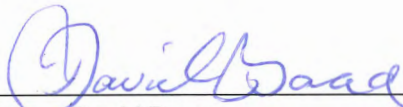
The City supports equitable access to arena and field opportunities for all members of the community. To help keep sport accessible for Maple Ridge families, staff recommend the adjustment of fees to align with market rates. Staff will be bringing further recommended adjustments in the consolidated fees and charges report in 2020.



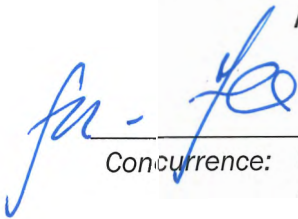
Prepared by: **Russ Brummer**
Business Operations Manager



Reviewed by: **Danielle Pope**
Director of Recreation & Community Engagement



Approved by: **David Boag**
Acting General Manager Parks, Recreation & Culture



Concurrence: **Kelly Swift MBA**
Acting Chief Administrative Officer

Attachments:

(A) Arena Rates - Dry Floor Prime Time

CITY OF MAPLE RIDGE

BYLAW NO. 7553-2019

A Bylaw to amend Maple Ridge Recreation Facility Fees
Bylaw No. 4117-1988 as amended

WHEREAS, the Council may by bylaw establish and regulate the fixing of fees for admission and/or use of sports, recreation and community use facilities;

WHEREAS, an annual review process was undertaken in adopting the previous recreation facility fees;

WHEREAS, the Council has imposed fees and now wishes to amend those fees;

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

1. This Bylaw may be cited as "Maple Ridge Recreation Facility Fees Amending Bylaw No. 7553-2019".
2. The Maple Ridge Recreation Facility Fees By-law No. 4117-1998 as amended, be further amended by deleting Schedule "A" in its entirety and replacing with Schedule "A".
3. This Bylaw shall come into force and effect as of April 1, 2019.

READ a first time the day of , 2019.

READ a second time the day of , 2019.

READ a third time the day of , 2019.

ADOPTED the day of , 2019.

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Attachment A

ATTACHMENT A
Arena Rates - Dry Floor Prime Time

Corporation of the City of Maple Ridge
Bylaw No. 4117 - 1988

SCHEDULE "A"

Arenas					
(taxes not included)	Youth/Senior Non-Profit	Adult Non- Profit	Private	Commercial	Non-Resident
Ice – Prime Time	\$ 110.34	\$ 165.50	\$ 275.84	\$ 304.99	\$ 295.04
Ice – Non-Prime Time	\$ 82.76	\$ 124.13	\$ 206.88	\$ 228.74	\$ 221.28
Dry Floor* Prime Time	\$ 44.03	\$ 66.05	\$ 110.08	\$ 139.61	\$ 131.85

**Dry Floor Prime Time rates will take affect April 1, 2019*



City of Maple Ridge

TO: His Worship Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 4, 2019
FILE NO:
MEETING: Committee of the Whole
SUBJECT: Award of Contract, Construction of two Fire Pumper/Tanker Trucks.

EXECUTIVE SUMMARY:

In order to maintain a current and modern fleet of fire trucks an ageing pumper/tanker truck at Fire Hall 1 that has passed the Fire Underwriters Survey, (FUS), operational service life and therefore needs to be replaced. Further, to equip our new Fire Hall 4 in the rapidly growing Albion area, a second pumper/tanker truck needs to be purchased. In March 13, a request for proposal, (RFP-FD19-28), was issued and these proposals have been evaluated based on the criteria contained in the RFP document.

We are now seeking Council approval to award a contract for the construction of these two trucks.

RECOMMENDATION:

That the contract for the construction of two fire pumper/tanker trucks at the cost of \$1,350,626 plus applicable taxes and a 10% contingency be awarded to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C. and that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Maple Ridge Fire Department is working to maintain a modern and current fleet of fire trucks. At present, a 1998 fire pumper/tanker truck is in need of replacement as it has exceeded its FUS operational service life of twenty years. Additionally, during the operational capabilities planning of Fire Hall 4, it was determined that it would be beneficial to have a fire pumper/tanker truck to respond to rapidly growing number of calls in this suburban/rural response area.

Further, we have been working towards standardizing the chassis style and body component of the fire trucks within our department. This will reduce the maintenance, training and operating costs by standardizing the required parts to maintain the trucks and will improve operational efficiency.

The RFP described the fire truck performance specifications and two proponents made initial submissions with detailed drawings. All designs required the fire trucks to comply with our operational requirements, all Canadian Motor Vehicle Safety Standards and Canada Transport Regulations, National Fire Protection Association, 1901 standards and Underwriters Laboratory - Canada Standards.

The RFP process was completed within the Purchasing Policy with oversight from Daniela Mikes, Manager of Procurement. Financial planning was overseen by Trevor Thompson, CFO.

b) Desired Outcome:

To obtain Council's approval to proceed with the awarding of a contract and construction of two fire pumper/tanker trucks for the City of Maple Ridge.

c) Strategic Alignment:

The purchase of these fire pumper/tanker trucks is in alignment with Council's Strategic Priority – Community Safety, the adopted Fire Department Business Plan, Fire Capital Acquisition Reserve Fund and the Equipment Replacement Reserve fund.

d) Business Plan/Financial Implications:

These two trucks are considered in the current financial plan and are sufficiently budgeted for; one each from the Fire Department Equipment Replacement Reserve and the Fire Department Capital Acquisition Reserve.

e) Proposal analysis

Two manufacturers responded with proposals. The Fire Department Truck Evaluation Team, which consisted of three fire administration staff, performed an analyses of these submissions based on the criteria described in the RFP.

At the conclusion of the evaluation process the Fire Department Apparatus Evaluation Team awarded the highest score to the Hub Fire Trucks proposal indicating that Hub provided the best value for the City.

CONCLUSIONS:


The Maple Ridge Fire Department believes that by ensuring it is well equipped, the members of the department can provide outstanding service to the City. Standardizing the chassis and body style of our fire trucks will improve operational efficiency and lower maintenance cost. The specifications and costs proposed by Hub Fire Engines & Equipment Ltd. represent the best value and product to meet the needs of the City of Maple Ridge. Therefore, we recommend the awarding of a contract for the construction of two pumper/tanker trucks to Hub Fire Engines & Equipment Ltd. of Abbotsford, B.C.



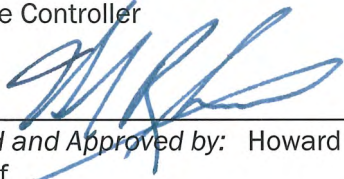
Prepared by: Doug Armour,
Assistant Fire Chief



Approved by: Daniela Mikes, SCMP CRM
Manager of Procurement



Approved by: Catherine Nolan,
Corporate Controller



Prepared and Approved by: Howard Exner,
Fire Chief



Concurrence: Kelly Swift, MBa
Acting Chief Administrative Officer



City of Maple Ridge

TO: His Worship Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract, Construction of two Fire Engines.

MEETING DATE: June 4, 2019
FILE NO:
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

Maintaining an effective and operational firefighting fleet that best supports the mission of the department is important to the citizens of Maple Ridge. A second ladder truck (Quint) has been in the capital plan for several years. To provide a much more effective alternative to assist with calls in the downtown core, we request that it be replaced with a regular fire engine.

With the addition of Fire Hall 4 in Albion, a first response engine is required to service this growing area. On March 18, 2019, a request for proposal (RFP-FD19-29) was issued and the three proposals we received have been evaluated based on the criteria contained in the RFP document.

We are now seeking Council approval to award a contract for the construction of these fire engines.

RECOMMENDATION:

That the contract for the construction of two fire engines at the cost of \$2,277,514 plus applicable taxes and a 10% contingency; be awarded to Safetek Emergency Vehicles Ltd of Abbotsford, B.C.

That the next Financial Plan Bylaw amendment increase the two existing capital projects to construct Fire Engines to \$1,252,633 each, with increased funding of \$452,633 from the Fire Department Capital Acquisition Reserve and \$172,633 from the Fire Department Equipment Replacement Reserve.

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Maple Ridge Fire Department is working to maintain a modern and current fleet of fire trucks to provide the City and its citizens with optimum service. At present, a planned Quint ladder truck was on hold in the capital plan and it is now proposed that a fire engine would better serve the downtown core area. This change is also considered to be a better use of funding resources. Additionally, during the operational capabilities planning of Fire Hall 4, it was determined that it would be beneficial to have a fire engine as the main response truck in this suburban/rural response area.

Further, we have been working towards standardizing the chassis style and body component of the fire trucks within our department. This will reduce the maintenance, training and

operating costs by standardizing the parts required to maintain the trucks and will improve operational efficiency.

The RFP described the fire truck performance specifications and three proponents made initial submissions with detailed drawings. All designs required the fire trucks to comply with our operational requirements, all Canadian Motor Vehicle Safety Standards and Canada Transport Regulations, National Fire Protection Association, 1901 Standards and Underwriters Laboratory - Canada Standards.

The RFP process was completed within the Purchasing Policy guidelines with oversight from Daniela Mikes, Manager of Procurement. Financial planning was overseen by Trevor Thompson, CFO.

b) Desired Outcome:

To obtain Council's approval to proceed with the awarding of a contract and construction of two fire engines for the fire department.

c) Strategic Alignment:

The purchase of these engines is in alignment with Council's Strategic Priority – Community Safety, the adopted Fire Department Business Plan, Fire Capital Acquisition Reserve Fund and the Equipment Replacement Reserve fund.

d) Business Plan/Financial Implications:

The cost to construct both Fire Engines is \$2,505,266, plus applicable taxes. Funding in the current capital plan will need to be increased by \$625,266 in order to provide for these acquisitions. It is recommended that \$452,633 be provided from the Fire Department Capital Acquisition Reserve and an additional \$172,633 from the Fire Department Equipment Replacement Reserve.

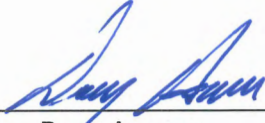
e) Proposal analysis

Three manufacturers responded with proposals. The Fire Department Apparatus Evaluation Team, which consisted of three fire administration staff, performed an analyses of these submissions based on the criteria described in the RFP.

At the conclusion of the evaluation process the Fire Department Apparatus Evaluation Team awarded the highest score to the Safetek Emergency Vehicles Ltd proposal.

CONCLUSIONS:

The addition of these fire engines will give the Fire Department the tools to serve us better. The specifications and costs proposed by Safetek Emergency Vehicles Ltd represent the best value and product to meet the needs of the fire department. Therefore, we recommend the awarding of a contract for the construction of two fire engines to Safetek Emergency Vehicles Ltd of Abbotsford BC.



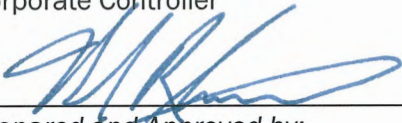
Prepared by: Doug Armour,
Assistant Fire Chief



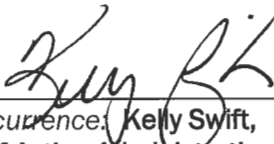
Approved by: Daniela Mikes, SCMP CRM
Manager of Procurement



Approved by: Catherine Nolan,
Corporate Controller



Prepared and Approved by:
Howard Exner, Fire Chief



Concurrence: Kelly Swift,
Chief Acting Administrative Officer