

COUNCIL MEETING AGENDA

June 12, 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***

- Special Council Meeting Minutes
 - May 15, 2018
 - May 22, 2018
- Regular Council Meeting Minutes
 - May 8, 2018
 - May 22, 2018

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

600 ***DELEGATIONS***

601 **2018 Canadian Association of Municipal Administrators (CAMA) Willis Award for Innovation**

- Jake Rudolph, Board Member, Canadian Association of Municipal Administrators (CAMA)

602 **CUPE Sanitation Campaign**

- Ryan Groundwater, CUPE National

603 **WildsafeBC Presentation - Strategic Plan for Reduction in Wildlife Conflict**

- Dan Mikolay, WildSafeBC Community Coordinator

650 ***QUESTIONS FROM THE PUBLIC***

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

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 **Development Agreements Committee Meetings of May 18 and May 30, 2018**

701.2 **Committees and Commissions of Council**

- Agricultural Advisory Committee – April 5, 2018
- Advisory Design Panel – April 18, 2018

702 **Reports**

702.1 **Innovation in Emerging Cities**

Staff report dated June 12, 2018 providing information on the Innovation in Emerging Cities Forum hosted by the City of Maple Ridge on April 4, 2018.

702.2 **Drinking Water Quality Report 2017**

Staff report dated June 12, 2018 providing information on the regulatory framework and water quality monitoring data for 2017.

703 **Correspondence**

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

800 **UNFINISHED BUSINESS**

900 **CORRESPONDENCE**

901 **E-Comm 9-1-1**

Letter dated from E-Comm requesting the name of the individual who will attend the June 22, 2017 Annual General Meeting of the shareholders of E-Comm as the City's representative.

Staff Recommendation:

That Councillor Bruce Bell of the City of Pitt Meadows, attend the Annual General Meeting of the Shareholders of E-Comm as the voting representative for the City of Maple Ridge.

1000 **BYLAWS**

Bylaws for Adoption

1001 **2016-244-RZ, 11184, 11154 and 11080 240 Street**
Staff report dated June 12, 2018 recommending adoption

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7381-2017**
To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan from Neighbourhood Commercial, Medium Density Residential and Conservation to Village Commercial, Medium Density Residential and Conservation and to amend Schedule "C" of the Official Community Plan to remove from Conservation and to add to Conservation
Adoption

1001.2 **Maple Ridge Zone Amending Bylaw No. 7276-2016**
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and C-5 (Village Centre Commercial), the current application is to permit construction of a mixed use commercial building with 8 rental apartment units and a 130 unit townhouse development.
Adoption

- 1002 **Wildlife and Vector Control Bylaw No. 7437-2018**
To provide for prevention of wildlife attractants and vector control against spread of diseases
Adoption

- 1003 **Maple Ridge Tourism Advisory Committee Bylaw No. 7459-2018**
To establish a Tourism Advisory Committee
Adoption

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2017-563-RZ, Zoning Bylaw Text Amendment**

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7414-2017 to increase the interior side yard setback for some residentially zoned properties where an agricultural use is permitted be given first and second reading and be forwarded to Public Hearing.

- 1102 **2017-462-RZ, 22576, 22588 and 22596 Brown Avenue, C-3 and RS-1 to CD-1-18**

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7435-2018 to rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-1-18 (Comprehensive Development) to permit a 244 unit multi-residential development 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.

- 1103 **2018-097-RZ, 21571 121 Avenue, RS-1b to R-1**

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7460-2018 to rezone from RS-1b (One Family Urban (Medium Density) Residential) to R-1 (Residential District) to permit future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

1104 2018-105-RZ, 24145 and 24185 110 Avenue, RS-3 to RS-1d

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7466-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit a subdivision of approximately 21 single-family lots not less than 557 m² in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

1105 2018-159-RZ, 24331 and 24315 110 Avenue, RS-3 to RS-1d

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7463-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit subdivision of approximately 16 single family lots not less than 557 m² in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw, along with information required for a Subdivision application.

1106 2018-160-RZ, 24387 110 Avenue, RS-3 to RS-1d

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7464-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit subdivision of approximately 11 single family lots not less than 557 m² in size be given first reading and that the applicant provide further information as described on Schedules A, B, E, F and G of the Development Procedures Bylaw, along with information required for a Subdivision application.

1107 2017-066-RZ, 21241 Wicklund Avenue, RS-1 to RT-1

Staff report dated June 12, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7322-2017 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex be given second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7328-2017 to reduce minimum lot area in the RT-1 zone be given second reading and be forwarded to Public Hearing.

1108 2016-244-DVP, 11184, 11154 and 11080 240 Street

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-244-DVP to vary front yard, rear yard and exterior side yard setbacks and to increase the height of an accessory building in the RM-1 (Townhouse Residential) zone and to vary the requirement for concealed parking for apartment uses in the C-5 (Village Commercial) zone to permit a 130 unit townhouse development and mixed use commercial building with 8 rental units above.

1109 2017-377-DVP, 23415 Cross Road

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-377-DVP to reduce minimum front yard and interior side yard setbacks and increase allowable roof height for specific units to permit construction of an 11-unit townhouse complex.

1110 2017-377-DP, 23415 Cross Road

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-377-DP to permit a 11-unit townhouse complex in three buildings.

1111 2017-576-DP, 23415 Cross Road, Wildfire Development Permit

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-576-DP to fulfill requirements of the Wildfire Development Permit Area guidelines.

1112 2018-029-DVP, 2018-030-DVP, 12874 and 12933 Mill Street

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-029-DVP and 2018-030-DVP to reduce the rear yard setback for lots 1-17 and the front yard setback for Lot 17, reduce minimum lot depth for lot 13, waive the upgrading of the 240 Street road allowance along the development frontage and reduce the road right-of-way of a "limited local road" to permit subdivision into 24 single family residential lots.

1113 2016-035-DP, 2016-036-DP, 12874 and 12933 Mill Street, Wildfire Development Permit

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-035-DP and 2016-036-DP to fulfill requirements of the Wildfire Development Permit Area guidelines.

1114 2018-207-DVP, 26963 116 Avenue

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-207-DVP to reduce the 116 Avenue Local Street, Rural standard asphalt width requirement to permit an extension to an existing house.

1115 2017-012-DP, 11184, 11154 and 11080 240 Street

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-012-DP to permit construction of a 130 unit townhouse development.

1116 2017-027-DP, 11184, 11154 and 11080 240 Street, Commercial Development Permit

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-027-DP to permit construction of a commercial building with residential uses on the second storey.

1117 Award of Contract ITT-EN18-35: Albion Reservoir Expansion

Staff report dated June 12, 2018 recommending that Contract ITT-EN18-35: Albion Reservoir Expansion be awarded to Tybo Constructors Ltd, that a contract contingency be approved to address potential variations in field conditions, that the Financial Plan be amended to fund the project from Development Cost Charges and Water Capital Fund, that the existing Opus International Consultants (Canada) Ltd. for Engineering Design Services be increased and that the Corporate Officer be authorized to execute the contracts.

1118 Award of Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street)

Staff report dated June 12, 2018 recommending that Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street) be awarded to BA Blacktop Ltd., that a construction contingency be approved to address potential variations in field conditions, that the Aplin and Martin Consulting Ltd. contract for Engineering Design Services be increased and that the Corporate Officer be authorized to execute the contract.

1119 Gameday Cutz Inc. Liquor Primary Licence Application

Staff report dated June 12, 2018 providing options to support or not support a Liquor Primary Licence application by Gameday Cutz Inc. to serve liquor as an additional service to their primary business and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.

1120 Maple Meadows Brewing Company Ltd. – Brewery Lounge Endorsement

Staff report dated June 12, 2018 recommending that the application by Maple Meadows Brewing Company Ltd. for a brewery lounge endorsement as an amendment to their manufacturing license be supported and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.

1121 Maple Ridge Business Licencing and Regulation Amending Bylaw

Staff report dated June 12, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7467-2018 to improve the Business Licencing and Regulation Bylaw to ensure it remains current and consistent be given first, second and third readings.

1122 Award of Contract, Municipal Equipment Replacement, Three (3) Single Axle Recycling Trucks

Staff report dated June 12, 2018 recommending that the contract for the purchase of three (3) single axle recycling trucks be awarded to Harbour International Trucks Ltd. and further that the Corporate Officer be authorized to execute the contract.

1123 Award of Contract, Municipal Replacement Combination Tandem Axle Sander Dump Truck with Underbody Plow

Staff report dated June 12, 2018 recommending that the contract for the purchase of one combination tandem axle sander dump truck with underbody plow be awarded to Harbour International Trucks Ltd. and further that the Corporate Officer be authorized to execute the contract.

Financial and Corporate Services (including Fire and Police)

1131 Amendment to Council Compensation

Staff report dated June 12, 2018 recommending that Council Remuneration Amending Bylaw No. 7448-2018 be given first, second and third readings.

Parks, Recreation & Culture

1151 Award of Contract - Blaney Hamlet Neighbourhood Park Construction

Staff report dated June 12, 2018 recommending that Contract ITT-PL18-23: Blaney Hamlet Park Construction be awarded to Wilco Civil Inc., that a budget shortfall be made up proportionally from the Park Development Cost Charge fund and General Revenue fund and further that the Corporate Officer be authorized to execute the agreement.

1152 Age-friendly Initiative Community Implementation Plan

Staff report dated June 12, 2018 recommending that the Age-friendly Community Implementation Plan be endorsed.

Administration

1171 Cellular Communications Tower at 216 Street and 124 Avenue

Staff report dated June 12, 2018 recommending that satisfactory completion of the public consultation process by Telus be acknowledged.

1172 Redemption of Tax Sale Notice – Robertson Cemetery

Staff report dated June 12, 2018 recommending that the Corporate Officer be authorized to execute any and all related documents to the City's acquisition of the Robertson Cemetery property.

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: _____

400 Adoption and Receipt of Minutes

SPECIAL COUNCIL MEETING MINUTES

May 15, 2018

The Minutes of the Special City Council Meeting held on May 15, 2018 at 5:30 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

K. Swift, Acting Chief Administrative Officer/General
Manager of Parks, Recreation & Culture
F. Quinn, General Manager of Public Works and
Development Services
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
Other staff as required
B. Elliott, Manager of Community Planning
D. Pollock, Municipal Engineer
C. Carter, Director of Planning
D. Boag, Director of Parks and Facilities
V. Richmond, Manager of Park Planning and Operations

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/2018-269

It was moved and seconded

That the agenda for the May 15, 2018 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2018-270

It was moved and seconded

That the meeting 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 or disposition of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality.

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

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

CARRIED

4.0 *ADJOURNMENT* – 5:35 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

SPECIAL COUNCIL MEETING MINUTES

May 22, 2018

The Minutes of the Special City Council Meeting held on May 22, 2018 at 6:30 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

L. Benson, Director of Corporate Administration

T. Thompson, Chief Financial Officer

Other staff as required

D. Pollock, Municipal Engineer

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/2018-280

It was moved and seconded

That the agenda for the May 22, 2018 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2018-281

It was moved and seconded

That the meeting following this meeting. 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:

90(1)(g) Litigation or potential litigation affecting the municipality.

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

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

CARRIED

4.0 *ADJOURNMENT* – 6:35 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

May 8, 2018

The Minutes of the City Council Meeting held on May 8, 2018 at 7:04 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, Chief Financial Officer
C. Carter, Director of Planning
L. Benson, Director of Corporate Administration
A. Gaunt, Confidential Secretary

Other staff as required

C. Goddard, Manager of Development and Environmental Services
D. Pollock, Municipal Engineer
R. MacNair, Manager of Bylaw and Licensing Services
M. Baski, Planner 1

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***

Items 1101 2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve and 1110 Award of Contract: ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road) were withdrawn from the agenda.

300 ***APPROVAL OF THE AGENDA***

R/2018-248

It was moved and seconded

That the agenda for the May 8, 2018 Council Meeting be amended with the withdrawal of Item 1101 and Item 1110 and be adopted as amended.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

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

600 ***DELEGATIONS***

601 **Maple Ridge Community Heritage Commission (“CHC”)
- Brenda Smith, Chair**

Ms. Smith gave a PowerPoint presentation providing the following information:

- Volunteer Hours donated in 2017
- Priorities and progress made with the Heritage Plan
- Goals and accompanying actions forming the implementation plan
- 2018 Business Plan
- Communications strategy
- Heritage Incentives
- Projects and Programs
- Heritage Week 2018

602 **Burnett Street Neighbours**

Rose-Marie Bordeleau

Ms. Bordeleau advised on a petition and the number of signatures collected at the Home Show pertaining to the proposed Burnett Street shelter.

Ahmed Yousef

Mr. Yousef compared the proposed Burnett Street shelter to a facility at 3030 Gordon in Coquitlam and outlined problems currently being experienced by residents in the vicinity of that facility. He spoke on the differences between 3030 Gordon and Burnett Street in terms of neighbourhood and advised on results brought forward by an emergency task force established in Coquitlam as a result of issues with the facility on Gordon Street.

650 ***QUESTIONS FROM THE PUBLIC***

Eric O'Connor

Mr. O'Connor referred to the May 1, 2018 Council Meeting and a discussion on consultation. He expressed concern that people don't understand what consultation is and asked at what point in the time the City or Council authorize a committee for Maple Ridge to deal with the homeless issue.

Mr. O'Connor asked whether a committee struck by former MLA's was the committee fined for BC Elections violations and felt that a committee struck by Council should be formed.

Chris Bossley

Ms. Bossley asked whether a letter from Council asking BC Housing to engage in public consultation prior to commencement of the construction of the temporary modular housing facility on Royal Crescent obliges BC Housing to engage in additional public consultation over and above information sessions already held. She also asked if the petition distributed to Council earlier in the evening will have any impact on the development of the temporary modular housing facility on Royal Crescent and whether these actions will serve to indefinitely prolong the existence of Anita Place tent city by delaying construction of housing units to house those currently at Anita Place.

Bob Goos

Mr. Goos referred to a petition which was said to be coming to City Council and asked if that petition will go to the local MLAs. He expressed concern with the method by which signatures for the petition were being collected and asked whether there is a process in place for verifying signatures.

Mr. Goos expressed that the construction of the temporary modular facility and the proposed Burnett Street shelter will bring in jobs in various different fields. He asked if Council feels that this is a reason to argue for these construction projects.

Lynn Mather

Ms. Mather expressed concern with the method by which signatures were collected for a petition. She asked if petitions are checked ascertain whether a person has signed only once, whether signatures from persons from out of town are accepted, if minors can sign a petition and if signatures are witnessed. Ms. Mather also expressed concern that some residents cited discomfort when being asked by a landlord to sign a petition

Sheila Symthe

Ms. Symthe expressed concern that the proposed facility for Royal Crescent was planned without a sufficient participatory process and that residents from Anita Place did not wish to move into such a facility and spoke on the negative aspects of low barrier shelters. Ms. Symthe asked if Council is amenable to helping facilitate an open participatory brainstorming session to help find a better way.

Nathan Sands

Ms. Sands stated that the issue of drugs being supplied has not been discussed. He asked why gangs in the City which supply drugs have not been a topic of discussion.

Elizabeth Taylor

Ms. Taylor asked when the City handed the consultation process over to the Province. She referred to Councillor Bell's request to the Province for further consultation. She expressed concern that this is a delaying tactic and expressed concern that any neighbourhood will not wish to move forward with having a shelter in their area. Ms. Taylor advised on shelters being constructed in other cities similar to Maple Ridge and expressed concern that as the process goes on, more people will die on the streets. She also expressed concern that businesses are not coming to Maple Ridge as a result of negative media around homeless persons.

R/2018-249

It was moved and seconded

That the Questions from the Public session be extended for 15 minutes.

CARRIED

Graham Mowatt

Mr. Mowatt stated that concern over the proposed Burnett Street shelter has little to do with housing and homelessness and everything to do with the safety of residents in that crime and drug use goes up in neighbourhoods located around shelters. He expressed concern that Anita Place will not dissolve despite a facility being built on Burnett Street and modular housing being construction. He encouraged Council to turn down the Burnett Street site.

Kathryn Wahamaa

Ms. Wahamaa asked if Council will care about the most vulnerable people in the community. She believes that enough consultation has been carried out and spoke on methods available to deal with persons with homelessness and addiction issues. She expressed concern with a petition circulated at the Home Show and asked Council to be at their most compassionate when dealing with the petition.

Speaker did not provide name and address verbally for the record

The speaker asked where statistical information that shows that low barrier housing or Housing First is an effective means of improving the longevity, the health and the productiveness of the persons with these afflictions.

Wendy McRae

Ms. McRae spoke to her history with addiction and others with addictions. She expressed that many persons she knew would be dead if placed in a low barrier shelter. She asked where persons who are addicted to drugs get their money from.

Speaker did not provide name and address verbally for the record

The speaker referred to comments made by Mayor Read and Councillor Speirs at previous Council Meetings pertaining to the proposed Burnett Street facility and questioned the comments made. She asked if Council will vote against the Burnett Street application.

Note: The meeting was recessed at 8:04 p.m. Mayor Read asked that Council Chambers be cleared. The meeting was reconvened at 8:25 p.m. and the Questions from the Public session resumed.

Mayor Read outlined the process involved in the Burnett Street application.

Gail Finnson

Ms. Finnson asked if Council and any members of the audience have spoken to anyone at Anita Place to ask about their history. She encouraged all to be more informed about the past of the persons in the camp.

Speaker did not provide name and address verbally for the record

The speaker felt that the community is dealing with persons with addictions. She asked where the Ministry of Health is and expressed that health has to come before housing. She asked that Mayor and Council advocate for the involvement of the Ministry of Health. She feels that the issue is not just housing rather that the root of the problem is addiction.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of April 16, 17, 24 and May 1, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Maple Ridge Advisory Design Panel – March 21, 2018
- Public Art Steering Committee – January 30, 2018

702 **Reports**

702.1 **2018 Council Expenses**

Staff report dated May 8, 2018 providing an update for Council expenses recorded to date.

703 **Correspondence** – Nil

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

R/2018-250

It was moved and seconded

That Items 701.1, 701.2 and 702.1 on the “Items on Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **2018-084-RZ, 22108, 22118, 22126, 22136, 22146, 22154 and 22164
Lougheed Highway, RS-1 to RM-2
- Reconsideration of a motion according to the Community Charter, Section
131**

Reconsideration of the following motion from the staff report dated April 10, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7449-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to allow for future development of a four to five storey apartment building with approximately 120 to 150 units and underground parking 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.

R/2018-251

It was moved and seconded

1. That Bylaw No. 7449-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

R/2018-252

It was moved and seconded

That first reading of Bylaw No. 7449-2018 be deferred until the intersection of 222 Street and Lougheed Highway is designed.

MOTION TO DEFER CARRIED

Councillor Duncan, Councillor Speirs - OPPOSED

900 ***CORRESPONDENCE*** - Nil

1000 ***BYLAWS***

Bylaws for Adoption

1001 **11907 228 Street Housing Agreement Bylaw No. 7447-2018**

To allow the City of Maple Ridge to enter into a housing agreement for 19907 228 Street to secure units as below-market rental housing in perpetuity
Adoption

R/2018-253

It was moved and seconded

That Bylaw No. 7447-2018 be adopted.

CARRIED

1002 **Maple Ridge Soil Deposit Regulation Bylaw No. 7412-2017**

To regulate the deposit of soil and other material in order to protect residents, public infrastructure, agricultural lands and the City's natural resources
Adoption

R/2018-254

It was moved and seconded

That Bylaw No. 7412-2017 be adopted.

CARRIED

1003 Maple Ridge 2018 Tax Rates Bylaws

1003.1 Albion Dyking District Tax Rates Bylaw No. 7439-2018

To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

R/2018-255

It was moved and seconded

That Bylaw No. 7439-2018 be adopted.

CARRIED

1003.2 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7440-2018

To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

R/2018-256

It was moved and seconded

That Bylaw No. 7440-2018 be adopted.

CARRIED

1004 Maple Ridge 2018-2022 Financial Plan Amending Bylaw No. 7452-2018

To amend the 2018-2022 Financial Plan Bylaw
Adoption

R/2018-257

It was moved and seconded

That Bylaw No. 7452-2018 be adopted.

CARRIED

1005 Maple Ridge 2018 Property Tax Rates Bylaw No. 7453-2018

To establish property tax rates for Municipal and Regional District purposes for the year 2018
Adoption

R/2018-258

It was moved and seconded

That Bylaw No. 7453-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

Note: Item 1101 was withdrawn at the request of the applicant.

1101 **2018-071-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve**

1102 **2018-093-RZ, 11780 Burnett Street, RS-1 to RT-1**

Staff report dated May 8, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7450-2018 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2018-259

It was moved and seconded

That Bylaw No. 7450-2018 be given first reading; and

That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999.

CARRIED

1103 **2018-122-RZ, 12419 Garibaldi Street, RS-3 to RS-2**

Staff report dated May 8, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7451-2018 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit the creation of one additional lot be given first reading and that the applicant provide further information as described on Schedules B, E and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a subdivision application.

R/2018-260

It was moved and seconded

That Bylaw No. 7451-2018 be given first reading; and

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

CARRIED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

1104 **2015-318-RZ, 11650 224 Street, RS-1 and C-3 to RM-2**

Staff report dated May 8, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7329-2017 to redesignate a portion of the site from Ground Oriented Multi-Family to Low-Rise Apartment be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7198-2015 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to RM-2 (Medium Density Apartment Residential) to permit construction of a 130 unit multi-family building be given second reading and be forwarded to Public Hearing.

R/2018-261

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. 7329-2017 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. 7329-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**
- 3) **That it be confirmed that Bylaw No. 7329-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;**
- 4) **That Bylaw No. 7329-2017 be given first and second readings and be forwarded to Public Hearing;**
- 5) **That Zone Amending Bylaw No. 7198-2015 be given second reading, and be forwarded to Public Hearing;**
- 6) **That the following terms and conditions be met prior to final reading:**
 - i) **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
 - ii) **Approval from the Ministry of Transportation and Infrastructure;**

- iii) Amendment to Official Community Plan Schedule “A”, Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on Fraser Street and 224th Street as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Registration of a Restrictive Covenant for Stormwater Management
- ix) That a voluntary contribution, in the amount of \$3100.00 per unit for a total of \$403,000.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2017-385-DP, 11907 228 Street

Staff report dated May 8, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-385-DP to permit construction of a mixed use building combining office space and below market rental housing units.

R/2018-262

It was moved and seconded

That the Corporate officer be authorized to sign and seal 2017-385-DP respecting property located at 11907 228 Street.

CARRIED

1106 Repeal of Maple Ridge Soil Deposit Fee Bylaw No. 4570-1991

Staff report dated May 8, 2018 recommending that Maple Ridge Soil Deposit Fee Bylaw No. 4570-1991 be repealed.

R/2018-263

It was moved and seconded

That Bylaw No. 4570-1991 be repealed.

CARRIED

1107 Maple Ridge Ticket Information Utilization Amending Bylaw

Staff report dated May 8, 2018 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7456-2018 to amend the fine schedule to coincide with the amendments to the Maple Ridge Soil Deposition Regulation Bylaw be given first, second and third readings.

R/2018-264

It was moved and seconded

That Bylaw No. 7456-2018 be given first, second and third readings.

CARRIED

1108 Silver Valley Brewing Co. Ltd. Liquor License Amendment Application – Increase in Seating Capacity

Staff report dated May 8, 2018 recommending that the application by Silver Valley Brewing Co. Ltd. located at 104-11952 224 Street, Maple Ridge, BC for an increase in their seating capacity be approved and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with legislative requirements.

R/2018-265

It was moved and seconded

- 1. That the application by Silver Valley Brewing Co. Ltd. located at #104 – 11952 224 Street Maple Ridge, BC for an increase in their seating capacity as an amendment to Liquor License No. 307546, be approved based on the information contained in the Council report dated May 8, 2018.**
- 2. That a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.**

CARRIED

1109 Award of Contract: ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement

Staff report dated May 8, 2018 recommending that Contract ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement be awarded to Seismic 2000 Construction Ltd.; that the Financial Plan be amended to increase project funding from Infrastructure Sustainability – Roads Fund; that a contract contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

R/2018-266

It was moved and seconded

That Contract ITT-EN18-10: 287 Street at 123 Avenue Bridge Replacement be awarded to Seismic 2000 Construction Ltd. in the amount of \$408,213.00 excluding taxes; and

That the Financial Plan be amended to increase project funding by \$110,500.00 from Infrastructure Sustainability – Roads Fund; and

That a contract contingency of \$40,820.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Note: Item 1110 was withdrawn.

1110 Award of Contract: ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road)

1111 Award of Contract: ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station

Staff report dated May 8, 2018 recommending that Contract ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station be awarded to Webbco Industrial Ltd.; that a contract contingency be approved for unforeseen items and that the Corporate Officer be authorized to execute the contract.

R/2018-267

It was moved and seconded

That Contract ITT-EN18-32: Foreman Drive at 232 Street PRV and Flow Meter Station, be awarded to Webbco Industrial Ltd. in the amount of \$384,600.00 excluding taxes; and

That a contract contingency of \$39,000 be approved for unforeseen items; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 2017 Consolidated Financial Statements

Staff report dated May 8, 2018 recommending that the 2017 Financial Statements be accepted.

R/2018-268

It was moved and seconded

That the 2017 Financial Statements be accepted.

CARRIED

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 – 8:58 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

May 22, 2018

The Minutes of the City Council Meeting held on May 22, 2018 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor 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
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary

Other staff as required

D. Pollock, Municipal Engineer
C. Goddard, Manager of Development and Environmental Services
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***

Item 1108 will be dealt with following Section 650 Questions from the Public

300 ***APPROVAL OF THE AGENDA***

R/2018-282

It was moved and seconded

That the May 22, 2018 Council Meeting Agenda be amended to deal with Item 1108 following Section 650 and that the agenda be approved as amended.

CARRIED

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

401 Minutes of the Special Council Meetings of April 24, 2018 and May 8, 2018 and the Regular Council Meeting of April 24, 2018

R/2018-283

It was moved and seconded

That the minutes of Special Council Meetings of April 24, 2018 and May 8, 2018 and the Regular Council Meeting of April 24, 2018 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of May 15, 2018

R/2018-284

It was moved and seconded

That the minutes of the Public Hearing of May 15, 2018 be adopted as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 **Seniors Network and Alzheimer Society of BC – Dementia Friends Education Workshops**

- Heather Treleaven, Coordinator, Maple Ridge, Pitt Meadows, Katzie, Seniors Network

- Heather Cowie, Provincial Coordinator, Dementia-Friendly Communities, Advocacy & Education Department, Alzheimer Society of BC

Ms. Treleaven introduced Ms. Cowie.

Ms. Cowie gave a PowerPoint presentation providing information on the Alzheimer Society of BC. She provided a definition of dementia, outlined common signs of the illness and spoke to the number of persons in Maple Ridge diagnosed with dementia. She shared the goal of the Alzheimer Society to create dementia-friendly communities and outlined steps which can be taken to allow a community to become dementia-friendly. She encouraged Council and staff to attend an educational workshop.

650 ***QUESTIONS FROM THE PUBLIC***

The Mayor advised that upon opinion from legal counsel no questions from the public for Item 1108 will be entertained by Council.

Resident - name and address not provided for the record

The resident asked whether Council is aware of the issues occurring at 3030 Gordon and what has been done in terms of closing the shelter portion of that facility.

Wendy McRae

Ms. McRae asked whether she can ask questions about the Burnett site at all.

Norm Forbes

Mr. Forbes asked when Anita Place will be closed down in that it is supposed to be a park and asked for the latest time period for this to be done.

Resident - name and address not provided for the record

The resident asked whether persons living at Anita Place will move to modular housing once it is opened up and what will happen to those who will not go willingly. The resident also asked what will stop more people with drug and alcohol issues to continue to move into the area including Anita Place. He felt that there is a disproportionate amount of such persons moving to Maple Ridge and expressed concern that persons currently living at Anita Place will not relocate to modular housing.

Rose-Marie Bordeleau

Ms. Bourdelieu asked whether data was found on the number of houses being sold within School District No. 42.

Resident – name and address not provided for the record

The resident asked why the whole homeless situation cannot be moved to the Albion area away from neighbourhoods.

Elizabeth Taylor

Ms. Taylor asked whether amenity funds can be used to put accessible swings into the small parks interspersed throughout the community and whether funding can be provided for that purpose.

The General Manager of Parks, Recreation & Cultural Services advised that she will investigate the possibility of the resident's suggestion and will respond to the resident.

Mark Kielan

Mr. Kielan asked whether Council or the Province will be accountable should situations begin to get out of hand with respect to proposed facilities which he felt were being pushed onto the community.

R/2018-285

It was moved and seconded

That the Questions from the Public session be extended to allow the resident waiting to ask a question to proceed.

CARRIED

Resident – name and address not provided for the record

The resident asked if Council or anyone has considered a safe injection site in Maple Ridge.

Note: Item 1108 was dealt with following Section 650 Questions from the Public

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings of May 8 and May 15, 2018

701.2 Meetings of Committees and Commissions of Council

- Community Heritage Commission – April 12, 2018
- Environmental Advisory Committee – November 22, 2017 and January 10, 2018

702 **Reports**

702.1 **Disbursements for the month ended April 30, 2018**

Staff report dated May 22, 2018 recommending that the disbursements for the month ended April 30, 2018 be received for information.

702.2 **2018 Council Expenses**

Staff report dated May 22, 2018 providing an update for Council expenses recorded to date.

702.3 Big Feast Bistro + Retail Sidewalk Café – 11920 227 Street, Maple Ridge

Staff report dated May 22, 2018 providing an update on work to promote sidewalk cafes and providing details on proposed improvements to the Big Feast Bistro + Retail Sidewalk Café.

703 Correspondence – Nil

704 Release of Items from Closed Council Status – Nil

R/2018-286

It was moved and seconded

That Items 701.1, 701.2, 702.1, 702.2 and 702.3 on the “Items on Consent” agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE* – Nil

1000 *BYLAWS*

Note: Item 1001 is from the May 15, 2018 Public Hearing

Bylaws for Third Reading

1001 2016-055-RZ, 23183 136 Avenue

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7446-2018

To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, from Institutional, Conservation, Medium/High Density Residential to Medium/High Density Residential and Conservation

To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to Add to Conservation, Remove From Conservation and Add To Trail

Third reading

R/2018-287

It was moved and seconded

That Bylaw No. 7446-2018 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7238-2016

To rezone from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential); the current application is to permit the construction of approximately 54 townhouse units.

Third reading

Note: Councillor Duncan excused herself from discussion on Item 1002 at 10:46 p.m. as she lives in the vicinity of the application. She did not vote on Item 1001.2 as she had left the meeting.

R/2018-288

It was moved and seconded

That Bylaw No. 7238-2016 be given third reading.

CARRIED

Bylaws for Adoption

**1002 2015-297-RZ, 23025, 23054, 23060, 23070, 23075, 23089 and 23095
Lougheed Highway and 11305, 11383, 11428 and 11438 232 Street**

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017

To designate from Conservation and Urban Residential to Urban Residential, Commercial, Conservation and Park and to remove from Conservation and add to Conservation

Adoption

R/2018-289

It was moved and seconded

That Bylaw No. 7331-2017 be adopted.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7183-2015

To rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential), C-1 (Neighbourhood Commercial) and P-1 (Park and School) to permit future construction of a two phased townhouse complex totaling 252 units, a commercial/rental apartment building and two single residential pockets of 84 lots.
Adoption

R/2018-290

It was moved and seconded

That Bylaw No. 7183-2015 be adopted.

CARRIED

Note: Councillor Duncan returned to the meeting at 10:52 p.m.

1003 2016-336-RZ, 11300 and 11250 240 Street

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7396-2017

To designate from Medium Density Residential to Conservation and to add to Conservation
Adoption

R/2018-291

It was moved and seconded

That Bylaw No. 7396-2017 be adopted.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 7287-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and R-2 (Urban Residential District) to permit subdivision into 5 lots and construction of a 54 unit townhouse development
Adoption

R/2018-292

It was moved and seconded

That Bylaw No. 7287-2016 be adopted.

CARRIED

- 1004 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7456-2018**
To amend the fine schedule to coincide with the amendments to the Maple Ridge Soil Deposit Regulation Bylaw
Adoption

R/2018-293

It was moved and seconded

That Bylaw No. 7456-2018 be adopted.

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2018-012-AL, 23795 Dewdney Trunk Road, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated May 22, 2018 providing options for consideration pertaining to Application 2018-012-AL to exclude approximately 0.2 hectares (0.5 acres) of land from the Agricultural Land Reserve.

R/2018-294

It was moved and seconded

That Application 2018-012-AL be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

- 1102 **2018-142-AL, 12811 256 Street, Application for Non-farm Use Within the Agricultural Land Reserve**

Staff report dated May 22, 2018 recommending that Application 2018-142-AL to permit temporary residential use on land within the Agricultural Land Reserve be authorized to proceed to the Agricultural Land Commission.

R/2018-295

It was moved and seconded

That application 2018-142-AL be authorized to proceed to the Agricultural Land Commission.

CARRIED

1103 2018-041-RZ, 11607, 11621 and 11633 Burnett Street, RS-1 to RM-2

Staff report dated May 22, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7444-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey condominium building be given first reading and that the applicant provide further information as described on Schedules A, C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

R/2018-296

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. 7444-2018 be given first reading; and

That the applicant provide further information as described on Schedules A, C, D, E, and F of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1104 2016-336-DVP, 11300 and 11250 240 Street

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-336-DVP to vary front yard, rear yard and side yard setbacks to permit a 5 lot single family subdivision and a 54 unit townhouse development.

R/2018-297

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-336-DVP respecting property located at 11300 & 11250 240 Street.

CARRIED

1105 **2016-336-DP, 11300 and 11250 240 Street**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-336-DP to permit a 5 lot single family subdivision and a 54 unit townhouse development.

R/2018-298

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-336-DP respecting property located at 11300 240 & 11250 240 Street.

CARRIED

1106 **2018-126-DVP, 26625 96 Avenue**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2018-126-DVP to increase the area and depth of the farm home plate and to increase the maximum depth from the lot line that abuts the fronting road to any portion of the one-family residential use to permit construction of a single family house.

R/2018-299

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-126-DVP respecting property located at 26625 96 Avenue.

CARRIED

1107 **2016-320-DP, 11307 Maple Crescent**

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-320-DP to permit construction of a mini-warehouse.

R/2018-300

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-320-DP respecting property located at 11307 Maple Crescent.

CARRIED

Note: Item 1108 was dealt with prior to Section 650 Questions from the Public

1108 2018-145-RZ, 11749 and 11761 Burnett Street, RS-1 to P-7

Staff report dated May 22, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7461-2018 to rezone from RS-1 (One Family Urban Residential) to P-7 (Shelter and Supportive Housing) to allow shelter use and supportive housing be given first reading and that the applicant provide further information as described on Schedules A and E of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning advised and provided clarification on the rezoning process in general and how the process will be carried out for this application. She provided specific information on the application and advised on requirements being requested of the applicant during the rezoning process.

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

- Application Information
- Site Characteristics
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Development Process
- Official Community Plan Analysis
- Zoning Analysis
- Expanded Consultation Process
- Site and Landscaping Plan
- Preliminary Building Elevations
- Preliminary Renderings of Building

Naomi Brunemeyer, Regional Director, BC Housing gave a PowerPoint presentation providing the following information:

- Site Context
- Architectural Expression to allow project to blend into the community
- Aerial View of how the site will be organized
- Landscape Design
- Building Program; outlines what is currently on the existing Salvation Army site and compares that facility to the proposed facility
- Community need in Maple Ridge; statistics according to the 2017 Homeless Count in Metro Vancouver; the Ridge Meadows area
- Housing continuum in the BC Housing mandate

Darrell Pilgrim, Executive Director, The Salvation Army Ridge Meadows Ministries continued the PowerPoint presentation and provided the following information on the shelter component of the proposed facility:

- History of the Maple Ridge Salvation Army Shelter
- Services to be provided to those accessing the Salvation Army support system in the proposed facility
- Transitional Housing and regulations
- Supportive Housing and regulations
- Focus on safety of neighbours, staff and clients

A full question and answer discussion session was held with the representatives of BC Housing Naomi Brunemeyer, Regional Director, Dominic Flanagan, Executive Director, Strategic Initiatives on Homelessness and Darrell Pilgrim, Executive Director, the Salvation Army Ridge Meadows Ministries responding to questions and concerns of Council.

R/2018-301

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 additional consultation be required by expanding the notification area for the Development Information Meeting (DIM) and Public Hearing; having a facilitator retained at the cost of the applicant to attend and observe the DIM; more detailed notice information published in the newspaper and sent out within the notification; and implementing a "Good Neighbour Agreement", in respect of this matter and 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. 7461 - 2018 be given first reading; and

That the applicant provide further information as described on Schedules A and E of the Development Procedures Bylaw No. 5879-1999.

DEFEATED

Mayor Read, Councillor Bell, Councillor Masse,
Councillor Robson, Councillor Shymkiw - OPPOSED

Note: The meeting was recessed at 10:39 p.m. and reconvened at 10:44 p.m.

1109 Award of Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service

Staff report dated May 22, 2018 recommending that Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service be awarded to Summit Earthworks Inc., that the Financial Plan be amended to increase the project budget and that the Corporate Officer be authorized to execute the contract.

R/2018-302

It was moved and seconded

That Contract ITT-EN18-19: 20300 Block of Hampton Street – Utility and Road Construction, Local Area Service, be awarded to Summit Earthworks Inc. in the amount of \$806,462.50 excluding taxes; and

That the Financial Plan be amended to increase the project budget by \$200,000.00; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1110 Award of Contract: ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road)

Staff report dated May 22, 2018 recommending that Contract ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road) be awarded to MRC Total Build LP by its General Partner MRC Total Build Ltd; that a construction contingency be approved to address potential variations in field conditions; that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley road) be amended to increase the budget and that the Corporate Officer be authorized to execute the contract.

R/2018-303

It was moved and seconded

That Contract ITT-EN18-21, 232 Street Road and Drainage Improvements (132 Avenue to Silver Valley Road), be awarded to MRC Total Build LP by its General Partner MRC Total Build Ltd. in the amount of \$5,079,856.94 excluding taxes; and

That a construction contingency of \$800,000.00 be approved to address potential variations in field conditions; and

That the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$420,000.00 for contract administration, construction inspection and support services during construction to a total of \$735,855.00; and further

That the Corporate Officer be authorized to execute the contracts.

CARRIED

1111 Proposed Wildlife and Vector Control Bylaw No. 7437-2018

Staff report dated May 22, 2018 recommending that Wildlife and Vector Control Bylaw No. 7437-2018 to provide for prevention of wildlife attractants and vector control against spread of diseases be given first, second and third readings.

R/2018-304

It was moved and seconded

That Bylaw No. 7437-2018 be given first, second and third readings.

CARRIED

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

Parks, Recreation & Culture

1151 Maple Ridge Sport Network

Staff report dated May 22, 2018 recommending that the Sport Network Terms of Reference be endorsed and that a proposed Sport and Physical Activity Strategy Implementation Plan be provided.

R/2018-305

It was moved and seconded

That Item 1151 Maple Ridge Sport Network be deferred to an upcoming Council Workshop Meeting.

CARRIED

Administration

1171 Maple Ridge Tourism Advisory Committee Bylaw

Staff report dated May 22, 2018 recommending that Maple Ridge Tourism Advisory Committee Bylaw No. 7459-2018 to establish a Tourism Advisory Committee be given first, second and third reading.

R/2018-306

It was moved and seconded

That Bylaw No. 7459-2018 be given first, second and third reading.

CARRIED

1172 Partnering Agreement – Employment Land Investment Incentive Program

Staff report dated May 22, 2018 recommending that the Corporate Officer be authorized to execute Partnering Agreements with Burnaby Saw Service Ltd. under building permit number 17-121540.

R/2018-307

It was moved and seconded

That the Corporate Officer be authorized to execute a Partnering Agreement with Burnaby Saw Service Ltd. under building permit number 17-121540 in the amount of \$5392.10.

CARRIED

1173 Joint Municipal Emergency Program

Staff report dated May 22, 2018 recommending that staff be directed to draft a new five-year Joint Municipality Emergency Program (JMEP) agreement with the City of Pitt Meadows.

R/2018-308

It was moved and seconded

That staff be directed to draft a new five-year Joint Municipality Emergency Program (JMEP) agreement with the City of Pitt Meadows and bring it back to Council for consideration.

CARRIED

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 – 11:14 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**

May 18, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-062-SD

LEGAL: Lot 27 Except Firstly Part on Plan with By-law Filed 36364; and
Secondly Part Subdivided by Plan 38264 Section Section 27
Township 12 New Westminster District Plan 2622

LOCATION: 24197 Fern Crescent

OWNER: Joel and Michelle Lycan, Double Gold Holdings Ltd.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Stormwater Management Covenant
Enhancement & Maintenance Agreement
Habitat Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2017-062-SD.**

CARRIED

2. 2015-297-RZ

LEGAL: Lot 31 District Lots 402 and 403 Group 1 New Westminster District
Plan 61595
Lot 32 District Lots 402 and 403 Group 1 New Westminster District
Plan 61595
Lot 27 Except: Part on Statutory Right of Way Plan 71204; District Lot
403 Group 1 New Westminster District Plan 44493
Lot 28 Except Part in Highway Plan 71204, District Lot 403 Group 1
New Westminster District Plan 44493

Lot 29 Except: Part on Statutory Right Of Way Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493
Lot 3 Section 16 Township 12 New Westminster District Plan 17222
Parcel "M" (Reference Plan 681) District Lot 403 Group 1 New Westminster District (012-943-908)
Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 And 403 Group 1 New Westminster District
Parcel "D" (Reference Plan 1017) South West Quarter Section 16 Township 12 New Westminster District
Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District
Part (.015 Acres Plan 3041) of Parcel J (Reference Plan 3829)
District Lot 403 Group 1 New Westminster District

LOCATION: 23025, 23054, 23060, 23070, 23075, 23089 and 23095 Lougheed Highway and 11305, 11383, 11428 and 11438 232 Street

OWNER: Polygon Provenance Homes Ltd.

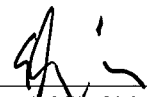
REQUIRED AGREEMENTS: No Build Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2015-297-RZ.

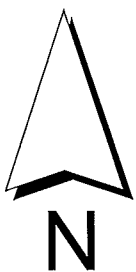
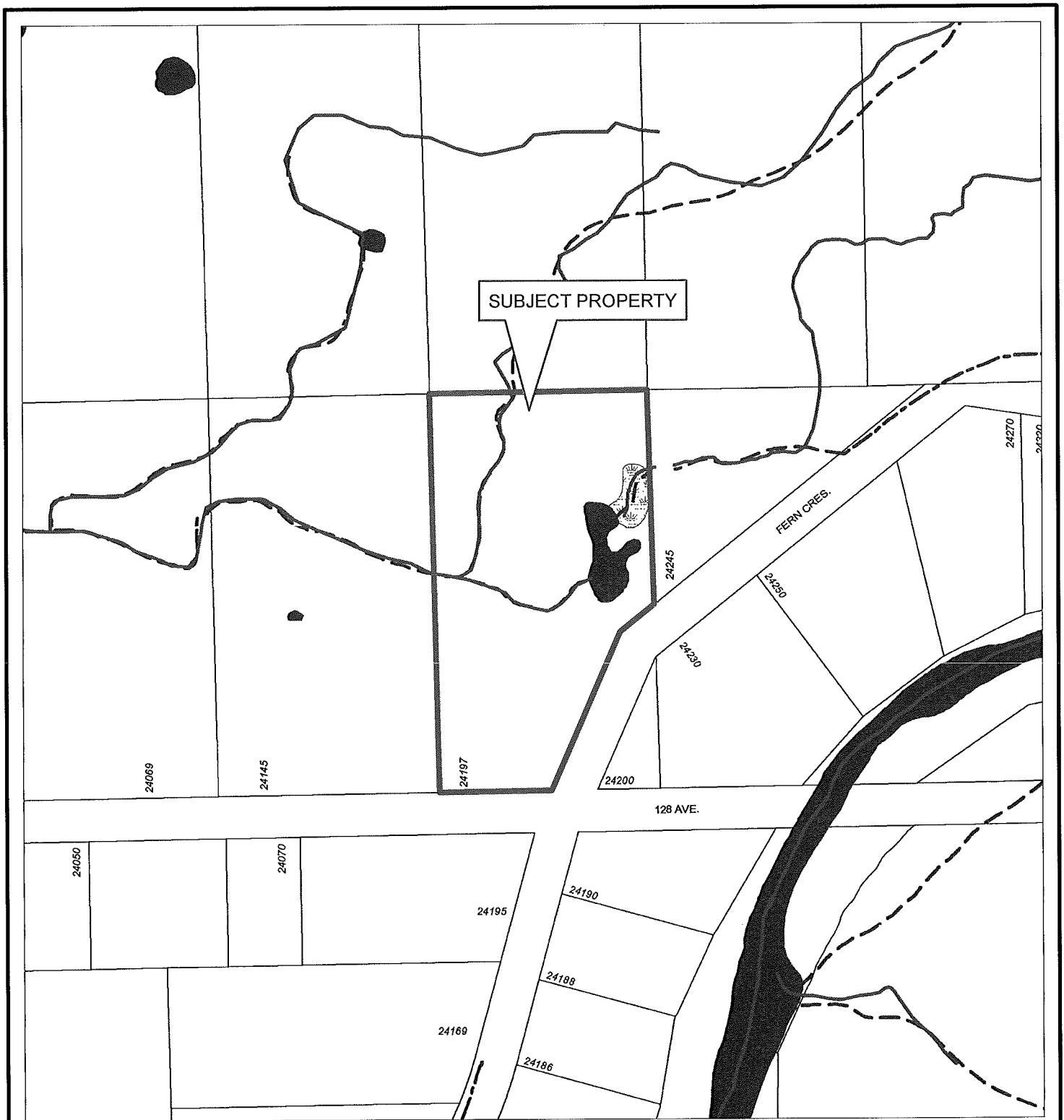
CARRIED



Nicole Read, Mayor
Chair








Paul Gil, Chief Administrative Officer
Member



Scale: 1:2,500

Legend

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

24197 Fern Crescent

PLANNING DEPARTMENT



MAPLE RIDGE

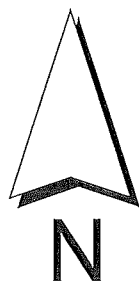
British Columbia

mapleridge.ca

2017-062-SD

DATE: Mar 2, 2017

BY: PC



Scale: 1:5,000

Legend

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

BC TRANSPORTATION PROPERTIES

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2015-297-RZ

DATE: Oct 8, 2015

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 30, 2018
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Paul Gill, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2016-336-RZ

LEGAL: Lot 1 and Lot 2 both of: Section 15 Township 12 New Westminster
District Plan 22347 Except Plan EPP81933

LOCATION: 11300 and 11250 240 Street

OWNER: Main Street Willow and Oak Homes Ltd.

REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Geotechnical Covenant
Visitor Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-336-RZ.

CARRIED

2. 18-106784 BG

LEGAL: Lot 79 Section 10 Township 12 New Westminster District Plan
BCP17976

LOCATION: 24651 106 Avenue

OWNER: Cheryl Laninga

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-106784 BG.

CARRIED

3. 16-123849 BG

LEGAL: Lot 4 Section 15 Township 12 New Westminster District
Plan EPP56127

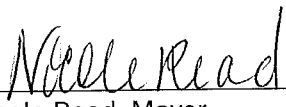
LOCATION: 24285 112 Avenue

OWNER: Amarjit and Jaswant Gill

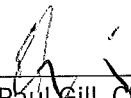
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-123849 BG.

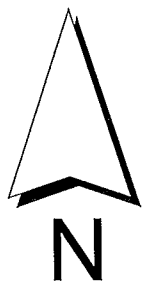
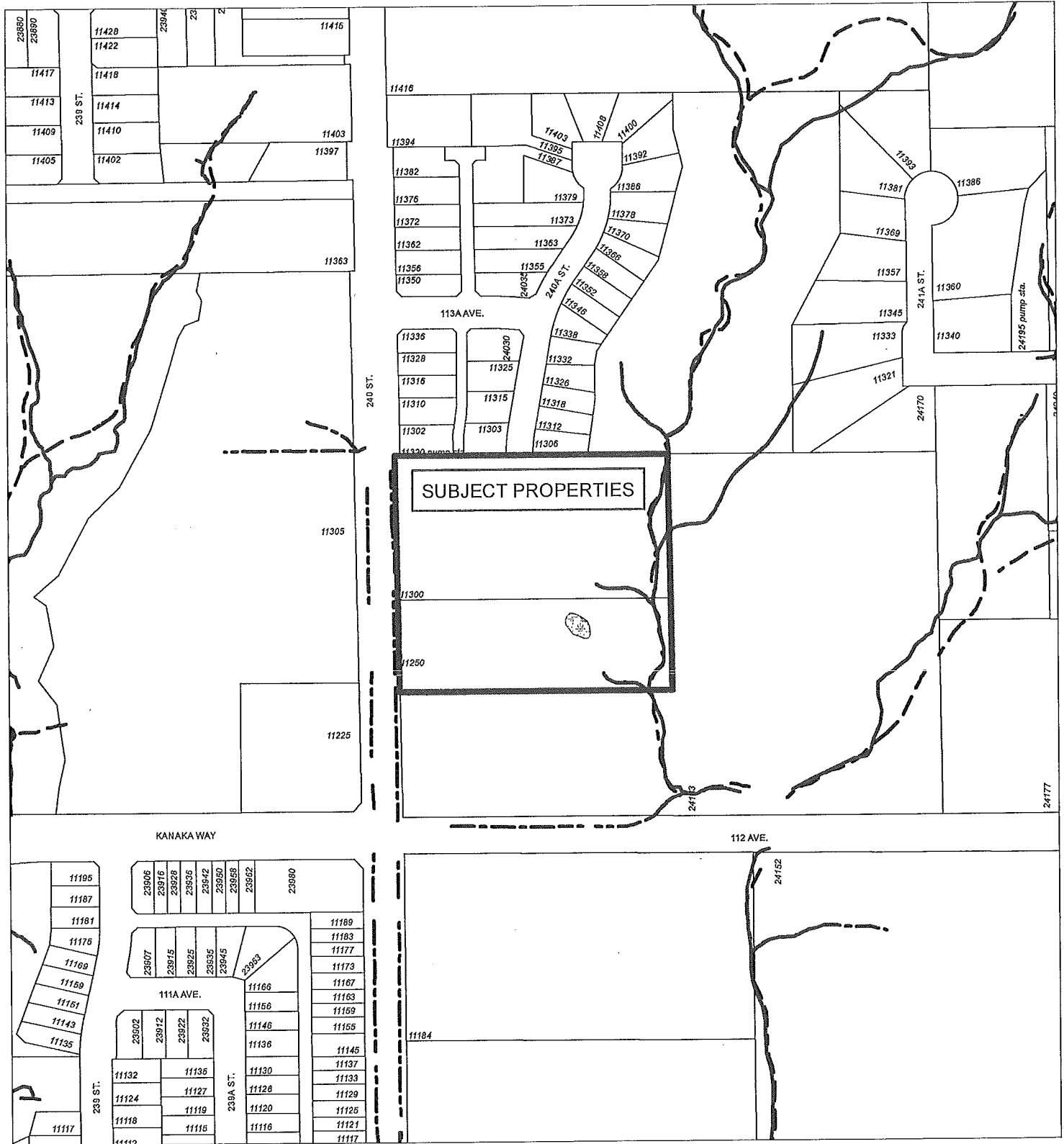
CARRIED



Nicole Read, Mayor
Chair



Paul Gill, Chief Administrative Officer
Member



Scale: 1:3,000

Legend

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

11250 & 11300 240 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

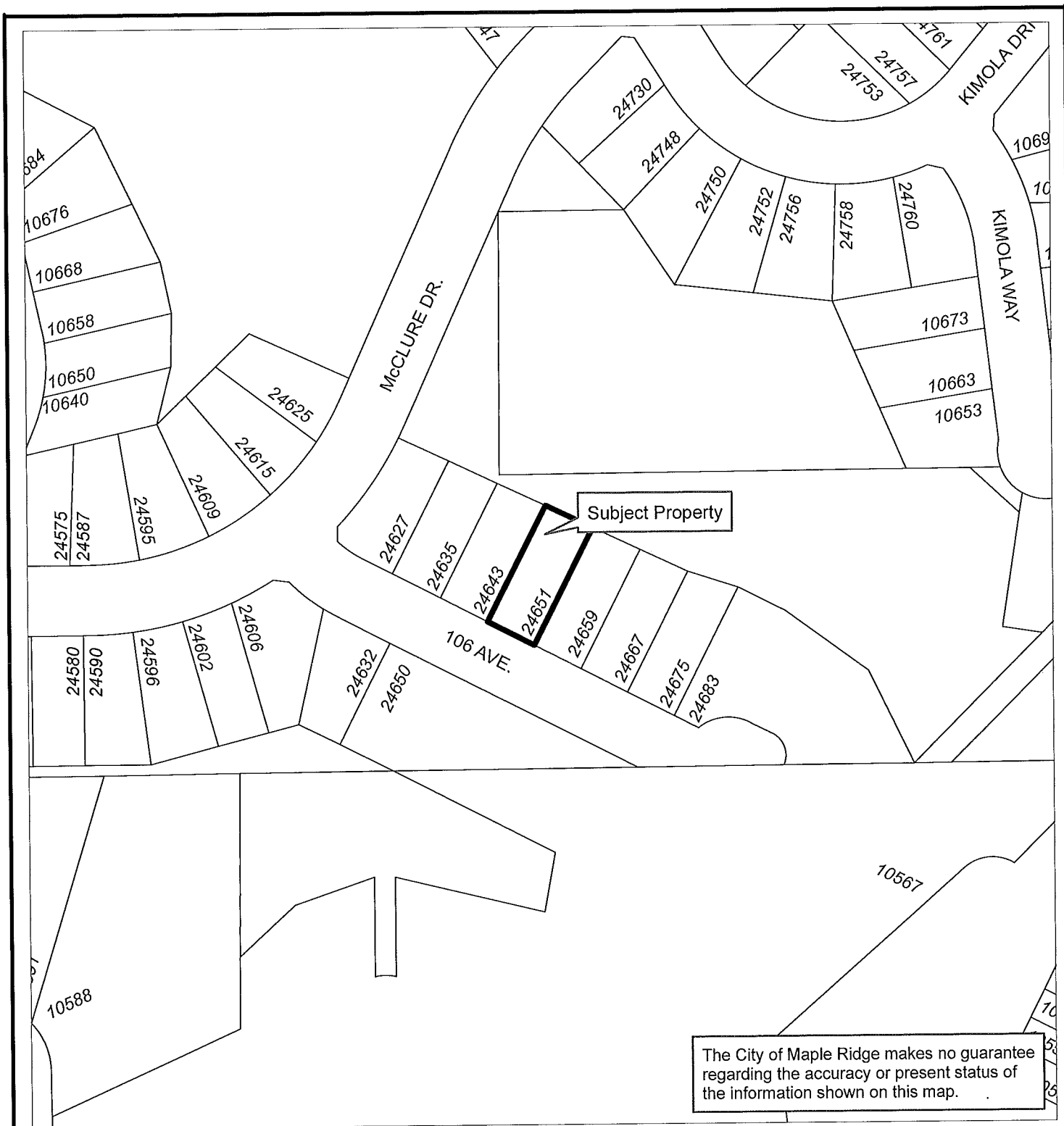
British Columbia

mapleridge.ca

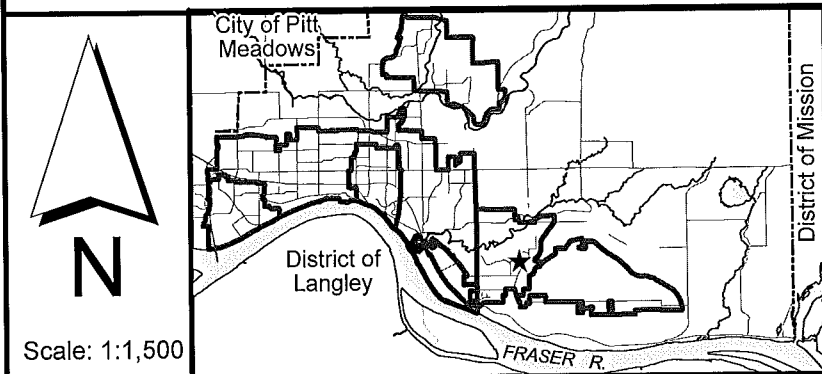
FILE: 2016-336-RZ

DATE: Sep 1, 2016

BY: PC



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



24651 106 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE

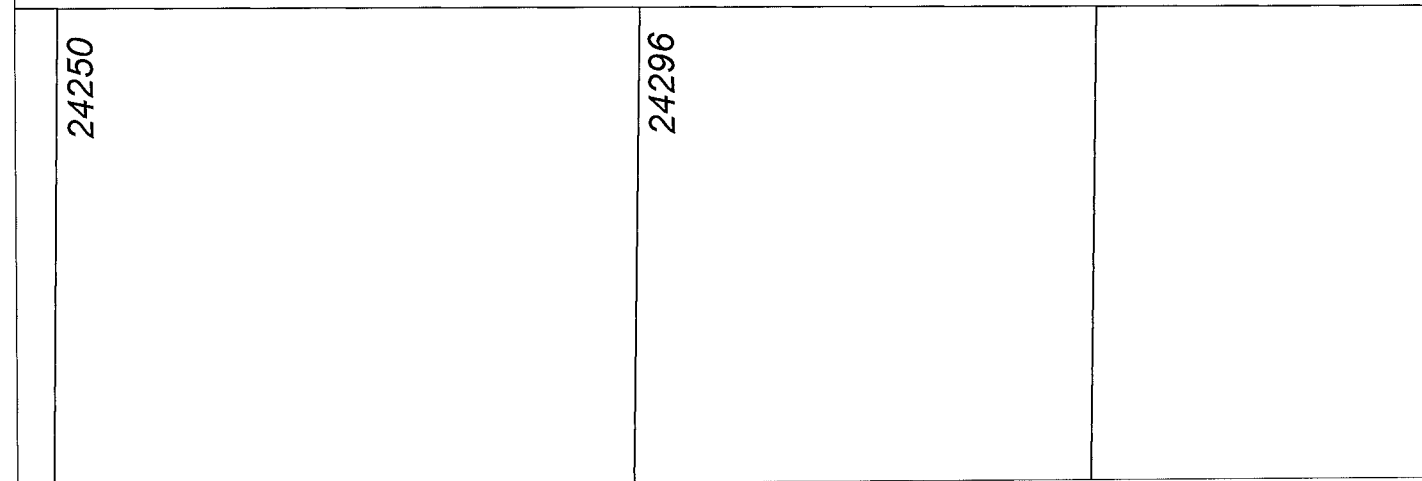
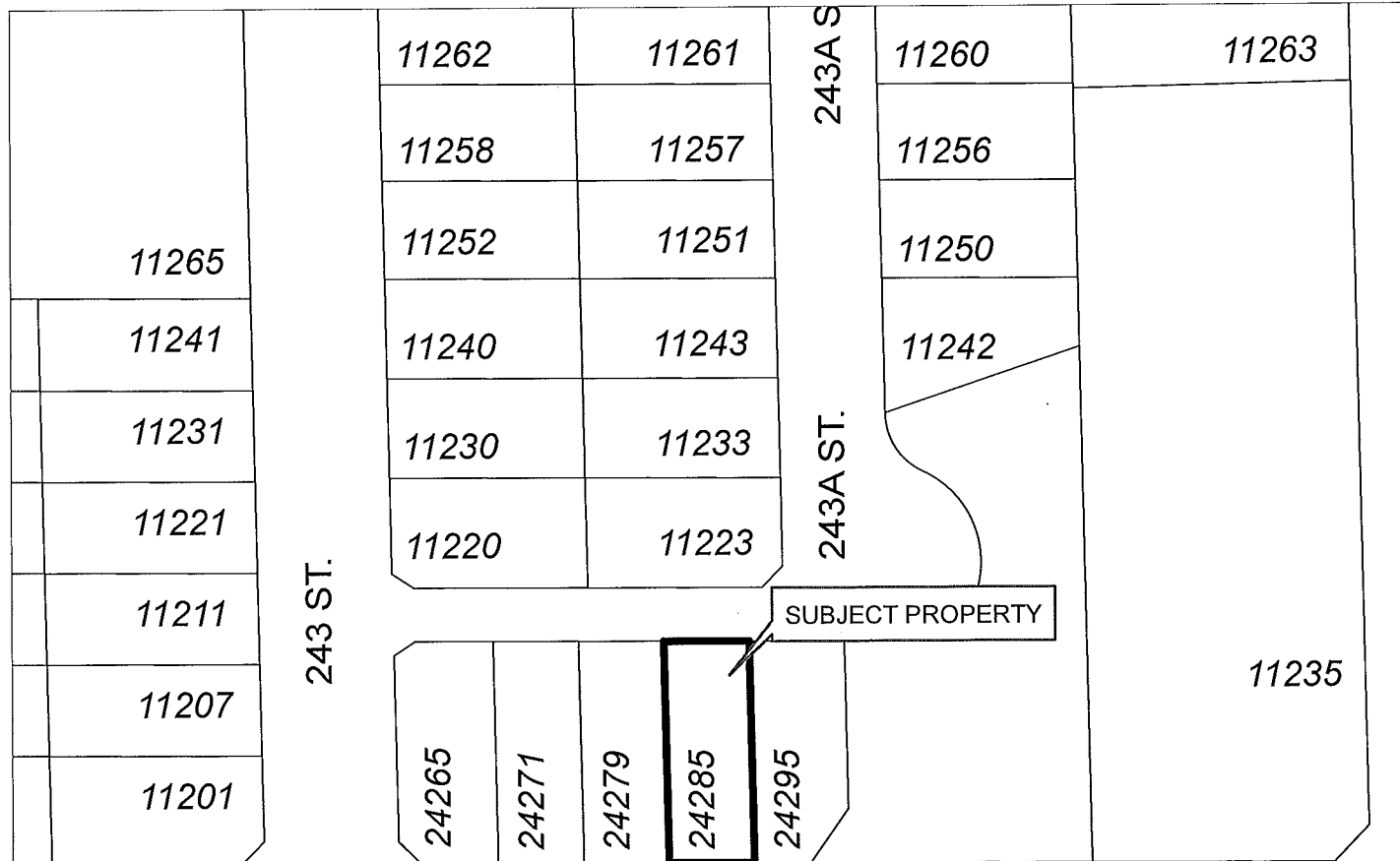
British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd

DATE: May 25, 2018

BY: MC



Scale: 1:1,000

City of Pitt Meadows

District of Langley

FRASER R.

District of Mission

24285 112 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: May 29, 2018

BY: LM

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
AGRICULTURAL ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,
at Maple Ridge Municipal Hall on April 5, 2018 at 7:09 pm.

COMMITTEE MEMBERS PRESENT

Councillor Craig Speirs	City of Maple Ridge
Margaret Daskis, Chair	Member at Large
Stephanie James, Vice-Chair	Agricultural Sector
Al Kozak	Agricultural Sector
Bill Hardy	Member at Large
Candace Gordon	Haney Farmers Market Society
Chris Zabek	Regional Agrologist, Ministry of Agriculture
David Kaplan	Member at Large
Ian Brooks	Member at Large
Ryan Murphy	Agricultural Sector

STAFF MEMBERS PRESENT

Amanda Grochowich	Staff Liaison, Planning Department
Amanda Allen	Committee Clerk

REGRETS

Josef Hans Lara	Economic Development Committee Representative
Kamelli Mark	Agricultural Land Commission
Lorraine Bates	Agricultural Fair Board

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2018-012

It was moved and seconded

That the April 5, 2018 Agricultural Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-013

It was moved and seconded

That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated March 1, 2018 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **Country Fest Grant Request**

- Gail Szostek

Ms. Szostek presented a request for funding from the Maple Ridge Pitt Meadows Agricultural Association. The Backyard Farming program is a small venue at the Maple Ridge Pitt Meadows Country Fest that runs July 28-29, 2018. The Backyard Farming program promotes local agriculture and how to grow food in a backyard.

R/2018-014

It was moved and seconded

That the grant request from the Maple Ridge Pitt Meadows Agricultural Association in the amount of \$1,200 for the 2018 Backyard Farming program be approved.

CARRIED

4.2. **City of Maple Ridge Farm Protection Development Permit Guidelines**

- Lisa Zosiak, Planner 2, City of Maple Ridge

The Planner 2 gave a presentation on the Farm Protection Development Permit guidelines and outlined several key changes in the revised guidelines. The Planner 2 reported that the Ministry of Agriculture and the Agricultural Land Commission have reviewed and provided feedback on the draft guidelines. There was discussion on the farm protection development permit guidelines, restrictive covenants and roadside signage and the Planner 2 answered questions from the committee.

Note: Councillor Speirs joined the meeting at 7:46 pm.
David Kaplan left the meeting at 7:49 pm.

4.3. **City of Maple Ridge Agricultural Setback Update**

- Chee Chan, Planner 1, City of Maple Ridge

The Planner 1 gave an update on the proposed bylaw revisions to the interior side yard setbacks for buildings and structures for agricultural use in residential zones where agricultural use is permitted. The Planner 1 proposed a revision that would permit a less restrictive setback for small scale livestock and poultry operations. There was discussion on what an appropriate size and scale of a small scale livestock and poultry operation could be.

R/2018-015

It was moved and seconded

That the Agricultural Advisory Committee support the modification to the proposed setbacks to allow for buildings and structures up to 100 square metres for small scale livestock and poultry operations be 7.5 metres.

CARRIED

5. **NEW AND UNFINISHED BUSINESS**

5.1. **Farm Tour 2018**

Discussion was held on organizing a Farm Tour in July 2018 and inviting members of the Agricultural Advisory Committee, Maple Ridge Council and Pitt Meadows Council to participate. Bill Hardy will work with the Education subcommittee to plan the event, identify possible tour sites and will bring forward a tour itinerary at a future meeting.

5.2. **AAC Terms of Reference**

Bill Hardy recommended a group discussion to review the current Agricultural Advisory Committee Terms of Reference against the Ministry of Agriculture model terms of reference. Subcommittee meeting is scheduled for May 3, 2018 at 4:00pm in the Blaney Room.

R/2018-016

It was moved and seconded

That a subcommittee be formed consisting of Councillor Speirs, Bill Hardy, Margaret Daskis, Al Kozak, Ryan Murphy, Ian Brooks, and Stephanie James to review the Terms of Reference for the Maple Ridge Agricultural Advisory Committee.

CARRIED

5.3. **Conference and Workshop Updates**

5.3.1. **Innovations in Emerging Cities Forum**

The Council liaison provided a report on the Forum, the event speakers, and the topics discussed at the Forum.

5.3.2. **World Agri-Tech Conference**

The Chair reported on the World Agri-Tech Conference, an internationally attended event. The Chair shared information on vertical farming and new and upcoming technologies helping farmers gather data to grow more efficiently.

5.3.3. **Future Food Tech Conference**

The Chair shared information gathered from the Future Food Tech Conference and the new opportunities, processes and collaboration happening internationally.

5.3.4. **Green Cities Conference**

Bill Hardy circulated the Green Cities Country Report and shared highlights and world trends from the report and conference.

5.3.5. **Ministry of Agriculture AAC Workshop**

Chris Zabek reported that the Workshop notes should be available for distribution shortly.

6. **SUBCOMMITTEE REPORTS**

6.1. **Education**

Chris Zabek noted the possibility of inviting Clayton Botkin to participate at a future educational event on the health of small scale poultry flocks.

Note: Item 6.4 was dealt with following item 6.1

6.2. **Backyard Chickens**

6.2.1. **Public Consultation**

Stephanie James provided an update on the direction of the proposed backyard chicken expansion program and described the proposed backyard chicken public consultation program anticipated for Summer 2018. Ms. James indicated that discussions are on-going on the educational components of the program as well as the recommended biosecurity and animal welfare practices.

R/2018-017

It was moved and seconded

That the Agricultural Advisory Committee support the proposed public consultation program for backyard chickens.

CARRIED

6.3. **Golden Harvest**

6.3.1. **Budget, Date and Venue**

Discussion was held on holding the Golden Harvest event on October 12, 2018 at the ACT Arts Centre

R/2018-018

It was moved and seconded

That the Agricultural Advisory Committee approve a total budget for Golden Harvest 2018 to be a maximum of \$10,500, and that the event be held at the ACT on October 12, 2018.

CARRIED

6.3.2. **Hiring Coordinator**

The Staff liaison advised that the coordinator from Golden Harvest 2017 is unavailable for Golden Harvest 2018. Discussion was held on hiring a coordinator for the event.

R/2018-019

It was moved and seconded

That the Agricultural Advisory Committee approve a maximum budget of \$3000.00 for an event coordinator for Golden Harvest 2018 and that the staff liaison hire the event coordinator.

CARRIED

6.4. **Food Distribution**

The draft Final Report has been received from the Consultant and has been distributed to the Subcommittee for review.

6.5. **Food Garden**

Stephanie James reported that the entry forms are ready and that the Food Garden posters will be delivered among the community shortly. The Staff liaison will electronically circulate the Food Garden entry form to members and offered to print copies for any member who request hardcopies.

7. **CORRESPONDENCE**

8. **ROUNDTABLE**

Ryan Murphy reported on getting ready for the season and on-going drainage work on the farms.

Bill Hardy shared highlights of his interviews with Australian staff in the garden and food industries while in Melbourne for the Green Cities Conference.

Al Kozak shared positive news of his farm succession planning process through listing his farm with the Young Agrarians and interviewing people interested in co-farming.

Chris Zabek reported that Health Canada will soon require antibiotics for veterinary use to be available by prescription only.

Councillor Speirs shared his adventures of building an experimental cottonwood garden bed.


Stephanie James reported that the minutes from the AAC meetings will be posted shortly to the website as members of the community are looking to follow AAC developments.

Amanda Grochowich advised of the new email address created for agricultural enquiries and projects and encouraged members to share agriculture@mapleridge.ca with the community.

9. **QUESTION PERIOD**

Andrew Poznar commented on the restrictive covenant component of the Farm Protection Development Permit guidelines. Mr. Poznar shared feedback on the proposed reduced setbacks for smaller buildings and structures for agricultural use in residential zones where agricultural use is permitted.

10. **ADJOURNMENT – 9:31 pm**



M. Daskis, Chair



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, April 18, 2018 at 4:09 pm.

PANEL MEMBERS PRESENT

Craig Mitchell, Chair	Architect
Shan Tennyson, Vice Chair	Landscape Architect
Shida Neshat-Behzadi	Architect
Stephen Heller	Landscape Architect
Steven Bartok	Architect

STAFF MEMBERS PRESENT

Amanda Allen	Committee Clerk
--------------	-----------------

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2018-015

It was moved and seconded

That the agenda for the April 18, 2018 Advisory Design Panel meeting be amended to add Item 5.1 Request for ADP member to sit on Public Art Selection Panel for Leisure Centre and that the agenda as amended be approved.

CARRIED

3. ADOPTION OF MINUTES

R/2018-016

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated March 21, 2018 be adopted as circulated.

CARRIED

4. **DELEGATION**

Note: Steven Bartok joined the meeting at 4:22 pm.

4.1. **Ground-Oriented Infill Housing**

- Brent Elliott, Manager of Community Planning
- Amanda Grochowich, Planner 1
- Adam Rieu, Planning Technician
- Chee Chan, Planner 1

The Manager of Community Planning gave a presentation on the proposed triplex, fourplex and courtyard housing designs. Planning Department staff hosted a facilitated discussion to develop a shared language on the design intent and preferred characteristics of the new housing forms. The presentation focused on key design elements, including the importance of:

- Respecting the neighbourhood context, in terms of size, scale and massing;
- Appearing as a 'single family' house in terms of residential character;
- Encouraging building articulation to create a comfortable scale and interesting streetscape;
- Providing useable private outdoor space for each unit;
- Encouraging sustainable and permeable landscaping on site;
- Providing shared site accesses to limit impacts of parking on the development; and
- In the case of courtyard housing, requiring flexible common space oriented to enhance physical visual connectivity.
- physical visual connectivity.

5. **CORRESPONDENCE**

5.1. **Request for ADP member to sit on Public Art Selection Panel for Leisure Centre**

The Committee Clerk reviewed a request from the Arts and Community Connections Manager requesting a member of the Advisory Design Panel participates in the selection panel for the public art expression of interest at the Leisure Centre.

R/2018-017

It was moved and seconded

That Steven Bartok (alternate: Shida Neshat-Behzadi) represent the Advisory Design Panel on the Public Art Selection Panel for the Leisure Centre.

CARRIED

6. **QUESTION PERIOD - Nil**

7. **ADJOURNMENT – 5:34 pm.**



C. Mitchell, Chair
/aa

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Innovation in Emerging Cities report

MEETING DATE: June 12, 2018
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

On April 4, 2018, the City of Maple Ridge successfully hosted the Innovation in Emerging Cities forum at the ACT Arts Centre. This free event attracted approximately 175 attendees to hear from a variety of keynote speakers and panels involving business, education and government on topics relating to innovation in our community. The event attracted business leaders, residents, tech entrepreneurs, educators and government leaders from throughout the region.

The event has received positive feedback from attendees and the Economic Development Committee (EDC) has already held a meeting of people interested in joining a task force to plan the next innovation forum tentatively scheduled for March 2019.

RECOMMENDATION(S):

Receive for information

DISCUSSION:

a) Background Context

The objective of the Innovation in Emerging Cities forum was to highlight the critical role that innovation plays in the local economy. In addition to the keynote speakers, the forum used panels to highlight the roles that local businesses, post-secondary education, First Nations, and municipal, provincial and federal governments play in supporting innovation. The major topics covered included: fostering a culture of innovation in organizations; how government supports innovation; and attracting, developing and retaining talent.

The forum was planned and organized through a collaborative effort of the Economic Development Committee, the Technology Task Force, the local offices of MP Dan Ruimy and MLA Bob D'Eith, and staff in the Economic Development and Information Technology departments.

The registration target for the Innovation forum was set at 175 registrations and capacity was limited to 250 registrants. The forum ended up with 250 registrants for the day; information from the registration table indicates that 175 individuals attended the forum throughout the day.

The registration goals were achieved through the intensive, integrated marketing campaign developed in partnership with Black Press. This campaign combined online and newspaper advertising with a series of feature stories on the event and innovative local businesses leading up to the event. The marketing plan included the use of online “programmatic” advertising that targeted mobile devices in selected geographic areas of Vancouver with a high number of tech firms which allowed us to extend our reach to a key demographic for the event. This advertising campaign was supplemented with social media and direct marketing conducted by the City, and online and social media marketing conducted with partners including SRCTec, BC Technology Industry Association, BC Innovation Council, and the Maple Ridge-Pitt Meadows Chamber of Commerce.

The Innovation in Emerging Cities trade show component included displays from:

- Pitt Meadows Plumbing and Mechanical
- Pitt Meadows Airport (drone and WW1 aircraft)
- Garibaldi Senior Secondary Robotics Team
- Mica Systems
- Fraser Valley Regional Library
- Work BC
- SRCTec
- Industry Training Authority
- Ministry of Social Development and Poverty Reduction

There have also been a number of follow up activities that have occurred as a result of the Innovation Forum. These include:

- City staff have met with senior staff from the Ministry of Advanced Education to discuss post-secondary education options in Maple Ridge. Preparations are being made to have a follow-up meeting with senior representatives from KPU, the local MLAs and MP, School District 42 and the City.
- Two local businesses that participated in the Innovation Forum—Brikers and Pitt Meadows Plumbing and Mechanical—have hosted the Mayor and Council for Mayor’s Business Walks.
- Pitt Meadows Plumbing and Mechanical is hosting a public Open House on June 16.
- City staff have met with TerraTap Technologies to discuss partnership options which include tourism apps and an online code-a-thon with BCIT in fall 2018.
- City staff have met with Meadowridge School to discuss potential collaboration opportunities for the 2019 Innovation in Emerging Cities forum.
- The formation of a volunteer Innovation in Emerging Cities Forum Task force to begin planning the 2019 forum.
- Ongoing discussions with the City of New Westminster to partner on a more extensive Innovation event for 2019.
- Videos of the event have been posted on the City’s YouTube channel.

The total cost for the Innovation in Emerging Cities forum was slightly below the \$30,000 estimate provided in the Council report on January 30, 2018. The Economic Development Department was able to leverage the City's \$15,000 in allocated funding to secure an additional \$20,200 in sponsorships for a total event budget of \$35,200 resulting in a surplus of approximately \$5,200. The Economic Development Department is planning to use this as "seed money" for the planned 2019 forum.

CONCLUSION

Innovation in Emerging Cities was a successful event on a number of fronts. The forum has received positive reviews from both attendees and participants on the topic matter and organization of the event. Many of the attendees have commented that they are looking forward to attending the next Innovation in Emerging Cities forum.

The EDC used a highly collaborative approach to plan and organize the event which has helped strengthen relationships with the local business community, post-secondary education (KPU and BCIT in particular), Kwantlen First Nation, and with our local MP and MLAs. This collaborative approach also helped secure participation in the forum from the Honourable Navdeep Bains, Minister of Innovation, Science and Economic Development, and Jesse Dougherty, the General Manager for Amazon Vancouver.

"Original signed by Bruce Livingstone"

Prepared by: Bruce Livingstone, Business Retention and Expansion Officer

"Original signed by Lino Siracusa"

Concurrence: Lino Siracusa, Director of Economic Development and Civic Property

"Original signed by Paul Gill"

Concurrence: **Paul Gill**
Chief Administrative Officer

/ls

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Drinking Water Quality Report 2017

MEETING DATE: June 12, 2018
FILE NO: 11-5600-05
MEETING: Council

EXECUTIVE SUMMARY:

The City of Maple Ridge (City) operates a Municipal Water Utility under permit by the Fraser Health Authority (FHA) that requires an annual report be prepared and submitted to the FHA, and be available to the public.

The attached “Drinking Water Quality Report 2017” includes an outline of the regulatory framework, water quality monitoring data for 2017, and explanatory comments on the data. A copy of the report will be placed in the public library and on the corporate website.

In 2017, water quality within the City’s municipal water distribution system met the standards detailed in the BC *Drinking Water Protection Regulation*.

RECOMMENDATION:

This report is for information only and no resolution is required.

DISCUSSION:

a) Background Context:

The City operates a Municipal Water Utility under the provisions of the provincial *Local Government Act*, and under permit by the Provincial Ministry of Health Services - Fraser Health Authority (FHA). Water quality requirements are stipulated by the Provincial *Drinking Water Protection Regulations* and administered by the FHA.

The City, as a distributor and purveyor of drinking water, is reliant on the Greater Vancouver Water District (GVWD) for source water quality control. While Coquitlam Lake is the primary source of water delivered to Maple Ridge, the GVWD can supply Maple Ridge with water from Seymour and Capilano Lakes in the event of disruptions at Coquitlam Lake.

The City's drinking water system operating permit requires a water quality monitoring program and that an annual report be prepared and submitted. While the monitoring program provides a representative picture of drinking water quality within municipal mains, it does not provide a definite picture of drinking water quality within buildings, where water quality can change significantly due to pipe materials, standing times, temperature, and other factors. It can be assumed that samples taken within buildings may be of different quality than those taken from municipal mains. The City is not responsible for testing/verifying water quality on private property.

Samples from 20 locations in the distribution system are taken weekly and analyzed by Metro Vancouver's laboratory staff. Test results are sent to the Operations and Engineering Departments and to the FHA for review. In 2017, no samples tested positive for E. coli, and no samples exceeded the BC *Drinking Water Protection Regulation* microbiological standard of 10 total coliforms per 100mL.

b) Strategic Alignment:

Financial Management

Council has directed that the City provide high quality services to citizens and customers in a cost effective and efficient manner. The annual water quality monitoring program is intended to ensure that the water delivered by the City's utility is of high quality.

Smart Managed Growth

The Corporate Strategic Plan directs that municipal infrastructure be protected and managed through the preparation of appropriate plans to ensure maintenance of the system. A systematic water quality monitoring program assists in ensuring that the water distribution system is effectively managed and maintained.

Intergovernmental Relations/Partnerships

Council has directed that the City develop and maintain strong positive working relationships with the GVWD and other governmental agencies.

The City currently benefits from good working relationships with the GVWD and FHA in the cooperative provision of quality drinking water. The annual monitoring program and report facilitates this effective relationship.

c) Citizen/Customer Implications:

Maple Ridge water utility customers expect that the investment in the network be maintained to provide safe, reliable and high quality water. The annual reporting of water quality is a means to meet the accountability that customers expect.

d) Interdepartmental Implications:

As part of the Public Works and Development Services Division, the Engineering and Operations Departments collaborate in the Water Utility's planning, management, operation, maintenance and water quality reporting to meet water quality objectives.

e) Policy Implications:

The reporting of water quality is consistent with the public policy approach of transparency and accountability as well as meeting the requirements of the FHA.

CONCLUSIONS:

The City monitored drinking water quality in 2017 in accordance with the Provincial mandate. Testing indicated that all samples met the standards detailed in the Provincial *Drinking Water Protection Regulation*. The “Drinking Water Quality Report 2017” documents the water quality monitoring program and test results. The document was prepared in accordance with Fraser Health Authority requirements and will be available to the public.

“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

JD/mi

Attachment: City of Maple Ridge Drinking Water Quality Report 2017



CITY OF MAPLE RIDGE

DRINKING WATER QUALITY REPORT

2017



May 2018

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List of Abbreviations

L	=	litre
mL	=	milliliter
g	=	gram
mg	=	milligram
µg	=	microgram
ppb	=	parts per billion
°C	=	degree Celsius
E. coli	=	Escherichia coli
NTU	=	Nephelometric Turbidity Units
HPC	=	heterotrophic plate count
CFU	=	colony-forming unit
THM	=	trihalomethane
HAA	=	haloacetic acid
USEPA	=	United States Environmental Protection Agency
Cl ₂	=	chlorine
MF	=	membrane filtration
EOCP	=	Environmental Operators Certification Program

Executive Summary

The City of Maple Ridge (City) is a distributor of water that is supplied and treated by Metro Vancouver from its Coquitlam Lake source. In 2017, the City distributed water to approximately 80,000 people.

In accordance with the requirements of the *BC Drinking Water Protection Regulation*, the City sends drinking water samples from 20 locations to a laboratory for analysis. Test results are communicated to the City and the Fraser Health Authority every week and documented in this annual report. In 2017, the City's water met all regulatory requirements for drinking water quality set out in the *BC Drinking Water Protection Regulation*:

- No samples tested positive for E. coli
- For each 30-day period, over 90% of samples had 0 total coliform per 100mL, and no sample had more than 10 total coliform per 100mL

In monitoring unregulated drinking water quality parameters, the City follows the 2008 *Water Quality Monitoring and Reporting Plan for Metro Vancouver and Member Municipalities* and compares laboratory results to Health Canada's recommendations for drinking water quality. In 2017, City water did not exceed any maximum limits recommended by Health Canada for these unregulated parameters with the exception of temperature.



Coquitlam Lake (Source Water for Maple Ridge)

1.0 Introduction

The City operates a Municipal Water Utility under the provisions of the provincial *Local Government Act*, the *BC Drinking Water Protection Act*, and the *BC Drinking Water Protection Regulation*. These obligate the City to meet several requirements, including:

- Operating the utility under a permit granted by the Provincial Ministry of Health Services
- Engaging in water quality monitoring

The roles and responsibilities for the Province, Fraser Health Authority, and Metro Vancouver/City of Maple Ridge (Water System Owners) are shown in Figure 1.

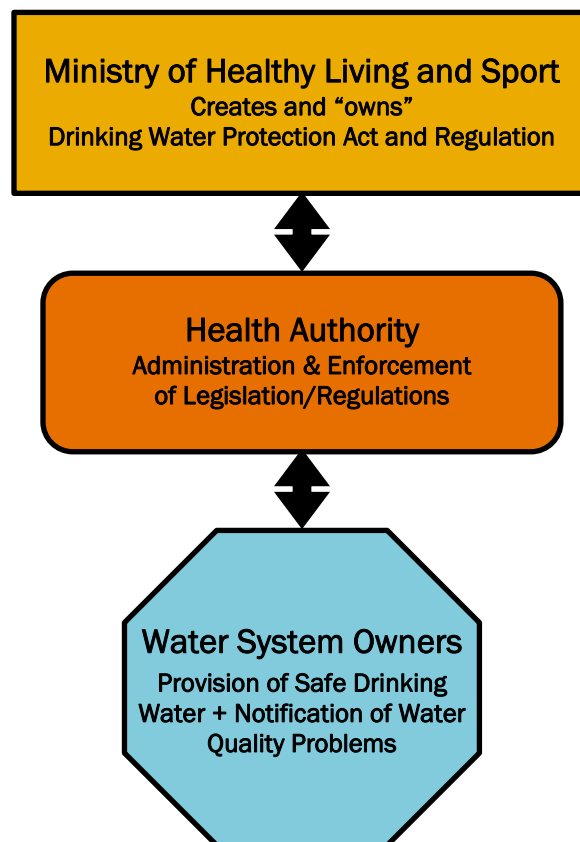


Figure 1: Agency Responsibilities for Water Quality

2.0 Background

The City is supplied with water from protected and undeveloped Metro Vancouver watersheds. Drinking water is conveyed to Maple Ridge through large diameter Metro Vancouver transmission mains then approximately 400km of municipal water distribution pipes.

2.1 Source Water

Metro Vancouver supplies water to the City through a series of pipes linking Maple Ridge to the Coquitlam, Seymour and Capilano watersheds (Figure Two). While the Coquitlam watershed is the primary source of water for Maple Ridge, Metro Vancouver has the ability to convey water from the Seymour/Capilano watersheds to Maple Ridge in the event of a service disruption at the Coquitlam source. Metro Vancouver operates an ultra violet (UV) light water treatment facility at the Coquitlam watershed which disinfects water prior to it entering the distribution system. Information on how Metro Vancouver treats source water is available at www.metrovancouver.org (search the website using the key words “drinking water treatment processes”).

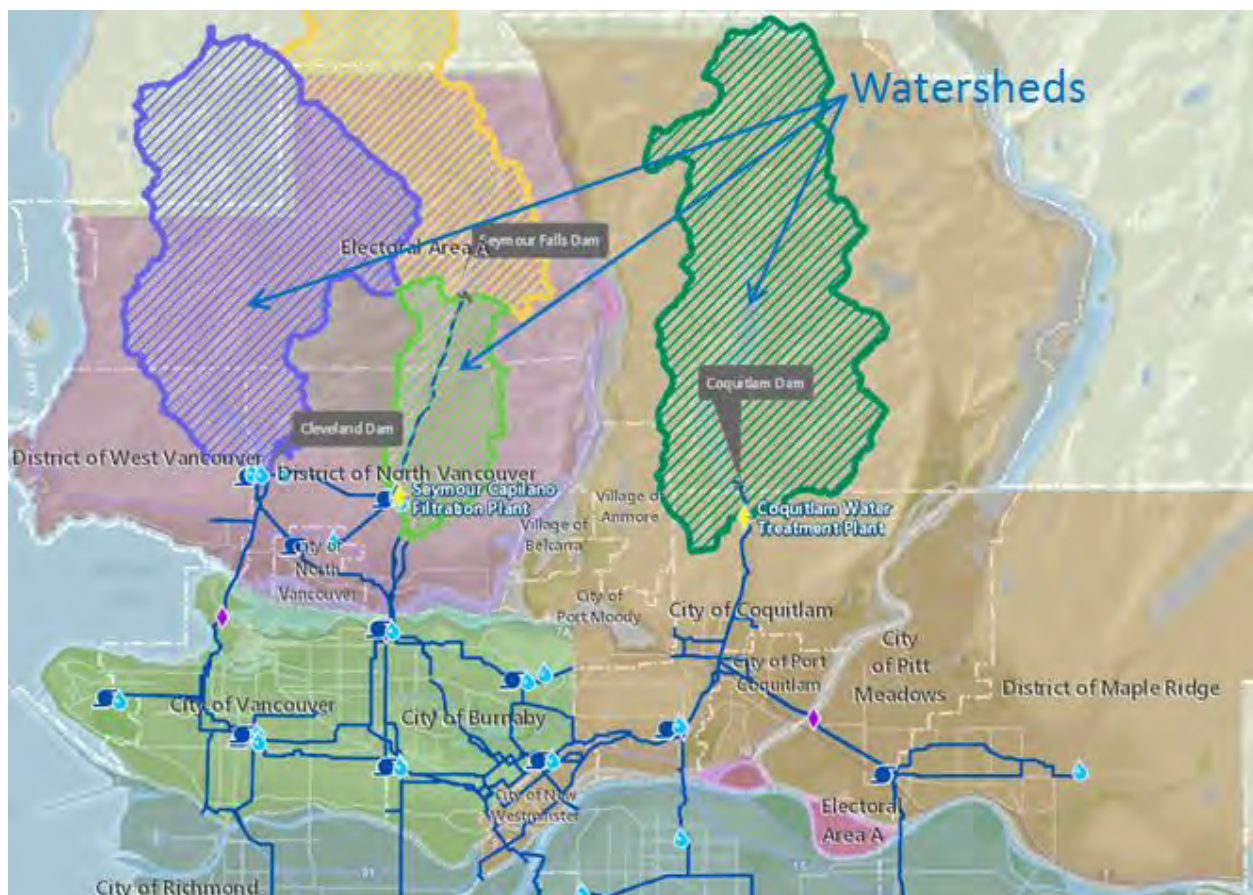


Figure 2: Regional Water Supply System (source: <https://gis.metrovancouver.org/maps/Water>)

2.2 Distribution System

The City distributes water to businesses, institutions and over 80,000 residents. Water distribution infrastructure includes approximately 400km of water mains, 19,000 service connections, 8 pump stations and 10 reservoir tanks. The Municipality also operates 6 re-chlorination stations to boost residual chlorine levels in the distribution system.

The distribution system is managed by a team of professionals within the City's Public Works and Development Services Division, under the leadership of the General Manager of Public Works and Development Services. System operators are *Environmental Operators Certification Program Level 4* compliant. The system is regulated by Maple Ridge's Water Service Bylaw 6002-2001.

2.3 Facility Maintenance

Water quality is influenced by water system maintenance and improvement strategies that are implemented by the City's Operations and Engineering Departments.

Water main flushing is a method of cleaning water mains. Flushing involves manipulating valves and discharging water through fire hydrants or blow off points. The discharged water carries sediment and other solids with it, thus cleaning the mains. The City cleaned 68km of water mains using this method in 2017. The City currently cleans its reservoir tanks on a 5 year cycle.

2.4 Re-Chlorination Stations

Chlorine levels are continually monitored at 6 re-chlorination stations throughout the distribution system. Additional chlorine is automatically injected into the drinking water at these locations if detected chlorine levels are low. The re-chlorination stations are inspected daily and adjusted as necessary.

3.0 Regulated Drinking Water Quality Parameters

The Province sets out drinking water quality requirements in its *Drinking Water Protection Regulation*. This section reports on the quality of the City's drinking water in relation to those regulations.

3.1 Water Quality Sampling and Monitoring

Water quality is monitored for regulatory compliance on a weekly basis at the City's 20 sampling locations. Sampling locations and codes are shown graphically in Appendix A. Samples are sent to the Metro Vancouver laboratory for analysis. Metro Vancouver staff members analyze the samples and communicate results to City and Fraser Health staff. Responses to undesirable results would range from re-sampling to flushing water mains to possibly issuing a boil water advisory, depending on sample result confirmation and which water quality variable the exceedance is related to.

The monitoring program indicates drinking water quality within municipal water mains. However, it does not provide information on the quality of drinking water within buildings where water quality can change significantly due to pipe material, standing time, temperature, and other factors. It can be assumed that samples taken within buildings would have a different quality of water compared to samples taken directly from municipal water mains. The City is not responsible for water quality on private property.

3.2 Bacteriological Monitoring and Results

The *BC Drinking Water Protection Regulation* requires the City to carry out routine sampling and testing for *Escherichia coli* (*E. coli*) and total coliform bacteria. These are considered "indicator organisms" because their presence or absence provides an indication of overall microbial water quality. Figures 3 and 4 show Metro Vancouver Laboratory technicians processing a water sample and testing it for the presence of coliform bacteria.

3.2.1 *Escherichia Coli*

E. coli is a type of coliform bacteria present exclusively in the feces of humans and other animals. The existence of *E. coli* in a water sample indicates recent fecal contamination and the possible presence of intestinal disease-causing bacteria, viruses, and protozoa. The BC Drinking Water Protection Regulation standard for *E. coli* is none detectable per 100 ml. In 2017, no samples tested positive for *E. coli*.



Figure 3: Metro Vancouver Laboratory technician processing water sample in preparation for coliform bacteria check



Figure 4: Metro Vancouver Laboratory technician checking water sample for coliform bacteria

3.2.2 Total Coliform

The total coliform group includes various types of bacteria with similar characteristics. Members of this group range from being fecal-specific, such as *E. coli*, to being widely distributed throughout water, soil, and vegetation. The *BC Drinking Water Protection Regulation* standards for total coliform are described in Table 1.

Table 1: BC Drinking Water Protection Regulation Standards for Total Coliform

Occurrence	Standard
More than 1 sample in a 30 day period	At least 90% of samples have 0 total coliform per 100mL and no sample has more than 10 total coliform per 100mL

In 2017, two samples had detectable total coliform per 100mL. However, for each 30 day period, over 90% of samples had 0 total coliform per 100mL. Also, no sample had more than 10 total coliform per 100mL. Thus City water met *BC Drinking Water Protection Regulation* requirements for total coliform bacteria in 2017.

Upon receiving results for samples taken at Stations MPR 440 and 441 indicating the presence of Total Coliforms, City crews were dispatched to flush water mains in the area and confirm that chlorine and turbidity were at expected levels. After flushing was completed, repeat samples were sent to the Metro Vancouver Laboratory for analysis to confirm water quality. The Fraser Health Authority was notified immediately regarding the Total Coliform laboratory results.

Table 2 lists the annual number of samples found to contain total coliform between 2006 and 2017.

Table 2: Total Coliform Results by Year

Year	Number of Samples with Total Coliform
2017	2
2016	0
2015	3
2014	0
2013	0
2012	2
2011	1
2010	3
2009	1
2008	0
2007	5
2006	0

3.2.3 Frequency of Monitoring Samples

The monitoring frequency for the detection of *E. coli* and total coliforms is stipulated by the *BC Drinking Water Protection Regulation*. Current requirements are identified in Table 3. With a total of 20 weekly sampling sites at various points in the City's water distribution system, the average number of monthly samples (87) exceeds the stipulated value of 80 (based on a directly serviced population of approximately 80,000). As the City's population grows, additional sampling sites will be added.

Table 3: Monitoring Frequency for the detection of *E. coli* and total coliforms

Population Served	Target No. of Samples per Month
Less than 5,000	4
5,000 to 90,000	1 per 1,000 of population
More than 90,000	90 plus 1 per 10,000 of population in excess of 90,000

4.0 Unregulated Drinking Water Quality Parameters

This section reports on water quality parameters that are not regulated through legislation.

4.1 Free Chlorine

In the *Guidelines for Canadian Drinking Water Quality*, Health Canada states that for health considerations, a “guideline value [maximum acceptable concentration level for chlorine] is not necessary due to low toxicity at concentrations found in drinking water.”

With respect to a minimum chlorine concentration, no regulations exist for British Columbia. However, Health Canada reports the following:

“the U.S. Environmental Protection Agency (EPA) Surface Water Treatment Rule requires a minimum disinfectant residual of 0.2 mg/L for water entering the distribution system and that a detectable level be maintained throughout the distribution system. The World Health Organization (WHO) has suggested that, for areas with little risk of cholera or related outbreaks, a free chlorine residual range of 0.2-0.5 mg/L be maintained at all points in the supply. In general, a free chlorine residual of 0.2 mg/L is considered a minimum level for the control of bacterial regrowth in the distribution system.”¹

Health Canada also reports that “free chlorine concentrations in most Canadian drinking water distribution systems range from 0.04 to 2.0 mg/L.”²

Residual chlorine concentrations are affected by various parameters such as water age, turbidity, pipe material, and temperature.

Table 4 and the maps in Appendix B show that:

- In 2017, the average free chlorine residual at all stations in Maple Ridge was greater than 0.2 mg/L.
- Station 441 had the fewest number of samples with chlorine residuals greater than 0.2 mg/L.

Detailed free chlorine residual data is charted in Appendix F and tabulated in Appendix G.

4.2 Turbidity

Turbidity, measured in Nephelometric Turbidity Units (NTU), is a measure of water clarity. There are no provincial guidelines for turbidity within a distribution system. Average turbidity values at sample stations are documented in Table 4. Detailed turbidity data for 2017 is charted in Appendix F and tabulated in Appendix G.

Variations in turbidity within a distribution system are normal. Higher levels may be associated with turbidity in source water or local system events such as high flow rates from unidirectional flushing, fire-fighting, or water main breaks. In the event that a high level of turbidity is detected, the City will determine whether this is expected due to system operations. If the event is unexpected, the City will confirm the turbidity level and flush mains should high turbidity persist.

¹ Guidelines for Canadian Drinking Water Quality - Guideline Technical Document - Chlorine - (Health Canada, 2009)

² Guidelines for Canadian Drinking Water Quality - Guideline Technical Document - Chlorine - (Health Canada, 2009)

Table 4: 2017 Chlorine Residual and Turbidity Results by Site

Station	Total Samples Taken	Average Free Chlorine in mg/L	Average Turbidity in NTU	Samples Taken with Free Chlorine Greater Than or Equal to 0.2 mg/L (#)	Samples Taken with Free Chlorine Less Than 0.2 mg/L (#)	Samples Taken with Free Chlorine Greater Than or Equal to 0.2 mg/L (%)	Samples Taken with Free Chlorine Less Than 0.2 mg/L (%)
MPR-400	52	0.51	0.31	51	1	98%	2%
MPR-431	52	0.89	0.37	52	0	100%	0%
MPR-432	52	0.68	0.41	52	0	100%	0%
MPR-433	52	0.82	0.39	52	0	100%	0%
MPR-434	52	0.75	0.38	52	0	100%	0%
MPR-435	52	0.67	0.39	52	0	100%	0%
MPR-436	52	0.76	0.32	50	2	96%	4%
MPR-437	52	1.08	0.37	52	0	100%	0%
MPR-438	52	1.00	0.44	52	0	100%	0%
MPR-439	52	0.77	0.35	52	0	100%	0%
MPR-440	52	0.91	0.43	52	0	100%	0%
MPR-441	52	0.25	0.43	18	34	35%	65%
MPR-442	52	0.64	0.36	52	0	100%	0%
MPR-443	52	0.80	0.38	52	0	100%	0%
MPR-444	52	0.58	0.37	52	0	100%	0%
MPR-445	52	0.93	0.36	52	0	100%	0%
MPR-446	52	0.81	0.40	52	0	100%	0%
MPR-447	52	0.77	0.37	51	1	98%	2%
MPR-448	52	0.64	0.36	52	0	100%	0%
MPR-449	52	0.36	0.35	49	3	94%	6%

4.3 Heterotrophs

Heterotrophs are microorganisms requiring organic carbon for growth. Health Canada does not suggest a maximum acceptable concentration for heterotrophs. Instead, it recommends that increases in heterotrophic plate count (HPC) concentrations above baselines levels be considered undesirable. Table 5 shows the annual number of samples with HPCs over 500 CFU/mL between 2006 and 2017. In response to HPC counts at or above this level, the City will re-test and flush water mains. HPC data for each sample taken in 2017 is provided in Appendix G.

Table 5: HPC Results by Year

Year	Number of Samples with HPC > 500 CFU/mL
2017	6
2016	0
2015	5
2014	0
2013	0
2012	0
2011	1
2010	1
2009	1
2008	4
2007	1
2006	7

4.4 Disinfection Byproducts

Disinfection byproducts such as trihalomethanes (THMs) and haloacetic acids (HAAs) can form when chlorine used to disinfect drinking water reacts with naturally occurring organic matter. Health risks may be associated with long-term exposure to high levels of THMs and HAAs.

Trihalomethanes

Health Canada considers THMs to be possibly carcinogenic to humans. Health Canada also reports that “High Levels of THMs may also have an effect on pregnancy. A California study found that pregnant women who drank large amounts of tap water with high THMs had an increased risk of miscarriage. These studies do not prove that there is a link between THMs and cancer or miscarriage. However, they do show the need for further research in this area to confirm potential health effects.”³

Health Canada recommends that the running average (last 4 quarters) for Total THMs remain below 100 ppb. Quarterly samples were taken at four sites for THM analysis. The running quarterly average THM concentration in the samples remained below 100 ppb at all locations. Detailed THM test results are provided in Appendix C.

Haloacetic acids

Health Canada considers HAAs to be possibly carcinogenic to humans. Health Canada recommends that the running average (last 4 quarters) total HAA concentration be below 80 ppb. Quarterly samples were taken at four sites for HAA analysis. The running quarterly average HAA concentration remained below 80 ppb at all locations. Detailed HAA test results are provided in Appendix C.

³ Health Canada Website <http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/envIRON/chlor-eng.php> accessed January 2015

4.5 pH

pH is a measure of the acid-base equilibrium of water. pH is of concern in a water distribution system because at low values water becomes corrosive and at high values chlorine disinfection is less efficient. Health Canada indicates that an acceptable pH range for drinking water is 6.5 – 8.5 pH units. 6 distribution system samples were tested for pH. Test results ranged of 7.2 to 7.4 pH units (see Appendix C).

4.6 Metals

The City tested samples at 3 monitoring sites for concentrations of various metals. Test results are shown in Appendix D, along with maximum concentration limits suggested by Health Canada and the U.S. Environmental Protection Agency (USEPA). USEPA values are referenced only where Health Canada does not recommend a limit. As shown in Appendix D, all measured metal concentrations were below the limits recommended by Health Canada and the USEPA. Neither Health Canada nor the USEPA suggest drinking water quality guidelines for calcium, cobalt, magnesium, molybdenum, nickel or potassium. Additional information related to concentrations of these metals is provided in Appendix E.

4.7 Temperature

Health Canada recommends a temperature of less than 15°C for drinking water. Water temperature exceeding this objective can result in the growth of nuisance organisms that could lead to unpleasant tastes and odors. Figure 5 shows average monthly drinking water temperatures in Maple Ridge. In August and September the average monthly temperatures were 16.5 and 16.9, exceeding Health Canada's recommendation. Detailed temperature information is provided in Appendix G.

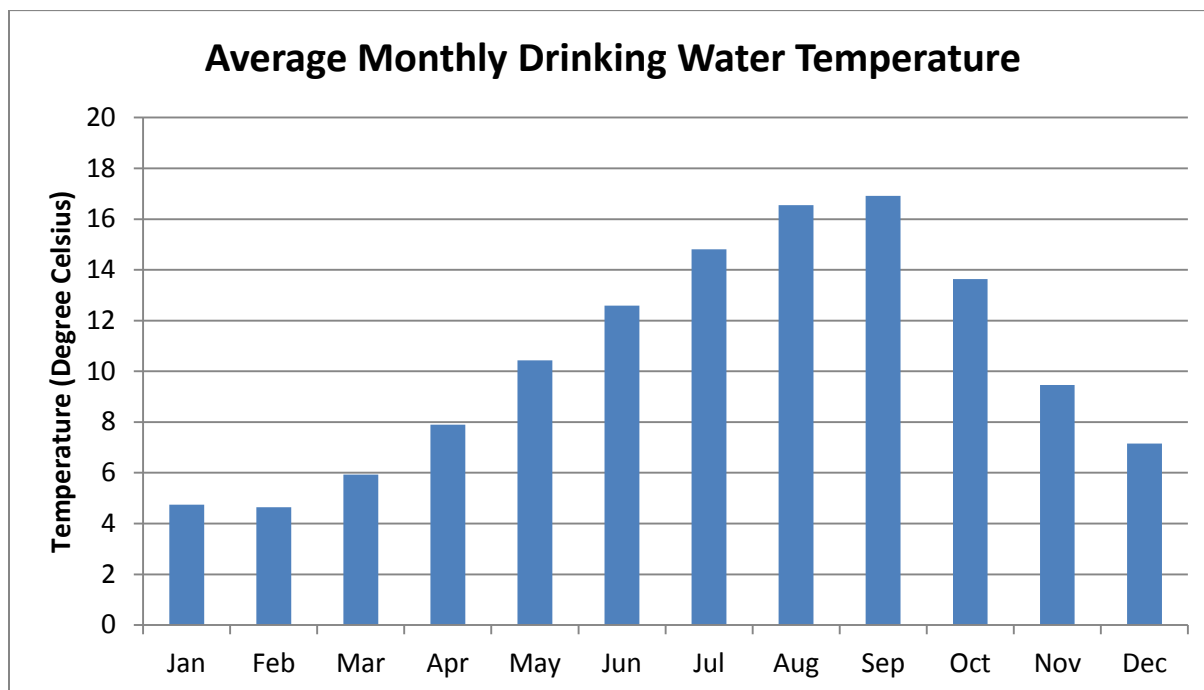


Figure 5: Average Monthly Drinking Water Temperature Chart

4.8 Vinyl Chloride

The concentration of vinyl chloride was tested in 6 samples during 2017. As indicated in Appendix D, all results were non-detectable (less than 1 µg/L), less than the Health Canada Guideline of 2 µg/L.

5.0 Response to Potential Contamination

In the event that contaminants are detected in the water distribution system, a series of protocols will be carried out to communicate the event to City and Fraser Health Authority staff. The City and Fraser Health will then work together to confirm the incident, determine the nature of the risk to public health, and issue public notices as appropriate. Depending on the level of risk a water quality advisory, boil water notice, or do-not-use water notice could be issued. Public notices would be communicated through various media. The City's contamination response plan is embedded in emergency planning documents which are available to water system users upon request.

6.0 Public Health Message from the Medical Health Officer

Fraser Health's Medical Health Officer has requested that a fact sheet entitled "*Preventing Water-Borne Infections for People with weakened Immune Systems*" be included in this report. The fact sheet is presented in Appendix H. Additionally, the Medical Health Officer has requested the following message be included in this report:

Anytime the water in a particular faucet has not been used for six hours or longer, "flush" your cold-water pipes by running the water until you notice a change in temperature. (This could take as little as five to thirty seconds if there has been recent heavy water use such as showering or toilet flushing. Otherwise, it could take two minutes or longer.) The more time water has been sitting in your home's pipes, the more lead it may contain.

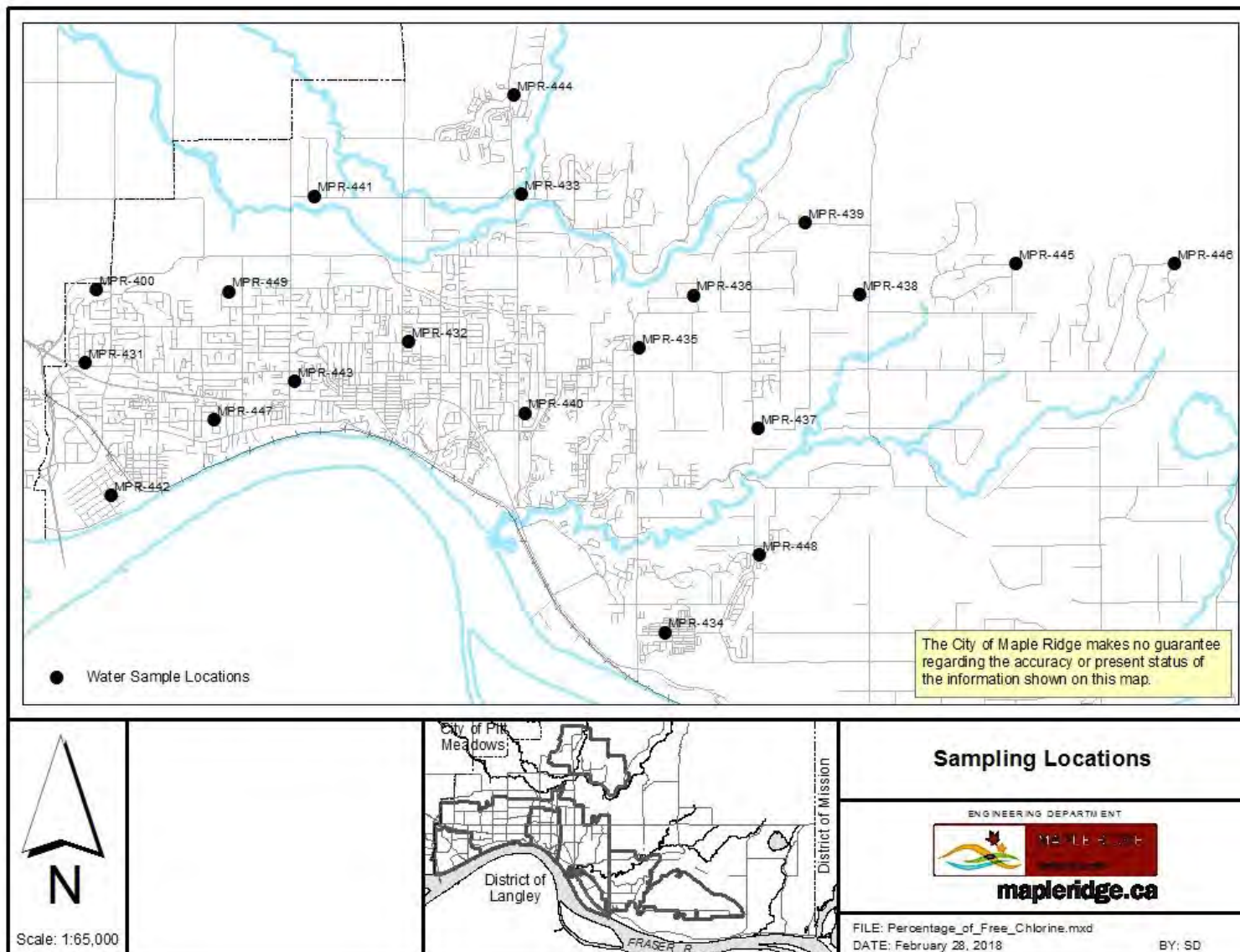
Use only water from the cold-tap for drinking, cooking, and especially making baby formula. Hot water is likely to contain higher levels of lead.

The two actions recommended above are very important to the health of your family. They will probably be effective in reducing lead levels because most of the lead in household water usually comes from the plumbing in your house, not the local water supply.

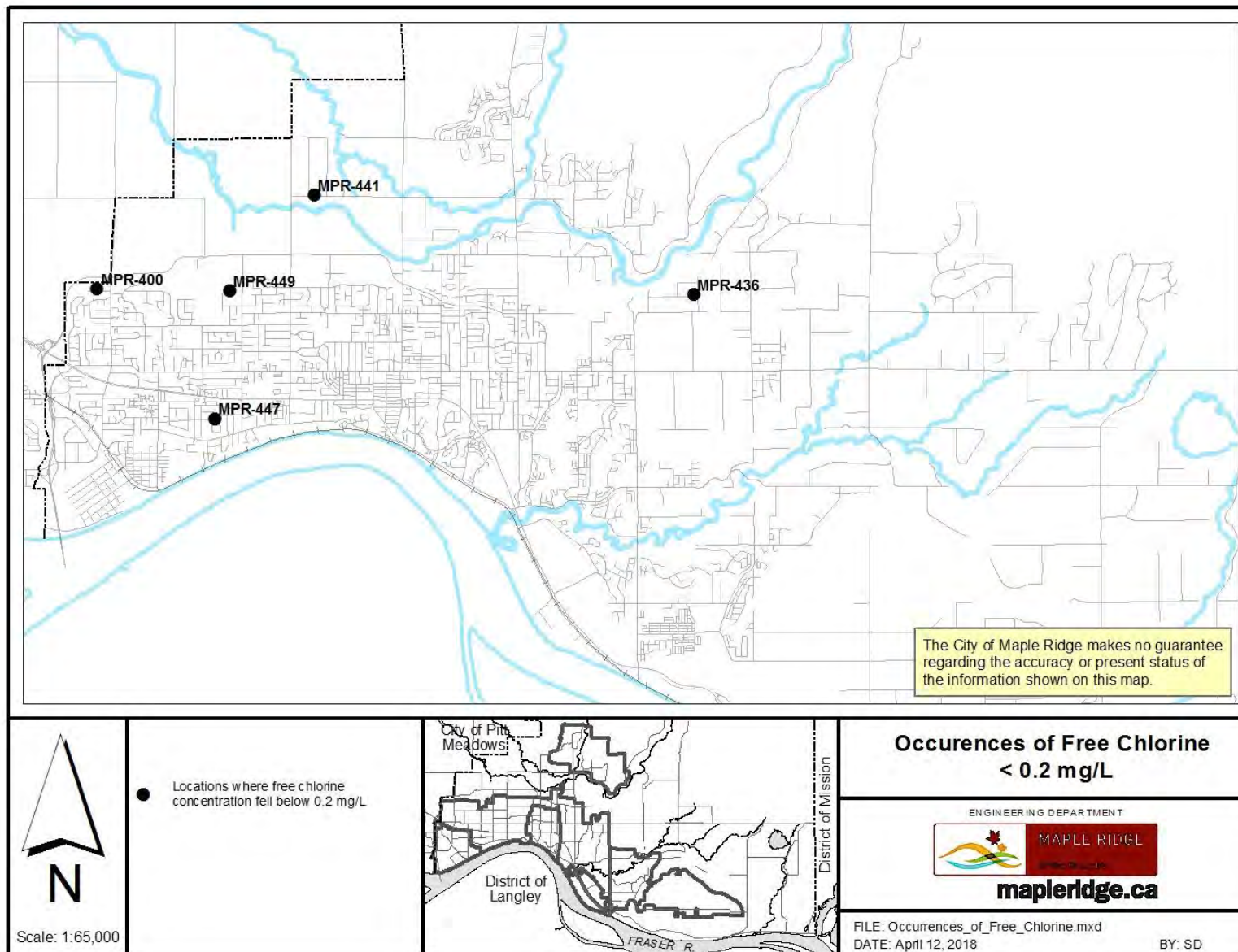
7.0 Conclusion

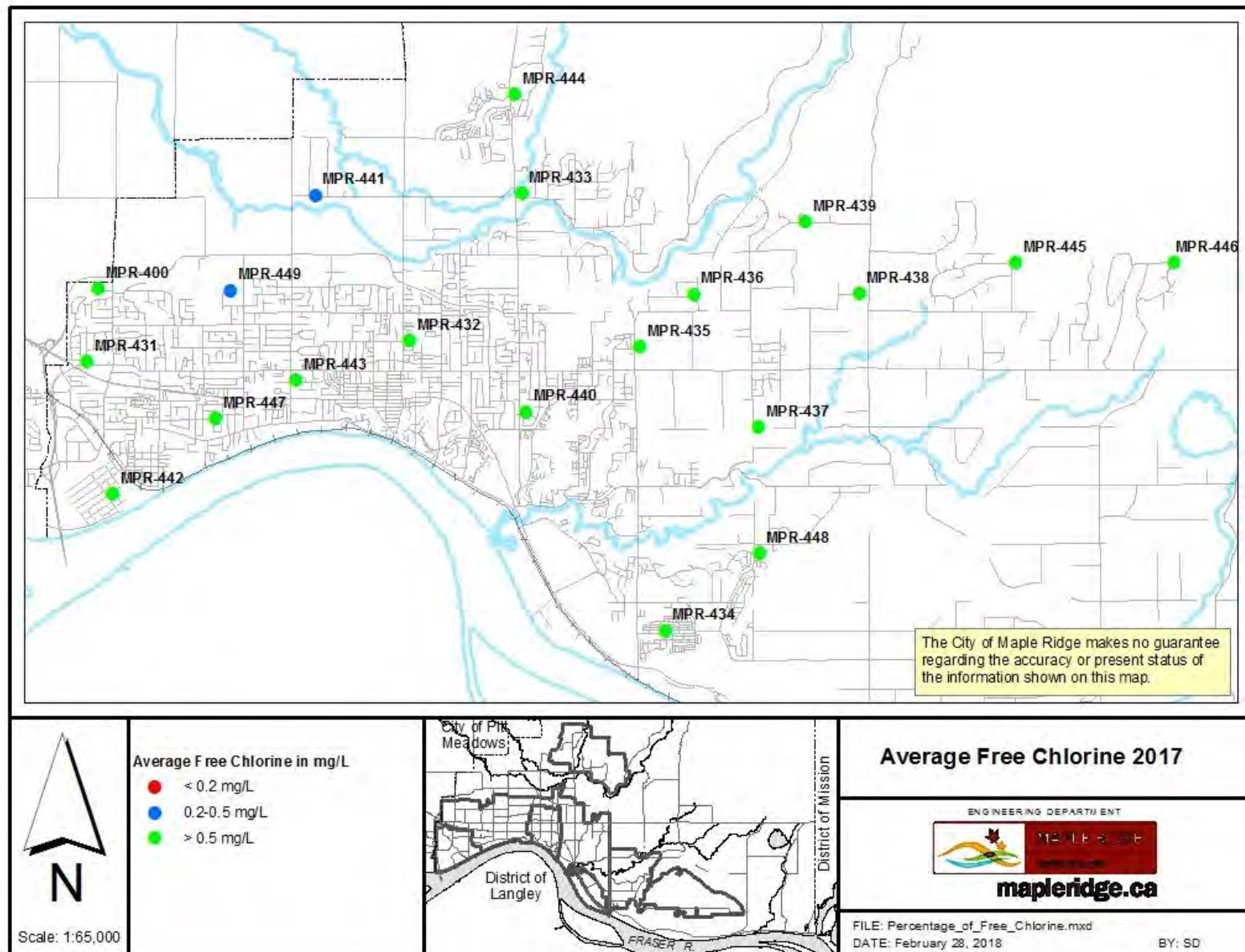
The City monitored drinking water quality in 2017 in accordance with Provincial regulations. Over 1,000 drinking water samples were obtained from the municipal water distribution system at 20 locations throughout the City. Metro Vancouver Laboratory testing indicated that all samples met the BC *Drinking Water Protection Regulation* standards and did not exceed Health Canada guidelines with the exception of temperature.

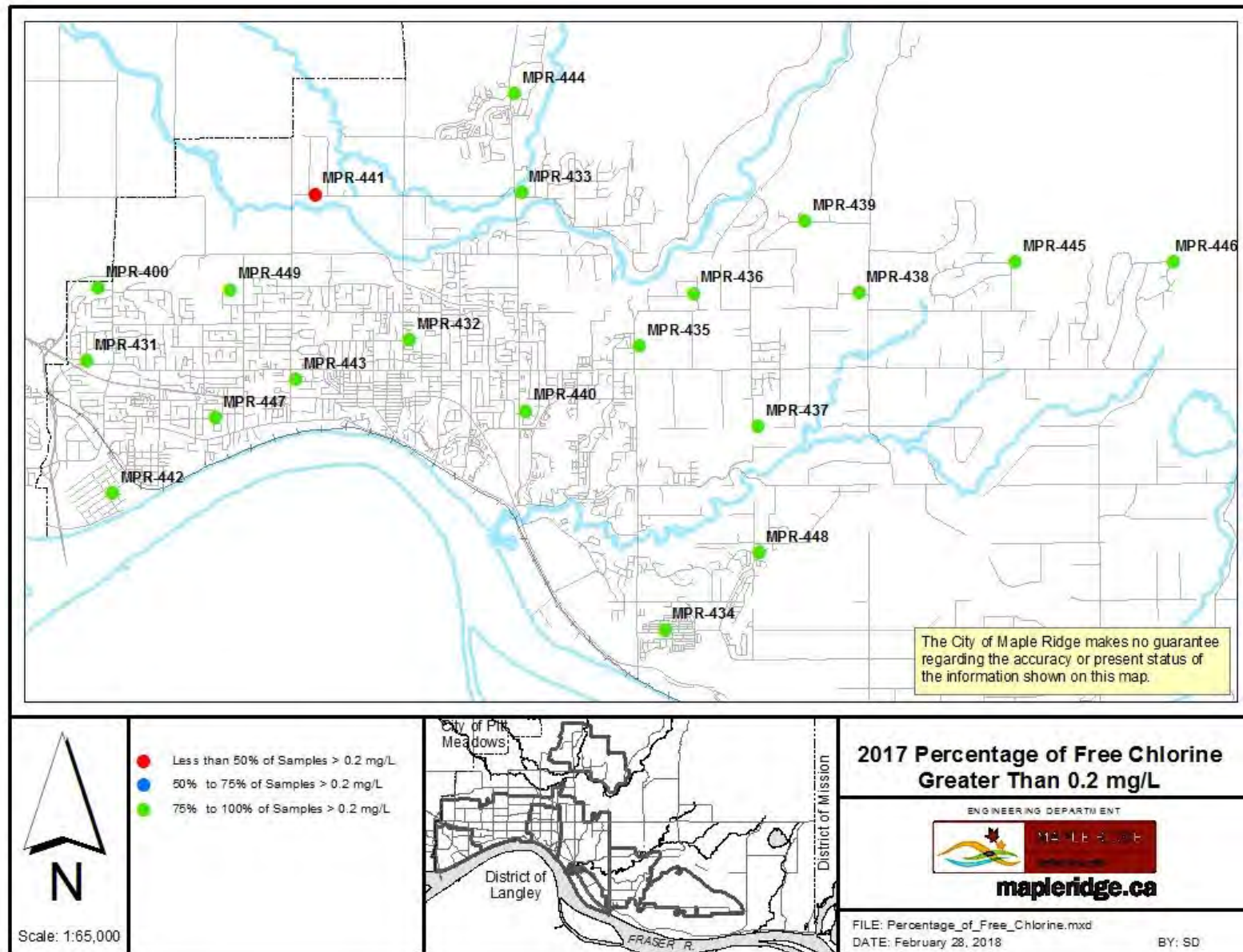
Appendix A: Sampling Station Locations



Appendix B: Residual Free Chlorine Figures







Appendix C: Disinfection By-Products and pH

City of Maple Ridge
Drinking Water Quality Report 2017

Sample Site	Sample Location	Date Sampled	THM (ppb)						HAA (ppb)							PH Units
			Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes	Running Average (Last 4 Quarters)	Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid	Running Average (Last 4 Quarters)	
Maximum Acceptable Concentration (Health Canada Guidelines for Canadian Drinking Water Quality)Ma			16					100							80	6.5-8.5
MPR-434	102 Ave. East of 241A St.	31/05/2016	<1	<1	<1	35	35		<0.5	12	<1	8	12.1	33		
MPR-434	102 Ave. East of 241A St.	30/08/2016	1	<1	<1	27	30		<0.5	16	<1	9	23	48		
MPR-434	102 Ave. East of 241A St.	18/10/2016	<1	<1	<1	42	44		<0.5	20	<1	10	48	79		
MPR-434	102 Ave. East of 241A St.	28/02/2017	<1	<1	<1	31	32	35	<0.5	16	<1	<2	16.1	35	49	
MPR-434	102 Ave. East of 241A St.	16/05/2017	<1	<1	<1	30	32	35	<0.5	20	<1	2	29.7	52	53	
MPR-434	102 Ave. East of 241A St.	22/08/2017	<1	<1	<1	33	33	35	<0.5	15	<1	<2	20.7	37	51	
MPR-434	102 Ave. East of 241A St.	28/11/2017	<1	<1	<1	37	39	34	<0.5	21	<1	2	40.8	66	47	
MPR-435	240 St. South of Abernethy Way	31/05/2016	<1	<1	<1	38	39.2		<0.5	9	<1	7	14.4	31		
MPR-435	240 St. South of Abernethy Way	30/08/2016	2	<1	<1	33	36		<0.5	12	<1	7	26.2	46		
MPR-435	240 St. South of Abernethy Way	18/10/2016	1	<1	<1	41	43		<0.5	12	<1	6	46.9	66		
MPR-435	240 St. South of Abernethy Way	28/02/2017	<1	<1	<1	34	35	38	<0.5	17	<1	<2	24.9	45	47	7.3
MPR-435	240 St. South of Abernethy Way	16/05/2017	1	<1	<1	34	36	38	<0.5	20	<1	<2	34.3	56	53	
MPR-435	240 St. South of Abernethy Way	22/08/2017	<1	<1	<1	26	26	35	<0.5	13	<1	<2	15.3	29	49	7.2
MPR-435	240 St. South of Abernethy Way	28/11/2017	<1	<1	<1	31	33	33	<0.5	15	<1	<2	22.8	40	42	7.2
MPR-438	125 Ave. West off 256 St.	31/05/2016	<1	<1	<1	43	44.3		<0.5	17	<1	10	21.8	50		
MPR-438	125 Ave. West off 256 St.	30/08/2016	1	<1	<1	35	38		<0.5	21	<1	11	26.3	59		
MPR-438	125 Ave. West off 256 St.	18/10/2016	1	<1	<1	48	51		<0.5	23	<1	11	63.6	99		
MPR-438	125 Ave. West off 256 St.	28/02/2017	<1	<1	<1	43	45	45	<0.5	18	<1	2	20.3	41	62	7.4
MPR-438	125 Ave. West off 256 St.	16/05/2017	1	<1	<1	46	48	46	<0.5	29	<1	3	45.1	77	69	
MPR-438	125 Ave. West off 256 St.	22/08/2017	<1	<1	<1	34	35	45	<0.5	17	<1	<2	24.4	42	65	7.3
MPR-438	125 Ave. West off 256 St.	28/11/2017	<1	<1	<1	50	51	45	<0.5	24	<1	2	54.3	81	60	7.2
MPR-440	232 St. @ 117 Ave.	31/05/2016	<1	<1	<1	32	32.4		<0.5	12	<1	8	11.3	32		
MPR-440	232 St. @ 117 Ave.	30/08/2016	1	<1	<1	25	28		<0.5	16	<1	8	19.2	44		
MPR-440	232 St. @ 117 Ave.	18/10/2016	<1	<1	<1	38	39		<0.5	20	<1	10	34.4	65		
MPR-440	232 St. @ 117 Ave.	28/02/2017	<1	<1	<1	28	29	32	<0.5	14	<1	<2	14	31	43	
MPR-440	232 St. @ 117 Ave.	16/05/2017	<1	<1	<1	24	26	31	<0.5	14	<1	<2	19	36	44	
MPR-440	232 St. @ 117 Ave.	22/08/2017	<1	<1	<1	25	25	30	<0.5	12	<1	<2	12.9	25	39	
MPR-440	232 St. @ 117 Ave.	28/11/2017	<1	<1	<1	30	31	28	<0.5	12	<1	<2	16.2	30	30	

Appendix D: Metals and Vinyl Chloride

Metal Concentration

Sample Name	Sample Location	Sampled Date	Aluminium Total (µg/L)	Antimony Total (µg/L)	Arsenic Total (µg/L)	Barium Total (µg/L)	Boron Total (µg/L)	Cadmium Total (µg/L)	Calcium Total (µg/L)	Chromium Total (µg/L)	Cobalt Total (µg/L)	Copper Total (µg/L)	Iron Total (µg/L)	Lead Total (µg/L)	Magnesium Total (µg/L)	Manganese Total (µg/L)	Mercury Total (µg/L)	Molybdenum Total (µg/L)	Nickel Total (µg/L)	Potassium Total (µg/L)	Selenium Total (µg/L)	Silver Total (µg/L)	Sodium Total (µg/L)	Zinc Total (µg/L)
Maximum Acceptable Concentration (Guidelines for Canadian Drinking Water Quality)			200	6	10	1000	5000	5	none	50	none	1000	300	10	none	50	1	none	none	none	50	none	200,000	5000
Maximum Acceptable Concentration (USEPA National Secondary Drinking Water Regulations)									none		none				none			none	none	none		100		
Reason Guideline Established - Health (H) or Aesthetic (A)			A	H	H	H	H	H		H		A	A	H		A	H				H	A	A	A
MPR-431	Dewdney Trunk Rd. @ 201B St.	2-May-17	98	<0.5	<0.5	2.6	<10	<0.2	925	0.08	<0.5	7.1	69	<0.5	95	8.0	<0.05	<0.5	<0.5	105	<0.5	<0.5	5570	<3.0
MPR-435	240 St. South of Abernethy Way	2-May-17	89	<0.5	<0.5	2.8	<10	<0.2	1040	0.05	<0.5	14.4	62	<0.5	101	1.6	<0.05	<0.5	<0.5	117	<0.5	<0.5	6310	<3.0
MPR-435	240 St. South of Abernethy Way-Field Duplicate	2-May-17	81	<0.5	<0.5	2.7	<10	<0.2	955	0.05	<0.5	13.3	57	<0.5	91	1.5	<0.05	<0.5	<0.5	105	<0.5	<0.5	5710	<3.0
MPR-446	128th Ave and Willow Place	2-May-17	96	<0.5	<0.5	3.4	<10	<0.2	1430	0.07	<0.5	2.3	79	<0.5	92	2.0	<0.05	<0.5	<0.5	117	<0.5	<0.5	8310	<3.0
MPR-431	Dewdney Trunk Rd. @ 201B St.	24-Oct-17	92	<0.5	<0.5	2.7	<10	<0.2	1020	0.06	<0.5	10.0	60	<0.5	105	2.6	<0.05	<0.5	<0.5	123	<0.5	<0.5	5070	<3.0
MPR-435	240 St. South of Abernethy Way	24-Oct-17	93	<0.5	<0.5	2.5	<10	<0.2	858	0.07	<0.5	24.6	63	<0.5	107	3.4	<0.05	<0.5	<0.5	122	<0.5	<0.5	5380	5.9
MPR-446	128th Ave and Willow Place	24-Oct-17	67	<0.5	<0.5	3.5	<10	<0.2	1650	0.07	<0.5	2.0	71	<0.5	85	2.2	<0.05	<0.5	<0.5	135	<0.5	<0.5	7240	3.4

Vinyl Chloride Concentration

Sample Site Number	Sample Reported Name	Sampled date	Vinyl Chloride (µg/L)
MPR-431	Dewdney Trunk Rd. @ 201B St.	13-Jun-17	<0.40
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Nov-17	<0.40
MPR-435	240 St. South of Abernethy Way	13-Jun-17	<0.40
MPR-435	240 St. South of Abernethy Way	14-Nov-17	<0.40
MPR-446	128th Ave and Willow Place	13-Jun-17	<0.40
MPR-446	128th Ave and Willow Place	14-Nov-17	<0.40

Appendix E: Metals without Maximum Concentration Guidelines

Neither Health Canada nor the USEPA suggest maximum concentration guidelines for calcium, cobalt, magnesium, molybdenum, nickel, or potassium in drinking water. Additional information related to these metals is provided below.

Calcium

Health Canada reports “there is no evidence of adverse health effects specifically attributable to calcium in drinking water. Insufficient data are available to set a specific value for an aesthetic objective for calcium in drinking water. A guideline for calcium has therefore not been specified – Measurements of water samples collected from 71 municipalities across Canada showed that the mean calcium concentrations were 21,400 µg/L for distributed water”.⁴

Cobalt

Neither Health Canada nor the USEPA publish a drinking water quality standard for cobalt. However, as a point of reference one might consider that the BC Ministry of Environment recommends that the maximum concentration of total cobalt should not exceed 110 µg/L to “protect aquatic life in the freshwater environment from acute effects of cobalt”.⁵

Magnesium

Health Canada reports “there is no evidence of adverse health effects specifically attributable to magnesium in drinking water. A guideline for magnesium has therefore not been specified. Two national surveys of drinking water supplies, encompassing 115 municipalities across Canada, were conducted in 1976 and 1977; magnesium concentrations in distributed water ranged from 200 to 59,500 µg/L”.⁶

Molybdenum

Neither Health Canada nor the USEPA publish a drinking water quality standard for Molybdenum. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum of 50 µg/L for various water uses such as irrigation and drinking water for livestock.⁷

Nickel

Neither Health Canada nor the USEPA publish a drinking water quality standard for nickel. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum concentration of 8.3 µg/L nickel for marine aquatic life.⁸

⁴ Guidelines For Canadian Drinking Water Quality – Supporting Documents – Calcium, Health Canada (1978, updated 1987)

⁵ Ambient Water Quality Guidelines for Cobalt Overview Report, BC Ministry of Environment (2004)

⁶ Guidelines For Canadian Drinking Water Quality – Supporting Documents- Magnesium, Health Canada (1978, updated 1987)

⁷ Water Quality Criteria for Molybdenum Overview Report, BC Ministry of Environment (1986)

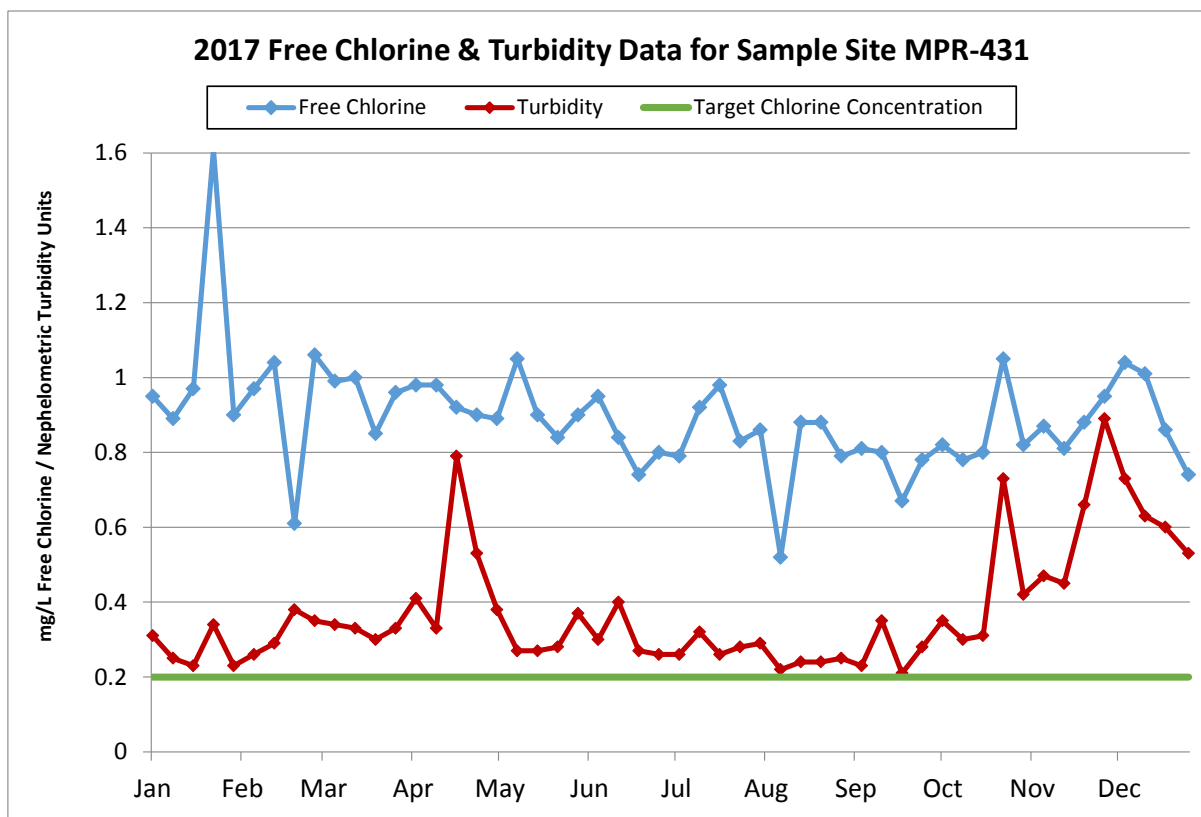
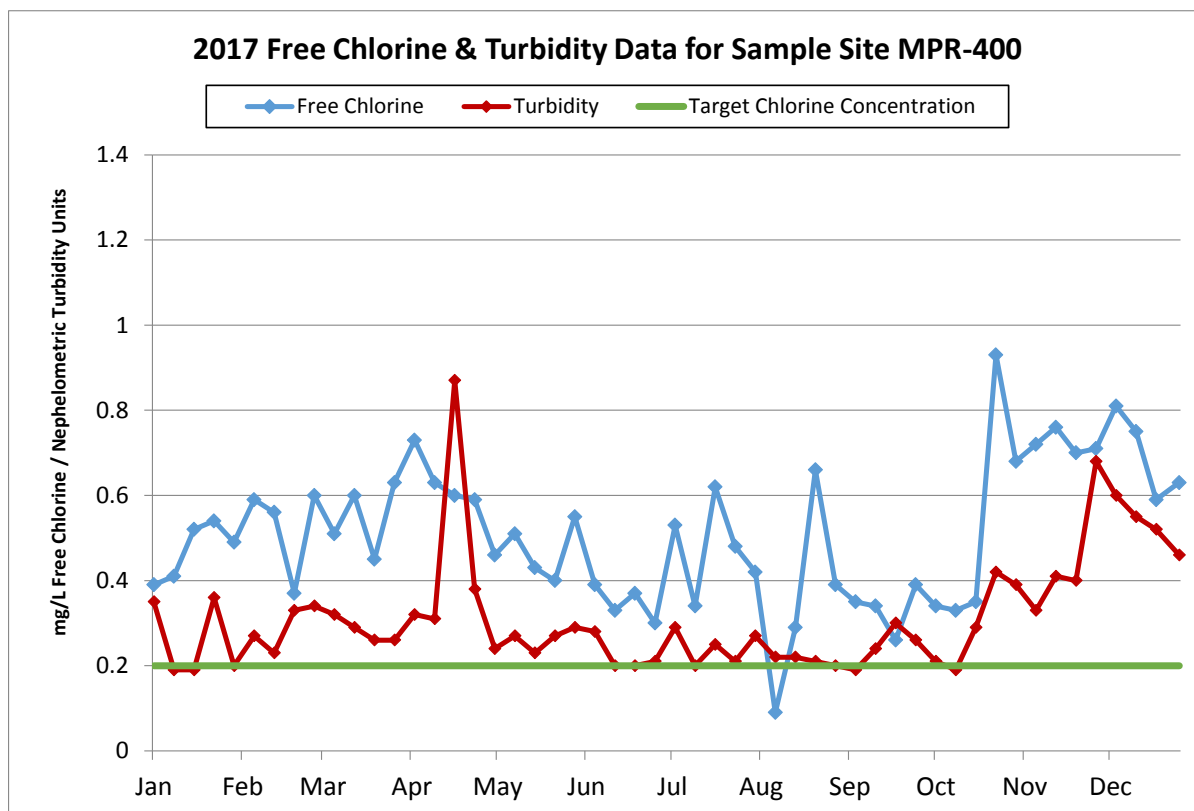
⁸ A compendium of Working Water Quality Guidelines for British Columbia, BC Ministry of Environment (2008)

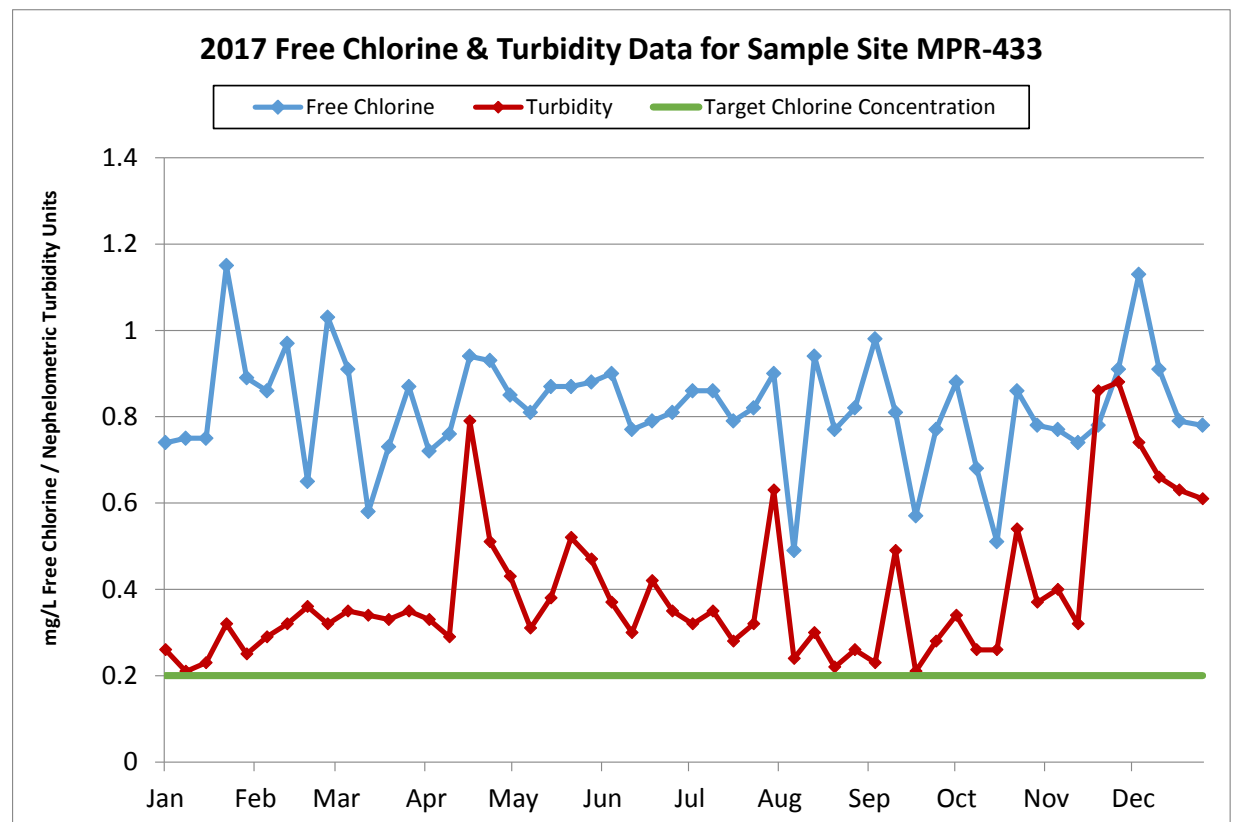
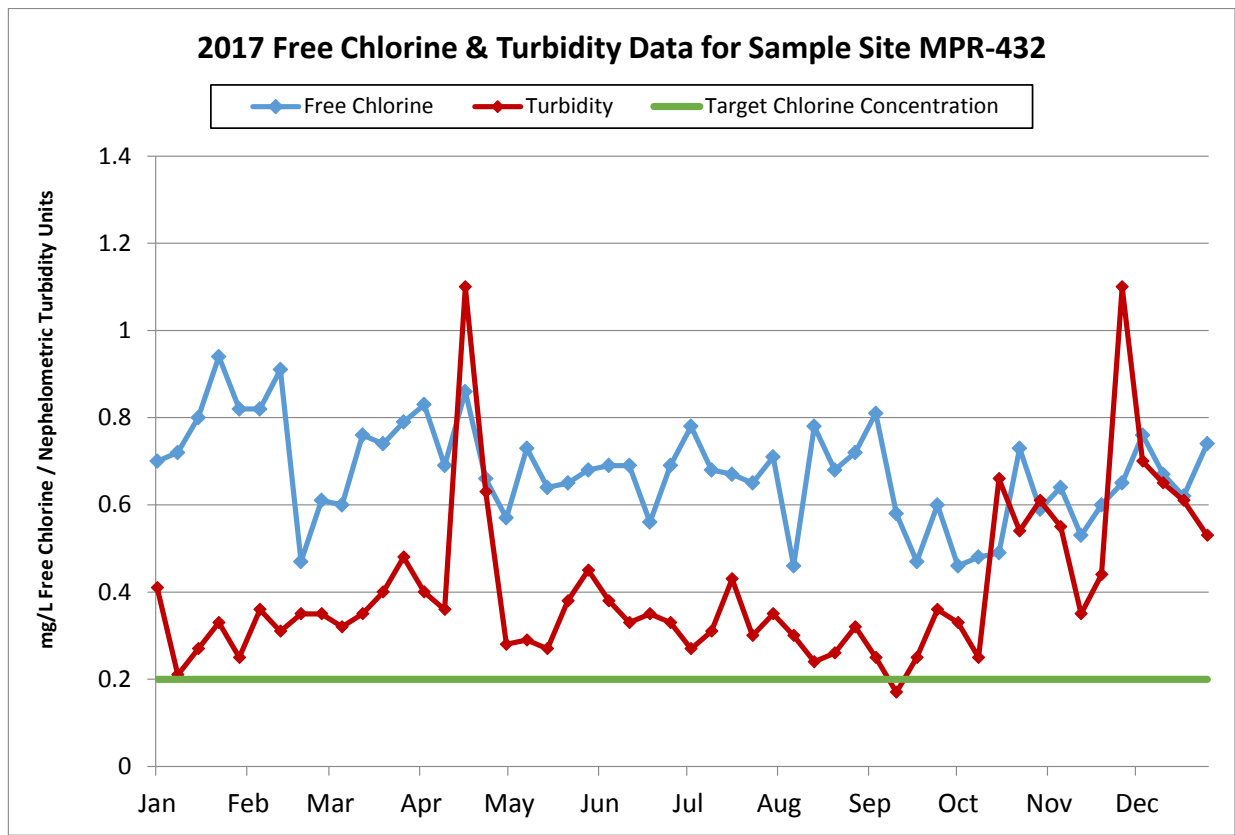
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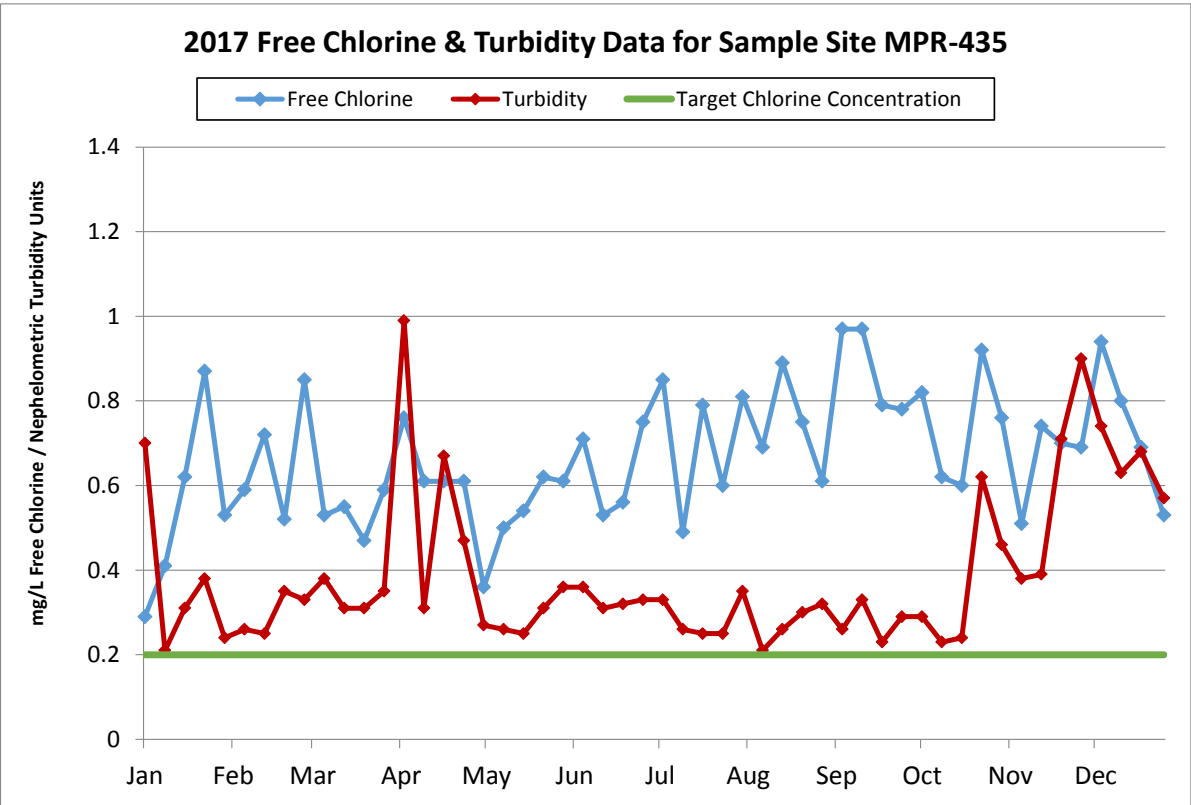
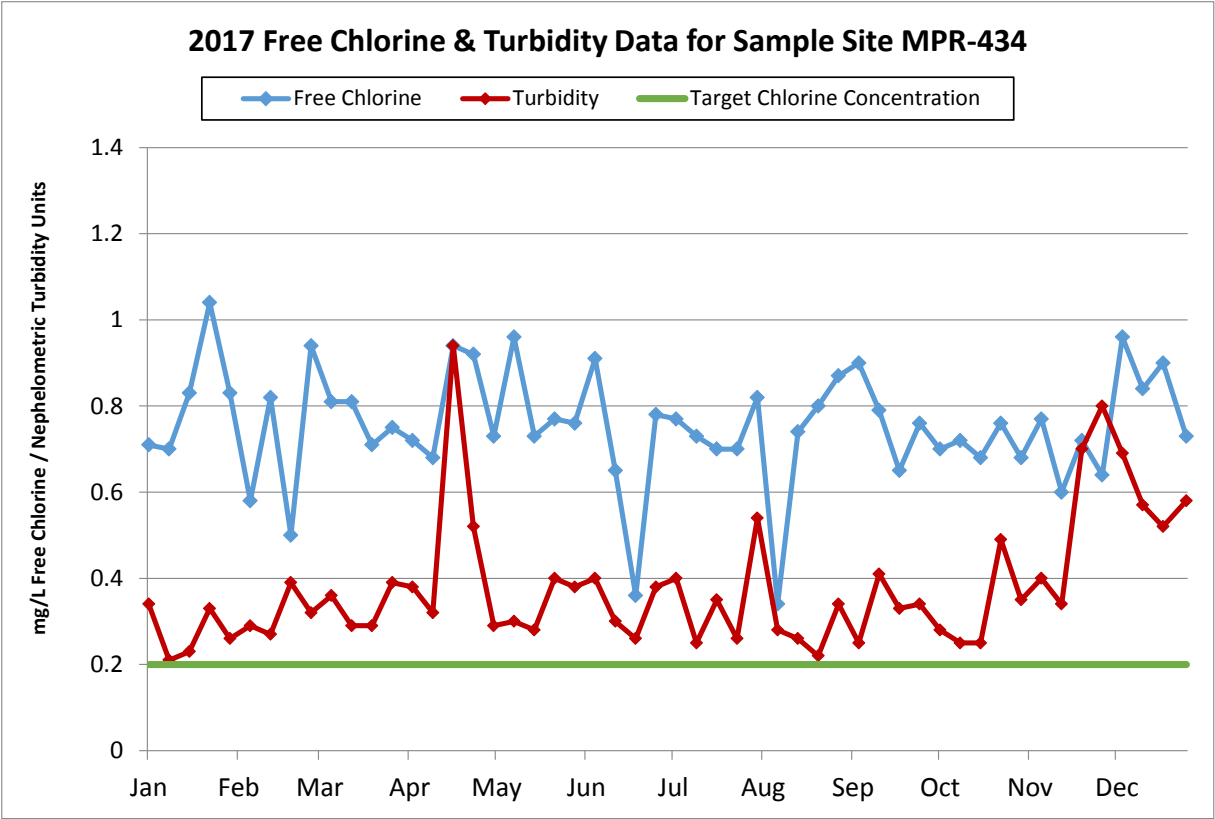
Neither Health Canada nor the USEPA publish a drinking water quality standard for potassium. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum concentration of 373, 000 µg/L potassium for freshwater aquatic life.⁹

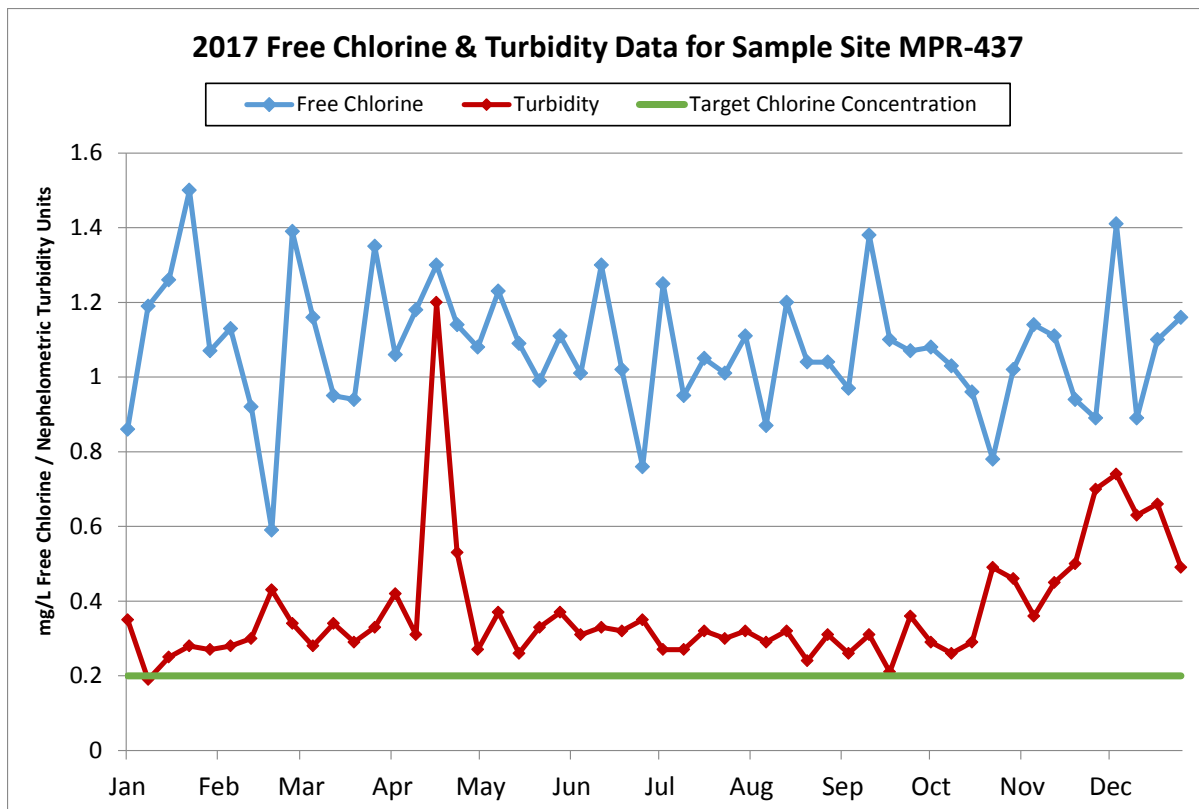
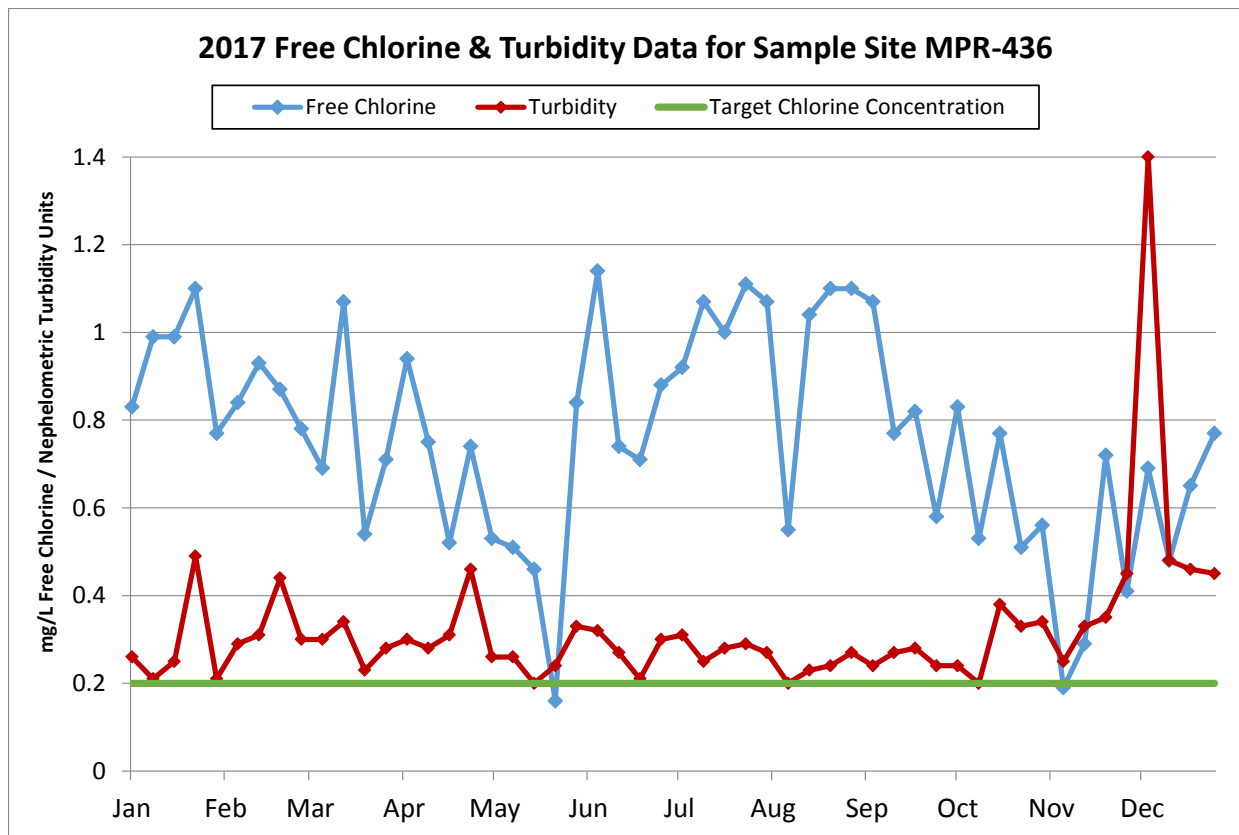
⁹ A Compendium of Working Water Quality Guidelines for British Columbia, BC Ministry of Environment (2008)

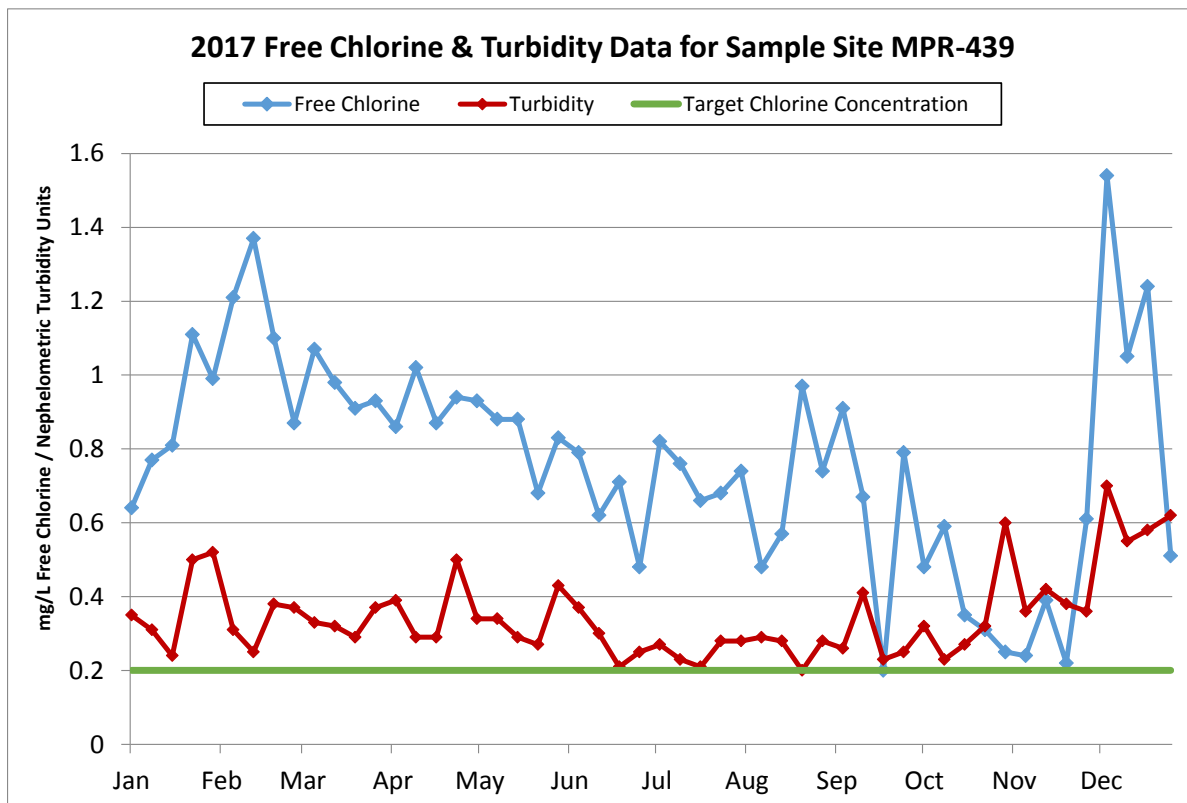
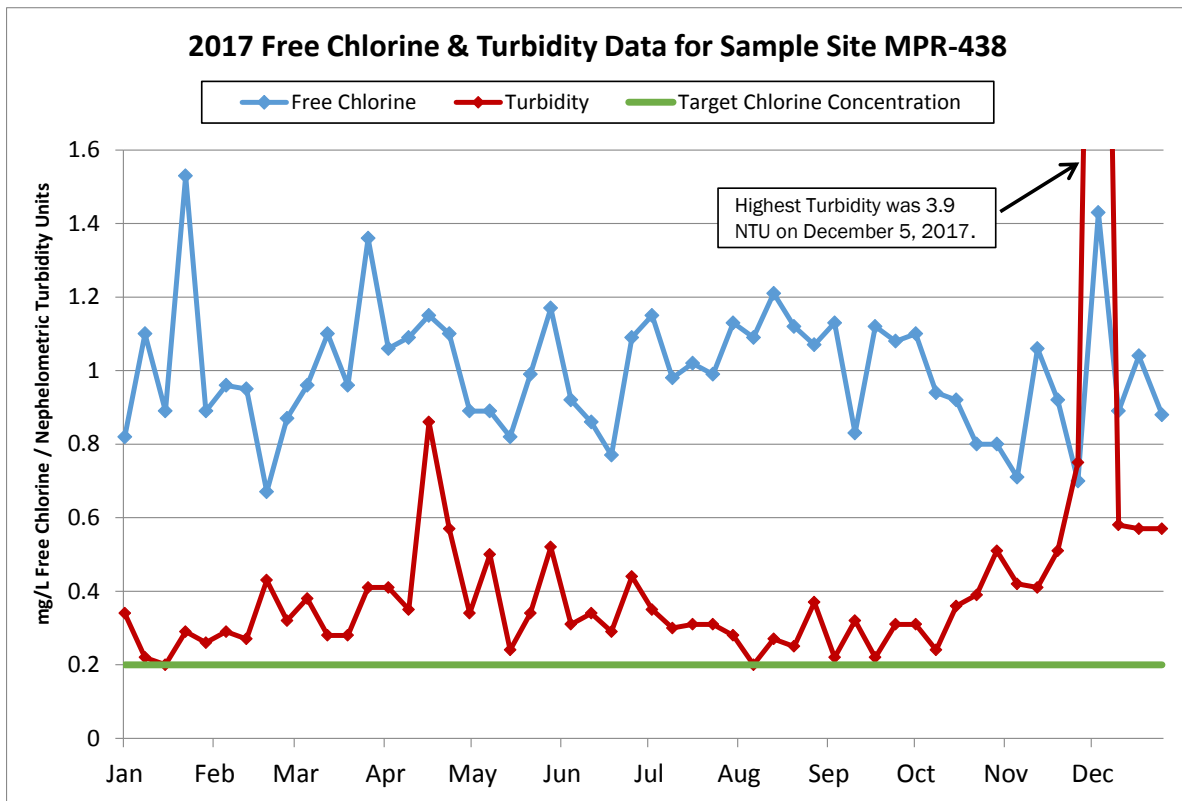
Appendix F: Free Chlorine and Turbidity Charts

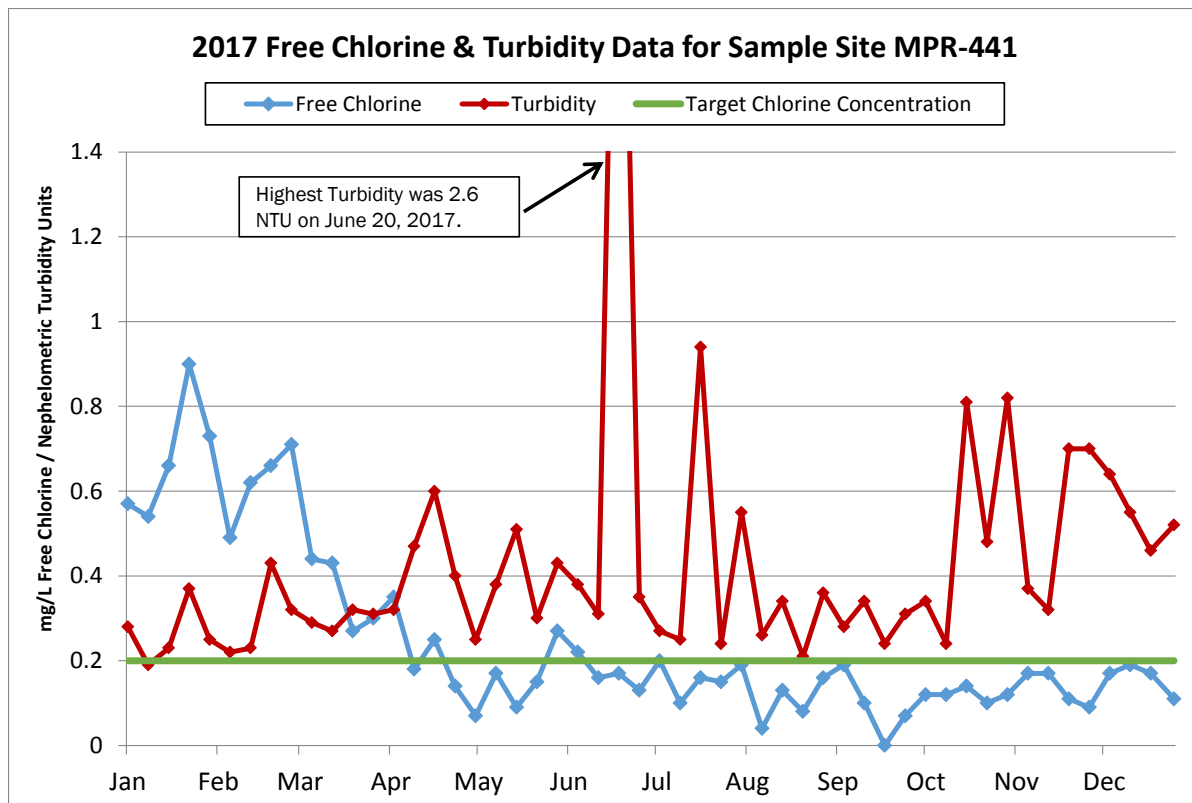
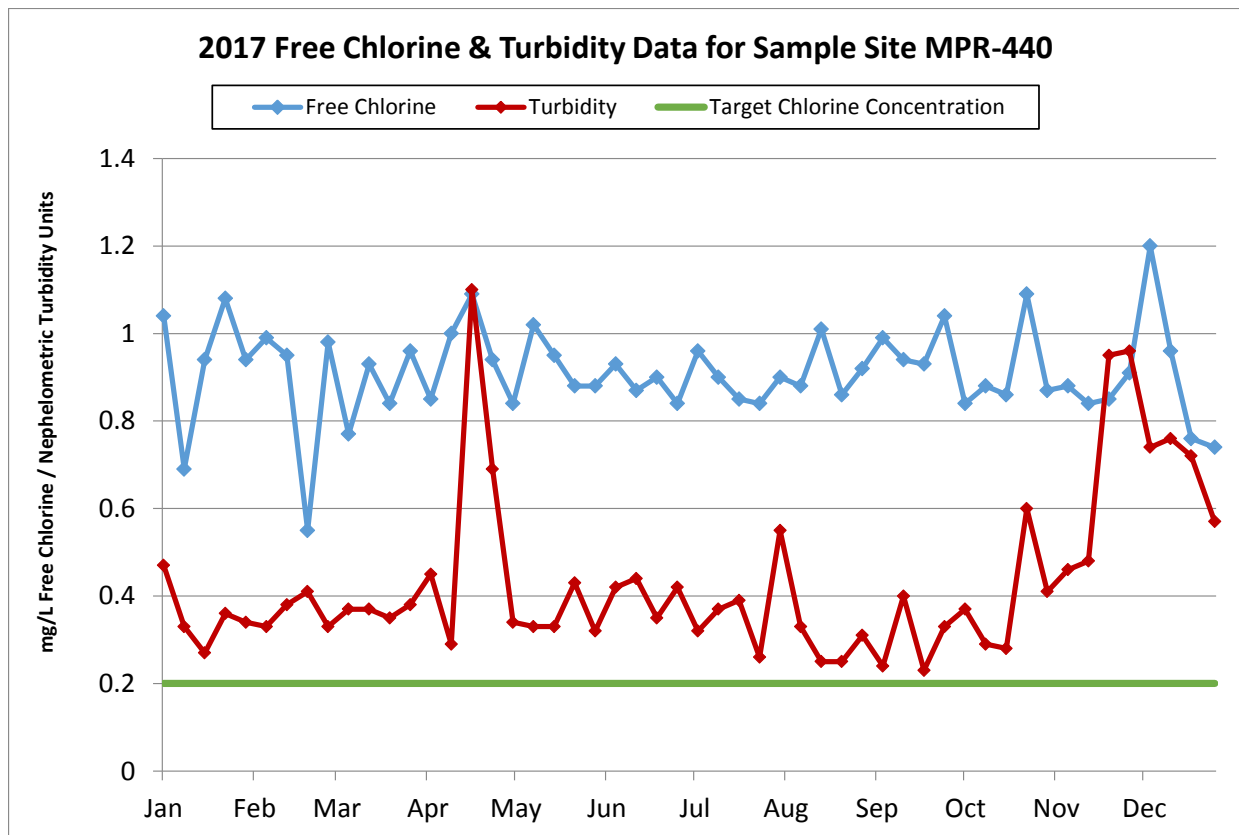


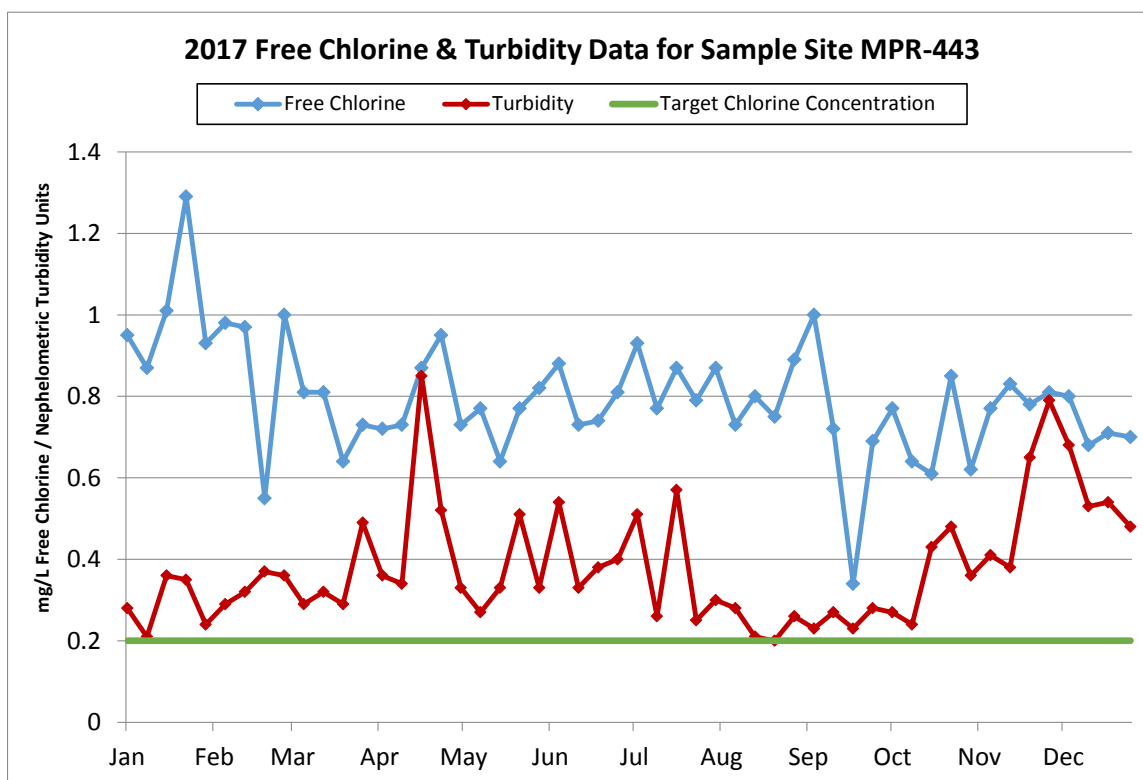
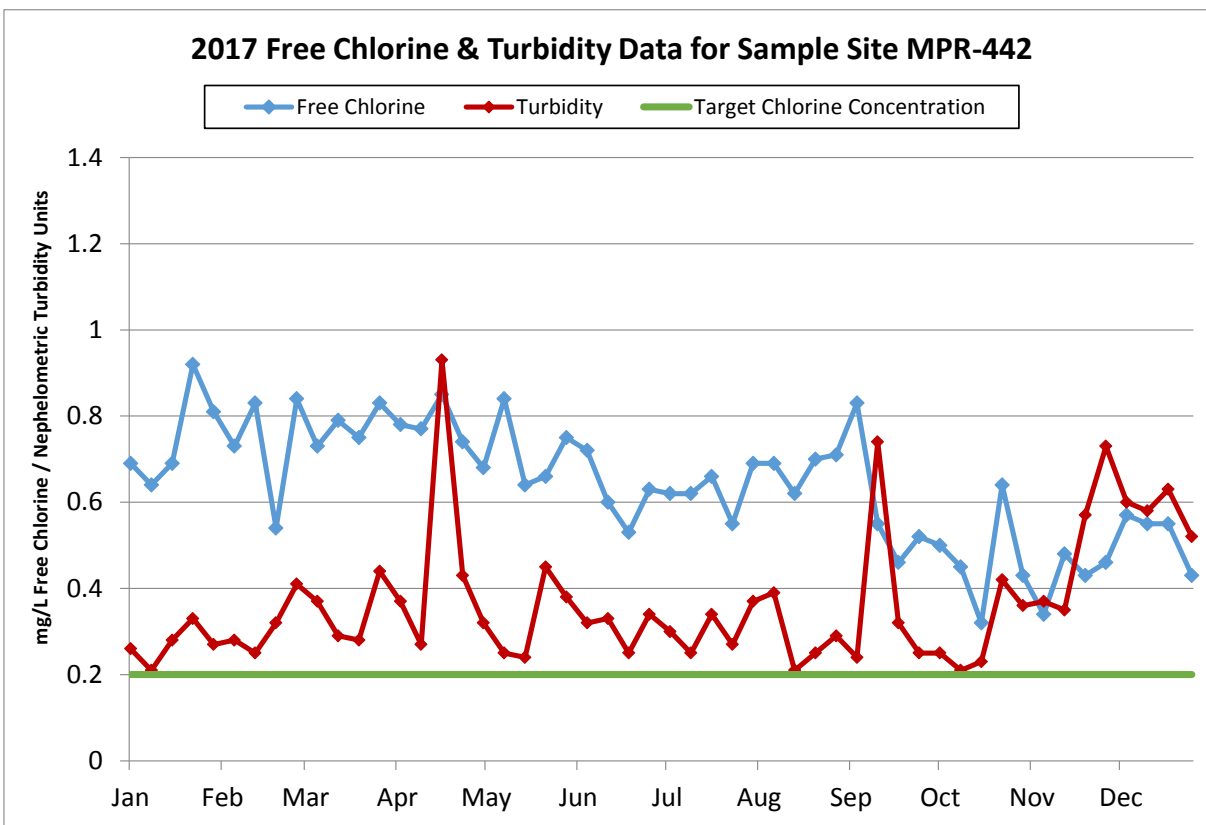


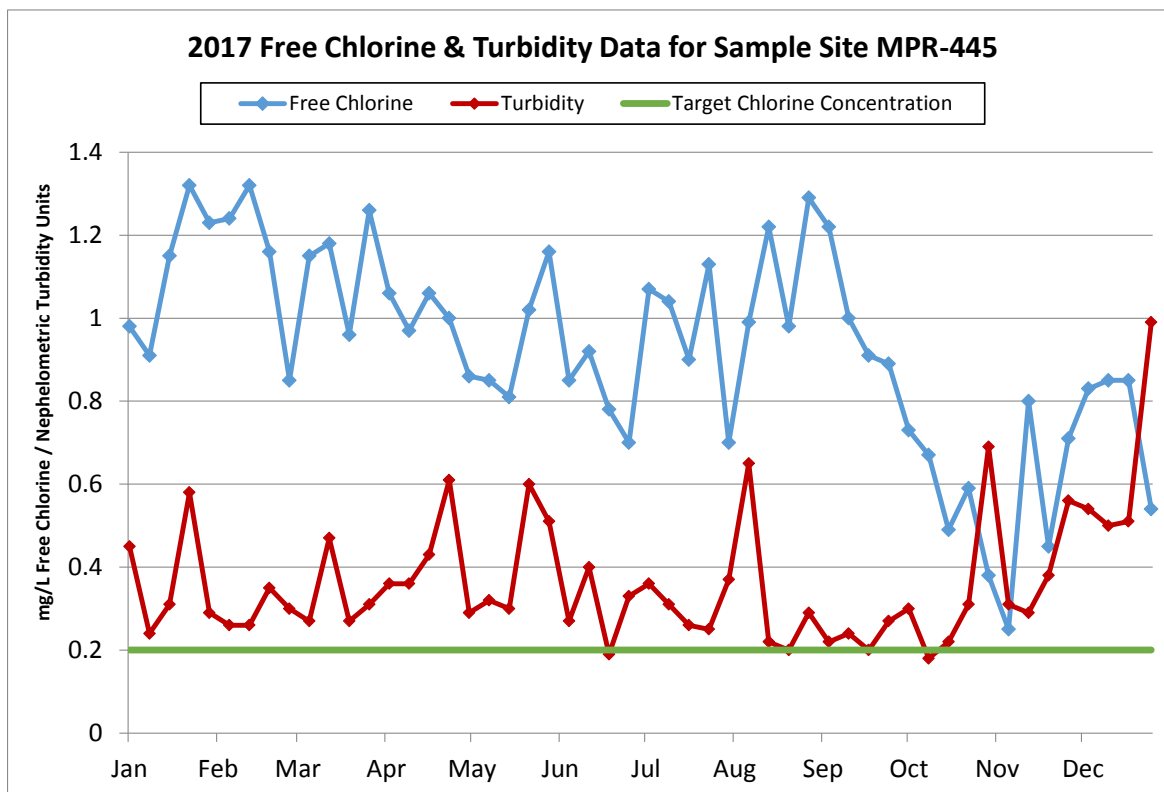
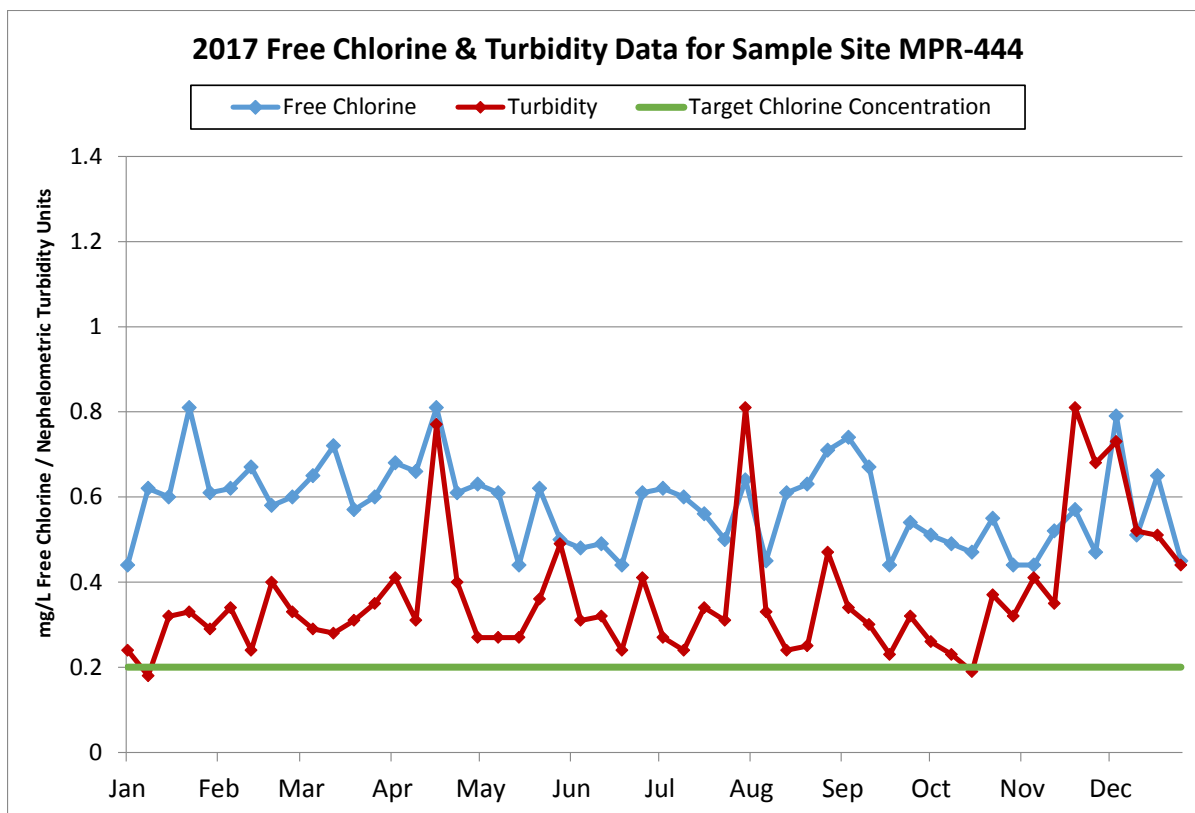


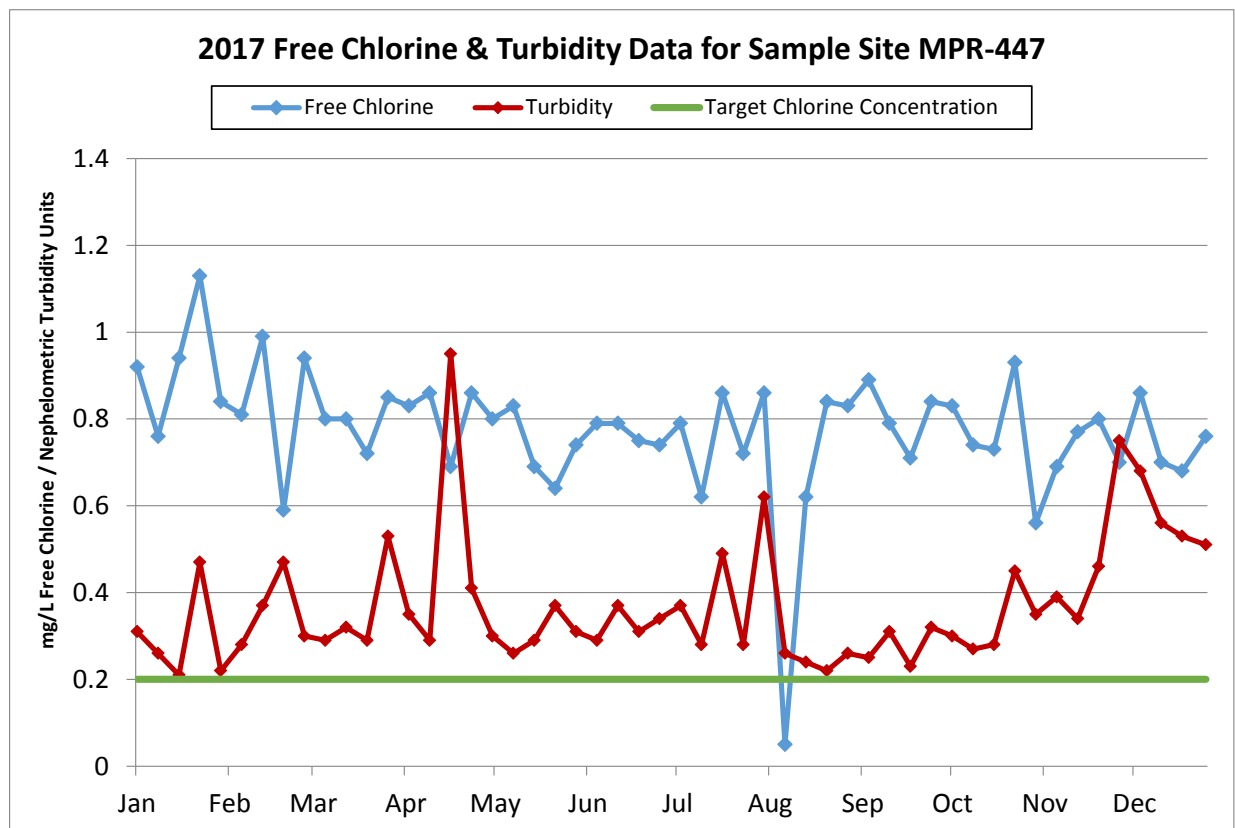
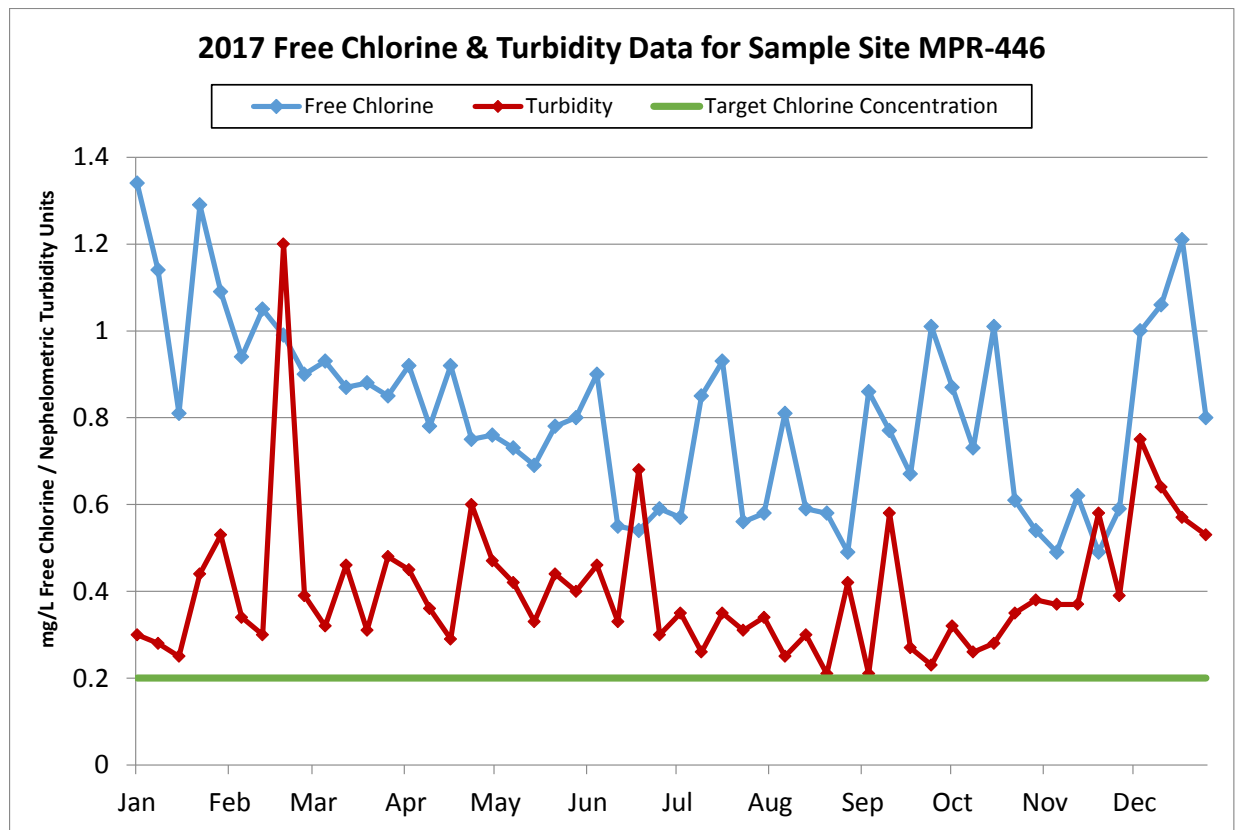


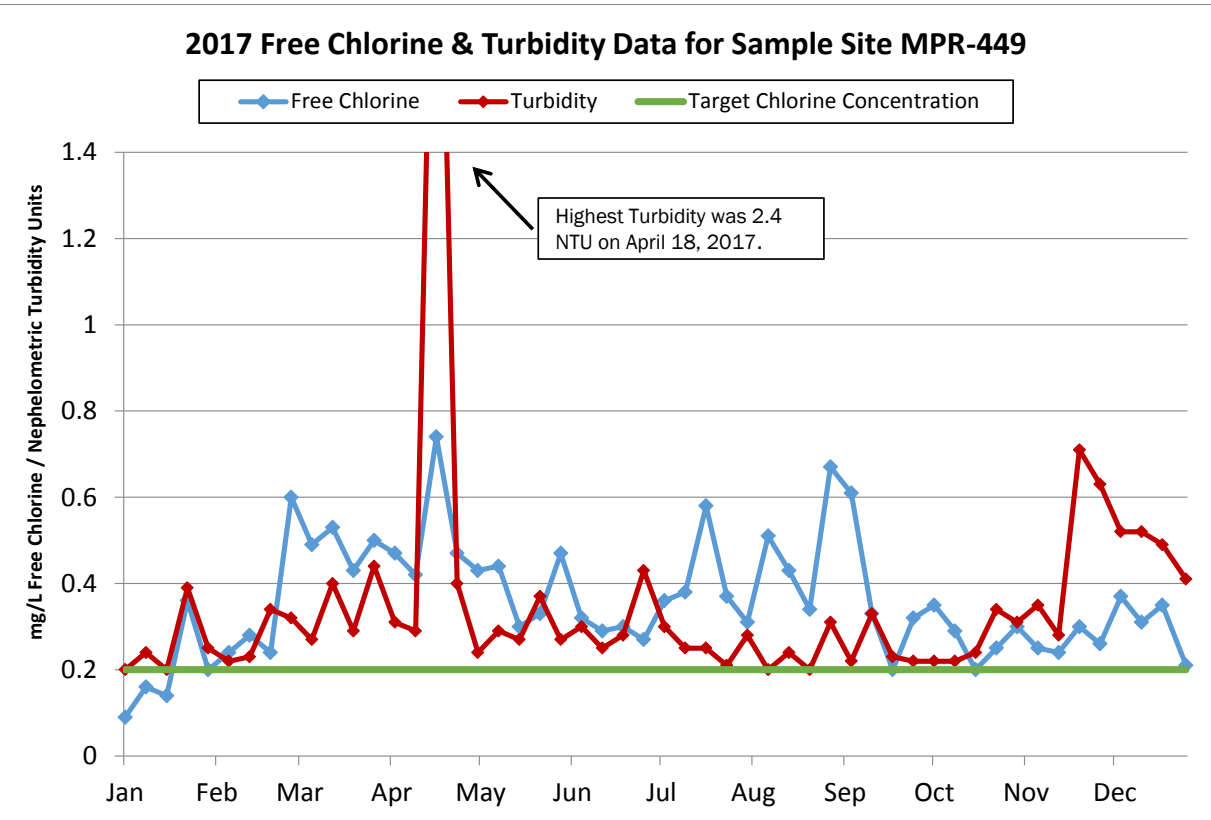
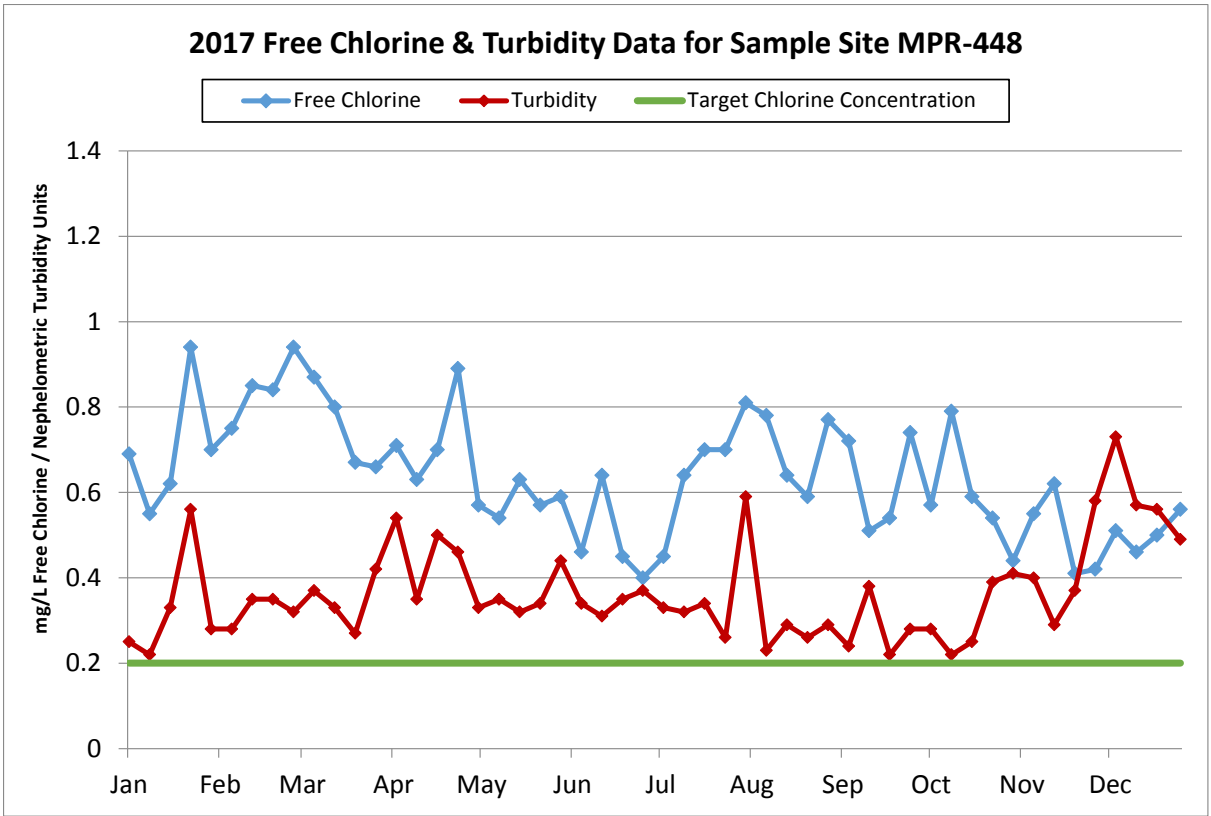












Appendix G: Weekly Sample Lab Results

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-400	Powell Ave. West of 203rd Street	3-Jan-17	0.39	<1	<2	6	<1	0.35
MPR-400	Powell Ave. West of 203rd Street	10-Jan-17	0.41	<1	<2	8	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	17-Jan-17	0.52	<1	2	7	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	24-Jan-17	0.54	<1	<2	7	<1	0.36
MPR-400	Powell Ave. West of 203rd Street	31-Jan-17	0.49	<1	<2	7	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	7-Feb-17	0.59	<1	<2	6	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	14-Feb-17	0.56	<1	<2	7	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	21-Feb-17	0.37	<1	<2	7	<1	0.33
MPR-400	Powell Ave. West of 203rd Street	28-Feb-17	0.6	<1	<2	7	<1	0.34
MPR-400	Powell Ave. West of 203rd Street	7-Mar-17	0.51	<1	<2	7	<1	0.32
MPR-400	Powell Ave. West of 203rd Street	14-Mar-17	0.6	<1	<2	7	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	21-Mar-17	0.45	<1	<2	7	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	28-Mar-17	0.63	<1	<2	8	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	4-Apr-17	0.73	<1	<2	8	<1	0.32
MPR-400	Powell Ave. West of 203rd Street	11-Apr-17	0.63	<1	<2	9	<1	0.31
MPR-400	Powell Ave. West of 203rd Street	18-Apr-17	0.6	<1	<2	8	<1	0.87
MPR-400	Powell Ave. West of 203rd Street	25-Apr-17	0.59	<1	<2	9	<1	0.38
MPR-400	Powell Ave. West of 203rd Street	2-May-17	0.46	<1	<2	9	<1	0.24
MPR-400	Powell Ave. West of 203rd Street	9-May-17	0.51	<1	<2	10	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	16-May-17	0.43	<1	<2	10	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	23-May-17	0.4	<1	<2	12	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	30-May-17	0.55	<1	<2	11	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	6-Jun-17	0.39	<1	<2	12	<1	0.28
MPR-400	Powell Ave. West of 203rd Street	13-Jun-17	0.33	<1	16	13	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	20-Jun-17	0.37	<1	<2	13	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	27-Jun-17	0.3	<1	<2	12	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	4-Jul-17	0.53	<1	<2	13	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	11-Jul-17	0.34	<1	6	14	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	18-Jul-17	0.62	<1	36	16	<1	0.25
MPR-400	Powell Ave. West of 203rd Street	25-Jul-17	0.48	<1	<2	16	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	1-Aug-17	0.42	<1	8	16	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	8-Aug-17	0.09	<1	24	16.7	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	15-Aug-17	0.29	<1	18	17.1	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	22-Aug-17	0.66	<1	8	18	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	29-Aug-17	0.39	<1	2	17	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	5-Sep-17	0.35	<1	4	17	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	12-Sep-17	0.34	<1	4	17	<1	0.24
MPR-400	Powell Ave. West of 203rd Street	19-Sep-17	0.26	<1	2	17	<1	0.3
MPR-400	Powell Ave. West of 203rd Street	26-Sep-17	0.39	<1	2	16	<1	0.26

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-400	Powell Ave. West of 203rd Street	3-Oct-17	0.34	<1	260	16	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	10-Oct-17	0.33	<1	330	15	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	17-Oct-17	0.35	<1	170	15	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	24-Oct-17	0.93	<1	<2	13	<1	0.42
MPR-400	Powell Ave. West of 203rd Street	31-Oct-17	0.68	<1	2	13	<1	0.39
MPR-400	Powell Ave. West of 203rd Street	7-Nov-17	0.72	<1	12	12	<1	0.33
MPR-400	Powell Ave. West of 203rd Street	14-Nov-17	0.76	<1	10	10	<1	0.41
MPR-400	Powell Ave. West of 203rd Street	21-Nov-17	0.7	<1	22	11	<1	0.4
MPR-400	Powell Ave. West of 203rd Street	28-Nov-17	0.71	<1	10	10	<1	0.68
MPR-400	Powell Ave. West of 203rd Street	5-Dec-17	0.81	<1	18	10	<1	0.6
MPR-400	Powell Ave. West of 203rd Street	12-Dec-17	0.75	<1	4	10	<1	0.55
MPR-400	Powell Ave. West of 203rd Street	19-Dec-17	0.59	<1	NA	9	<1	0.52
MPR-400	Powell Ave. West of 203rd Street	27-Dec-17	0.63	<1	NA	8	<1	0.46
MPR-431	Dewdney Trunk Rd. @ 201B St.	3-Jan-17	0.95	<1	<2	6	<1	0.31
MPR-431	Dewdney Trunk Rd. @ 201B St.	10-Jan-17	0.89	<1	<2	4	<1	0.25
MPR-431	Dewdney Trunk Rd. @ 201B St.	17-Jan-17	0.97	<1	<2	4	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	24-Jan-17	1.61	<1	<2	4	<1	0.34
MPR-431	Dewdney Trunk Rd. @ 201B St.	31-Jan-17	0.9	<1	<2	5	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	7-Feb-17	0.97	<1	<2	4	<1	0.26
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Feb-17	1.04	<1	<2	4	<1	0.29
MPR-431	Dewdney Trunk Rd. @ 201B St.	21-Feb-17	0.61	<1	<2	5	<1	0.38
MPR-431	Dewdney Trunk Rd. @ 201B St.	28-Feb-17	1.06	<1	<2	5	<1	0.35
MPR-431	Dewdney Trunk Rd. @ 201B St.	7-Mar-17	0.99	<1	<2	5	<1	0.34
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Mar-17	1	<1	<2	5	<1	0.33
MPR-431	Dewdney Trunk Rd. @ 201B St.	21-Mar-17	0.85	<1	<2	6	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	28-Mar-17	0.96	<1	<2	7	<1	0.33
MPR-431	Dewdney Trunk Rd. @ 201B St.	4-Apr-17	0.98	<1	<2	7	<1	0.41
MPR-431	Dewdney Trunk Rd. @ 201B St.	11-Apr-17	0.98	<1	<2	7	<1	0.33
MPR-431	Dewdney Trunk Rd. @ 201B St.	18-Apr-17	0.92	<1	<2	7	<1	0.79
MPR-431	Dewdney Trunk Rd. @ 201B St.	25-Apr-17	0.9	<1	<2	8	<1	0.53
MPR-431	Dewdney Trunk Rd. @ 201B St.	2-May-17	0.89	<1	<2	8	<1	0.38
MPR-431	Dewdney Trunk Rd. @ 201B St.	9-May-17	1.05	<1	<2	9	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	16-May-17	0.9	<1	<2	10	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	23-May-17	0.84	<1	<2	10	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	30-May-17	0.9	<1	<2	11	<1	0.37
MPR-431	Dewdney Trunk Rd. @ 201B St.	6-Jun-17	0.95	<1	2	11	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	13-Jun-17	0.84	<1	<2	13	<1	0.4
MPR-431	Dewdney Trunk Rd. @ 201B St.	20-Jun-17	0.74	<1	<2	13	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	27-Jun-17	0.8	<1	2	12	<1	0.26

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-431	Dewdney Trunk Rd. @ 201B St.	4-Jul-17	0.79	<1	<2	13	<1	0.26
MPR-431	Dewdney Trunk Rd. @ 201B St.	11-Jul-17	0.92	<1	<2	14	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	18-Jul-17	0.98	<1	<2	15	<1	0.26
MPR-431	Dewdney Trunk Rd. @ 201B St.	25-Jul-17	0.83	<1	<2	17	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	1-Aug-17	0.86	<1	<2	17	<1	0.29
MPR-431	Dewdney Trunk Rd. @ 201B St.	8-Aug-17	0.52	<1	<2	17.5	<1	0.22
MPR-431	Dewdney Trunk Rd. @ 201B St.	15-Aug-17	0.88	<1	<2	17.9	<1	0.24
MPR-431	Dewdney Trunk Rd. @ 201B St.	22-Aug-17	0.88	<1	<2	19	<1	0.24
MPR-431	Dewdney Trunk Rd. @ 201B St.	29-Aug-17	0.79	<1	<2	18	<1	0.25
MPR-431	Dewdney Trunk Rd. @ 201B St.	5-Sep-17	0.81	<1	2	19	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	12-Sep-17	0.8	<1	<2	18	<1	0.35
MPR-431	Dewdney Trunk Rd. @ 201B St.	19-Sep-17	0.67	<1	<2	18	<1	0.21
MPR-431	Dewdney Trunk Rd. @ 201B St.	26-Sep-17	0.78	<1	<2	17	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	3-Oct-17	0.82	<1	<2	17	<1	0.35
MPR-431	Dewdney Trunk Rd. @ 201B St.	10-Oct-17	0.78	<1	<2	15	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	17-Oct-17	0.8	<1	<2	14	<1	0.31
MPR-431	Dewdney Trunk Rd. @ 201B St.	24-Oct-17	1.05	<1	<2	12	<1	0.73
MPR-431	Dewdney Trunk Rd. @ 201B St.	31-Oct-17	0.82	<1	2	12	<1	0.42
MPR-431	Dewdney Trunk Rd. @ 201B St.	7-Nov-17	0.87	<1	<2	11	<1	0.47
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Nov-17	0.81	<1	<2	10	<1	0.45
MPR-431	Dewdney Trunk Rd. @ 201B St.	21-Nov-17	0.88	<1	<2	9	<1	0.66
MPR-431	Dewdney Trunk Rd. @ 201B St.	28-Nov-17	0.95	<1	<2	8	<1	0.89
MPR-431	Dewdney Trunk Rd. @ 201B St.	5-Dec-17	1.04	<1	<2	8	<1	0.73
MPR-431	Dewdney Trunk Rd. @ 201B St.	12-Dec-17	1.01	<1	<2	7	<1	0.63
MPR-431	Dewdney Trunk Rd. @ 201B St.	19-Dec-17	0.86	<1	NA	8	<1	0.6
MPR-431	Dewdney Trunk Rd. @ 201B St.	27-Dec-17	0.74	<1	NA	6	<1	0.53
MPR-432	224 St. @ 122 Ave.	3-Jan-17	0.7	<1	<2	5	<1	0.41
MPR-432	224 St. @ 122 Ave.	10-Jan-17	0.72	<1	<2	4	<1	0.21
MPR-432	224 St. @ 122 Ave.	17-Jan-17	0.8	<1	<2	5	<1	0.27
MPR-432	224 St. @ 122 Ave.	24-Jan-17	0.94	<1	<2	4	<1	0.33
MPR-432	224 St. @ 122 Ave.	31-Jan-17	0.82	<1	<2	5	<1	0.25
MPR-432	224 St. @ 122 Ave.	7-Feb-17	0.82	<1	<2	4	<1	0.36
MPR-432	224 St. @ 122 Ave.	14-Feb-17	0.91	<1	<2	4	<1	0.31
MPR-432	224 St. @ 122 Ave.	21-Feb-17	0.47	<1	<2	5	<1	0.35
MPR-432	224 St. @ 122 Ave.	28-Feb-17	0.61	<1	<2	5	<1	0.35
MPR-432	224 St. @ 122 Ave.	7-Mar-17	0.6	<1	<2	5	<1	0.32
MPR-432	224 St. @ 122 Ave.	14-Mar-17	0.76	<1	<2	6	<1	0.35
MPR-432	224 St. @ 122 Ave.	21-Mar-17	0.74	<1	<2	6	<1	0.4
MPR-432	224 St. @ 122 Ave.	28-Mar-17	0.79	<1	<2	7	<1	0.48

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-432	224 St. @ 122 Ave.	4-Apr-17	0.83	<1	<2	7	<1	0.4
MPR-432	224 St. @ 122 Ave.	11-Apr-17	0.69	<1	<2	7	<1	0.36
MPR-432	224 St. @ 122 Ave.	18-Apr-17	0.86	<1	<2	8	<1	1.1
MPR-432	224 St. @ 122 Ave.	25-Apr-17	0.66	<1	<2	9	<1	0.63
MPR-432	224 St. @ 122 Ave.	2-May-17	0.57	<1	<2	9	<1	0.28
MPR-432	224 St. @ 122 Ave.	9-May-17	0.73	<1	<2	10	<1	0.29
MPR-432	224 St. @ 122 Ave.	16-May-17	0.64	<1	<2	9	<1	0.27
MPR-432	224 St. @ 122 Ave.	23-May-17	0.65	<1	LA	11	<1	0.38
MPR-432	224 St. @ 122 Ave.	30-May-17	0.68	<1	<2	12	<1	0.45
MPR-432	224 St. @ 122 Ave.	6-Jun-17	0.69	<1	<2	12	<1	0.38
MPR-432	224 St. @ 122 Ave.	13-Jun-17	0.69	<1	<2	12	<1	0.33
MPR-432	224 St. @ 122 Ave.	20-Jun-17	0.56	<1	<2	12	<1	0.35
MPR-432	224 St. @ 122 Ave.	27-Jun-17	0.69	<1	<2	12	<1	0.33
MPR-432	224 St. @ 122 Ave.	4-Jul-17	0.78	<1	<2	13	<1	0.27
MPR-432	224 St. @ 122 Ave.	11-Jul-17	0.68	<1	<2	15	<1	0.31
MPR-432	224 St. @ 122 Ave.	18-Jul-17	0.67	<1	<2	15	<1	0.43
MPR-432	224 St. @ 122 Ave.	25-Jul-17	0.65	<1	<2	15	<1	0.3
MPR-432	224 St. @ 122 Ave.	1-Aug-17	0.71	<1	<2	16	<1	0.35
MPR-432	224 St. @ 122 Ave.	8-Aug-17	0.46	<1	<2	16	<1	0.3
MPR-432	224 St. @ 122 Ave.	15-Aug-17	0.78	<1	<2	16.2	<1	0.24
MPR-432	224 St. @ 122 Ave.	22-Aug-17	0.68	<1	<2	17	<1	0.26
MPR-432	224 St. @ 122 Ave.	29-Aug-17	0.72	<1	2	17	<1	0.32
MPR-432	224 St. @ 122 Ave.	5-Sep-17	0.81	<1	2	17	<1	0.25
MPR-432	224 St. @ 122 Ave.	12-Sep-17	0.58	<1	<2	17	<1	0.17
MPR-432	224 St. @ 122 Ave.	19-Sep-17	0.47	<1	<2	16	<1	0.25
MPR-432	224 St. @ 122 Ave.	26-Sep-17	0.6	<1	2	16	<1	0.36
MPR-432	224 St. @ 122 Ave.	3-Oct-17	0.46	<1	<2	15	<1	0.33
MPR-432	224 St. @ 122 Ave.	10-Oct-17	0.48	<1	2	14	<1	0.25
MPR-432	224 St. @ 122 Ave.	17-Oct-17	0.49	<1	<2	14	<1	0.66
MPR-432	224 St. @ 122 Ave.	24-Oct-17	0.73	<1	<2	12	<1	0.54
MPR-432	224 St. @ 122 Ave.	31-Oct-17	0.59	<1	<2	12	<1	0.61
MPR-432	224 St. @ 122 Ave.	7-Nov-17	0.64	<1	<2	10	<1	0.55
MPR-432	224 St. @ 122 Ave.	14-Nov-17	0.53	<1	<2	10	<1	0.35
MPR-432	224 St. @ 122 Ave.	21-Nov-17	0.6	<1	<2	9	<1	0.44
MPR-432	224 St. @ 122 Ave.	28-Nov-17	0.65	<1	2	9	<1	1.1
MPR-432	224 St. @ 122 Ave.	5-Dec-17	0.76	<1	<2	8	<1	0.7
MPR-432	224 St. @ 122 Ave.	12-Dec-17	0.67	<1	<2	7	<1	0.65
MPR-432	224 St. @ 122 Ave.	19-Dec-17	0.62	<1	NA	7	<1	0.61
MPR-432	224 St. @ 122 Ave.	27-Dec-17	0.74	<1	NA	6	<1	0.53

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-433	232 St. North of 130 Ave.	3-Jan-17	0.74	<1	<2	4	<1	0.26
MPR-433	232 St. North of 130 Ave.	10-Jan-17	0.75	<1	<2	4	<1	0.21
MPR-433	232 St. North of 130 Ave.	17-Jan-17	0.75	<1	<2	5	<1	0.23
MPR-433	232 St. North of 130 Ave.	24-Jan-17	1.15	<1	<2	4	<1	0.32
MPR-433	232 St. North of 130 Ave.	31-Jan-17	0.89	<1	<2	5	<1	0.25
MPR-433	232 St. North of 130 Ave.	7-Feb-17	0.86	<1	2	4	<1	0.29
MPR-433	232 St. North of 130 Ave.	14-Feb-17	0.97	<1	<2	4	<1	0.32
MPR-433	232 St. North of 130 Ave.	21-Feb-17	0.65	<1	<2	5	<1	0.36
MPR-433	232 St. North of 130 Ave.	28-Feb-17	1.03	<1	<2	5	<1	0.32
MPR-433	232 St. North of 130 Ave.	7-Mar-17	0.91	<1	<2	5	<1	0.35
MPR-433	232 St. North of 130 Ave.	14-Mar-17	0.58	<1	<2	5	<1	0.34
MPR-433	232 St. North of 130 Ave.	21-Mar-17	0.73	<1	<2	5	<1	0.33
MPR-433	232 St. North of 130 Ave.	28-Mar-17	0.87	<1	<2	6	<1	0.35
MPR-433	232 St. North of 130 Ave.	4-Apr-17	0.72	<1	<2	6	<1	0.33
MPR-433	232 St. North of 130 Ave.	11-Apr-17	0.76	<1	<2	7	<1	0.29
MPR-433	232 St. North of 130 Ave.	18-Apr-17	0.94	<1	<2	7	<1	0.79
MPR-433	232 St. North of 130 Ave.	25-Apr-17	0.93	<1	<2	7	<1	0.51
MPR-433	232 St. North of 130 Ave.	2-May-17	0.85	<1	<2	7	<1	0.43
MPR-433	232 St. North of 130 Ave.	9-May-17	0.81	<1	<2	8	<1	0.31
MPR-433	232 St. North of 130 Ave.	16-May-17	0.87	<1	2	8	<1	0.38
MPR-433	232 St. North of 130 Ave.	23-May-17	0.87	<1	<2	8	<1	0.52
MPR-433	232 St. North of 130 Ave.	30-May-17	0.88	<1	<2	9	<1	0.47
MPR-433	232 St. North of 130 Ave.	6-Jun-17	0.9	<1	<2	10	<1	0.37
MPR-433	232 St. North of 130 Ave.	13-Jun-17	0.77	<1	2	10	<1	0.3
MPR-433	232 St. North of 130 Ave.	20-Jun-17	0.79	<1	<2	10	<1	0.42
MPR-433	232 St. North of 130 Ave.	27-Jun-17	0.81	<1	2	10	<1	0.35
MPR-433	232 St. North of 130 Ave.	4-Jul-17	0.86	<1	<2	11	<1	0.32
MPR-433	232 St. North of 130 Ave.	11-Jul-17	0.86	<1	<2	12	<1	0.35
MPR-433	232 St. North of 130 Ave.	18-Jul-17	0.79	<1	<2	13	<1	0.28
MPR-433	232 St. North of 130 Ave.	25-Jul-17	0.82	<1	<2	13	<1	0.32
MPR-433	232 St. North of 130 Ave.	1-Aug-17	0.9	<1	<2	14	<1	0.63
MPR-433	232 St. North of 130 Ave.	8-Aug-17	0.49	<1	<2	13.5	<1	0.24
MPR-433	232 St. North of 130 Ave.	15-Aug-17	0.94	<1	<2	14.1	<1	0.3
MPR-433	232 St. North of 130 Ave.	22-Aug-17	0.77	<1	<2	15	<1	0.22
MPR-433	232 St. North of 130 Ave.	29-Aug-17	0.82	<1	4	15	<1	0.26
MPR-433	232 St. North of 130 Ave.	5-Sep-17	0.98	<1	<2	16	<1	0.23
MPR-433	232 St. North of 130 Ave.	12-Sep-17	0.81	<1	<2	16	<1	0.49
MPR-433	232 St. North of 130 Ave.	19-Sep-17	0.57	<1	<2	15	<1	0.21
MPR-433	232 St. North of 130 Ave.	26-Sep-17	0.77	<1	<2	15	<1	0.28

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-433	232 St. North of 130 Ave.	3-Oct-17	0.88	<1	2	15	<1	0.34
MPR-433	232 St. North of 130 Ave.	10-Oct-17	0.68	<1	2	13	<1	0.26
MPR-433	232 St. North of 130 Ave.	17-Oct-17	0.51	<1	<2	13	<1	0.26
MPR-433	232 St. North of 130 Ave.	24-Oct-17	0.86	<1	<2	11	<1	0.54
MPR-433	232 St. North of 130 Ave.	31-Oct-17	0.78	<1	<2	11	<1	0.37
MPR-433	232 St. North of 130 Ave.	7-Nov-17	0.77	<1	<2	10	<1	0.4
MPR-433	232 St. North of 130 Ave.	14-Nov-17	0.74	<1	2	9	<1	0.32
MPR-433	232 St. North of 130 Ave.	21-Nov-17	0.78	<1	<2	8	<1	0.86
MPR-433	232 St. North of 130 Ave.	28-Nov-17	0.91	<1	<2	6	<1	0.88
MPR-433	232 St. North of 130 Ave.	5-Dec-17	1.13	<1	<2	7	<1	0.74
MPR-433	232 St. North of 130 Ave.	12-Dec-17	0.91	<1	<2	7	<1	0.66
MPR-433	232 St. North of 130 Ave.	19-Dec-17	0.79	<1	NA	6	<1	0.63
MPR-433	232 St. North of 130 Ave.	27-Dec-17	0.78	<1	NA	5	<1	0.61
MPR-434	102 Ave. East of 241A St.	3-Jan-17	0.71	<1	<2	5	<1	0.34
MPR-434	102 Ave. East of 241A St.	10-Jan-17	0.7	<1	<2	5	<1	0.21
MPR-434	102 Ave. East of 241A St.	17-Jan-17	0.83	<1	<2	5	<1	0.23
MPR-434	102 Ave. East of 241A St.	24-Jan-17	1.04	<1	<2	5	<1	0.33
MPR-434	102 Ave. East of 241A St.	31-Jan-17	0.83	<1	<2	5	<1	0.26
MPR-434	102 Ave. East of 241A St.	7-Feb-17	0.58	<1	<2	4	<1	0.29
MPR-434	102 Ave. East of 241A St.	14-Feb-17	0.82	<1	<2	4	<1	0.27
MPR-434	102 Ave. East of 241A St.	21-Feb-17	0.5	<1	<2	6	<1	0.39
MPR-434	102 Ave. East of 241A St.	28-Feb-17	0.94	<1	<2	5	<1	0.32
MPR-434	102 Ave. East of 241A St.	7-Mar-17	0.81	<1	2	5	<1	0.36
MPR-434	102 Ave. East of 241A St.	14-Mar-17	0.81	<1	<2	6	<1	0.29
MPR-434	102 Ave. East of 241A St.	21-Mar-17	0.71	<1	<2	6	<1	0.29
MPR-434	102 Ave. East of 241A St.	28-Mar-17	0.75	<1	<2	7	<1	0.39
MPR-434	102 Ave. East of 241A St.	4-Apr-17	0.72	<1	<2	7	<1	0.38
MPR-434	102 Ave. East of 241A St.	11-Apr-17	0.68	<1	<2	8	<1	0.32
MPR-434	102 Ave. East of 241A St.	18-Apr-17	0.94	<1	<2	8	<1	0.94
MPR-434	102 Ave. East of 241A St.	25-Apr-17	0.92	<1	<2	9	<1	0.52
MPR-434	102 Ave. East of 241A St.	2-May-17	0.73	<1	<2	8	<1	0.29
MPR-434	102 Ave. East of 241A St.	9-May-17	0.96	<1	<2	9	<1	0.3
MPR-434	102 Ave. East of 241A St.	16-May-17	0.73	<1	<2	10	<1	0.28
MPR-434	102 Ave. East of 241A St.	23-May-17	0.77	<1	<2	10	<1	0.4
MPR-434	102 Ave. East of 241A St.	30-May-17	0.76	<1	2	11	<1	0.38
MPR-434	102 Ave. East of 241A St.	6-Jun-17	0.91	<1	2	12	<1	0.4
MPR-434	102 Ave. East of 241A St.	13-Jun-17	0.65	<1	<2	12	<1	0.3
MPR-434	102 Ave. East of 241A St.	20-Jun-17	0.36	<1	<2	12	<1	0.26
MPR-434	102 Ave. East of 241A St.	27-Jun-17	0.78	<1	<2	12	<1	0.38

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-434	102 Ave. East of 241A St.	4-Jul-17	0.77	<1	<2	13	<1	0.4
MPR-434	102 Ave. East of 241A St.	11-Jul-17	0.73	<1	6	14	<1	0.25
MPR-434	102 Ave. East of 241A St.	18-Jul-17	0.7	<1	<2	15	<1	0.35
MPR-434	102 Ave. East of 241A St.	25-Jul-17	0.7	<1	4	16	<1	0.26
MPR-434	102 Ave. East of 241A St.	1-Aug-17	0.82	<1	<2	16	<1	0.54
MPR-434	102 Ave. East of 241A St.	8-Aug-17	0.34	<1	<2	16.3	<1	0.28
MPR-434	102 Ave. East of 241A St.	15-Aug-17	0.74	<1	<2	16.4	<1	0.26
MPR-434	102 Ave. East of 241A St.	22-Aug-17	0.8	<1	<2	17	<1	0.22
MPR-434	102 Ave. East of 241A St.	29-Aug-17	0.87	<1	<2	17	<1	0.34
MPR-434	102 Ave. East of 241A St.	5-Sep-17	0.9	<1	<2	18	<1	0.25
MPR-434	102 Ave. East of 241A St.	12-Sep-17	0.79	<1	2	17	<1	0.41
MPR-434	102 Ave. East of 241A St.	19-Sep-17	0.65	<1	<2	17	<1	0.33
MPR-434	102 Ave. East of 241A St.	26-Sep-17	0.76	<1	<2	16	<1	0.34
MPR-434	102 Ave. East of 241A St.	3-Oct-17	0.7	<1	<2	16	<1	0.28
MPR-434	102 Ave. East of 241A St.	10-Oct-17	0.72	<1	2	15	<1	0.25
MPR-434	102 Ave. East of 241A St.	17-Oct-17	0.68	<1	<2	14	<1	0.25
MPR-434	102 Ave. East of 241A St.	24-Oct-17	0.76	<1	2	12	<1	0.49
MPR-434	102 Ave. East of 241A St.	31-Oct-17	0.68	<1	<2	12	<1	0.35
MPR-434	102 Ave. East of 241A St.	7-Nov-17	0.77	<1	<2	10	<1	0.4
MPR-434	102 Ave. East of 241A St.	14-Nov-17	0.6	<1	<2	10	<1	0.34
MPR-434	102 Ave. East of 241A St.	21-Nov-17	0.72	<1	<2	9	<1	0.7
MPR-434	102 Ave. East of 241A St.	28-Nov-17	0.64	<1	4	8	<1	0.8
MPR-434	102 Ave. East of 241A St.	5-Dec-17	0.96	<1	<2	8	<1	0.69
MPR-434	102 Ave. East of 241A St.	12-Dec-17	0.84	<1	<2	7	<1	0.57
MPR-434	102 Ave. East of 241A St.	19-Dec-17	0.9	<1	NA	7	<1	0.52
MPR-434	102 Ave. East of 241A St.	27-Dec-17	0.73	<1	NA	6	<1	0.58
MPR-435	240 St. South of Abernethy Way	3-Jan-17	0.29	<1	<2	6	<1	0.7
MPR-435	240 St. South of Abernethy Way	10-Jan-17	0.41	<1	<2	5	<1	0.21
MPR-435	240 St. South of Abernethy Way	17-Jan-17	0.62	<1	<2	5	<1	0.31
MPR-435	240 St. South of Abernethy Way	24-Jan-17	0.87	<1	<2	4	<1	0.38
MPR-435	240 St. South of Abernethy Way	31-Jan-17	0.53	<1	<2	5	<1	0.24
MPR-435	240 St. South of Abernethy Way	7-Feb-17	0.59	<1	<2	5	<1	0.26
MPR-435	240 St. South of Abernethy Way	14-Feb-17	0.72	<1	<2	4	<1	0.25
MPR-435	240 St. South of Abernethy Way	21-Feb-17	0.52	<1	<2	6	<1	0.35
MPR-435	240 St. South of Abernethy Way	28-Feb-17	0.85	<1	<2	5	<1	0.33
MPR-435	240 St. South of Abernethy Way	7-Mar-17	0.53	<1	<2	5	<1	0.38
MPR-435	240 St. South of Abernethy Way	14-Mar-17	0.55	<1	<2	6	<1	0.31
MPR-435	240 St. South of Abernethy Way	21-Mar-17	0.47	<1	<2	6	<1	0.31
MPR-435	240 St. South of Abernethy Way	28-Mar-17	0.59	<1	<2	7	<1	0.35

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-435	240 St. South of Abernethy Way	4-Apr-17	0.76	<1	<2	7	<1	0.99
MPR-435	240 St. South of Abernethy Way	11-Apr-17	0.61	<1	<2	8	<1	0.31
MPR-435	240 St. South of Abernethy Way	18-Apr-17	0.61	<1	<2	8	<1	0.67
MPR-435	240 St. South of Abernethy Way	25-Apr-17	0.61	<1	<2	9	<1	0.47
MPR-435	240 St. South of Abernethy Way	2-May-17	0.36	<1	<2	9	<1	0.27
MPR-435	240 St. South of Abernethy Way	9-May-17	0.5	<1	<2	10	<1	0.26
MPR-435	240 St. South of Abernethy Way	16-May-17	0.54	<1	<2	10	<1	0.25
MPR-435	240 St. South of Abernethy Way	23-May-17	0.62	<1	<2	10	<1	0.31
MPR-435	240 St. South of Abernethy Way	30-May-17	0.61	<1	<2	11	<1	0.36
MPR-435	240 St. South of Abernethy Way	6-Jun-17	0.71	<1	<2	12	<1	0.36
MPR-435	240 St. South of Abernethy Way	13-Jun-17	0.53	<1	<2	12	<1	0.31
MPR-435	240 St. South of Abernethy Way	20-Jun-17	0.56	<1	<2	11	<1	0.32
MPR-435	240 St. South of Abernethy Way	27-Jun-17	0.75	<1	<2	11	<1	0.33
MPR-435	240 St. South of Abernethy Way	4-Jul-17	0.85	<1	<2	11	<1	0.33
MPR-435	240 St. South of Abernethy Way	11-Jul-17	0.49	<1	<2	12	<1	0.26
MPR-435	240 St. South of Abernethy Way	18-Jul-17	0.79	<1	<2	15	<1	0.25
MPR-435	240 St. South of Abernethy Way	25-Jul-17	0.6	<1	<2	13	<1	0.25
MPR-435	240 St. South of Abernethy Way	1-Aug-17	0.81	<1	<2	14	<1	0.35
MPR-435	240 St. South of Abernethy Way	8-Aug-17	0.69	<1	38	14	<1	0.21
MPR-435	240 St. South of Abernethy Way	15-Aug-17	0.89	<1	14	14.1	<1	0.26
MPR-435	240 St. South of Abernethy Way	22-Aug-17	0.75	<1	<2	15	<1	0.3
MPR-435	240 St. South of Abernethy Way	29-Aug-17	0.61	<1	LA	15	<1	0.32
MPR-435	240 St. South of Abernethy Way	5-Sep-17	0.97	<1	<2	16	<1	0.26
MPR-435	240 St. South of Abernethy Way	12-Sep-17	0.97	<1	<2	16	<1	0.33
MPR-435	240 St. South of Abernethy Way	19-Sep-17	0.79	<1	<2	15	<1	0.23
MPR-435	240 St. South of Abernethy Way	26-Sep-17	0.78	<1	<2	17	<1	0.29
MPR-435	240 St. South of Abernethy Way	3-Oct-17	0.82	<1	<2	15	<1	0.29
MPR-435	240 St. South of Abernethy Way	10-Oct-17	0.62	<1	<2	14	<1	0.23
MPR-435	240 St. South of Abernethy Way	17-Oct-17	0.6	<1	<2	13	<1	0.24
MPR-435	240 St. South of Abernethy Way	24-Oct-17	0.92	<1	<2	12	<1	0.62
MPR-435	240 St. South of Abernethy Way	31-Oct-17	0.76	<1	<2	11	<1	0.46
MPR-435	240 St. South of Abernethy Way	7-Nov-17	0.51	<1	<2	10	<1	0.38
MPR-435	240 St. South of Abernethy Way	14-Nov-17	0.74	<1	<2	9	<1	0.39
MPR-435	240 St. South of Abernethy Way	21-Nov-17	0.7	<1	<2	8	<1	0.71
MPR-435	240 St. South of Abernethy Way	28-Nov-17	0.69	<1	2	7	<1	0.9
MPR-435	240 St. South of Abernethy Way	5-Dec-17	0.94	<1	2	7	<1	0.74
MPR-435	240 St. South of Abernethy Way	12-Dec-17	0.8	<1	<2	7	<1	0.63
MPR-435	240 St. South of Abernethy Way	19-Dec-17	0.69	<1	NA	6	<1	0.68
MPR-435	240 St. South of Abernethy Way	27-Dec-17	0.53	<1	NA	5	<1	0.57

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-436	125 Ave. West of Ansell St.	3-Jan-17	0.83	<1	<2	5	<1	0.26
MPR-436	125 Ave. West of Ansell St.	10-Jan-17	0.99	<1	<2	5	<1	0.21
MPR-436	125 Ave. West of Ansell St.	17-Jan-17	0.99	<1	<2	4	<1	0.25
MPR-436	125 Ave. West of Ansell St.	24-Jan-17	1.1	<1	<2	4	<1	0.49
MPR-436	125 Ave. West of Ansell St.	31-Jan-17	0.77	<1	<2	5	<1	0.21
MPR-436	125 Ave. West of Ansell St.	7-Feb-17	0.84	<1	<2	4	<1	0.29
MPR-436	125 Ave. West of Ansell St.	14-Feb-17	0.93	<1	<2	4	<1	0.31
MPR-436	125 Ave. West of Ansell St.	21-Feb-17	0.87	<1	<2	5	<1	0.44
MPR-436	125 Ave. West of Ansell St.	28-Feb-17	0.78	<1	<2	5	<1	0.3
MPR-436	125 Ave. West of Ansell St.	7-Mar-17	0.69	<1	<2	5	<1	0.3
MPR-436	125 Ave. West of Ansell St.	14-Mar-17	1.07	<1	<2	6	<1	0.34
MPR-436	125 Ave. West of Ansell St.	21-Mar-17	0.54	<1	<2	7	<1	0.23
MPR-436	125 Ave. West of Ansell St.	28-Mar-17	0.71	<1	2	7	<1	0.28
MPR-436	125 Ave. West of Ansell St.	4-Apr-17	0.94	<1	<2	7	<1	0.3
MPR-436	125 Ave. West of Ansell St.	11-Apr-17	0.75	<1	<2	8	<1	0.28
MPR-436	125 Ave. West of Ansell St.	18-Apr-17	0.52	<1	<2	8	<1	0.31
MPR-436	125 Ave. West of Ansell St.	25-Apr-17	0.74	<1	<2	10	<1	0.46
MPR-436	125 Ave. West of Ansell St.	2-May-17	0.53	<1	<2	9	<1	0.26
MPR-436	125 Ave. West of Ansell St.	9-May-17	0.51	<1	<2	12	<1	0.26
MPR-436	125 Ave. West of Ansell St.	16-May-17	0.46	<1	<2	12	<1	0.2
MPR-436	125 Ave. West of Ansell St.	23-May-17	0.16	<1	<2	13	<1	0.24
MPR-436	125 Ave. West of Ansell St.	30-May-17	0.84	<1	<2	13	<1	0.33
MPR-436	125 Ave. West of Ansell St.	6-Jun-17	1.14	<1	<2	12	<1	0.32
MPR-436	125 Ave. West of Ansell St.	13-Jun-17	0.74	<1	<2	14	<1	0.27
MPR-436	125 Ave. West of Ansell St.	20-Jun-17	0.71	<1	<2	14	<1	0.21
MPR-436	125 Ave. West of Ansell St.	27-Jun-17	0.88	<1	2	13	<1	0.3
MPR-436	125 Ave. West of Ansell St.	4-Jul-17	0.92	<1	<2	13	<1	0.31
MPR-436	125 Ave. West of Ansell St.	11-Jul-17	1.07	<1	<2	13	<1	0.25
MPR-436	125 Ave. West of Ansell St.	18-Jul-17	1	<1	<2	14	<1	0.28
MPR-436	125 Ave. West of Ansell St.	25-Jul-17	1.11	<1	<2	15	<1	0.29
MPR-436	125 Ave. West of Ansell St.	1-Aug-17	1.07	<1	<2	15	<1	0.27
MPR-436	125 Ave. West of Ansell St.	8-Aug-17	0.55	<1	<2	15.1	<1	0.2
MPR-436	125 Ave. West of Ansell St.	15-Aug-17	1.04	<1	<2	16.1	<1	0.23
MPR-436	125 Ave. West of Ansell St.	22-Aug-17	1.1	<1	<2	15	<1	0.24
MPR-436	125 Ave. West of Ansell St.	29-Aug-17	1.1	<1	<2	18	<1	0.27
MPR-436	125 Ave. West of Ansell St.	5-Sep-17	1.07	<1	<2	16	<1	0.24
MPR-436	125 Ave. West of Ansell St.	12-Sep-17	0.77	<1	<2	17	<1	0.27
MPR-436	125 Ave. West of Ansell St.	19-Sep-17	0.82	<1	<2	16	<1	0.28
MPR-436	125 Ave. West of Ansell St.	26-Sep-17	0.58	<1	<2	17	<1	0.24

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-436	125 Ave. West of Ansell St.	3-Oct-17	0.83	<1	1000	16	<1	0.24
MPR-436	125 Ave. West of Ansell St.	10-Oct-17	0.53	<1	680	15	<1	0.2
MPR-436	125 Ave. West of Ansell St.	17-Oct-17	0.77	<1	12	14	<1	0.38
MPR-436	125 Ave. West of Ansell St.	24-Oct-17	0.51	<1	24	13	<1	0.33
MPR-436	125 Ave. West of Ansell St.	31-Oct-17	0.56	<1	18	12	<1	0.34
MPR-436	125 Ave. West of Ansell St.	7-Nov-17	0.19	<1	>11000	10	<1	0.25
MPR-436	125 Ave. West of Ansell St.	14-Nov-17	0.29	<1	>11000	10	<1	0.33
MPR-436	125 Ave. West of Ansell St.	21-Nov-17	0.72	<1	62	9	<1	0.35
MPR-436	125 Ave. West of Ansell St.	28-Nov-17	0.41	<1	1500	8	<1	0.45
MPR-436	125 Ave. West of Ansell St.	5-Dec-17	0.69	<1	14	8	<1	1.4
MPR-436	125 Ave. West of Ansell St.	12-Dec-17	0.48	<1	46	8	<1	0.48
MPR-436	125 Ave. West of Ansell St.	19-Dec-17	0.65	<1	NA	7	<1	0.46
MPR-436	125 Ave. West of Ansell St.	27-Dec-17	0.77	<1	NA	6	<1	0.45
MPR-437	248 St. @ 116 Ave.	3-Jan-17	0.86	<1	<2	5	<1	0.35
MPR-437	248 St. @ 116 Ave.	10-Jan-17	1.19	<1	<2	5	<1	0.19
MPR-437	248 St. @ 116 Ave.	17-Jan-17	1.26	<1	<2	5	<1	0.25
MPR-437	248 St. @ 116 Ave.	24-Jan-17	1.5	<1	<2	4	<1	0.28
MPR-437	248 St. @ 116 Ave.	31-Jan-17	1.07	<1	<2	5	<1	0.27
MPR-437	248 St. @ 116 Ave.	7-Feb-17	1.13	<1	2	4	<1	0.28
MPR-437	248 St. @ 116 Ave.	14-Feb-17	0.92	<1	<2	4	<1	0.3
MPR-437	248 St. @ 116 Ave.	21-Feb-17	0.59	<1	<2	5	<1	0.43
MPR-437	248 St. @ 116 Ave.	28-Feb-17	1.39	<1	<2	5	<1	0.34
MPR-437	248 St. @ 116 Ave.	7-Mar-17	1.16	<1	<2	5	<1	0.28
MPR-437	248 St. @ 116 Ave.	14-Mar-17	0.95	<1	<2	5	<1	0.34
MPR-437	248 St. @ 116 Ave.	21-Mar-17	0.94	<1	2	6	<1	0.29
MPR-437	248 St. @ 116 Ave.	28-Mar-17	1.35	<1	<2	7	<1	0.33
MPR-437	248 St. @ 116 Ave.	4-Apr-17	1.06	<1	<2	7	<1	0.42
MPR-437	248 St. @ 116 Ave.	11-Apr-17	1.18	<1	2	7	<1	0.31
MPR-437	248 St. @ 116 Ave.	18-Apr-17	1.3	<1	<2	8	<1	1.2
MPR-437	248 St. @ 116 Ave.	25-Apr-17	1.14	<1	<2	8	<1	0.53
MPR-437	248 St. @ 116 Ave.	2-May-17	1.08	<1	<2	9	<1	0.27
MPR-437	248 St. @ 116 Ave.	9-May-17	1.23	<1	<2	10	<1	0.37
MPR-437	248 St. @ 116 Ave.	16-May-17	1.09	<1	<2	10	<1	0.26
MPR-437	248 St. @ 116 Ave.	23-May-17	0.99	<1	<2	10	<1	0.33
MPR-437	248 St. @ 116 Ave.	30-May-17	1.11	<1	<2	11	<1	0.37
MPR-437	248 St. @ 116 Ave.	6-Jun-17	1.01	<1	<2	11	<1	0.31
MPR-437	248 St. @ 116 Ave.	13-Jun-17	1.3	<1	<2	11	<1	0.33
MPR-437	248 St. @ 116 Ave.	20-Jun-17	1.02	<1	<2	12	<1	0.32
MPR-437	248 St. @ 116 Ave.	27-Jun-17	0.76	<1	2	11	<1	0.35

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-437	248 St. @ 116 Ave.	4-Jul-17	1.25	<1	2	12	<1	0.27
MPR-437	248 St. @ 116 Ave.	11-Jul-17	0.95	<1	<2	13	<1	0.27
MPR-437	248 St. @ 116 Ave.	18-Jul-17	1.05	<1	<2	14	<1	0.32
MPR-437	248 St. @ 116 Ave.	25-Jul-17	1.01	<1	<2	14	<1	0.3
MPR-437	248 St. @ 116 Ave.	1-Aug-17	1.11	<1	2	14	<1	0.32
MPR-437	248 St. @ 116 Ave.	8-Aug-17	0.87	<1	<2	15.1	<1	0.29
MPR-437	248 St. @ 116 Ave.	15-Aug-17	1.2	<1	<2	15	<1	0.32
MPR-437	248 St. @ 116 Ave.	22-Aug-17	1.04	<1	<2	14	<1	0.24
MPR-437	248 St. @ 116 Ave.	29-Aug-17	1.04	<1	<2	16	<1	0.31
MPR-437	248 St. @ 116 Ave.	5-Sep-17	0.97	<1	<2	16	<1	0.26
MPR-437	248 St. @ 116 Ave.	12-Sep-17	1.38	<1	<2	16	<1	0.31
MPR-437	248 St. @ 116 Ave.	19-Sep-17	1.1	<1	<2	15	<1	0.21
MPR-437	248 St. @ 116 Ave.	26-Sep-17	1.07	<1	2	15	<1	0.36
MPR-437	248 St. @ 116 Ave.	3-Oct-17	1.08	<1	2	15	<1	0.29
MPR-437	248 St. @ 116 Ave.	10-Oct-17	1.03	<1	<2	14	<1	0.26
MPR-437	248 St. @ 116 Ave.	17-Oct-17	0.96	<1	<2	13	<1	0.29
MPR-437	248 St. @ 116 Ave.	24-Oct-17	0.78	<1	<2	12	<1	0.49
MPR-437	248 St. @ 116 Ave.	31-Oct-17	1.02	<1	<2	11	<1	0.46
MPR-437	248 St. @ 116 Ave.	7-Nov-17	1.14	<1	<2	10	<1	0.36
MPR-437	248 St. @ 116 Ave.	14-Nov-17	1.11	<1	2	9	<1	0.45
MPR-437	248 St. @ 116 Ave.	21-Nov-17	0.94	<1	<2	9	<1	0.5
MPR-437	248 St. @ 116 Ave.	28-Nov-17	0.89	<1	<2	8	<1	0.7
MPR-437	248 St. @ 116 Ave.	5-Dec-17	1.41	<1	<2	8	<1	0.74
MPR-437	248 St. @ 116 Ave.	12-Dec-17	0.89	<1	<2	7	<1	0.63
MPR-437	248 St. @ 116 Ave.	19-Dec-17	1.1	<1	NA	6	<1	0.66
MPR-437	248 St. @ 116 Ave.	27-Dec-17	1.16	<1	NA	5	<1	0.49
MPR-438	125 Ave. West off 256 St.	3-Jan-17	0.82	<1	<2	6	<1	0.34
MPR-438	125 Ave. West off 256 St.	10-Jan-17	1.1	<1	<2	5	<1	0.22
MPR-438	125 Ave. West off 256 St.	17-Jan-17	0.89	<1	<2	5	<1	0.2
MPR-438	125 Ave. West off 256 St.	24-Jan-17	1.53	<1	<2	4	<1	0.29
MPR-438	125 Ave. West off 256 St.	31-Jan-17	0.89	<1	<2	5	<1	0.26
MPR-438	125 Ave. West off 256 St.	7-Feb-17	0.96	<1	<2	4	<1	0.29
MPR-438	125 Ave. West off 256 St.	14-Feb-17	0.95	<1	<2	4	<1	0.27
MPR-438	125 Ave. West off 256 St.	21-Feb-17	0.67	<1	<2	5	<1	0.43
MPR-438	125 Ave. West off 256 St.	28-Feb-17	0.87	<1	<2	5	<1	0.32
MPR-438	125 Ave. West off 256 St.	7-Mar-17	0.96	<1	<2	5	<1	0.38
MPR-438	125 Ave. West off 256 St.	14-Mar-17	1.1	<1	2	5	<1	0.28
MPR-438	125 Ave. West off 256 St.	21-Mar-17	0.96	<1	<2	6	<1	0.28
MPR-438	125 Ave. West off 256 St.	28-Mar-17	1.36	<1	<2	6	<1	0.41

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-438	125 Ave. West off 256 St.	4-Apr-17	1.06	<1	<2	7	<1	0.41
MPR-438	125 Ave. West off 256 St.	11-Apr-17	1.09	<1	2	7	<1	0.35
MPR-438	125 Ave. West off 256 St.	18-Apr-17	1.15	<1	<2	8	<1	0.86
MPR-438	125 Ave. West off 256 St.	25-Apr-17	1.1	<1	<2	8	<1	0.57
MPR-438	125 Ave. West off 256 St.	2-May-17	0.89	<1	<2	9	<1	0.34
MPR-438	125 Ave. West off 256 St.	9-May-17	0.89	<1	16	9	<1	0.5
MPR-438	125 Ave. West off 256 St.	16-May-17	0.82	<1	<2	10	<1	0.24
MPR-438	125 Ave. West off 256 St.	23-May-17	0.99	<1	<2	9	<1	0.34
MPR-438	125 Ave. West off 256 St.	30-May-17	1.17	<1	<2	11	<1	0.52
MPR-438	125 Ave. West off 256 St.	6-Jun-17	0.92	<1	<2	11	<1	0.31
MPR-438	125 Ave. West off 256 St.	13-Jun-17	0.86	<1	<2	12	<1	0.34
MPR-438	125 Ave. West off 256 St.	20-Jun-17	0.77	<1	<2	12	<1	0.29
MPR-438	125 Ave. West off 256 St.	27-Jun-17	1.09	<1	<2	11	<1	0.44
MPR-438	125 Ave. West off 256 St.	4-Jul-17	1.15	<1	<2	16	<1	0.35
MPR-438	125 Ave. West off 256 St.	11-Jul-17	0.98	<1	<2	13	<1	0.3
MPR-438	125 Ave. West off 256 St.	18-Jul-17	1.02	<1	<2	15	<1	0.31
MPR-438	125 Ave. West off 256 St.	25-Jul-17	0.99	<1	<2	14	<1	0.31
MPR-438	125 Ave. West off 256 St.	1-Aug-17	1.13	<1	<2	15	<1	0.28
MPR-438	125 Ave. West off 256 St.	8-Aug-17	1.09	<1	<2	15.4	<1	0.2
MPR-438	125 Ave. West off 256 St.	15-Aug-17	1.21	<1	<2	16.1	<1	0.27
MPR-438	125 Ave. West off 256 St.	22-Aug-17	1.12	<1	<2	16	<1	0.25
MPR-438	125 Ave. West off 256 St.	29-Aug-17	1.07	<1	<2	16	<1	0.37
MPR-438	125 Ave. West off 256 St.	5-Sep-17	1.13	<1	<2	18	<1	0.22
MPR-438	125 Ave. West off 256 St.	12-Sep-17	0.83	<1	<2	16	<1	0.32
MPR-438	125 Ave. West off 256 St.	19-Sep-17	1.12	<1	<2	17	<1	0.22
MPR-438	125 Ave. West off 256 St.	26-Sep-17	1.08	<1	<2	17	<1	0.31
MPR-438	125 Ave. West off 256 St.	3-Oct-17	1.1	<1	<2	15	<1	0.31
MPR-438	125 Ave. West off 256 St.	10-Oct-17	0.94	<1	<2	14	<1	0.24
MPR-438	125 Ave. West off 256 St.	17-Oct-17	0.92	<1	<2	13	<1	0.36
MPR-438	125 Ave. West off 256 St.	24-Oct-17	0.8	<1	<2	12	<1	0.39
MPR-438	125 Ave. West off 256 St.	31-Oct-17	0.8	<1	<2	12	<1	0.51
MPR-438	125 Ave. West off 256 St.	7-Nov-17	0.71	<1	<2	10	<1	0.42
MPR-438	125 Ave. West off 256 St.	14-Nov-17	1.06	<1	2	9	<1	0.41
MPR-438	125 Ave. West off 256 St.	21-Nov-17	0.92	<1	<2	9	<1	0.51
MPR-438	125 Ave. West off 256 St.	28-Nov-17	0.7	<1	<2	9	<1	0.75
MPR-438	125 Ave. West off 256 St.	5-Dec-17	1.43	<1	<2	8	<1	3.9
MPR-438	125 Ave. West off 256 St.	12-Dec-17	0.89	<1	<2	7	<1	0.58
MPR-438	125 Ave. West off 256 St.	19-Dec-17	1.04	<1	NA	6	<1	0.57
MPR-438	125 Ave. West off 256 St.	27-Dec-17	0.88	<1	NA	5	<1	0.57

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	3-Jan-17	0.64	<1	<2	5	<1	0.35
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	10-Jan-17	0.77	<1	<2	4	<1	0.31
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	17-Jan-17	0.81	<1	<2	4	<1	0.24
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	24-Jan-17	1.11	<1	<2	3	<1	0.5
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	31-Jan-17	0.99	<1	<2	4	<1	0.52
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	7-Feb-17	1.21	<1	<2	3	<1	0.31
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	14-Feb-17	1.37	<1	<2	3	<1	0.25
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	21-Feb-17	1.1	<1	<2	4	<1	0.38
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	28-Feb-17	0.87	<1	<2	4	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	7-Mar-17	1.07	<1	<2	4	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	14-Mar-17	0.98	<1	<2	5	<1	0.32
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	21-Mar-17	0.91	<1	<2	6	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	28-Mar-17	0.93	<1	<2	7	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	4-Apr-17	0.86	<1	<2	8	<1	0.39
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	11-Apr-17	1.02	<1	<2	8	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	18-Apr-17	0.87	<1	<2	8	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	25-Apr-17	0.94	<1	<2	10	<1	0.5
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	2-May-17	0.93	<1	<2	10	<1	0.34
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	9-May-17	0.88	<1	<2	12	<1	0.34
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	16-May-17	0.88	<1	<2	12	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	23-May-17	0.68	<1	<2	13	<1	0.27
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	30-May-17	0.83	<1	<2	16	<1	0.43
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	6-Jun-17	0.79	<1	<2	16	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	13-Jun-17	0.62	<1	2	16	<1	0.3
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	20-Jun-17	0.71	<1	<2	16	<1	0.21
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	27-Jun-17	0.48	<1	<2	17	<1	0.25
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	4-Jul-17	0.82	<1	<2	19	<1	0.27
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	11-Jul-17	0.76	<1	<2	20	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	18-Jul-17	0.66	<1	<2	20	<1	0.21
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	25-Jul-17	0.68	<1	<2	19	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	1-Aug-17	0.74	<1	<2	20	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	8-Aug-17	0.48	<1	<2	19.7	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	15-Aug-17	0.57	<1	<2	19.7	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	22-Aug-17	0.97	<1	<2	19	<1	0.2
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	29-Aug-17	0.74	<1	<2	19	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-Sep-17	0.91	<1	<2	19	<1	0.26
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	12-Sep-17	0.67	<1	<2	18	<1	0.41
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	19-Sep-17	0.2	<1	2	17	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	26-Sep-17	0.79	<1	<2	17	<1	0.25

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	3-Oct-17	0.48	<1	130	15	<1	0.32
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	10-Oct-17	0.59	<1	24	14	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	17-Oct-17	0.35	<1	48	12	<1	0.27
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	24-Oct-17	0.31	<1	40	12	<1	0.32
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	31-Oct-17	0.25	<1	50	12	<1	0.6
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	7-Nov-17	0.24	<1	40	10	<1	0.36
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	14-Nov-17	0.39	<1	48	9	<1	0.42
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	21-Nov-17	0.22	<1	26	9	<1	0.38
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	28-Nov-17	0.61	<1	<2	9	<1	0.36
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-Dec-17	1.54	<1	<2	8	<1	0.7
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	12-Dec-17	1.05	<1	<2	7	<1	0.55
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	19-Dec-17	1.24	<1	NA	6	<1	0.58
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	27-Dec-17	0.51	<1	NA	5	<1	0.62
MPR-440	232 St. @ 117 Ave.	3-Jan-17	1.04	<1	<2	5	<1	0.47
MPR-440	232 St. @ 117 Ave.	10-Jan-17	0.69	<1	<2	4	<1	0.33
MPR-440	232 St. @ 117 Ave.	17-Jan-17	0.94	<1	<2	4	<1	0.27
MPR-440	232 St. @ 117 Ave.	24-Jan-17	1.08	<1	<2	4	<1	0.36
MPR-440	232 St. @ 117 Ave.	31-Jan-17	0.94	<1	<2	5	<1	0.34
MPR-440	232 St. @ 117 Ave.	7-Feb-17	0.99	<1	<2	4	<1	0.33
MPR-440	232 St. @ 117 Ave.	14-Feb-17	0.95	<1	<2	3	<1	0.38
MPR-440	232 St. @ 117 Ave.	21-Feb-17	0.55	<1	<2	5	<1	0.41
MPR-440	232 St. @ 117 Ave.	28-Feb-17	0.98	<1	2	5	<1	0.33
MPR-440	232 St. @ 117 Ave.	7-Mar-17	0.77	<1	<2	4	<1	0.37
MPR-440	232 St. @ 117 Ave.	14-Mar-17	0.93	<1	<2	5	1	0.37
MPR-440	232 St. @ 117 Ave.	21-Mar-17	0.84	<1	2	5	<1	0.35
MPR-440	232 St. @ 117 Ave.	28-Mar-17	0.96	<1	2	6	<1	0.38
MPR-440	232 St. @ 117 Ave.	4-Apr-17	0.85	<1	<2	6	<1	0.45
MPR-440	232 St. @ 117 Ave.	11-Apr-17	1	<1	<2	7	<1	0.29
MPR-440	232 St. @ 117 Ave.	18-Apr-17	1.09	<1	<2	7	<1	1.1
MPR-440	232 St. @ 117 Ave.	25-Apr-17	0.94	<1	<2	7	<1	0.69
MPR-440	232 St. @ 117 Ave.	2-May-17	0.84	<1	<2	7	<1	0.34
MPR-440	232 St. @ 117 Ave.	9-May-17	1.02	<1	<2	8	<1	0.33
MPR-440	232 St. @ 117 Ave.	16-May-17	0.95	<1	<2	8	<1	0.33
MPR-440	232 St. @ 117 Ave.	23-May-17	0.88	<1	<2	9	<1	0.43
MPR-440	232 St. @ 117 Ave.	30-May-17	0.88	<1	<2	10	<1	0.32
MPR-440	232 St. @ 117 Ave.	6-Jun-17	0.93	<1	<2	10	<1	0.42
MPR-440	232 St. @ 117 Ave.	13-Jun-17	0.87	<1	<2	10	<1	0.44
MPR-440	232 St. @ 117 Ave.	20-Jun-17	0.9	<1	<2	10	<1	0.35
MPR-440	232 St. @ 117 Ave.	27-Jun-17	0.84	<1	<2	10	<1	0.42

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-440	232 St. @ 117 Ave.	4-Jul-17	0.96	<1	<2	11	<1	0.32
MPR-440	232 St. @ 117 Ave.	11-Jul-17	0.9	<1	<2	12	<1	0.37
MPR-440	232 St. @ 117 Ave.	18-Jul-17	0.85	<1	<2	12	<1	0.39
MPR-440	232 St. @ 117 Ave.	25-Jul-17	0.84	<1	<2	14	<1	0.26
MPR-440	232 St. @ 117 Ave.	1-Aug-17	0.9	<1	<2	14	<1	0.55
MPR-440	232 St. @ 117 Ave.	8-Aug-17	0.88	<1	<2	14	<1	0.33
MPR-440	232 St. @ 117 Ave.	15-Aug-17	1.01	<1	LA	14.3	<1	0.25
MPR-440	232 St. @ 117 Ave.	22-Aug-17	0.86	<1	<2	15	<1	0.25
MPR-440	232 St. @ 117 Ave.	29-Aug-17	0.92	<1	<2	15	<1	0.31
MPR-440	232 St. @ 117 Ave.	5-Sep-17	0.99	<1	<2	16	<1	0.24
MPR-440	232 St. @ 117 Ave.	12-Sep-17	0.94	<1	<2	16	<1	0.4
MPR-440	232 St. @ 117 Ave.	19-Sep-17	0.93	<1	<2	15	<1	0.23
MPR-440	232 St. @ 117 Ave.	26-Sep-17	1.04	<1	<2	15	<1	0.33
MPR-440	232 St. @ 117 Ave.	3-Oct-17	0.84	<1	2	14	<1	0.37
MPR-440	232 St. @ 117 Ave.	10-Oct-17	0.88	<1	<2	13	<1	0.29
MPR-440	232 St. @ 117 Ave.	17-Oct-17	0.86	<1	<2	13	<1	0.28
MPR-440	232 St. @ 117 Ave.	24-Oct-17	1.09	<1	<2	11	<1	0.6
MPR-440	232 St. @ 117 Ave.	31-Oct-17	0.87	<1	<2	11	<1	0.41
MPR-440	232 St. @ 117 Ave.	7-Nov-17	0.88	<1	<2	10	<1	0.46
MPR-440	232 St. @ 117 Ave.	14-Nov-17	0.84	<1	<2	8	<1	0.48
MPR-440	232 St. @ 117 Ave.	21-Nov-17	0.85	<1	<2	8	<1	0.95
MPR-440	232 St. @ 117 Ave.	28-Nov-17	0.91	<1	<2	7	<1	0.96
MPR-440	232 St. @ 117 Ave.	5-Dec-17	1.2	<1	<2	7	<1	0.74
MPR-440	232 St. @ 117 Ave.	12-Dec-17	0.96	<1	<2	7	<1	0.76
MPR-440	232 St. @ 117 Ave.	19-Dec-17	0.76	<1	NA	6	<1	0.72
MPR-440	232 St. @ 117 Ave.	27-Dec-17	0.74	<1	NA	5	<1	0.57
MPR-441	132 Ave. @ Cedar Way	3-Jan-17	0.57	<1	<2	5	<1	0.28
MPR-441	132 Ave. @ Cedar Way	10-Jan-17	0.54	<1	<2	4	<1	0.19
MPR-441	132 Ave. @ Cedar Way	17-Jan-17	0.66	<1	<2	3	<1	0.23
MPR-441	132 Ave. @ Cedar Way	24-Jan-17	0.9	<1	<2	4	<1	0.37
MPR-441	132 Ave. @ Cedar Way	31-Jan-17	0.73	<1	<2	4	<1	0.25
MPR-441	132 Ave. @ Cedar Way	7-Feb-17	0.49	<1	<2	3	<1	0.22
MPR-441	132 Ave. @ Cedar Way	14-Feb-17	0.62	<1	<2	3	<1	0.23
MPR-441	132 Ave. @ Cedar Way	21-Feb-17	0.66	<1	6	5	<1	0.43
MPR-441	132 Ave. @ Cedar Way	28-Feb-17	0.71	<1	<2	5	<1	0.32
MPR-441	132 Ave. @ Cedar Way	7-Mar-17	0.44	<1	2	5	<1	0.29
MPR-441	132 Ave. @ Cedar Way	14-Mar-17	0.43	<1	<2	6	1	0.27
MPR-441	132 Ave. @ Cedar Way	21-Mar-17	0.27	<1	<2	6	<1	0.32
MPR-441	132 Ave. @ Cedar Way	28-Mar-17	0.3	<1	<2	8	<1	0.31

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-441	132 Ave. @ Cedar Way	4-Apr-17	0.35	<1	<2	8	<1	0.32
MPR-441	132 Ave. @ Cedar Way	11-Apr-17	0.18	<1	4	8	<1	0.47
MPR-441	132 Ave. @ Cedar Way	18-Apr-17	0.25	<1	<2	9	<1	0.6
MPR-441	132 Ave. @ Cedar Way	25-Apr-17	0.14	<1	<2	10	<1	0.4
MPR-441	132 Ave. @ Cedar Way	2-May-17	0.07	<1	<2	10	<1	0.25
MPR-441	132 Ave. @ Cedar Way	9-May-17	0.17	<1	<2	12	<1	0.38
MPR-441	132 Ave. @ Cedar Way	16-May-17	0.09	<1	12	12	<1	0.51
MPR-441	132 Ave. @ Cedar Way	23-May-17	0.15	<1	<2	14	<1	0.3
MPR-441	132 Ave. @ Cedar Way	30-May-17	0.27	<1	<2	15	<1	0.43
MPR-441	132 Ave. @ Cedar Way	6-Jun-17	0.22	<1	2	14	<1	0.38
MPR-441	132 Ave. @ Cedar Way	13-Jun-17	0.16	<1	<2	16	<1	0.31
MPR-441	132 Ave. @ Cedar Way	20-Jun-17	0.17	<1	<2	15	<1	2.6
MPR-441	132 Ave. @ Cedar Way	27-Jun-17	0.13	<1	<2	16	<1	0.35
MPR-441	132 Ave. @ Cedar Way	4-Jul-17	0.2	<1	<2	17	<1	0.27
MPR-441	132 Ave. @ Cedar Way	11-Jul-17	0.1	<1	<2	17	<1	0.25
MPR-441	132 Ave. @ Cedar Way	18-Jul-17	0.16	<1	16	17	<1	0.94
MPR-441	132 Ave. @ Cedar Way	25-Jul-17	0.15	<1	2	18	<1	0.24
MPR-441	132 Ave. @ Cedar Way	1-Aug-17	0.19	<1	<2	18	<1	0.55
MPR-441	132 Ave. @ Cedar Way	8-Aug-17	0.04	<1	<2	18.4	<1	0.26
MPR-441	132 Ave. @ Cedar Way	15-Aug-17	0.13	<1	2	19.1	<1	0.34
MPR-441	132 Ave. @ Cedar Way	22-Aug-17	0.08	<1	<2	19	<1	0.21
MPR-441	132 Ave. @ Cedar Way	29-Aug-17	0.16	<1	2	19	<1	0.36
MPR-441	132 Ave. @ Cedar Way	5-Sep-17	0.19	<1	<2	19	<1	0.28
MPR-441	132 Ave. @ Cedar Way	12-Sep-17	0.1	<1	2	17	<1	0.34
MPR-441	132 Ave. @ Cedar Way	19-Sep-17	0	<1	4	18	<1	0.24
MPR-441	132 Ave. @ Cedar Way	26-Sep-17	0.07	<1	<2	17	<1	0.31
MPR-441	132 Ave. @ Cedar Way	3-Oct-17	0.12	<1	120	17	<1	0.34
MPR-441	132 Ave. @ Cedar Way	10-Oct-17	0.12	<1	180	16	<1	0.24
MPR-441	132 Ave. @ Cedar Way	17-Oct-17	0.14	<1	64	15	<1	0.81
MPR-441	132 Ave. @ Cedar Way	24-Oct-17	0.1	<1	100	13	<1	0.48
MPR-441	132 Ave. @ Cedar Way	31-Oct-17	0.12	<1	110	13	<1	0.82
MPR-441	132 Ave. @ Cedar Way	7-Nov-17	0.17	<1	4	11	<1	0.37
MPR-441	132 Ave. @ Cedar Way	14-Nov-17	0.17	<1	66	10	<1	0.32
MPR-441	132 Ave. @ Cedar Way	21-Nov-17	0.11	<1	170	10	<1	0.7
MPR-441	132 Ave. @ Cedar Way	28-Nov-17	0.09	<1	6	10	<1	0.7
MPR-441	132 Ave. @ Cedar Way	5-Dec-17	0.17	<1	12	9	<1	0.64
MPR-441	132 Ave. @ Cedar Way	12-Dec-17	0.19	<1	6	8	<1	0.55
MPR-441	132 Ave. @ Cedar Way	19-Dec-17	0.17	<1	NA	7	<1	0.46
MPR-441	132 Ave. @ Cedar Way	27-Dec-17	0.11	<1	NA	6	<1	0.52

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-442	Princess St. @ Ditton St.	3-Jan-17	0.69	<1	<2	6	<1	0.26
MPR-442	Princess St. @ Ditton St.	10-Jan-17	0.64	<1	<2	5	<1	0.21
MPR-442	Princess St. @ Ditton St.	17-Jan-17	0.69	<1	2	5	<1	0.28
MPR-442	Princess St. @ Ditton St.	24-Jan-17	0.92	<1	<2	5	<1	0.33
MPR-442	Princess St. @ Ditton St.	31-Jan-17	0.81	<1	<2	5	<1	0.27
MPR-442	Princess St. @ Ditton St.	7-Feb-17	0.73	<1	<2	5	<1	0.28
MPR-442	Princess St. @ Ditton St.	14-Feb-17	0.83	<1	<2	4	<1	0.25
MPR-442	Princess St. @ Ditton St.	21-Feb-17	0.54	<1	<2	6	<1	0.32
MPR-442	Princess St. @ Ditton St.	28-Feb-17	0.84	<1	<2	6	<1	0.41
MPR-442	Princess St. @ Ditton St.	7-Mar-17	0.73	<1	<2	5	<1	0.37
MPR-442	Princess St. @ Ditton St.	14-Mar-17	0.79	<1	<2	6	<1	0.29
MPR-442	Princess St. @ Ditton St.	21-Mar-17	0.75	<1	<2	6	<1	0.28
MPR-442	Princess St. @ Ditton St.	28-Mar-17	0.83	<1	<2	7	<1	0.44
MPR-442	Princess St. @ Ditton St.	4-Apr-17	0.78	<1	<2	7	<1	0.37
MPR-442	Princess St. @ Ditton St.	11-Apr-17	0.77	<1	<2	8	<1	0.27
MPR-442	Princess St. @ Ditton St.	18-Apr-17	0.85	<1	<2	8	<1	0.93
MPR-442	Princess St. @ Ditton St.	25-Apr-17	0.74	<1	<2	9	<1	0.43
MPR-442	Princess St. @ Ditton St.	2-May-17	0.68	<1	<2	9	<1	0.32
MPR-442	Princess St. @ Ditton St.	9-May-17	0.84	<1	<2	10	<1	0.25
MPR-442	Princess St. @ Ditton St.	16-May-17	0.64	<1	<2	10	<1	0.24
MPR-442	Princess St. @ Ditton St.	23-May-17	0.66	<1	<2	10	<1	0.45
MPR-442	Princess St. @ Ditton St.	30-May-17	0.75	<1	4	12	<1	0.38
MPR-442	Princess St. @ Ditton St.	6-Jun-17	0.72	<1	<2	12	<1	0.32
MPR-442	Princess St. @ Ditton St.	13-Jun-17	0.6	<1	<2	12	<1	0.33
MPR-442	Princess St. @ Ditton St.	20-Jun-17	0.53	<1	<2	13	<1	0.25
MPR-442	Princess St. @ Ditton St.	27-Jun-17	0.63	<1	2	13	<1	0.34
MPR-442	Princess St. @ Ditton St.	4-Jul-17	0.62	<1	<2	14	<1	0.3
MPR-442	Princess St. @ Ditton St.	11-Jul-17	0.62	<1	<2	15	<1	0.25
MPR-442	Princess St. @ Ditton St.	18-Jul-17	0.66	<1	<2	15	<1	0.34
MPR-442	Princess St. @ Ditton St.	25-Jul-17	0.55	<1	<2	15	<1	0.27
MPR-442	Princess St. @ Ditton St.	1-Aug-17	0.69	<1	<2	16	<1	0.37
MPR-442	Princess St. @ Ditton St.	8-Aug-17	0.69	<1	<2	15.8	<1	0.39
MPR-442	Princess St. @ Ditton St.	15-Aug-17	0.62	<1	<2	16.5	<1	0.21
MPR-442	Princess St. @ Ditton St.	22-Aug-17	0.7	<1	<2	18	<1	0.25
MPR-442	Princess St. @ Ditton St.	29-Aug-17	0.71	<1	<2	17	<1	0.29
MPR-442	Princess St. @ Ditton St.	5-Sep-17	0.83	<1	<2	19	<1	0.24
MPR-442	Princess St. @ Ditton St.	12-Sep-17	0.55	<1	2	18	<1	0.74
MPR-442	Princess St. @ Ditton St.	19-Sep-17	0.46	<1	2	17	<1	0.32
MPR-442	Princess St. @ Ditton St.	26-Sep-17	0.52	<1	<2	16	<1	0.25

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-442	Princess St. @ Ditton St.	3-Oct-17	0.5	<1	12	16	<1	0.25
MPR-442	Princess St. @ Ditton St.	10-Oct-17	0.45	<1	<2	15	<1	0.21
MPR-442	Princess St. @ Ditton St.	17-Oct-17	0.32	<1	<2	14	<1	0.23
MPR-442	Princess St. @ Ditton St.	24-Oct-17	0.64	<1	<2	13	<1	0.42
MPR-442	Princess St. @ Ditton St.	31-Oct-17	0.43	<1	<2	13	<1	0.36
MPR-442	Princess St. @ Ditton St.	7-Nov-17	0.34	<1	2	12	<1	0.37
MPR-442	Princess St. @ Ditton St.	14-Nov-17	0.48	<1	2	10	<1	0.35
MPR-442	Princess St. @ Ditton St.	21-Nov-17	0.43	<1	<2	10	<1	0.57
MPR-442	Princess St. @ Ditton St.	28-Nov-17	0.46	<1	<2	10	<1	0.73
MPR-442	Princess St. @ Ditton St.	5-Dec-17	0.57	<1	<2	9	<1	0.6
MPR-442	Princess St. @ Ditton St.	12-Dec-17	0.55	<1	<2	8	<1	0.58
MPR-442	Princess St. @ Ditton St.	19-Dec-17	0.55	<1	NA	8	<1	0.63
MPR-442	Princess St. @ Ditton St.	27-Dec-17	0.43	<1	NA	7	<1	0.52
MPR-443	216 St. @ Donovan	3-Jan-17	0.95	<1	<2	5	<1	0.28
MPR-443	216 St. @ Donovan	10-Jan-17	0.87	<1	2	4	<1	0.21
MPR-443	216 St. @ Donovan	17-Jan-17	1.01	<1	<2	5	<1	0.36
MPR-443	216 St. @ Donovan	24-Jan-17	1.29	<1	<2	5	<1	0.35
MPR-443	216 St. @ Donovan	31-Jan-17	0.93	<1	<2	5	<1	0.24
MPR-443	216 St. @ Donovan	7-Feb-17	0.98	<1	<2	4	<1	0.29
MPR-443	216 St. @ Donovan	14-Feb-17	0.97	<1	<2	4	<1	0.32
MPR-443	216 St. @ Donovan	21-Feb-17	0.55	<1	<2	5	<1	0.37
MPR-443	216 St. @ Donovan	28-Feb-17	1	<1	<2	5	<1	0.36
MPR-443	216 St. @ Donovan	7-Mar-17	0.81	<1	<2	5	<1	0.29
MPR-443	216 St. @ Donovan	14-Mar-17	0.81	<1	<2	6	<1	0.32
MPR-443	216 St. @ Donovan	21-Mar-17	0.64	<1	2	7	<1	0.29
MPR-443	216 St. @ Donovan	28-Mar-17	0.73	<1	4	7	<1	0.49
MPR-443	216 St. @ Donovan	4-Apr-17	0.72	<1	<2	8	<1	0.36
MPR-443	216 St. @ Donovan	11-Apr-17	0.73	<1	<2	8	<1	0.34
MPR-443	216 St. @ Donovan	18-Apr-17	0.87	<1	<2	8	<1	0.85
MPR-443	216 St. @ Donovan	25-Apr-17	0.95	<1	<2	9	<1	0.52
MPR-443	216 St. @ Donovan	2-May-17	0.73	<1	<2	9	<1	0.33
MPR-443	216 St. @ Donovan	9-May-17	0.77	<1	<2	10	<1	0.27
MPR-443	216 St. @ Donovan	16-May-17	0.64	<1	<2	10	<1	0.33
MPR-443	216 St. @ Donovan	23-May-17	0.77	<1	<2	10	<1	0.51
MPR-443	216 St. @ Donovan	30-May-17	0.82	<1	<2	11	<1	0.33
MPR-443	216 St. @ Donovan	6-Jun-17	0.88	<1	<2	11	<1	0.54
MPR-443	216 St. @ Donovan	13-Jun-17	0.73	<1	<2	12	<1	0.33
MPR-443	216 St. @ Donovan	20-Jun-17	0.74	<1	LA	12	<1	0.38
MPR-443	216 St. @ Donovan	27-Jun-17	0.81	<1	<2	12	<1	0.4

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-443	216 St. @ Donovan	4-Jul-17	0.93	<1	<2	12	<1	0.51
MPR-443	216 St. @ Donovan	11-Jul-17	0.77	<1	<2	14	<1	0.26
MPR-443	216 St. @ Donovan	18-Jul-17	0.87	<1	8	14	<1	0.57
MPR-443	216 St. @ Donovan	25-Jul-17	0.79	<1	<2	15	<1	0.25
MPR-443	216 St. @ Donovan	1-Aug-17	0.87	<1	<2	16	<1	0.3
MPR-443	216 St. @ Donovan	8-Aug-17	0.73	<1	<2	15.5	<1	0.28
MPR-443	216 St. @ Donovan	15-Aug-17	0.8	<1	<2	16	<1	0.21
MPR-443	216 St. @ Donovan	22-Aug-17	0.75	<1	<2	17	<1	0.2
MPR-443	216 St. @ Donovan	29-Aug-17	0.89	<1	<2	16	<1	0.26
MPR-443	216 St. @ Donovan	5-Sep-17	1	<1	<2	18	<1	0.23
MPR-443	216 St. @ Donovan	12-Sep-17	0.72	<1	<2	17	<1	0.27
MPR-443	216 St. @ Donovan	19-Sep-17	0.34	<1	<2	17	<1	0.23
MPR-443	216 St. @ Donovan	26-Sep-17	0.69	<1	<2	17	<1	0.28
MPR-443	216 St. @ Donovan	3-Oct-17	0.77	<1	4	15	<1	0.27
MPR-443	216 St. @ Donovan	10-Oct-17	0.64	<1	<2	14	<1	0.24
MPR-443	216 St. @ Donovan	17-Oct-17	0.61	<1	<2	14	<1	0.43
MPR-443	216 St. @ Donovan	24-Oct-17	0.85	<1	<2	12	<1	0.48
MPR-443	216 St. @ Donovan	31-Oct-17	0.62	<1	<2	12	<1	0.36
MPR-443	216 St. @ Donovan	7-Nov-17	0.77	<1	2	10	<1	0.41
MPR-443	216 St. @ Donovan	14-Nov-17	0.83	<1	<2	9	<1	0.38
MPR-443	216 St. @ Donovan	21-Nov-17	0.78	<1	<2	9	<1	0.65
MPR-443	216 St. @ Donovan	28-Nov-17	0.81	<1	<2	8	<1	0.79
MPR-443	216 St. @ Donovan	5-Dec-17	0.8	<1	<2	8	<1	0.68
MPR-443	216 St. @ Donovan	12-Dec-17	0.68	<1	<2	7	<1	0.53
MPR-443	216 St. @ Donovan	19-Dec-17	0.71	<1	NA	7	<1	0.54
MPR-443	216 St. @ Donovan	27-Dec-17	0.7	<1	NA	5	<1	0.48
MPR-444	Foreman Drive @ 232nd St.	3-Jan-17	0.44	<1	<2	4	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	10-Jan-17	0.62	<1	<2	4	<1	0.18
MPR-444	Foreman Drive @ 232nd St.	17-Jan-17	0.6	<1	<2	4	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	24-Jan-17	0.81	<1	<2	4	<1	0.33
MPR-444	Foreman Drive @ 232nd St.	31-Jan-17	0.61	<1	<2	5	<1	0.29
MPR-444	Foreman Drive @ 232nd St.	7-Feb-17	0.62	<1	<2	4	<1	0.34
MPR-444	Foreman Drive @ 232nd St.	14-Feb-17	0.67	<1	<2	4	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	21-Feb-17	0.58	<1	<2	5	<1	0.4
MPR-444	Foreman Drive @ 232nd St.	28-Feb-17	0.6	<1	<2	5	<1	0.33
MPR-444	Foreman Drive @ 232nd St.	7-Mar-17	0.65	<1	2	5	<1	0.29
MPR-444	Foreman Drive @ 232nd St.	14-Mar-17	0.72	<1	<2	5	<1	0.28
MPR-444	Foreman Drive @ 232nd St.	21-Mar-17	0.57	<1	<2	6	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	28-Mar-17	0.6	<1	<2	7	<1	0.35

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-444	Foreman Drive @ 232nd St.	4-Apr-17	0.68	<1	<2	7	<1	0.41
MPR-444	Foreman Drive @ 232nd St.	11-Apr-17	0.66	<1	<2	7	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	18-Apr-17	0.81	<1	<2	8	<1	0.77
MPR-444	Foreman Drive @ 232nd St.	25-Apr-17	0.61	<1	2	9	<1	0.4
MPR-444	Foreman Drive @ 232nd St.	2-May-17	0.63	<1	<2	9	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	9-May-17	0.61	<1	<2	10	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	16-May-17	0.44	<1	<2	10	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	23-May-17	0.62	<1	<2	10	<1	0.36
MPR-444	Foreman Drive @ 232nd St.	30-May-17	0.5	<1	<2	12	<1	0.49
MPR-444	Foreman Drive @ 232nd St.	6-Jun-17	0.48	<1	<2	12	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	13-Jun-17	0.49	<1	<2	13	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	20-Jun-17	0.44	<1	<2	12	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	27-Jun-17	0.61	<1	<2	12	<1	0.41
MPR-444	Foreman Drive @ 232nd St.	4-Jul-17	0.62	<1	<2	13	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	11-Jul-17	0.6	<1	50	14	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	18-Jul-17	0.56	<1	2	14	<1	0.34
MPR-444	Foreman Drive @ 232nd St.	25-Jul-17	0.5	<1	4	15	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	1-Aug-17	0.64	<1	<2	15	<1	0.81
MPR-444	Foreman Drive @ 232nd St.	8-Aug-17	0.45	<1	<2	15.5	<1	0.33
MPR-444	Foreman Drive @ 232nd St.	15-Aug-17	0.61	<1	<2	15.8	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	22-Aug-17	0.63	<1	<2	16	<1	0.25
MPR-444	Foreman Drive @ 232nd St.	29-Aug-17	0.71	<1	<2	16	<1	0.47
MPR-444	Foreman Drive @ 232nd St.	5-Sep-17	0.74	<1	58	17	<1	0.34
MPR-444	Foreman Drive @ 232nd St.	12-Sep-17	0.67	<1	16	17	<1	0.3
MPR-444	Foreman Drive @ 232nd St.	19-Sep-17	0.44	<1	<2	16	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	26-Sep-17	0.54	<1	6	15	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	3-Oct-17	0.51	<1	<2	15	<1	0.26
MPR-444	Foreman Drive @ 232nd St.	10-Oct-17	0.49	<1	<2	14	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	17-Oct-17	0.47	<1	<2	14	<1	0.19
MPR-444	Foreman Drive @ 232nd St.	24-Oct-17	0.55	<1	<2	12	<1	0.37
MPR-444	Foreman Drive @ 232nd St.	31-Oct-17	0.44	<1	<2	12	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	7-Nov-17	0.44	<1	<2	10	<1	0.41
MPR-444	Foreman Drive @ 232nd St.	14-Nov-17	0.52	<1	<2	9	<1	0.35
MPR-444	Foreman Drive @ 232nd St.	21-Nov-17	0.57	<1	<2	9	<1	0.81
MPR-444	Foreman Drive @ 232nd St.	28-Nov-17	0.47	<1	<2	8	<1	0.68
MPR-444	Foreman Drive @ 232nd St.	5-Dec-17	0.79	<1	<2	8	<1	0.73
MPR-444	Foreman Drive @ 232nd St.	12-Dec-17	0.51	<1	<2	7	<1	0.52
MPR-444	Foreman Drive @ 232nd St.	19-Dec-17	0.65	<1	NA	7	<1	0.51
MPR-444	Foreman Drive @ 232nd St.	27-Dec-17	0.45	<1	NA	5	<1	0.44

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-445	127th Ave. and 266 St.	3-Jan-17	0.98	<1	<2	4	<1	0.45
MPR-445	127th Ave. and 266 St.	10-Jan-17	0.91	<1	<2	5	<1	0.24
MPR-445	127th Ave. and 266 St.	17-Jan-17	1.15	<1	<2	5	<1	0.31
MPR-445	127th Ave. and 266 St.	24-Jan-17	1.32	<1	<2	5	<1	0.58
MPR-445	127th Ave. and 266 St.	31-Jan-17	1.23	<1	<2	5	<1	0.29
MPR-445	127th Ave. and 266 St.	7-Feb-17	1.24	<1	<2	4	<1	0.26
MPR-445	127th Ave. and 266 St.	14-Feb-17	1.32	<1	<2	4	<1	0.26
MPR-445	127th Ave. and 266 St.	21-Feb-17	1.16	<1	<2	5	<1	0.35
MPR-445	127th Ave. and 266 St.	28-Feb-17	0.85	<1	<2	5	<1	0.3
MPR-445	127th Ave. and 266 St.	7-Mar-17	1.15	<1	<2	5	<1	0.27
MPR-445	127th Ave. and 266 St.	14-Mar-17	1.18	<1	<2	6	<1	0.47
MPR-445	127th Ave. and 266 St.	21-Mar-17	0.96	<1	<2	6	<1	0.27
MPR-445	127th Ave. and 266 St.	28-Mar-17	1.26	<1	<2	7	<1	0.31
MPR-445	127th Ave. and 266 St.	4-Apr-17	1.06	<1	<2	7	<1	0.36
MPR-445	127th Ave. and 266 St.	11-Apr-17	0.97	<1	<2	8	<1	0.36
MPR-445	127th Ave. and 266 St.	18-Apr-17	1.06	<1	<2	8	<1	0.43
MPR-445	127th Ave. and 266 St.	25-Apr-17	1	<1	2	9	<1	0.61
MPR-445	127th Ave. and 266 St.	2-May-17	0.86	<1	<2	9	<1	0.29
MPR-445	127th Ave. and 266 St.	9-May-17	0.85	<1	<2	11	<1	0.32
MPR-445	127th Ave. and 266 St.	16-May-17	0.81	<1	<2	11	<1	0.3
MPR-445	127th Ave. and 266 St.	23-May-17	1.02	<1	2	11	<1	0.6
MPR-445	127th Ave. and 266 St.	30-May-17	1.16	<1	<2	13	<1	0.51
MPR-445	127th Ave. and 266 St.	6-Jun-17	0.85	<1	<2	14	<1	0.27
MPR-445	127th Ave. and 266 St.	13-Jun-17	0.92	<1	<2	15	<1	0.4
MPR-445	127th Ave. and 266 St.	20-Jun-17	0.78	<1	<2	14	<1	0.19
MPR-445	127th Ave. and 266 St.	27-Jun-17	0.7	<1	<2	13	<1	0.33
MPR-445	127th Ave. and 266 St.	4-Jul-17	1.07	<1	2	16	<1	0.36
MPR-445	127th Ave. and 266 St.	11-Jul-17	1.04	<1	<2	17	<1	0.31
MPR-445	127th Ave. and 266 St.	18-Jul-17	0.9	<1	<2	18	<1	0.26
MPR-445	127th Ave. and 266 St.	25-Jul-17	1.13	<1	<2	17	<1	0.25
MPR-445	127th Ave. and 266 St.	1-Aug-17	0.7	<1	<2	17	<1	0.37
MPR-445	127th Ave. and 266 St.	8-Aug-17	0.99	<1	<2	18	<1	0.65
MPR-445	127th Ave. and 266 St.	15-Aug-17	1.22	<1	<2	18.6	<1	0.22
MPR-445	127th Ave. and 266 St.	22-Aug-17	0.98	<1	<2	18	<1	0.2
MPR-445	127th Ave. and 266 St.	29-Aug-17	1.29	<1	<2	18	<1	0.29
MPR-445	127th Ave. and 266 St.	5-Sep-17	1.22	<1	<2	19	<1	0.22
MPR-445	127th Ave. and 266 St.	12-Sep-17	1	<1	<2	19	<1	0.24
MPR-445	127th Ave. and 266 St.	19-Sep-17	0.91	<1	2	18	<1	0.2
MPR-445	127th Ave. and 266 St.	26-Sep-17	0.89	<1	2	17	<1	0.27

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-445	127th Ave. and 266 St.	3-Oct-17	0.73	<1	130	16	<1	0.3
MPR-445	127th Ave. and 266 St.	10-Oct-17	0.67	<1	44	15	<1	0.18
MPR-445	127th Ave. and 266 St.	17-Oct-17	0.49	<1	120	14	<1	0.22
MPR-445	127th Ave. and 266 St.	24-Oct-17	0.59	<1	74	13	<1	0.31
MPR-445	127th Ave. and 266 St.	31-Oct-17	0.38	<1	140	13	<1	0.69
MPR-445	127th Ave. and 266 St.	7-Nov-17	0.25	<1	90	12	<1	0.31
MPR-445	127th Ave. and 266 St.	14-Nov-17	0.8	<1	<2	10	<1	0.29
MPR-445	127th Ave. and 266 St.	21-Nov-17	0.45	<1	26	10	<1	0.38
MPR-445	127th Ave. and 266 St.	28-Nov-17	0.71	<1	14	10	<1	0.56
MPR-445	127th Ave. and 266 St.	5-Dec-17	0.83	<1	2	9	<1	0.54
MPR-445	127th Ave. and 266 St.	12-Dec-17	0.85	<1	16	8	<1	0.5
MPR-445	127th Ave. and 266 St.	19-Dec-17	0.85	<1	NA	7	<1	0.51
MPR-445	127th Ave. and 266 St.	27-Dec-17	0.54	<1	NA	7	<1	0.99
MPR-446	128th Ave and Willow Place	3-Jan-17	1.34	<1	34	4	<1	0.3
MPR-446	128th Ave and Willow Place	10-Jan-17	1.14	<1	<2	5	<1	0.28
MPR-446	128th Ave and Willow Place	17-Jan-17	0.81	<1	<2	4	<1	0.25
MPR-446	128th Ave and Willow Place	24-Jan-17	1.29	<1	<2	4	<1	0.44
MPR-446	128th Ave and Willow Place	31-Jan-17	1.09	<1	<2	5	<1	0.53
MPR-446	128th Ave and Willow Place	7-Feb-17	0.94	<1	<2	4	<1	0.34
MPR-446	128th Ave and Willow Place	14-Feb-17	1.05	<1	<2	4	<1	0.3
MPR-446	128th Ave and Willow Place	21-Feb-17	0.99	<1	<2	5	<1	1.2
MPR-446	128th Ave and Willow Place	28-Feb-17	0.9	<1	6	5	<1	0.39
MPR-446	128th Ave and Willow Place	7-Mar-17	0.93	<1	<2	4	<1	0.32
MPR-446	128th Ave and Willow Place	14-Mar-17	0.87	<1	<2	5	<1	0.46
MPR-446	128th Ave and Willow Place	21-Mar-17	0.88	<1	<2	5	<1	0.31
MPR-446	128th Ave and Willow Place	28-Mar-17	0.85	<1	<2	6	<1	0.48
MPR-446	128th Ave and Willow Place	4-Apr-17	0.92	<1	<2	7	<1	0.45
MPR-446	128th Ave and Willow Place	11-Apr-17	0.78	<1	<2	7	<1	0.36
MPR-446	128th Ave and Willow Place	18-Apr-17	0.92	<1	<2	7	<1	0.29
MPR-446	128th Ave and Willow Place	25-Apr-17	0.75	<1	<2	8	<1	0.6
MPR-446	128th Ave and Willow Place	2-May-17	0.76	<1	<2	8	<1	0.47
MPR-446	128th Ave and Willow Place	9-May-17	0.73	<1	<2	10	<1	0.42
MPR-446	128th Ave and Willow Place	16-May-17	0.69	<1	<2	10	<1	0.33
MPR-446	128th Ave and Willow Place	23-May-17	0.78	<1	<2	11	<1	0.44
MPR-446	128th Ave and Willow Place	30-May-17	0.8	<1	<2	13	<1	0.4
MPR-446	128th Ave and Willow Place	6-Jun-17	0.9	<1	<2	13	<1	0.46
MPR-446	128th Ave and Willow Place	13-Jun-17	0.55	<1	<2	13	<1	0.33
MPR-446	128th Ave and Willow Place	20-Jun-17	0.54	<1	2	13	<1	0.68
MPR-446	128th Ave and Willow Place	27-Jun-17	0.59	<1	<2	13	<1	0.3

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-446	128th Ave and Willow Place	4-Jul-17	0.57	<1	<2	14	<1	0.35
MPR-446	128th Ave and Willow Place	11-Jul-17	0.85	<1	<2	15	<1	0.26
MPR-446	128th Ave and Willow Place	18-Jul-17	0.93	<1	<2	15	<1	0.35
MPR-446	128th Ave and Willow Place	25-Jul-17	0.56	<1	<2	15	<1	0.31
MPR-446	128th Ave and Willow Place	1-Aug-17	0.58	<1	<2	16	<1	0.34
MPR-446	128th Ave and Willow Place	8-Aug-17	0.81	<1	520	16.5	<1	0.25
MPR-446	128th Ave and Willow Place	15-Aug-17	0.59	<1	<2	16.4	<1	0.3
MPR-446	128th Ave and Willow Place	22-Aug-17	0.58	<1	<2	17	<1	0.21
MPR-446	128th Ave and Willow Place	29-Aug-17	0.49	<1	2	17	<1	0.42
MPR-446	128th Ave and Willow Place	5-Sep-17	0.86	<1	<2	17	<1	0.21
MPR-446	128th Ave and Willow Place	12-Sep-17	0.77	<1	<2	17	<1	0.58
MPR-446	128th Ave and Willow Place	19-Sep-17	0.67	<1	2	15	<1	0.27
MPR-446	128th Ave and Willow Place	26-Sep-17	1.01	<1	<2	15	<1	0.23
MPR-446	128th Ave and Willow Place	3-Oct-17	0.87	<1	<2	14	<1	0.32
MPR-446	128th Ave and Willow Place	10-Oct-17	0.73	<1	<2	13	<1	0.26
MPR-446	128th Ave and Willow Place	17-Oct-17	1.01	<1	<2	12	<1	0.28
MPR-446	128th Ave and Willow Place	24-Oct-17	0.61	<1	<2	12	<1	0.35
MPR-446	128th Ave and Willow Place	31-Oct-17	0.54	<1	2	12	<1	0.38
MPR-446	128th Ave and Willow Place	7-Nov-17	0.49	<1	<2	9	<1	0.37
MPR-446	128th Ave and Willow Place	14-Nov-17	0.62	<1	<2	9	<1	0.37
MPR-446	128th Ave and Willow Place	21-Nov-17	0.49	<1	<2	8	<1	0.58
MPR-446	128th Ave and Willow Place	28-Nov-17	0.59	<1	<2	9	<1	0.39
MPR-446	128th Ave and Willow Place	5-Dec-17	1	<1	<2	8	<1	0.75
MPR-446	128th Ave and Willow Place	12-Dec-17	1.06	<1	<2	8	<1	0.64
MPR-446	128th Ave and Willow Place	19-Dec-17	1.21	<1	NA	7	<1	0.57
MPR-446	128th Ave and Willow Place	27-Dec-17	0.8	<1	NA	6	<1	0.53
MPR-447	117 Ave. @ 210 St.	3-Jan-17	0.92	<1	<2	5	<1	0.31
MPR-447	117 Ave. @ 210 St.	10-Jan-17	0.76	<1	<2	4	<1	0.26
MPR-447	117 Ave. @ 210 St.	17-Jan-17	0.94	<1	<2	4	<1	0.21
MPR-447	117 Ave. @ 210 St.	24-Jan-17	1.13	<1	<2	4	<1	0.47
MPR-447	117 Ave. @ 210 St.	31-Jan-17	0.84	<1	<2	5	<1	0.22
MPR-447	117 Ave. @ 210 St.	7-Feb-17	0.81	<1	<2	4	<1	0.28
MPR-447	117 Ave. @ 210 St.	14-Feb-17	0.99	<1	<2	4	<1	0.37
MPR-447	117 Ave. @ 210 St.	21-Feb-17	0.59	<1	<2	5	<1	0.47
MPR-447	117 Ave. @ 210 St.	28-Feb-17	0.94	<1	<2	5	<1	0.3
MPR-447	117 Ave. @ 210 St.	7-Mar-17	0.8	<1	<2	5	<1	0.29
MPR-447	117 Ave. @ 210 St.	14-Mar-17	0.8	<1	4	6	<1	0.32
MPR-447	117 Ave. @ 210 St.	21-Mar-17	0.72	<1	<2	6	<1	0.29
MPR-447	117 Ave. @ 210 St.	28-Mar-17	0.85	<1	<2	7	<1	0.53

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-447	117 Ave. @ 210 St.	4-Apr-17	0.83	<1	<2	8	<1	0.35
MPR-447	117 Ave. @ 210 St.	11-Apr-17	0.86	<1	<2	8	<1	0.29
MPR-447	117 Ave. @ 210 St.	18-Apr-17	0.69	<1	<2	8	<1	0.95
MPR-447	117 Ave. @ 210 St.	25-Apr-17	0.86	<1	<2	9	<1	0.41
MPR-447	117 Ave. @ 210 St.	2-May-17	0.8	<1	<2	9	<1	0.3
MPR-447	117 Ave. @ 210 St.	9-May-17	0.83	<1	<2	10	<1	0.26
MPR-447	117 Ave. @ 210 St.	16-May-17	0.69	<1	<2	11	<1	0.29
MPR-447	117 Ave. @ 210 St.	23-May-17	0.64	<1	<2	11	<1	0.37
MPR-447	117 Ave. @ 210 St.	30-May-17	0.74	<1	<2	13	<1	0.31
MPR-447	117 Ave. @ 210 St.	6-Jun-17	0.79	<1	<2	12	<1	0.29
MPR-447	117 Ave. @ 210 St.	13-Jun-17	0.79	<1	<2	12	<1	0.37
MPR-447	117 Ave. @ 210 St.	20-Jun-17	0.75	<1	2	12	<1	0.31
MPR-447	117 Ave. @ 210 St.	27-Jun-17	0.74	<1	<2	13	<1	0.34
MPR-447	117 Ave. @ 210 St.	4-Jul-17	0.79	<1	<2	14	<1	0.37
MPR-447	117 Ave. @ 210 St.	11-Jul-17	0.62	<1	<2	16	<1	0.28
MPR-447	117 Ave. @ 210 St.	18-Jul-17	0.86	<1	<2	15	<1	0.49
MPR-447	117 Ave. @ 210 St.	25-Jul-17	0.72	<1	<2	16	<1	0.28
MPR-447	117 Ave. @ 210 St.	1-Aug-17	0.86	<1	<2	16	<1	0.62
MPR-447	117 Ave. @ 210 St.	8-Aug-17	0.05	<1	<2	16.3	<1	0.26
MPR-447	117 Ave. @ 210 St.	15-Aug-17	0.62	<1	2	17.5	<1	0.24
MPR-447	117 Ave. @ 210 St.	22-Aug-17	0.84	<1	<2	17	<1	0.22
MPR-447	117 Ave. @ 210 St.	29-Aug-17	0.83	<1	<2	17	<1	0.26
MPR-447	117 Ave. @ 210 St.	5-Sep-17	0.89	<1	<2	18	<1	0.25
MPR-447	117 Ave. @ 210 St.	12-Sep-17	0.79	<1	<2	17	<1	0.31
MPR-447	117 Ave. @ 210 St.	19-Sep-17	0.71	<1	<2	17	<1	0.23
MPR-447	117 Ave. @ 210 St.	26-Sep-17	0.84	<1	<2	16	<1	0.32
MPR-447	117 Ave. @ 210 St.	3-Oct-17	0.83	<1	8	16	<1	0.3
MPR-447	117 Ave. @ 210 St.	10-Oct-17	0.74	<1	4	14	<1	0.27
MPR-447	117 Ave. @ 210 St.	17-Oct-17	0.73	<1	<2	14	<1	0.28
MPR-447	117 Ave. @ 210 St.	24-Oct-17	0.93	<1	<2	12	<1	0.45
MPR-447	117 Ave. @ 210 St.	31-Oct-17	0.56	<1	4	12	<1	0.35
MPR-447	117 Ave. @ 210 St.	7-Nov-17	0.69	<1	<2	10	<1	0.39
MPR-447	117 Ave. @ 210 St.	14-Nov-17	0.77	<1	<2	9	<1	0.34
MPR-447	117 Ave. @ 210 St.	21-Nov-17	0.8	<1	<2	9	<1	0.46
MPR-447	117 Ave. @ 210 St.	28-Nov-17	0.7	<1	<2	8	<1	0.75
MPR-447	117 Ave. @ 210 St.	5-Dec-17	0.86	<1	<2	8	<1	0.68
MPR-447	117 Ave. @ 210 St.	12-Dec-17	0.7	<1	<2	7	<1	0.56
MPR-447	117 Ave. @ 210 St.	19-Dec-17	0.68	<1	NA	7	<1	0.53
MPR-447	117 Ave. @ 210 St.	27-Dec-17	0.76	<1	NA	5	<1	0.51

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-448	248th St. & McClure	3-Jan-17	0.69	<1	<2	5	<1	0.25
MPR-448	248th St. & McClure	10-Jan-17	0.55	<1	<2	4	<1	0.22
MPR-448	248th St. & McClure	17-Jan-17	0.62	<1	<2	5	<1	0.33
MPR-448	248th St. & McClure	24-Jan-17	0.94	<1	<2	4	<1	0.56
MPR-448	248th St. & McClure	31-Jan-17	0.7	<1	<2	5	<1	0.28
MPR-448	248th St. & McClure	7-Feb-17	0.75	<1	<2	4	<1	0.28
MPR-448	248th St. & McClure	14-Feb-17	0.85	<1	<2	4	<1	0.35
MPR-448	248th St. & McClure	21-Feb-17	0.84	<1	<2	6	<1	0.35
MPR-448	248th St. & McClure	28-Feb-17	0.94	<1	<2	5	<1	0.32
MPR-448	248th St. & McClure	7-Mar-17	0.87	<1	<2	5	<1	0.37
MPR-448	248th St. & McClure	14-Mar-17	0.8	<1	<2	6	<1	0.33
MPR-448	248th St. & McClure	21-Mar-17	0.67	<1	<2	6	<1	0.27
MPR-448	248th St. & McClure	28-Mar-17	0.66	<1	<2	7	<1	0.42
MPR-448	248th St. & McClure	4-Apr-17	0.71	<1	2	8	<1	0.54
MPR-448	248th St. & McClure	11-Apr-17	0.63	<1	<2	8	<1	0.35
MPR-448	248th St. & McClure	18-Apr-17	0.7	<1	<2	8	<1	0.5
MPR-448	248th St. & McClure	25-Apr-17	0.89	<1	2	9	<1	0.46
MPR-448	248th St. & McClure	2-May-17	0.57	<1	<2	9	<1	0.33
MPR-448	248th St. & McClure	9-May-17	0.54	<1	<2	10	<1	0.35
MPR-448	248th St. & McClure	16-May-17	0.63	<1	<2	11	<1	0.32
MPR-448	248th St. & McClure	23-May-17	0.57	<1	<2	13	<1	0.34
MPR-448	248th St. & McClure	30-May-17	0.59	<1	<2	14	<1	0.44
MPR-448	248th St. & McClure	6-Jun-17	0.46	<1	<2	13	<1	0.34
MPR-448	248th St. & McClure	13-Jun-17	0.64	<1	<2	14	<1	0.31
MPR-448	248th St. & McClure	20-Jun-17	0.45	<1	<2	14	<1	0.35
MPR-448	248th St. & McClure	27-Jun-17	0.4	<1	<2	13	<1	0.37
MPR-448	248th St. & McClure	4-Jul-17	0.45	<1	<2	14	<1	0.33
MPR-448	248th St. & McClure	11-Jul-17	0.64	<1	<2	16	<1	0.32
MPR-448	248th St. & McClure	18-Jul-17	0.7	<1	<2	17	<1	0.34
MPR-448	248th St. & McClure	25-Jul-17	0.7	<1	<2	16	<1	0.26
MPR-448	248th St. & McClure	1-Aug-17	0.81	<1	2	17	<1	0.59
MPR-448	248th St. & McClure	8-Aug-17	0.78	<1	<2	17.1	<1	0.23
MPR-448	248th St. & McClure	15-Aug-17	0.64	<1	<2	17.8	<1	0.29
MPR-448	248th St. & McClure	22-Aug-17	0.59	<1	<2	18	<1	0.26
MPR-448	248th St. & McClure	29-Aug-17	0.77	<1	2	18	<1	0.29
MPR-448	248th St. & McClure	5-Sep-17	0.72	<1	<2	18	<1	0.24
MPR-448	248th St. & McClure	12-Sep-17	0.51	<1	<2	18	<1	0.38
MPR-448	248th St. & McClure	19-Sep-17	0.54	<1	2	18	<1	0.22
MPR-448	248th St. & McClure	26-Sep-17	0.74	<1	<2	16	<1	0.28

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-448	248th St. & McClure	3-Oct-17	0.57	<1	<2	16	<1	0.28
MPR-448	248th St. & McClure	10-Oct-17	0.79	<1	<2	15	<1	0.22
MPR-448	248th St. & McClure	17-Oct-17	0.59	<1	<2	14	<1	0.25
MPR-448	248th St. & McClure	24-Oct-17	0.54	<1	<2	13	<1	0.39
MPR-448	248th St. & McClure	31-Oct-17	0.44	<1	<2	12	<1	0.41
MPR-448	248th St. & McClure	7-Nov-17	0.55	<1	2	11	<1	0.4
MPR-448	248th St. & McClure	14-Nov-17	0.62	<1	<2	10	<1	0.29
MPR-448	248th St. & McClure	21-Nov-17	0.41	<1	6	10	<1	0.37
MPR-448	248th St. & McClure	28-Nov-17	0.42	<1	<2	9	<1	0.58
MPR-448	248th St. & McClure	5-Dec-17	0.51	<1	<2	9	<1	0.73
MPR-448	248th St. & McClure	12-Dec-17	0.46	<1	<2	7	<1	0.57
MPR-448	248th St. & McClure	19-Dec-17	0.5	<1	NA	7	<1	0.56
MPR-448	248th St. & McClure	27-Dec-17	0.56	<1	NA	6	<1	0.49
MPR-449	Meadow Brook North of Douglas	3-Jan-17	0.09	<1	2	5	<1	0.2
MPR-449	Meadow Brook North of Douglas	10-Jan-17	0.16	<1	<2	6	<1	0.24
MPR-449	Meadow Brook North of Douglas	17-Jan-17	0.14	<1	6	5	<1	0.2
MPR-449	Meadow Brook North of Douglas	24-Jan-17	0.36	<1	<2	5	<1	0.39
MPR-449	Meadow Brook North of Douglas	31-Jan-17	0.2	<1	<2	5	<1	0.25
MPR-449	Meadow Brook North of Douglas	7-Feb-17	0.24	<1	<2	4	<1	0.22
MPR-449	Meadow Brook North of Douglas	14-Feb-17	0.28	<1	<2	4	<1	0.23
MPR-449	Meadow Brook North of Douglas	21-Feb-17	0.24	<1	<2	6	<1	0.34
MPR-449	Meadow Brook North of Douglas	28-Feb-17	0.6	<1	<2	6	<1	0.32
MPR-449	Meadow Brook North of Douglas	7-Mar-17	0.49	<1	<2	6	<1	0.27
MPR-449	Meadow Brook North of Douglas	14-Mar-17	0.53	<1	<2	7	<1	0.4
MPR-449	Meadow Brook North of Douglas	21-Mar-17	0.43	<1	2	7	<1	0.29
MPR-449	Meadow Brook North of Douglas	28-Mar-17	0.5	<1	<2	8	<1	0.44
MPR-449	Meadow Brook North of Douglas	4-Apr-17	0.47	<1	<2	8	<1	0.31
MPR-449	Meadow Brook North of Douglas	11-Apr-17	0.42	<1	<2	9	<1	0.29
MPR-449	Meadow Brook North of Douglas	18-Apr-17	0.74	<1	<2	8	<1	2.4
MPR-449	Meadow Brook North of Douglas	25-Apr-17	0.47	<1	2	10	<1	0.4
MPR-449	Meadow Brook North of Douglas	2-May-17	0.43	<1	<2	10	<1	0.24
MPR-449	Meadow Brook North of Douglas	9-May-17	0.44	<1	<2	12	<1	0.29
MPR-449	Meadow Brook North of Douglas	16-May-17	0.3	<1	<2	12	<1	0.27
MPR-449	Meadow Brook North of Douglas	23-May-17	0.33	<1	<2	12	<1	0.37
MPR-449	Meadow Brook North of Douglas	30-May-17	0.47	<1	<2	13	<1	0.27
MPR-449	Meadow Brook North of Douglas	6-Jun-17	0.32	<1	<2	14	<1	0.3
MPR-449	Meadow Brook North of Douglas	13-Jun-17	0.29	<1	<2	15	<1	0.25
MPR-449	Meadow Brook North of Douglas	20-Jun-17	0.3	<1	<2	15	<1	0.28
MPR-449	Meadow Brook North of Douglas	27-Jun-17	0.27	<1	<2	15	<1	0.43

Sample name	Sample reported name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mLs	HPC CFU/mls	Temp °C	Total Coliform MF/100 mLs	Turb. NTU
MPR-449	Meadow Brook North of Douglas	4-Jul-17	0.36	<1	<2	16	<1	0.3
MPR-449	Meadow Brook North of Douglas	11-Jul-17	0.38	<1	4	17	<1	0.25
MPR-449	Meadow Brook North of Douglas	18-Jul-17	0.58	<1	<2	17	<1	0.25
MPR-449	Meadow Brook North of Douglas	25-Jul-17	0.37	<1	2	18	<1	0.21
MPR-449	Meadow Brook North of Douglas	1-Aug-17	0.31	<1	2	18	<1	0.28
MPR-449	Meadow Brook North of Douglas	8-Aug-17	0.51	<1	2	17.8	<1	0.2
MPR-449	Meadow Brook North of Douglas	15-Aug-17	0.43	<1	28	18.8	<1	0.24
MPR-449	Meadow Brook North of Douglas	22-Aug-17	0.34	<1	<2	19	<1	0.2
MPR-449	Meadow Brook North of Douglas	29-Aug-17	0.67	<1	<2	17	<1	0.31
MPR-449	Meadow Brook North of Douglas	5-Sep-17	0.61	<1	<2	19	<1	0.22
MPR-449	Meadow Brook North of Douglas	12-Sep-17	0.33	<1	<2	19	<1	0.33
MPR-449	Meadow Brook North of Douglas	19-Sep-17	0.2	<1	<2	19	<1	0.23
MPR-449	Meadow Brook North of Douglas	26-Sep-17	0.32	<1	<2	18	<1	0.22
MPR-449	Meadow Brook North of Douglas	3-Oct-17	0.35	<1	<2	18	<1	0.22
MPR-449	Meadow Brook North of Douglas	10-Oct-17	0.29	<1	6	16	<1	0.22
MPR-449	Meadow Brook North of Douglas	17-Oct-17	0.2	<1	<2	16	<1	0.24
MPR-449	Meadow Brook North of Douglas	24-Oct-17	0.25	<1	<2	15	<1	0.34
MPR-449	Meadow Brook North of Douglas	31-Oct-17	0.3	<1	<2	14	<1	0.31
MPR-449	Meadow Brook North of Douglas	7-Nov-17	0.25	<1	2	13	<1	0.35
MPR-449	Meadow Brook North of Douglas	14-Nov-17	0.24	<1	<2	11	<1	0.28
MPR-449	Meadow Brook North of Douglas	21-Nov-17	0.3	<1	<2	11	<1	0.71
MPR-449	Meadow Brook North of Douglas	28-Nov-17	0.26	<1	<2	11	<1	0.63
MPR-449	Meadow Brook North of Douglas	5-Dec-17	0.37	<1	2	10	<1	0.52
MPR-449	Meadow Brook North of Douglas	12-Dec-17	0.31	<1	<2	9	<1	0.52
MPR-449	Meadow Brook North of Douglas	19-Dec-17	0.35	<1	NA	9	<1	0.49
MPR-449	Meadow Brook North of Douglas	27-Dec-17	0.21	<1	NA	8	<1	0.41

Appendix H: Preventing Water-Borne Infections for People with Weakened Immune Systems



HealthLinkBC



Number 56
June 2013

Preventing Water-Borne Infections For People with Weakened Immune Systems

Who is at higher risk from water-borne infections?

People with very weak immune systems who are at higher risk of certain water-borne diseases include those with:

- HIV infection who have a CD4⁺ count of less than 100 cells/mm³;
- lymphoma or leukemia (hematological malignancies) who are being actively treated or have been in remission and off treatment for less than 1 year;
- hematopoietic stem cell transplant recipients; and
- people born with diseases that severely affect their immune systems.

Some people with weakened immune systems, such as those with certain types of cancers or taking certain medications, may not be at higher risk of severe water-borne diseases. These people do not need to take extra precautions with their drinking water.

Ask your health care provider how weak your immune system is, and whether you need to take extra precautions.

How can drinking water become contaminated?

Drinking water can contain different organisms, including bacteria, viruses and parasites, which can cause disease. These organisms can exist in the source water such as lake water and survive through treatment, or they can enter the water supply in the distribution system. Well water can be contaminated if the well is not built properly or if it draws on water from the surface of the ground, such as shallow wells or wells drilled in fractured rock. Surface water, such as

rivers, lakes and streams, can also contain disease-causing organisms from animal feces. If you have a weak immune system, you should not drink water from surface sources or wells potentially contaminated by surface water such as dug wells, unless the water has been treated to remove or inactivate at least 99.9 per cent of parasites (protozoa), 99.99 per cent of viruses and all harmful bacteria.

Most community water systems in B.C. have effective treatment, such as disinfection or chlorination, against bacteria and viruses. However, in many cases, treatment may not provide a 99.9 per cent reduction in infectious parasites. Some water systems and many private supplies have no treatment at all. If the water you drink has not been disinfected, please refer to HealthLinkBC File [#49b How to Disinfect Drinking Water](#).

How can I further treat disinfected water?

People with very weak immune systems need to take extra precautions with their drinking water.

Boiling: If your water supply has already been disinfected, bring the water to a full boil to inactivate any *Cryptosporidium* parasites - a major concern for people with weakened immune systems. For more information, see HealthLinkBC File [#48 Cryptosporidium Infection](#).

If the water has not already been disinfected, bring the water to a full boil for at least 1 minute. This will kill or inactivate bacteria, viruses and parasites. At elevations over 2,000 meters (6,500 feet), boil water for at least 2 minutes to disinfect it.

Do not drink or use tap water to brush your teeth, rinse your mouth, mix drinks or make ice cubes without boiling it first.

Please note that boiling water will get rid of viruses, bacteria and parasites but not chemicals which may be found in the water.

Reverse Osmosis (RO): RO is effective against all disease-causing organisms and many chemical contaminants. Unless it has a high capacity, it will only produce small amounts of water and waste a large volume. Speak to a water treatment specialist to see if this is the best option for you.

Ultraviolet (UV) Treatment: UV light will kill many disease-causing organisms, and is effective against almost all parasites. UV will not kill some bacterial spores and some viruses, so it should not be used unless the water supply is at least disinfected. UV treatment units should meet NSF Standard #55A.

Filters: Filters do not remove bacteria and viruses and should not be used unless the water supply is disinfected first.

If you plan to install a drinking water filter in your home, you will need a system labeled as Absolute 1 micron or smaller, and labeled as meeting ANSI/NSF International Standard #53 for removal of parasites.

Jug-type filters, such as a Brita®, which sit in a jug and allow water to trickle through, and some tap-mounted and built-in devices are not an appropriate solution. The jug filter models are not effective in removing many disease-causing organisms.

Can I drink bottled water?

Bottled water in B.C. may or may not have been treated. If you have a very weak immune system, check with the bottling company to find out what treatment, if any, it has had. Bottled water that has been properly treated using one of the methods list above can be used for drinking, brushing teeth,

making ice cubes and for recipes where water is used but not boiled, such as cold soups.

For More Information

For more information, including the level of treatment in your local water system, please contact:

- your drinking water purveyor or supplier; or
- the local environmental health officer or drinking water officer; or
- visit www.health.gov.bc.ca/protect/dw_ha_contacts.html.

Please also see the following HealthLinkBC Files:

- [#49a Water-borne Diseases in British Columbia](#)
- [#49b How to Disinfect Drinking Water](#)
- [#69b Formula Feeding Your Baby: Safely Preparing and Storing Formula.](#)

For more HealthLinkBC File topics, visit www.HealthLinkBC.ca/healthfiles or your local public health unit.

Click on www.HealthLinkBC.ca or call 8-1-1 for non-emergency health information and services in B.C.

For deaf and hearing-impaired assistance, call 7-1-1 in B.C.

Translation services are available in more than 130 languages on request.



ImmunizeBC

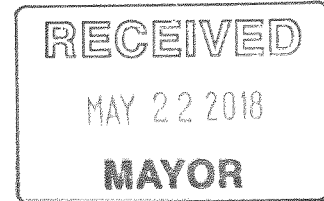


BC Centre for Disease Control
An agency of the Provincial Health Services Authority

900 *Correspondence*

May 18, 2018

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC
V2X 6A9



Dear Mayor Nicole Read and Council,

It is my pleasure to invite you to the Annual General Meeting (AGM) of the Shareholders of E-Comm, to be held in the E-Comm Centre on Thursday, June 21, 2018 at 10:00 a.m. As shareholder representatives are required to sign in, we respectfully request that your representative arrive 15–20 minutes early to sign in and collect voting cards.

The enclosed package contains your copy of the Notice of Meeting, your Proxy for the Annual General Meeting if a representative of your organization is unable to attend, the Audited Financial Statements for the year ended December 31, 2017, and the minutes of the 2017 Annual General Meeting.

E-Comm's 2017 Annual Report will be distributed to shareholders at the Annual General Meeting and additional copies will be mailed thereafter.

We would appreciate it if you would please provide E-Comm with the name of the individual who will attend the meeting as your voting representative, if you have not done so already, prior to the date of the meeting. Please advise your delegate to bring photo identification with them as the E-Comm Centre is a secure facility.

If you are unable to send a representative, we urge you to take all necessary steps to have your shares represented. To vote your shares, please appoint a Proxy: sign and date the enclosed Proxy form and return it as soon as possible. **Your signed proxy must arrive at E-Comm by 10:00 am on June 19, 2018 to be valid (contact details are contained in the notice of meeting attached).**

Should you have any questions about the AGM, please contact jody.robertson@ecomm911.ca or by telephone at 604-215-4956.

Sincerely,

Doug Campbell
Chair, E-Comm Board of Directors

Enclosures

- *Notice of Meeting*
- *Minutes of June 22, 2017 Annual General Meeting*
- *Audited Financial Statements Year-ended December 31, 2017*
- *Form of Proxy*

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E-Comm Emergency Communications for British Columbia Incorporated


NOTICE IS HEREBY GIVEN that the Annual General Meeting of the Members of E-Comm *Emergency Communications for British Columbia Incorporated* (the "Company") will be held at E-Comm, 3301 East Pender Street, Vancouver, British Columbia on Thursday, June 21, 2018 at the hour of 10:00 a.m. for the following purposes:

1. To receive, consider and approve the minutes from the Annual General Meeting held June 22, 2017.
2. To receive the Financial Statements for the Company for the period ended December 31, 2017 and the report of the auditors thereon.
3. To appoint the auditors of the Company for the ensuing year, and to authorize the Directors to fix the remuneration to be paid to the auditors.
4. To set the number of Directors for the ensuing year.
5. To elect Directors to hold office until the close of the next Annual General Meeting.
6. To receive the Annual Report (Report of the Directors).
7. To transact such other business as may properly come before the meeting or any adjournments or postponements thereof.

Pursuant to the Articles of the Company any entity that is a member of the Company may authorize such person as it thinks fit to act as its representative at any general meeting or class meeting. **Please provide the Company with the name of your representative at least 7 days prior to the date of the meeting.** If a member is unable to send a representative to attend the meeting in person, then that member may appoint a proxyholder to attend and vote for it at the meeting. If you wish to appoint a proxyholder, then you must complete and sign the enclosed form of proxy and deliver it to the Company at 3301 East Pender Street, Vancouver, BC V5K 5J3, Attention: Jody Robertson, **no less than 48 hours prior to the meeting.**

DATED at Vancouver, British Columbia this 18 day of May, 2018.

BY ORDER OF THE BOARD



Jody Robertson
Corporate Secretary

Enclosures:

1. Minutes of June 22, 2017 Annual General Meeting.
2. Audited Financial Statements for the period ended December 31, 2017 and the report of the Auditors thereon.
3. Form of Proxy.

Minutes of the Annual General Meeting of

E-Comm, *Emergency Communications for British Columbia Incorporated* (the "Company"), held June 22, 2017, at the hour of 10:00 a.m. at E-Comm, 3301 East Pender Street, Vancouver, British Columbia

* * * * *

Shareholders of the Company present or represented

- Abbotsford Police Board *by proxy*
- City of Coquitlam
- Corporation of Delta
- Delta Police Board
- BC Emergency Health Services
- Village of Lions Bay
- City of Maple Ridge *by proxy*
- City of New Westminster
- New Westminster Police Board
- City of North Vancouver *by proxy*
- District of North Vancouver
- City of Pitt Meadows
- City of Port Moody
- Port Moody Police Board
- City of Richmond
- City of Surrey
- SCBCTAPS Board
- City of Vancouver
- Vancouver Police Board
- Metro Vancouver
- District of West Vancouver
- West Vancouver Police Board

Meeting Chair

Doug Campbell, Chair, E-Comm Board of Directors

Management Present

David Guscott, President & CEO
Jody Robertson, Corporate Secretary

Also Present

Brian Szabo, Auditor, KPMG
Robert Pakrul, Solicitor, Alexander, Holburn, Beaudin & Lang LLP
Ryan Howe, Solicitor, Alexander, Holburn, Beaudin & Lang LLP

Guests

E-Comm Staff
Greg Best, Sales Executive, TELUS
Bob Gehl, COO, PRIMECorp

Recording Secretary

Jody Robertson

1. INTRODUCTION

E-Comm Board Chair Doug Campbell welcomed shareholders and guests to the 2017 Annual General Meeting. Mr. Campbell provided an overview of the meeting agenda and introduced Mr. Guscott, Ms. Robertson, Mr. Pakrul and Mr. Howe.

2. FORMALITIES AND CALL MEETING TO ORDER

Call to Order

The Annual General Meeting was formally called to order at 10:00 a.m. Mr. Campbell, upon hearing no objection, appointed Jody Robertson, Corporate Secretary to act as Secretary of the Meeting.

Chair Campbell advised that the procedures followed at the Annual General Meeting are governed by the Articles of E-Comm, the Third Restatement of Members' Agreement, the British Columbia Business Corporations Act and the rules of order usually followed for meetings of Canadian companies.

Registration of Proxies

Section 11.6 of the Company's Articles requires that all proxies for the meeting be delivered to the Company no less than 48 hours before the start of the meeting. All proxies delivered in accordance with those requirements were registered for use at the meeting.

There were 21 Class A Shareholders in attendance holding a total of 25 Class A shares in person or by proxy. The Secretary also reported that although non-voting, there were 15 Class B shares also represented.

3. NOTICE OF MEETING

The Notice calling this meeting was sent to all Members of record as of May 23, 2017, in addition to the Auditor of E-Comm, the RCMP and the Ministry of Public Safety and Solicitor General.

The shareholders waived formal reading of the notice of meeting.

With notice having been duly given and a quorum being present, the Chair declared the meeting to be duly constituted for the transaction of business.

4. ESTABLISH QUORUM

Article 10.3 of the Company's Articles states that the quorum for the transaction of business at a meeting of shareholders is "...two persons present and being, or representing by proxy, Members holding not less than 20% of the outstanding Class A Shares or other Shares entitled to be voted at the meeting" [6 of 28 Class A shares]. The Chair was advised that a quorum was present as required as defined by the Articles of the Company.

5. MINUTES OF THE LAST ANNUAL GENERAL MEETING OF MEMBERS

The minutes from the 2016 Annual General Meeting of Members held on June 16, 2016 meeting were previously circulated.

MOVED and SECONDED

5.1 THAT the minutes of the June 16, 2016 Annual General Meeting, be and are hereby approved and adopted.

CARRIED UNANIMOUSLY

6. PRESENTATION OF FINANCIAL STATEMENTS FOR THE COMPANY

The Financial Statements for the fiscal year ended December 31, 2016 and the Auditors Report were mailed to all shareholders with the Notice of Meeting. The Chair asked if anyone had any questions regarding the financial statements. Hearing none, the financial statements of the Company for its fiscal period ended December 31, 2016 were received by the shareholders as presented.

7. APPOINTMENT OF AUDITORS

The *BC Corporations Act* requires the shareholders of every company to appoint an auditor or to waive that appointment. The Chair called for a motion to appoint KPMG LLP, Chartered Accountants, as auditors of E-Comm until the next Annual General Meeting or until their successors are duly appointed.

MOVED and SECONDED

- 7.1 THAT** KPMG LLP, be and is hereby appointed as auditors for the Company at a remuneration to be fixed by the Board of Directors until the next Annual General Meeting or until their successors are duly appointed.

CARRIED UNANIMOUSLY

8. DETERMINATION OF THE NUMBER, AND ELECTION OF DIRECTORS

Under the Members' Agreement and Articles of E-Comm, the Members of E-Comm designate the number of directors to be elected. Directors are nominated by the Members and the Ministry of Public Safety and Solicitor General. In addition, four independent directors are nominated by the outgoing Board of Directors.

Chair Campbell advised that shareholders will determine the number of directors for the upcoming year at 19.

E-Comm has received the names of 19 nominees proposed by the Members and the Ministry of Public Safety and Solicitor General in accordance with the Members Agreement, and the names of four independent director nominees proposed by the Board of Directors for a total of 19 directors.

MOVED AND SECONDED

- 8.1 THAT** the number of directors for the ensuing year be fixed at 19 and that the 19 persons nominated as directors as read by Bill McNulty, be elected as directors of the Company to hold office until the next annual meeting of the Company or until their successors are elected or appointed.

Name of Member or Designated Group	Name of Nominee(s)
BC Emergency Health Services	Neil Lilley
City of Vancouver	Paul Mochrie
Vancouver Police Board	Warren Lemcke

Name of Member or Designated Group	Name of Nominee(s)
Independent Police Boards: Abbotsford Port Moody District of West Vancouver City of New Westminster Transit Police	Jack McGee
District of West Vancouver North Vancouver City North Vancouver District Village of Lions Bay	Richard Walton
City of Coquitlam City of Port Moody City of Port Coquitlam City of New Westminster Village of Belcarra	Mary Trentadue
City of Richmond	Bill McNulty
Corporation of Delta Delta Police Board	Karl Preuss
City of White Rock Township of Langley City of Surrey	Jack Froese Terry Waterhouse
District of Maple Ridge City of Pitt Meadows	Bruce Bell
RCMP	Lois Karr
Metro Vancouver	Raymond Louie
Provincial Government	Becky Denlinger Mark Sieben
Independent Directors	Doug Campbell Barry Forbes Anne Kinvig Denise Nawata

CARRIED UNANIMOUSLY

9. ANNUAL REPORT (REPORT OF THE DIRECTORS)

In the Report of the Directors, the Chair highlighted multiple significant milestones and achievements for E-Comm in 2016 including:

- First point of contact for 9-1-1 callers in the Upper Fraser Valley
- Delta Police Department emergency call-taking and dispatch transitioned to E-Comm
- Port Moody Police Department integrated its dispatch with E-Comm
- Expanded Text with 9-1-1 service to communities in the Central, Southern, and Northern Interior regions

- Peace River Regional District announced E-Comm would become the 9-1-1 primary PSAP
- Simulation exercises with New Westminster Police Department carried out using “live” dispatch channels and phone lines
- Completion of a state-of-the-art redundant data centre located outside the Lower Mainland
- Partnered with Capital Region Emergency Service Telecommunications to enable interconnection of radio systems in the future
- 1.36 million emergency calls placed to E-Comm, 98% were answered in five seconds or less
- The number of radio transmissions averaged 11 million each month
- 91% public confidence in E-Comm services
- Next Generation Radio Program key milestones in 2016 included:
 - Agreements with three radio suppliers
 - Radio programming and extensive field testing of more than 8,000 radios
 - Completion of network design
 - 50% increase in radio sites for a total of 44 across Metro Vancouver and Abbotsford
 - Training for implementation of new consoles
- CRTC public consultations regarding Next Generation 9-1-1 and other potential initiatives such as Wireless Public Alerting
- Expanded gym facilities at Pender Street location

The 2016 Annual Report of the Company was made available to all shareholders in attendance. The Chair acknowledged the contribution of E-Comm President and CEO, David Guscott, who retires on August 31, 2017.

10. OTHER BUSINESS

No additional items were tabled for consideration.

11. TERMINATION OF MEETING

The meeting was declared concluded at 10:47 a.m.

certified approved,

Doug Campbell, Chair

Jody Robertson, Corporate Secretary

Financial Statements of

**E-COMM EMERGENCY COMMUNICATIONS
FOR BRITISH COLUMBIA INCORPORATED**

Year ended December 31, 2017



KPMG LLP
Metro Tower I
4710 Kingsway, Suite 2400
Burnaby BC V5H 4M2
Canada
Telephone (604) 527-3600
Fax (604) 527-3636

INDEPENDENT AUDITORS' REPORT

To the Shareholders of E-Comm Emergency Communications for
British Columbia Incorporated

We have audited the accompanying financial statements of E-Comm Emergency Communications for British Columbia Incorporated, which comprise the statement of financial position as at December 31, 2017, the statements of operations and net assets and cash flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on our judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, we consider internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of E-Comm Emergency Communications for British Columbia Incorporated as at December 31, 2017 and its results of operations and its cash flows for the year then ended in accordance with Canadian accounting standards for not-for-profit organizations.

KPMG LLP

Chartered Professional Accountants

April 26, 2018
Burnaby, Canada

KPMG LLP is a Canadian limited liability partnership and a member firm of the KPMG network of independent Member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity. KPMG Canada provides services to KPMG LLP.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Statement of Financial Position

December 31, 2017, with comparative information for 2016

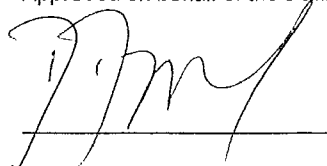
	2017	2016
Assets		
Current assets:		
Cash and cash equivalents	\$ 16,254,962	\$ 12,294,717
Accounts receivable	2,549,279	1,404,950
Prepaid expenses	1,718,007	1,534,561
Investment in direct finance leases receivable (note 5)	5,717,950	2,691,887
	26,240,198	17,926,115
Investment in PRIMECorp (note 2(a))	1	1
Debt reserve fund (note 3)	2,077,393	1,693,866
Costs recoverable from future billings	870,536	8,721,722
Long-term portion of prepaid land lease	1,994,949	2,020,202
Long-term portion of prepaid expenses	1,709,377	865,195
Long-term receivable for decommissioned assets (note 4)	110,823	128,447
Long-term portion of investment in direct finance leases receivable (note 5)	25,065,694	4,031,521
Tangible capital assets (note 6)	57,451,390	51,689,237
	\$ 115,520,361	\$ 87,076,306

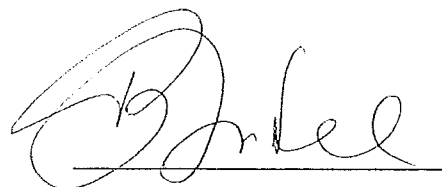
Liabilities and Net Assets

Current liabilities:		
Accounts payable and accrued liabilities (note 7)	\$ 16,805,645	\$ 14,249,218
Accrued interest payable	1,394,447	1,154,170
Deferred revenue	209,496	234,137
Current portion of long-term debt (note 8)	13,160,469	8,784,640
Other liabilities (note 9)	13,955,223	15,413,707
	45,525,280	39,835,872
Long-term debt (note 8)	65,287,147	43,441,372
Asset retirement obligation (note 10)	2,353,052	2,193,837
	113,165,479	85,471,081
Net assets:		
Share capital (note 11)	520	510
Unrestricted net assets	2,354,362	1,604,715
	2,354,882	1,605,225
Commitments (note 13)		
Contingency (note 3)		
	\$ 115,520,361	\$ 87,076,306

See accompanying notes to financial statements.

Approved on behalf of the Board:

 Director

 Director

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Statement of Operations and Net Assets

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
Revenue:		
Radio system	\$ 14,829,938	\$ 11,208,037
Consolidated dispatch system	25,322,845	23,842,235
Contract service fees and miscellaneous revenue	7,380,086	7,158,953
9-1-1 call taking system	6,386,698	6,026,743
CAD system	1,379,190	1,401,236
Records management system	1,077,026	1,081,882
Financing revenue from direct finance leases	511,586	566,914
Tenant recoveries rental	452,080	451,990
Interest income	282,386	209,596
	57,621,835	51,947,586
Direct operating expenses:		
Salaries and benefits	39,901,047	38,179,910
Maintenance and technology	4,492,675	3,496,559
Premises	1,978,952	1,870,970
Professional fees	763,993	581,631
Employee related	1,089,012	727,371
Office supplies and communication	512,601	436,894
Other	429,014	255,868
	49,167,294	45,549,203
Other expenses:		
Amortization	5,847,879	3,306,771
Interest on long-term debt	1,710,967	1,812,076
Accretion of asset retirement obligation	79,474	129,650
Write-down of equipment	77,722	26,595
(Gain)/Loss on revaluation of asset retirement obligation	(11,148)	28,869
	7,704,894	5,303,961
	56,872,188	50,853,164
Excess of revenue over expenses	749,647	1,094,422
Net assets, beginning of year	1,604,715	510,293
Net assets, end of year	\$ 2,354,362	\$ 1,604,715

See accompanying notes to financial statements.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Statement of Cash Flows

Year ended December 31, 2017, with comparative information for 2016

	2017	2016
Cash provided by (used in):		
Operating:		
Excess of revenue over expenses	\$ 749,647	\$ 1,094,422
Items not involving cash:		
Amortization of capital assets	5,689,382	3,154,203
Amortization of prepaid land lease	25,253	25,252
Accretion of asset retirement obligation	79,474	129,650
Asset retirement obligation additions	90,889	317,442
Adjustment due to revaluation of ARO	(11,148)	28,869
Amortization of deferred financing costs	133,244	127,316
Interest earned on debt reserve fund	(34,797)	(46,058)
Interest earned on investment in direct finance leases receivable	(511,586)	(566,914)
Write-down of equipment	77,722	26,595
Changes in non-cash operating items:		
Accounts receivable	(1,126,705)	1,678,335
Prepaid expenses	(1,027,628)	(798,362)
Costs recoverable from future billings	7,851,186	3,785,631
Accounts payable and accrued liabilities	2,796,704	(1,503,545)
Deferred revenue	(24,641)	(60,396)
Other liabilities	(1,458,484)	2,119,302
	13,298,512	9,511,742
Financing:		
Proceeds from long term debt	34,873,000	-
Proceeds from issuance of share capital	10	-
Repayment of long-term debt	(8,784,640)	(3,474,311)
	26,088,370	(3,474,311)
Investments:		
Debt reserve fund	(348,730)	-
Acquisition and construction of capital assets	(11,529,258)	(21,293,769)
Payments received on direct finance leases receivable	3,451,370	3,781,757
Acquisition of assets for direct finance leases	(27,000,019)	(1,401,228)
	(35,426,637)	(18,913,240)
Increase (decrease) in cash and cash equivalents	3,960,245	(12,875,809)
Cash and cash equivalents, beginning of year	12,294,717	25,170,526
Cash and cash equivalents, end of year	\$ 16,254,962	\$ 12,294,717
Interest paid	\$ 4,620,505	\$ 4,613,916

See accompanying notes to financial statements.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements

Year ended December 31, 2017

1. Operations:

E-Comm Emergency Communications for British Columbia Incorporated (the "Corporation") was created in 1997 under legislation known as the Emergency Communications Corporations Act. On September 22, 1997, the Corporation was incorporated under the Business Corporations Act (British Columbia).

The Corporation provides centralized emergency communications and related public safety and public service to municipalities, regional districts, the provincial and federal governments and their agencies, and emergency service organizations throughout British Columbia. Primary services are provided to shareholder members of the Corporation pursuant to the Members' Agreement, and to the Royal Canadian Mounted Police ("RCMP") pursuant to a Special User Agreement.

The Corporation is exempt from tax under the Income Tax Act.

2. Significant accounting policies:

These financial statements have been prepared in accordance with Canadian Accounting Standards for Not-for-Profit Organizations and incorporate the following significant accounting policies:

(a) Basis of presentation:

In March 2003, E-Comm established Police Records Information Management Environment Incorporated ("PRIMECorp"), a wholly-owned company, to ensure that the records management system and computer aided dispatch system are delivered and consistent in all police agencies throughout British Columbia. As the operations are controlled by the Province of British Columbia, Minister of Public Safety and Solicitor General, the net assets and operations of PRIMECorp have not been included in these financial statements.

(b) Revenue recognition:

Revenue from the provision of services is recognized in the period that the services are provided through operating activities or the consumption of capital assets over their useful lives, irrespective of the period in which the service is billed. The Member's Agreement specifies the manner in which members are obligated to pay for services rendered by the Corporation. Finance income related to direct-financing type leases is recognized in a manner that produces a constant rate of return over the terms of the leases.

(c) Cash and cash equivalents:

Cash and cash equivalents consist of cash on hand, cash held in banks and term deposits maturing within 90-days from the date of acquisition, net of bank overdrafts.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

2. Significant accounting policies (continued):

(d) Costs recoverable through future billings:

Costs recoverable through future billings represent services provided through the use of capital assets, the cost of which is recoverable through future payments in accordance with the Members' Agreement.

(e) Prepaid land lease:

The land on which the E-Comm building is located has been leased from the City of Vancouver for a period of 99-years commencing 1999. The prepaid amount is being amortized, and recovered through billings, over the term of the lease.

(f) Capital assets:

Capital assets are stated at cost, net of accumulated amortization. Interest costs directly attributable to major projects are capitalized and, commencing at project completion, are amortized over the estimated life of the underlying assets.

Amortization begins when assets are put into use and is provided on a straight-line basis over the estimated useful lives of the assets as follows:

Asset	Rate
Building	40.0 years
Furniture, fixtures and building equipment	3.0 years to 25.0 years
Radio	4.0 years to 25.0 years
Dispatch consoles and voice systems	5.0 years to 12.5 years
Remote dispatch	7.5 years to 10.5 years
Records management system - Fire	4.0 years to 10.0 years
Computer aided dispatch - Fire	4.0 years to 10.0 years
User equipment	7.5 years to 12.5 years
Leasehold improvements	Over the term of the lease

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

2. Significant accounting policies (continued):

(g) Financial instruments:

Financial instruments are recorded at fair value on initial recognition. Freestanding derivative instruments that are not in a qualifying hedging relationship and equity instruments that are quoted in an active market are subsequently measured at fair value. All other financial instruments are subsequently measured at cost or amortized cost, unless management has elected to carry the instruments at fair value. The Corporation does not hold any financial instruments that it is required to carry at fair value nor has not elected to carry any financial instruments at fair value.

E-Comm's financial instruments carried at amortized cost include cash and cash equivalents, debt reserve fund, costs recoverable from future billings, accounts payable and accrued liabilities, accrued interest payable and long-term debt.

Transaction costs incurred on the acquisition of financial instruments measured subsequently at fair value are expensed as incurred. All other financial instruments are adjusted by transaction costs incurred on acquisition and financing costs. These costs are amortized using the effective interest rate method.

Financial assets carried at cost or amortized cost are assessed for impairment on an annual basis at the end of the fiscal year if there are indicators of impairment. If there is an indication of impairment, the Corporation determines if there is a significant adverse change in the expected amount or timing of future cash flows from the financial asset. If there is a significant adverse change in the expected cash flows, the carrying value of the financial asset is reduced to the highest of the present value of the expected cash flows, the amount that could be realized from selling the financial asset or the amount the Corporation expects to realize by exercising its right to any collateral. If events and circumstances reverse in a future period, an impairment loss will be reversed to the extent of the improvement, not exceeding the initial impairment charge.

(h) Related party transactions:

Transactions with related parties are in the normal course of operations and are recorded at the agreed upon exchange amount. Contractual arrangements and service agreements with related parties are subject to the Corporation's tendering and proposal processes.

(i) Employee future benefits:

The Corporation participates in a multi-employer defined benefits pension plan. Defined contribution plan accounting is applied to this plan because the actuary does not attribute the deficit or surplus of the plan to specific employers. The pension expense associated with this plan is equal to the Corporation's contributions during the reporting period.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

2. Significant accounting policies (continued):

(j) Measurement uncertainty:

The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of financial statements. Significant areas requiring the use of management estimates relate to the allowance for doubtful accounts, the useful lives of capital assets for purposes of amortization, revenue recognition, measurement of asset retirement obligations and contingent liabilities. Actual results could differ from those estimates.

3. Debt reserve fund and contingency:

E-Comm is required to maintain 1% of the initial borrowings through the Municipal Finance Authority of British Columbia ("MFA") in a debt reserve fund administered by the MFA. The original amount is presented together with interest earned on the reserve fund investments.

Demand notes in the aggregate amount of \$10,341,485 (2016 - \$7,917,700) are also provided by E-Comm to the MFA as a requirement of the borrowings. The demand notes are callable only if there are additional requirements to be met to maintain the debt reserve fund at a specified level. As management considers payment of the demand notes to be unlikely, no amount for the demand notes has been recorded in the financial statements.

If at any time E-Comm does not have sufficient funds to meet payments due on its obligations, the payments shall be made from the debt reserve fund. The amounts due to E-Comm from the debt reserve fund are repaid to E-Comm when the respective loan agreements mature. No debt reserve fund installment payments were made during the year (2016 - nil). Interest earned on the debt reserve fund at 2.05% per annum (2016 - 2.80%) amounts to \$34,797 (2016 - \$46,058).

4. Long-term receivable for decommissioned assets:

			2017		2016
Firehall Alerting System	(a)	\$	1,859	\$	7,279
Microwave Network	(b)		124,933		438,133
			126,792		445,412
Less current portion			15,969		316,965
Balance, end of year		\$	110,823	\$	128,447

The current portion of receivable for decommissioned assets is recorded in accounts receivable.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

4. Long-term receivable for decommissioned assets (continued):

The long-term receivable for decommissioned assets consists of the following:

- (a) The Telesphere Firehall Alerting System, the original firehall alerting system used by E-Comm fire agencies, is now out of service. As the unamortized capital cost of the system is recoverable from all committed agencies, the carrying value at the out-of-service date was reclassified to a long-term receivable to be recovered through future billings. The receivable was initially recorded at fair value using the discounted cash flow model and subsequently recorded at amortized cost.
- (b) The Microwave Network was comprised of three rings that were used to connect E-Comm's radio sites to each other and to the central voice radio network switch housed in E-Comm's main building. The rings were replaced in 2012 and the original microwave backbone system was taken out of service. As the unamortized capital cost of the original system is recoverable from all committed agencies, the carrying value at the out-of-service date has been reclassified to a long-term receivable to be recovered through future billings. The receivable was initially recorded at fair value using the discounted cash flow model and subsequently recorded at amortized cost.

5. Investment in direct finance leases receivable:

	2017	2016
Minimum lease payments receivable	\$ 34,631,548	\$ 7,920,222
Less imputed interest at 2.85% and 4.65% (note 5(a))	3,633,663	1,178,235
Less imputed interest at 0.95% and 1.45%(note 5(b))	14,901	18,579
Less imputed interest at 2.85%(note 5(c))	199,340	-
	30,783,644	6,723,408
Less current portion of investment in capital lease receivable (notes 5(a), 5(b), and 5(c))	5,717,950	2,691,887
	\$ 25,065,694	\$ 4,031,521

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

5. Investment in direct finance leases receivable (continued):

- (a) Specific user agencies lease user equipment from the Corporation under 7.5-year direct finance leases. The future minimum payments, excluding financing costs, due from the user agencies are as follows:

Year ending December 31:	
2018	\$ 5,400,270
2019	4,307,013
2020	3,674,542
2021	3,551,218
2022	3,517,275
Thereafter	8,542,240
	<hr/>
	\$ 28,992,558

- (b) Specific user agencies lease computer aided dispatch user equipment from the Corporation under 5-year direct finance leases. The future minimum payments, excluding financing costs, due from the user agencies are as follows:

Year ending December 31:	
2018	\$ 182,530
2019	182,530
2020	182,530
2021	5,996
	<hr/>
	\$ 553,586

- (c) Specific user agencies lease remote dispatch equipment from the Corporation under 10 year direct finance leases. The future minimum payments, excluding financing costs, due from the remote dispatch agencies are as follows:

Year ending December 31:	
2018	\$ 135,150
2019	135,150
2020	135,150
2021	135,150
2022	135,150
Thereafter	561,750
	<hr/>
	\$ 1,237,500

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

6. Tangible capital assets:

			2017	2016
	Cost	Accumulated depreciation	Net book value	Net book value
Building	\$ 8,354,909	\$ (4,307,884)	\$ 4,047,025	\$ 4,290,504
Furniture, fixtures and building equipment	12,836,161	(10,239,304)	2,596,857	3,198,218
Radio	107,136,666	(59,515,053)	47,621,613	8,780,212
Construction in Progress	-	-	-	33,432,341
Dispatch consoles and voice systems	5,314,956	(3,061,720)	2,253,236	366,930
Remote dispatch	-	-	-	402,957
Records management system - Fire	2,363,258	(2,209,218)	154,040	377,539
Computer aided dispatch - Fire	2,789,839	(2,346,654)	443,185	570,604
User equipment	173,814	(11,691)	162,123	38,860
Leasehold Improvements	375,455	(202,144)	173,311	231,072
	\$ 139,345,058	\$ (81,893,668)	\$ 57,451,390	\$ 51,689,237

7. Accounts payable and accrued liabilities:

Included in accounts payable and accrued liabilities as at December 31, 2017 are government remittances payable of \$330,751 (2016 - \$445,332) relating to payroll related taxes.

8. Long-term debt:

		2017	2016
1.75% unsecured note payable, maturing June 1, 2022	(a)	\$ 5,253,873	\$ 6,239,879
2.40% unsecured note payable, maturing October 3, 2023	(b)	3,074,064	3,517,602
4.65 % unsecured note payable, maturing March 24, 2023	(c)	36,208,633	43,563,729
2.85% unsecured note payable, maturing October 24, 2024	(d)	34,873,000	-
		79,409,570	53,321,210
Less deferred financing costs		961,954	1,095,198
		78,447,616	52,226,012
Less current portion of long-term debt		13,160,469	8,784,640
Balance, end of year		\$ 65,287,147	\$ 43,441,372

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

8. Long-term debt (continued):

On March 24, 1998, the Corporation entered into an agreement with the MFA to borrow up to a maximum of \$170,000,000. Of the \$170,000,000, \$145,557,000 inclusive of sinking fund payments, has been drawn to date. Long-term debt is currently comprised of the following:

- (a) On April 9, 2002, E-Comm obtained \$16 million of financing. This loan has an initial term of 20-years with annual blended principal and interest payments of \$763,881 and a final payment date of June 1, 2022 and bears interest at a rate of 1.75%, with interest calculated and paid semi-annually in each year of the loan.
- (b) On September 23, 2002, E-Comm obtained \$7,684,000 of financing. This loan requires annual blended principal and interest payments of \$416,800, has a final payment date of October 3, 2023 and bears interest at a rate of 2.40%, with interest calculated and paid semi-annually in each year of the loan.
- (c) On March 24, 2008, E-Comm refinanced an existing loan, leaving a balance of \$87,000,000 repayable over 16-years. The loan had an initial term of 10-years with annual blended principal and interest payments of \$8,990,500 and bears interest at a rate of 4.65%, with the final 6-years subject to refinancing on March 24, 2018. Subsequent to the year end, MFA has confirmed that this debt will be refinanced for a five-year term.
- (d) On October 4, 2017, E-Comm obtained \$34,873,000 in long term borrowing from the MFA for user agency radio purchases for the P25 network. This loan has an initial term of 7 years with a final payment date of October 24, 2024 and bears interest at a rate of 2.85%, with interest calculated and paid semi-annually in each year of the loan.

The Corporation's borrowing capacity will increase in accordance with the above maturity dates.

The repayment requirements, net of estimated sinking fund asset balances in the amount of \$66,147,430 (2016 - \$57,362,791) representing payments made to date, under the existing borrowing agreements for long-term debt of the Corporation during the next 5-years and thereafter are as follows:

Year ending December 31:	
2018	\$ 13,160,469
2019	17,285,526
2020	11,775,615
2021	10,526,762
2022	10,489,556
Thereafter	16,171,643
	<u>\$ 79,409,571</u>

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

9. Other liabilities:

		2017	2016
User equipment	(a)	\$ 6,416,026	\$ 7,638,848
Radio	(b)	5,983,003	6,290,873
HealthLink BC	(c)	389,729	232,674
Fire RMS & CAD	(d)	1,166,465	1,251,312
Balance, end of year		\$ 13,955,223	\$ 15,413,707

Other liabilities consist of the following:

- (a) The Corporation has received annual payments through user equipment billings from radio member agencies starting in 2007 for future user equipment purchases for specific user agencies. The funds collected are recorded as other liabilities until they are spent on behalf of the user agencies. In 2017 a further \$2,099,031 (2016 - \$1,729,907) was collected as billings received, no amounts (2016 - nil) were repaid to user agencies, and \$3,321,864 (2016 - \$39,127) was drawn down for user equipment purchases on behalf of member agencies. Interest is not earned on this balance.
- (b) The Corporation has collected annual payments through radio billings from radio member agencies starting in 2006 for future capital use. The funds collected are recorded as other liabilities until they are spent. In 2017, a further \$900,000 (2016 - \$500,000) was collected through billings, \$1,223,065 (2016 - \$31,043) was drawn down for equipment purchases, and \$15,199 (2016 - \$14,904) of interest was earned by and allocated to the liability, calculated based on the average bank interest rate during the year.
- (c) The Corporation has received funds from HealthLink BC for future expenditures. These amounts are recorded as other liabilities until the funds are spent. There is no interest earned on this balance.
- (d) The Corporation has collected annual payments starting in 2011 through Fire RMS and Fire CAD billings from Fire RMS and Fire CAD member agencies for future capital use. The funds collected are recorded as other liabilities until they are spent. In 2017, \$145,000 (2016 - \$97,000) was collected through billings and \$229,847 (2016 - \$254,259) was drawn down for equipment purchases. Interest is not earned on this balance.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

10. Asset retirement obligation:

The Corporation has recorded an asset retirement obligation ("ARO") for the estimated costs of restoring certain leased sites on which the Corporation's radio towers are situated to their original condition at the end of the lease terms. Changes in the asset retirement obligation during the year are as follows:

	2017	2016
Balance, beginning of year	\$ 2,193,837	\$ 1,717,876
Accretion expense	79,474	129,650
Adjustment due to revaluation of ARO	(11,148)	28,869
Additional site lease obligation	90,889	317,442
Balance, end of year	\$ 2,353,052	\$ 2,193,837

The undiscounted estimated cash flows required to settle the obligations range from \$7,500 to \$200,000 during the years 2018 to 2066. The cash flows are discounted using credit adjusted risk-free rates of 1.64% to 5.25% (2016 - 1.64% to 5.25%).

Other assumptions used by management to determine the carrying amount of the asset retirement obligation include costs to restore the leased sites to their original condition and the rate of inflation over the expected years to settlement.

There are certain leased sites with an indeterminable amount of the asset retirement obligation as adequate information is not available to estimate fair value. As such, no asset retirement obligation has been recorded in the Corporation's financial statements for these indeterminable amounts. These amounts are not considered material.

11. Share capital:

(a) Authorized:

350 class A common voting shares without par value. Following project completion, class A shareholders are obligated to share in funding both the ongoing operations and any additional costs relating to capital assets (in accordance with a cost-sharing formula). Upon a member acquiring a class A share, that member shall have agreed to use the Corporation's wide area radio system network to which the class A share relates.

150 class B common restricted voting shares without par value. Following project completion, class B shareholders can elect to become class A shareholders on the condition that the member agrees to use the Corporation's wide area radio system network. Class B shareholders are not obligated to share in funding the ongoing operating costs.

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

11. Share capital (continued):

(b) Issued:

	2017	2016
29 class A common voting shares (2016 - 28)	\$ 290	\$ 280
23 class B common restricted voting shares (2016 - 23)	230	230
	\$ 520	\$ 510

(c) RCMP Special User Agreement:

Due to existing Federal restrictions, the RCMP cannot become a shareholder in the Corporation. Consequently, a Special User Agreement has been executed such that the RCMP has the right to participate in the E-Comm project on the same terms and conditions as the class A shareholders, including the obligation to fund both the ongoing operating costs and any additional costs relating to capital assets, in accordance with a cost-sharing formula.

12. Related party transactions:

PRIMECorp is related by virtue of executive and technology support services agreements under which certain E-Comm management act in executive positions for PRIMECorp and technology support services are provided by E-Comm to maintain and support PRIMECorp's technology infrastructure. Included in accounts receivable is an amount of \$ 333,690 (2016 - \$143,349) due from PRIMECorp. During the year, the Corporation received contracted service fees of \$3,369,333 (2016 - \$3,119,276) from PRIMECorp for executive services and technology support services.

13. Commitments:

(a) Operating leases:

- (i) The Corporation has entered into leases of land for certain radio tower sites. These leases expire in future years from 2017 to 2066 and are renewable at the option of the Corporation. Future minimum payments under these leases, excluding option periods, are approximately as follows:

2018	\$ 1,106,410
2019	1,010,911
2020	762,453
2021	485,327
2022	358,200
Thereafter	5,616,111
	\$ 9,339,412

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

13. Commitments (continued):

(a) Operating leases (continued):

- (ii) The Corporation is committed under vehicle and office equipment operating leases having varying expiry dates to the year 2019. The future minimum payments under the terms of such leases are as follows:

2018	\$	59,637
2019		23,867
	\$	83,504

- (iii) The Corporation has entered into a lease for office premises. This lease expires December 31, 2020, and is renewable at the option of the Corporation for another 3-years. The future minimum payments, excluding the option period, are approximately as follows:

2018	\$	571,041
2019		571,041
2020		571,041
	\$	1,713,123

- (b) The Corporation has entered into a commitment to purchase next generation radio infrastructure, equipment, and associated services of approximately \$25,403,615 relating to the refresh of E-Comm's radio network. Under the terms of the contract, the Corporation has paid for approximately 80% of the contract value and the final 20% milestone payment of \$3,860,827, exclusive of applicable taxes, will be paid in 2018.

(c) Municipal Pension Plan:

The Corporation and its employees contribute to the Municipal Pension Plan (the "Pension Plan"), a jointly trustee pension plan. The Board of Trustees, representing Plan members and employers, is responsible for overseeing the management of the Pension Plan, including investment of the assets and administration of benefits. The Pension Plan is a multi-employer defined benefit pension plan. Basic pension benefits provided are based on a formula. As at December 31, 2016, the plan has about 193,000 active members and approximately 90,000 retired members.

The most recent valuation, as at December 31, 2015, indicated a surplus of \$2,224,000,000 for basic pension benefits.

Defined contribution plan accounting is applied to the Pension Plan as the Pension Plan exposes the participating entities to actuarial risks associated with the current and former employees of other entities, with the result that there is no consistent and reliable basis for allocating the obligation, Pension Plan assets, and costs to individual entities participating in the Pension Plan. The Corporation paid \$2,557,988 for employer contributions to the Pension Plan in fiscal 2017 (2016 - \$2,551,534).

E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH COLUMBIA INCORPORATED

Notes to Financial Statements (continued)

Year ended December 31, 2017

14. Interest rate risk:

The Corporation is exposed to fair value risks related to its fixed rate on long-term debt. Fluctuations in rates will impact future payments. It is management's opinion that the Corporation is not the exposed to significant interest rate risk.

PROXY**Annual General Meeting of the Members
E-Comm Emergency Communications for British Columbia Incorporated**

The undersigned hereby appoints _____, of _____, or failing them, _____, of _____ as the undersigned's proxy to attend, act and vote all (or _____) of the undersigned's shares (*if Proxy not to vote all shares, insert above the number of shares to be voted and strike out the word "all"*) for the undersigned and on the undersigned's behalf at the **Annual General Meeting** of the Members to be held on the **21st day of June, 2018** or at any adjournment thereof.

DATED this _____ day of _____, 2018

Name of Shareholder

Signature of Authorized Representative

Print Name and Title

Proxy instructions

Submitted proxies must be signed & delivered (**by 10:00 am June 19, 2018**) to the Company at 3301 East Pender Street Vancouver, BC V5K 5J3. Scanned/pdf copies can be forwarded to krystal.boros@ecomm911.ca.

This proxy may be revoked by instrument in writing delivered to the registered office of E-Comm prior to the date of the meeting, or delivered to the chair of the meeting on the date of the meeting prior to any vote being cast utilizing the proxy.

ADDRESS:

3301 E. Pender Street, Vancouver, B.C.

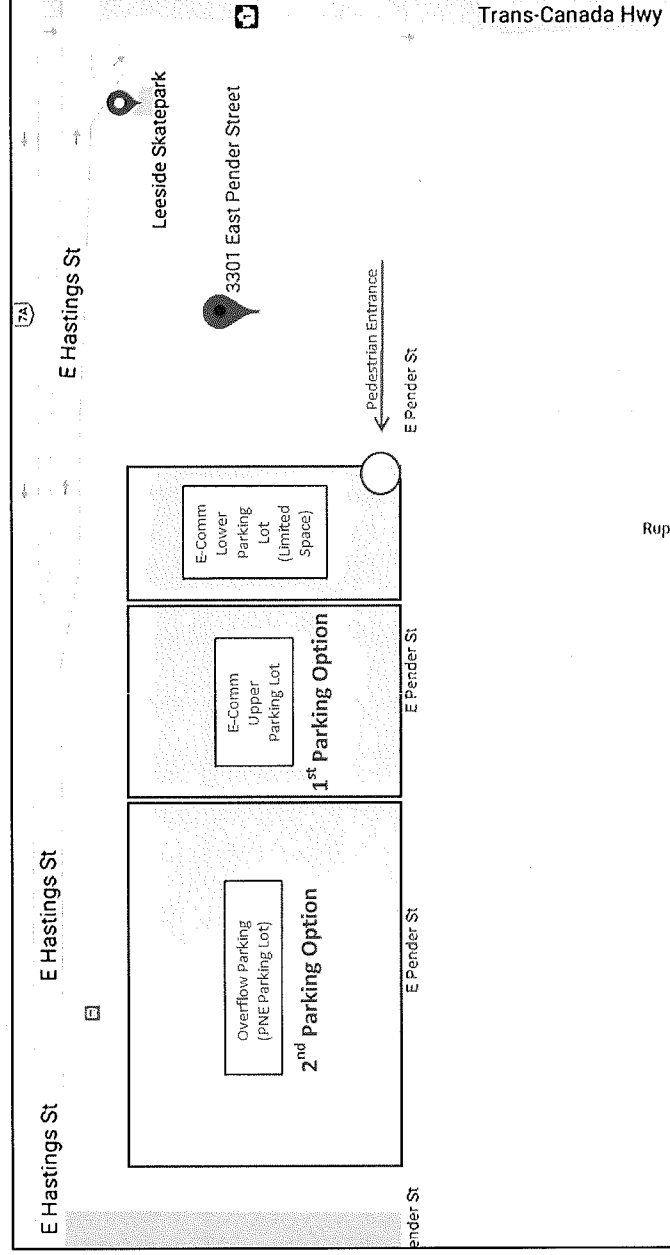
PARKING INSTRUCTIONS:

An E-Comm staff member will be at the gate to direct parking until 10:00 a.m.

After that time, please take the following steps to access the property:

- At the vehicle or pedestrian gate, press the intercom button and identify yourself to security. Security has been notified of the AGM and will be expecting you.
 - If driving, please do not tailgate/follow any vehicle in front of you into the parking lot, you must speak with security directly over the intercom before entering.
- Once through the security perimeter fence:
 - If driving, proceed to parking spot. You will not require a vehicle parking pass.
 - Proceed to front entrance of the building where Security will buzz you into the vestibule.
 - Registration for the AGM will take place in the boardroom on the right.
- If the Upper Parking Lot is full, please proceed to Overflow Parking in the PNE parking lot. This area does not have a security perimeter fence. Please walk down to the pedestrian fence at the Lower Parking Lot.

MAP:



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. 7381-2017
Zone Amending Bylaw No. 7276-2016
11184, 11154, and 11080 240 Street

MEETING DATE: June 12, 2018
FILE NO: 2016-244-RZ
MEETING: Council

EXECUTIVE SUMMARY:

Bylaws 7381-2017 and 7276-2016 have been considered by Council and at Public Hearing and subsequently were granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning application is to permit the construction of a mixed use commercial building with 8 rental apartment units and a 130 unit townhouse development.

Council considered rezoning application 2016-244-RZ and granted first reading for Zone Amending Bylaw No. 7276-2016 on September 6, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7381-2017 on September 19, 2017, and second reading for Zone Amending Bylaw No. 7276-2016 on September 19, 2017. This application was presented at Public Hearing on October 17, 2017, and Council granted third reading on October 24, 2017.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7381-2017 be adopted; and

That Zone Amending Bylaw No. 7276-2016 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 17, 2017. On October 24, 2017, Council granted Third Reading to Official Community Plan Amending Bylaw No. 7381-2017 and Zone Amending Bylaw No. 7276-2016 with the stipulation that the following conditions be addressed:

- i) **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
- ii) **Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C";**
- iii) **Park dedication as required, including cash in lieu for construction of multi-purpose trails and removal of all debris and garbage from park land;**

- iv) Road dedication as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject properties;
- viii) Registration of a Restrictive Covenant for Stormwater Management.
- ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the apartments in the C-5 Village Commercial will be restricted to residential rental units;
- x) Removal of existing buildings;
- xi) That a voluntary contribution, in the amount of \$533,000.00 (\$4100.00 per unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The following applies to the above:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement.
This requirement has been met along with required securities received.
- ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C".
This requirement will be met with final reading.
- iii) Park dedication as required, including cash in lieu for construction of multi-purpose trails and removal of all debris and garbage from park land.
This requirement has been met.
- iv) Road dedication as required.
This requirement has been met.
- v) Consolidation of the subject properties.
This requirement has been met.
- vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development.
This requirement has been met.
- vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject properties.
This requirement has been met.

- viii) **Registration of a Restrictive Covenant for Stormwater Management.**
This requirement has been met.
- ix) **Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the apartments in the C-5 Village Commercial will be restricted to residential rental units.**
Council gave final reading to the Housing Agreement Bylaw on February 27, 2018.
- x) **Removal of existing buildings;**
The applicant confirms that this requirement has been met;
- xi) **That a voluntary contribution, in the amount of \$533,000.00 (\$4100.00 per unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**
This amount has been received.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Official Community Plan Amending Bylaw No. 7381-2017 and Zone Amending Bylaw No. 7276-2016.

"Original signed by Diana Hall"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

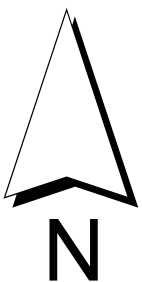
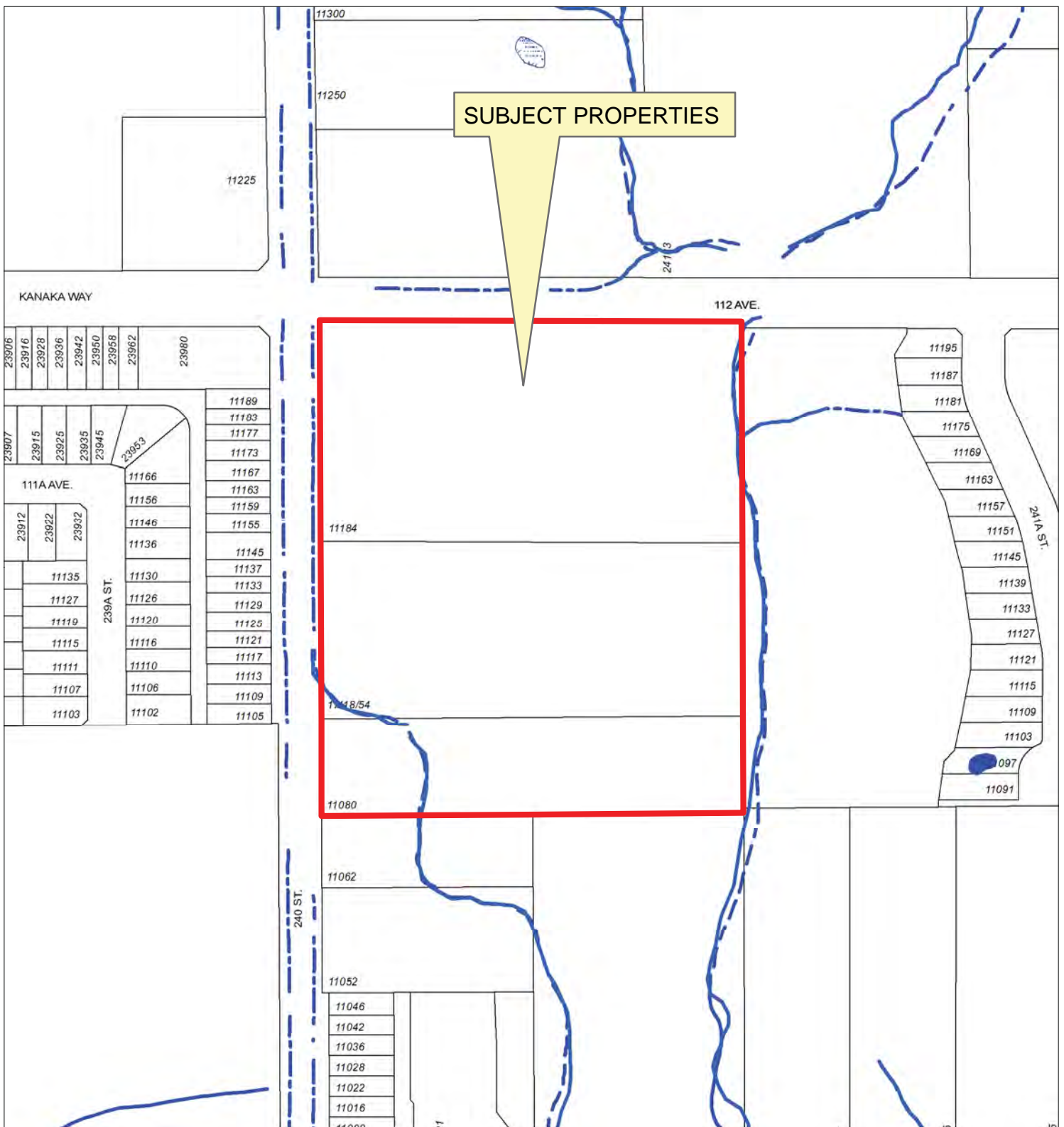
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"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 – Bylaw No. 7381-2017
Appendix C – Bylaw No. 7276-2016.
Appendix D – Site Plan.



Scale: 1:2,500

Legend

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

11080/11154/11184 240 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2016-244-SD

DATE: Mar 8, 2018

BY: JV

CITY OF MAPLE RIDGE BYLAW NO. 7381-2017

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. 7381-2017
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:

South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;

and outlined in heavy black line on Map No. 953, 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:

South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;

and outlined in heavy black line on Map No. 954, 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 19th day of September, 2017.

READ a second time the 19th day of September, 2017.

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

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

ADOPTED the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE BYLAW NO. 7276-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7276-2016."
2. Those parcels or tracts of land and premises known and described as:

South 150 Feet Lot 1 Section 10 Township 12 New Westminster District Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New Westminster District Plan 809;

and outlined in heavy black line on Map No. 1694 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential), C-5 (Village Centre Commercial).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 6th day of September, 2016.

READ a second time the 19th day of September, 2017.

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

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





City of Maple Ridge

Wildlife and Vector Control Bylaw No. 7437 - 2018

Effective Date:

City of Maple Ridge

Wildlife and Vector Control Bylaw No. 7437 - 2018

A bylaw to provide for prevention of wildlife attractants and vector control against spread of diseases.

WHEREAS the Council of the City of Maple Ridge deems it expedient to provide for a bylaw to provide for prevention of wildlife attractants and vector control against spread of diseases within the municipal boundaries of the City;

And WHEREAS paragraph 8 (3) (i) of the *Community Charter*, SBC 2003, c. 26 provides general authority to regulate requirements by bylaw in relation to public health;

And WHEREAS paragraph 8 (3) (k) of the *Community Charter*, SBC 2003, c. 26 provides general authority to regulate, prohibit and impose requirements by bylaw in relation to animals;

AND WHEREAS Council considers that it is desirable to protect the health of the public by requiring owners and occupiers of property in the City to prevent their property from becoming infested by vectors that may spread disease;

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

Part 1 Citation

1.1 This bylaw may be cited as the Wildlife and Vector Control Bylaw No. 7437 – 2018

Part 2 Severability

2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Definitions

3.1 In this bylaw:

Attractant means any substance which could reasonably be expected to attract Wildlife or does attract Wildlife including but not limited to household refuse, kitchen waste, food products, beverage containers, barbecue grills, pet food, bird feed, diapers, grease barrels, fruit, oil and other petroleum products and chemical products;

City means the City of Maple Ridge;

Collection day means the day scheduled for collection of solid waste, food scraps and recyclable material from a Property in accordance with the schedule produced annually by the Recycling Society or other delegate appointed by Council or a private contractor providing such service to the Property;

Owner means any person who is the registered owner, or owner under agreement, of real property, and includes any person in actual or apparent possession of real property under a lease, licence or other agreement with another owner;

Parcel means any lot, block or other area in which land is held or into which it is subdivided, but does not include a highway;

Pathogen means an organism capable of causing disease in humans, animals or plants;

Property means any parcel of land in the City;

Receptacle means a household, light commercial, municipal, yard waste or special receptacle;

Vector means a carrier organism that is capable of transmitting a pathogen from one facility, waste source, product or organism to another facility, waste source, product or organism including but not limited to mice, rats and mosquitoes;

Wildlife means birds and any mammal not normally domesticated, including but not limited to bears, bobcats, cougars, coyotes, foxes, raccoons, deer and skunks.

Wildlife resistant container means a solid waste container and device whose material and construction is of sufficient strength and design so as to prevent access by Wildlife during storage and which has been accepted as such by the British Columbia Conservation Foundation;

Wildlife resistant enclosure means a fully enclosed structure consisting of walls, roof and door(s) made of sufficient design and strength so as to prevent access by Wildlife and for clarity includes garage, shed or other structure that is inaccessible to Wildlife.

Part 4 Prohibitions

4.1 No **Owner** or Occupier of **Property** within the **City** shall cause, permit or allow a nuisance to be caused by the presence of **Wildlife** or **Vectors** on that **Property**.

4.2 No **Owner** or Occupier of **Property** shall cause, permit or allow:

- 4.2.1 any building or improvement;
- 4.2.2 any brush, trees, weeds or other growths;
- 4.2.3 any water, whether moving or standing; or
- 4.2.4 any other condition;

on that **Property** to provide food, shelter, or breeding conditions that could attract **Wildlife** or a **Vector**.

4.3 Except as provided in section 4.4, no person shall knowingly or willingly feed, or in any manner provide or furnish access to food or any other edible substance, to any **Wildlife**.

4.4 Bird feeders must be suspended on a cable or other device and in such a manner that they are inaccessible to **Wildlife** other than birds. The area below a bird feeder shall be kept free of the accumulation of seed and debris from the bird feeder at all times.

4.5 Every **Owner** or Occupier of **Property** within the **City** shall ensure that:

- 4.5.1 all fruit on trees or bushes be harvested immediately upon ripening;
- 4.5.2 all fallen fruit from trees or bushes be removed immediately;
- 4.5.3 bee hives are inaccessible to **Wildlife**;
- 4.5.4 grease containers are inaccessible to **Wildlife**;
- 4.5.5 outdoor refrigerators or freezers are inaccessible to **Wildlife**;
- 4.5.6 dairy products and proteins are not put into compost piles;
- 4.5.7 garbage and organic containers are inaccessible to **Wildlife**;
- 4.5.8 **Wildlife resistant containers** that are stored outside on the **Property** are locked except when set out for collection; and
- 4.5.9 all latching devices on **Wildlife resistant containers** are unlatched by 5:00 am on designated **Collection days** and re-locked by 7:00 pm on **Collection day** and kept locked until the following designated **Collection day**.

4.5.10 Every **Owner** or Occupier of a dwelling shall place solid waste and recycling receptacles at a point on the shoulder of the road or lane or adjacent to the curb in front of their premises or on their premises adjacent to the property line abutting the street or lane from which such collection service is provided no earlier than 5:00 am and no later than 7:00 am on **Collection day**. All receptacles shall be placed in such a position so as to be conveniently handled from ground level and readily accessible from such street, lane or sidewalk, and all such receptacles shall be removed from the street or lane allowance no later than 7:00 pm on **Collection day**.

4.6 Every **Owner** or Occupier of **Property** within the **City** shall prevent or cause to be prevented the infestation by vermin or other destructive insects or animals.

Part 5 Offence and Penalty

5.1 Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw, and is guilty of a separate offence each day that a violation continues to exist.

5.2 Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*.

READ A FIRST TIME this 22nd day of May, 2018.

READ A SECOND TIME this 22nd day of May, 2018.

READ A THIRD TIME this 22nd day of May, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7459-2018

A Bylaw to establish a Tourism Advisory Committee

WHEREAS the Council of the City of Maple Ridge deems it expedient to have a Tourism Advisory Committee to advise Council on matters relating to the long term economic health of the community;

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

CITATION

1. This Bylaw shall be cited for all purposes as “Maple Ridge Tourism Advisory Committee Bylaw No. 7459-2018.”

DEFINITIONS

2. For the purposes of this Bylaw, unless the context otherwise requires, “Maple Ridge” means the City of Maple Ridge; “Committee” means the Tourism Advisory Committee established under Section 3;

COMMITTEE COMPOSITION

3. The Committee is comprised of the following 12 voting members:
 - a. One Council liaison, one alternate Council liaison;
 - b. Three accommodations providers representing the properties eligible for the Municipal and Regional District Tax, appointed by Council;
 - c. Six members representing attractions including, arts and culture, heritage, festivals and events, retail and restaurants, destinations and activities, agri-tourism and sports tourism, appointed by Council;
 - d. One representative nominated from the Katzie First Nation;
 - e. One representative nominated from the Kwantlen First Nation.

The Committee shall also be comprised of the following non-voting members:

- f. One representative nominated from the Chamber of Commerce;
 - g. One representative nominated from the Downtown Maple Ridge Business Improvement Association.
4. The members at large shall be appointed by resolution of Council and shall serve for a term of two years commencing on January 1st and terminating two years later on December 31st. In order to stagger the terms of appointment to the Committee, three of the first members representing attractions will be appointed for a term of one year commencing on January 1st and terminating on December 31st of the same year. Subsequent appointments shall be for a term of two years.

5. Council may choose to remove a member from the Committee for consecutive non-attendance at three meetings (unless previously approved by the Committee) or for any other reason Council believes warrants such removal.
6. The Chairperson shall advise Council immediately in writing of any member who has been absent from meetings of the Committee for three consecutive meetings without prior leave of absence having been granted by the Committee. Leaves of Absence greater than three consecutive meetings may, by a majority vote of the Committee, be granted when the request for the leave of Absence is received in writing, prior to the said leave taking place.
7. The members of the Committee shall serve without remuneration.

PROCEDURES

8. The Committee shall:
 - a. Appoint one of their number to act as Chair of the Committee and another member to act as Vice-Chair of the Committee on an annual basis; and
 - b. Hold quarterly meetings, with additional meetings called at the discretion of the Chair;
 - c. Hold subcommittee meetings between regular committee meetings;
 - d. Operate in accordance with the standard operating procedures applicable to all Maple Ridge Committees and Commissions with regard to records keeping, holding closed meetings, conflict of interest, financial management and such other practices, policies and procedures which may be established by Council from time to time.
9. The presence of a majority of voting members shall constitute a quorum.

DUTIES

10. In coordination with the Economic Development Office the Tourism Advisory Committee may:
 - a. Advise Council on matters related to the tourism sector;
 - b. Provide strategic input for consideration of Council in relation to the delivery of the Tourism Strategy;
 - c. Contribute to an annual business plan and performance measures relating to tourism;
 - d. Act as an ambassador profiling tourism opportunities in Maple Ridge.

SUBCOMMITTEES

11. Time-duration subcommittees may be established by the Chair or Council focused on a specific purpose and be inclusive of individuals and representatives that bring an informed voice (local and external experts) to the subject matter being explored. The subcommittees will be designed to support specific bodies of work of the Committee and will report to the Committee on a regular basis.

MEDIA CONTACT

12. The Chairperson or other person appointed by the Committee shall be the spokesperson to the media and other public information sources regarding the Committee's work.

READ a first time the 22nd day of May, 2018.

READ a second time the 22nd day of May, 2018.

READ a third time the 22nd day of May, 2018.

ADOPTED the day of , 2018.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Reports and Recommendations*

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-563-RZ
		MEETING:	Council
SUBJECT:	First and Second Reading Zoning Bylaw Text Amendment No. 7414-2017		

EXECUTIVE SUMMARY:

In 2017, Council directed staff to “prepare a Zoning Bylaw Amendment to increase the interior side yard setback for buildings and structures for agricultural use in appropriate zones”. The intent of this directive was to decrease the potential for nuisances and conflicts between agricultural and adjacent non-agricultural uses.

Zoning Bylaw Amendment 7414-2017 proposes to increase the interior side yard setback for some residentially zoned properties in the City where an agricultural use is permitted. These residential zones are lots 0.4 ha or greater in size and zoned RS-1, RS-2 or RS-3. Properties in the middle of the Agricultural Land Reserve (ALR), i.e., that are not located on its boundary, would be exempt.

The interior side yard setback would increase from 7.5 m to 15 m for buildings and structures larger than 100 m² (1,076 sf) housing livestock and poultry; to 15 m for buildings and structures housing generator sheds, boilers or walls with fans (all uses), and to 30 m for those housing odour-producing uses such as incinerators, agricultural liquid or solid waste storage facilities, and on-farm composting (excluding composting from domestic refuse generated on the property). These setback distances generally conform with the Ministry of Agriculture’s *Guide for Bylaw Development in Farming Areas*.

The Zoning Bylaw Amendment 7414-2017 has been drafted in this manner to balance the ability to farm certain uses with the need to reduce the potential for nuisances and conflicts generated by those uses to adjacent non-agricultural uses. The bylaw will not affect smaller scale or hobby-type poultry and livestock farming where buildings for these animals are less than 100 m² in size. However, it is not the intent of this bylaw amendment to allow multiple small buildings for poultry and livestock to be built in close proximity to one another (e.g. multiple chicken barns), if they would, in their total combined building area, not meet the bylaw’s requirements, and increase the potential for nuisance and conflicts with adjacent properties.

RECOMMENDATION:

That Zoning Bylaw No. 7414-2017 be given first and second reading and forwarded to Public Hearing.

BACKGROUND:

Official Community Plan

The Official Community Plan and the Maple Ridge Agricultural Plan 2009 recognize that the diversity of agriculture contributes to the community's character and local economy. The following OCP policies provide support for reducing conflicts between agricultural and non-agricultural uses.

- *Policy 6-6 Maple Ridge will implement the Maple Ridge Agricultural Plan in a manner that:
e) identifies appropriate land uses within agricultural areas and at the rural/urban interface;
j) develop Development Permit area guidelines to direct non-agricultural development at the urban-rural interface;*
- *Policy 6-9 Maple Ridge supports the policies and regulations of the Agricultural Land Commission Act and the Farm Practices Protection Act in its land uses and will review its bylaws affecting farmland and farm operations for consistency with these provincial acts, regulations, and guidelines.*
- *Policy 6-10 Maple Ridge will strive to maintain its agricultural land base in Maple Ridge through the following mechanisms:
b) respecting the integrity of the urban area boundary by establishing a distinct separation between rural and urban designated areas.*

The Zoning Bylaw Amendment 7414-2017 to increase interior side yard setbacks aligns with the broad intent of these policies to protect and enhance agricultural activity, while reducing potential interface conflicts through the appropriate management and separation of uses.

Note that the OCP and the Agricultural Plan 2009 also call for the development of Agricultural Development Permit Area Guidelines that reduce potential interface conflicts by controlling development on the non-farm side of the agricultural and non-agricultural interface. This item will be the subject of another report to come before Council in the future.

Zoning Bylaw

The Maple Ridge Zoning Bylaw contains siting provisions for buildings and structures for agriculturally zoned lands in the ALR (i.e. A-1, A-2, A-3, A-4 and A-5 zoning) which range from 15 to 60 metres, based on the intended use. These setbacks have not been flagged as an issue, and are not the subject of the current report.

However, there are residentially zoned properties within and outside of the ALR that permit agricultural uses. They are properties zoned RS-1 (One Family Urban Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) inside the ALR, and zoned RS-3 outside the ALR. They must also be 0.4 hectares (1 acre) or larger. The siting of buildings and structures for an agricultural use on these properties shall not be located less than 30 metres from the front, rear, exterior side lot lines, wells, and streams, nor shall they be located less than 15 metres from the single family dwelling. Their interior side lot setback is 7.5 m.

Zoning Bylaw Amendment 7414-2017 proposes to amend the 7.5 m interior side setback requirement for agricultural buildings and structures. It does not alter any other siting provision.

PROPOSED AMENDMENT:

To develop Zone Amending Bylaw 7414-2017, staff examined the Ministry of Agriculture's *Guide to Bylaw Development in Farming Areas* as well as the setback requirements in the zoning bylaws of seven local municipalities (see summary in Appendix C). Consultations with the City's Agricultural Advisory Committee, the Agricultural Land Commission and the Ministry of Agriculture on the draft Zone Amending Bylaw were held. Finally, a spatial analysis of potential impacts of increased setbacks was conducted.

The proposed interior side lot setback for agricultural buildings or structures on RS-1, RS-2, and RS-3 zoned properties will remain at 7.5 m from interior side lot lines for most agricultural uses, but will be amended to:

1. 15 m for buildings and structures larger than 100 m² (1,076 sf) housing livestock and poultry;
2. 15 m for buildings and structures housing generator sheds, boilers or walls with fans (all uses);
3. 30 m for buildings and structures housing odour-producing uses such as incinerators, agricultural liquid or solid waste storage facilities, and on-farm composting (excluding composting from domestic refuse generated on the property).

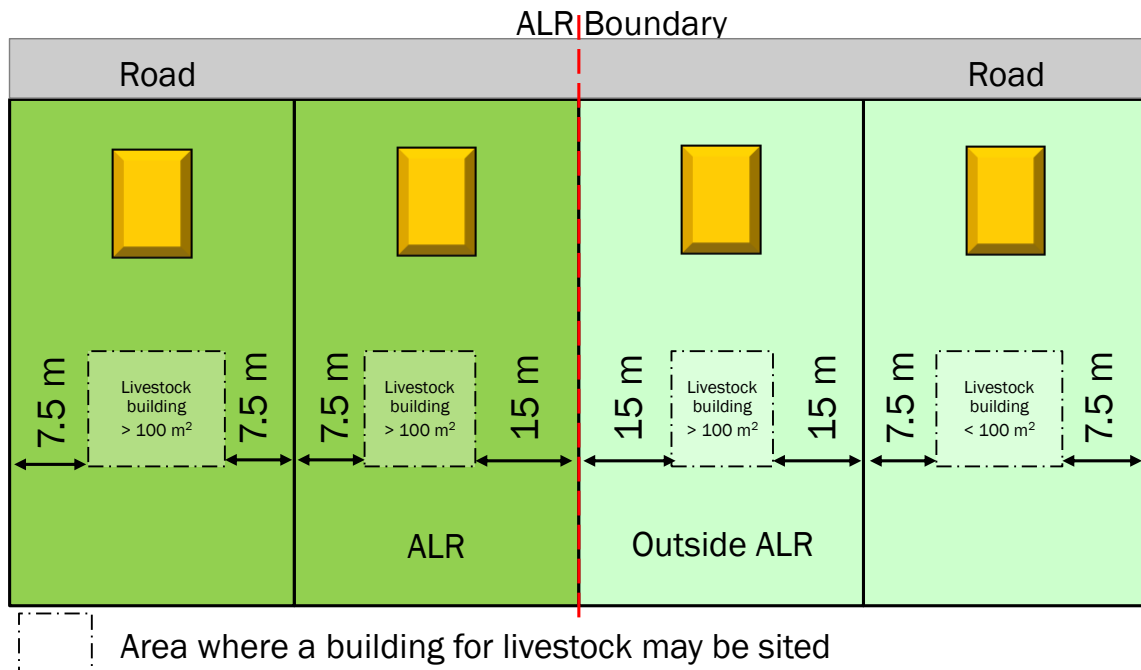
These conditionally increased setbacks apply to all properties outside of the ALR. They also apply to properties in the ALR along its boundaries. Properties in the middle of the ALR are exempt, and retain the 7.5 m setback for all agricultural uses. In the case of ALR properties along the ALR boundaries, the increased setbacks apply only to the interior side lot line that is shared with a property outside the ALR. Appendix A shows a map of the properties which are subject to Zoning Bylaw Amendment 7414-2017.

Drafted in this manner, the proposed amendment covers properties where possible interface issues between agricultural and non-agricultural uses may occur (i.e. along the ALR's edge). Figure 1 illustrates the area where a building or structure for livestock could be sited on properties inside and outside of the ALR. Scenarios where the building is greater than, or less than, 100 m² are also shown.

The proposed setbacks follow the distances recommended by the Ministry of Agriculture's *Guide to Bylaw Development in Farming Areas* with respect to poultry and livestock uses, and resembles some of the setbacks in surrounding municipalities. The 30 m setback for uses such as agricultural liquid or solid waste also reflects the Ministry's guidelines, and practices on other agriculturally zoned properties in other municipalities.

Zone Amending Bylaw 7414-2017 will not affect smaller scale or hobby-type poultry and livestock farming where buildings for these animals are less than 100 m² in size. Recall that the intent of this bylaw is to reduce the potential for nuisances and conflicts between agricultural and non-agricultural uses. Therefore, it would not respect the intent of the proposed amendment if multiple small buildings for poultry or livestock were to be built in close proximity to one another (e.g. multiple chicken barns), if they would, in their total combined building area, not meet the bylaw's requirements, and would also increase the potential for nuisance and conflicts. Conversely, it would

Figure 1 Illustration of the Siting of an Agricultural Building or Structure for Livestock



be possible to site a poultry barn next to a horse barn, both of which are less than 100 m², if the applicant's intention is to support a hobby use or small scale farm that does not increase the potential for nuisances. Zone Amending Bylaw 7414-2017 does not specify all possible scenarios or combinations of small buildings, as it would be cumbersome and difficult to be complete within a zoning bylaw. A demonstration of reasonable intent, discretion, and adherence to normal farm practices is required on the part of the applicant and the City in deciding upon such scenarios.

Applicants may seek a variance to the setback by means of a Development Variance Permit Application or application to the Board of Variance if it can be demonstrated that the proposed setbacks cause undue hardship, or that adequate mitigation measures can be put in place to reduce potential nuisances. Existing buildings sited within the proposed setbacks would be granted legal non-conforming status.

Feedback from the Agricultural Advisory Committee

Staff presented a preliminary proposal to increase side yard setbacks to the Agricultural Advisory Committee (AAC) on September 28, 2017 and November 23, 2017. The following points summarize feedback themes received from committee members at these meetings:

- Setback distances set out in the Ministry of Agriculture's *Guide to Bylaw Development in Farming Areas* do not necessarily apply to the type of farming that is occurring in Maple Ridge;
- Setback distances may impose restrictions on farmers when the onus should be placed on residents living next to farmland;

- Setback distances do not deal with nuisances (e.g. light, noise) from commercial greenhouse operations;
- Setbacks for buildings and structures for agricultural uses, which are being amended by the current bylaw, should be specified according to the types of agricultural uses; and
- Setback distances may adversely affect farmers on smaller lots (i.e. closer to 0.4 ha).

In addressing AAC comments, staff recognize that the proposed Zoning Bylaw Amendment places the onus on farmers and may impact the agricultural potential of some residentially zoned properties. For this reason, the proposed amendment specifically excludes properties in the ALR that do not share a boundary with properties outside of the ALR. Furthermore, as previously mentioned, staff will be bringing forward a future report proposing an Agricultural Development Permit Area, which applies to non-farm properties.

With respect to nuisances from commercial greenhouse operations, staff did not interpret Council's resolution to include these operations. As per the AAC's suggestion, staff also drafted different setbacks based on the types of agricultural uses (i.e. 15 m, 30 m setbacks).

In response to the concern regarding small lots (e.g. 0.4 to 1.0 ha in size), staff conducted a mapping analysis which showed that 82 lots, or 5% of all lots subject to the Zoning Bylaw Amendment, could actually be negatively affected by this amendment. Furthermore, staff also proposed to increase the interior side setback from 7.5 m to 15 m for buildings and structures for livestock and poultry that are larger than 100 m² (1,076 sf). This requirement permits small scale and hobby type livestock and poultry operations to be housed in buildings sited at the less restrictive 7.5 m setback. This final provision was brought to the AAC meeting on April 5, 2018. AAC members at this meeting supported this requirement by passing the following resolution:

That the Agricultural Advisory Committee supports the modification to the proposed setbacks to allow for buildings and structures up to 100 square metres for small scale livestock and poultry operations to be 7.5 metres.

Agricultural Land Commission

Zoning Bylaw Amendment 7414-2017 and a draft of this report were sent to the Agricultural Land Commission (ALC) for comment. Feedback received in January 2018 revealed no major objections to the proposed amendment because it generally conforms with the intent of the Ministry of Agriculture's *Guide to Bylaw Development in Farming Areas*. The ALC also suggested some clarifications to specific language and terminology, which have been integrated. The ALC's comments are attached as Appendix D of this report.

Ministry of Agriculture

Zoning Bylaw Amendment 7414-2017 and a draft of this report were also sent to the Ministry of Agriculture for comment. Feedback received in January 2018 raised no objections to the setbacks and approach outlined in this report because they do not exceed the Ministry's *Guide to Bylaw Development in Farming Areas*. Like the ALC, the Ministry of Agriculture also provided some clarifications and suggested language, which have been integrated in the amendment. The Ministry of Agriculture's comments are attached as Appendix E of this report.

Mapping Analysis:

A preliminary analysis of the potential impacts to residential properties subject to the proposed Zoning Bylaw Amendment 7414-2017 was completed. There are approximately 582 properties zoned RS-1, RS-2, and RS-3 inside and adjacent to the ALR boundary, as well as 1148 RS-3 zoned properties outside the ALR which are subject to the proposed Zoning Bylaw Amendment (see Appendix A).

This preliminary analysis sought to determine whether a 30 m (98 ft) wide building could be accommodated on the lot after a 15 m interior side yard setback was applied, while also conforming with the 30 m front, rear and exterior side setback requirements under the current Zoning Bylaw. A 30 m (98 ft) wide building was judged to be a sufficiently wide building for a range of agricultural uses and, therefore, an appropriate test criterion.

Of the properties subject to Zoning Bylaw Amendment 7414-2017, approximately 13 properties in the ALR (2%), and 117 properties outside of the ALR (10 %), would be unable to accommodate a 30 m (98 ft) wide building. Of these, approximately 82 (5%) are smaller in size (i.e. 0.4 to 1.0 ha). Many affected properties outside the ALR are also located within the UAB, and it is arguable that agricultural activities on these properties would be limited in favour of urban development. Table 1 presents a summary of this analysis.

There are other properties that are unable to accommodate a 30 m (98 ft) wide building or structure because they are affected by the current Zoning Bylaw. Recall that those provisions require buildings and structures for agricultural use to be setback 30 m from the front, rear, exterior side, wells and streams, and 15 m from the existing single family dwelling. These properties are not reported in Table 1.

Table 1. Approximate Number of Properties Unable to Accommodate a 30 m Wide Building, 15 m Interior Side Setback

Location	Number of Properties Subject to Zoning Bylaw Amendment	Number of Affected Properties	Number of Small Properties Affected (0.4 – 1.0 ha lot size)
Inside ALR along its boundary	582	13 (2 %)	8 (1 %)
Outside ALR	1148	117 (10 %)	74 (6 %)
Total	1730	130 (8%)	82 (5%)

Additional properties may also be affected by the Zoning Bylaw Amendment 7414-2017 due to geographical constraints such as steep slopes, water courses, and existing buildings and structures. An analysis of these features was not conducted because it would have required detailed environmental and building information for each site that was not available. However, as mentioned previously, property owners may seek a variance to the setback by means of a Development Variance Permit Application or application to the Board of Variance if it can be demonstrated that existing or proposed setbacks cause undue hardship.

INTERDEPARTMENTAL IMPLICATIONS:

Zoning Bylaw Amendment 7414-2017 may affect an applicant who seeks a building permit for an agricultural building or structure. The Building Department would be required to check whether the siting of the proposed building or structure is in conformance with the amended Zoning Bylaw. To facilitate this review process, the Information Technology Department would create a digital map layer within the City's mapping system identifying properties subject to this Zoning Bylaw Amendment.

FINANCIAL IMPLICATIONS:

There are no anticipated financial implications for the City of this Zoning Bylaw Amendment. The checking of the new interior side yard setback requirements would be folded into the regular course of Building Permit application review.

CONCLUSION:

Council directed staff to increase the interior side yard setback for buildings and structures for agricultural use in appropriate zones in order to reduce the potential for conflicts between agricultural and non-agricultural uses. Zoning Bylaw Amendment 7414-2017 proposes to increase the interior side yard setback for rural residential properties from 7.5 m to 15 m for poultry and livestock in buildings or structures larger than 100 m² (1,076 sf); to 15 m for buildings and structures housing generator sheds, boilers or walls with fans, and to 30 m for more significant odour-producing uses. The proposed amendment allows for small scale hobby-type poultry and livestock uses in buildings smaller than 100 m² at the existing setback of 7.5 m.

To develop this Zoning Bylaw Amendment, staff conducted a review of setbacks in seven local municipalities, and consulted with the City's Agricultural Advisory Committee, the Ministry of Agriculture's *Guide to Bylaw Development in Farming Areas*, the Agricultural Land Commission and Ministry of Agriculture. A mapping analysis was also completed revealing that only a small percentage of properties would be affected by the proposed Zoning Bylaw Amendment 7414-2017.

While Zoning Bylaw Amendment 7414-2017 was drafted in a manner that minimizes its application and impact on farming activities, affected land owners may seek a variance to the setback by means of a Development Variance Permit Application or application to the Board of Variance if it can be demonstrated that the proposed setbacks cause undue hardship, and that adequate mitigation measures can be put in place to reduce potential conflicts with adjacent property owners.

It is therefore recommended that Council give first and second reading to Zoning Bylaw Amendment 7414-2017 and forward it to Public Hearing.

“Original signed by Chee Chan”

Prepared by: Chee F. Chan, MCIP, RPP, BSc
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

Appendix A: Map of Properties Subject to Zoning Bylaw Amendment 7414-2017

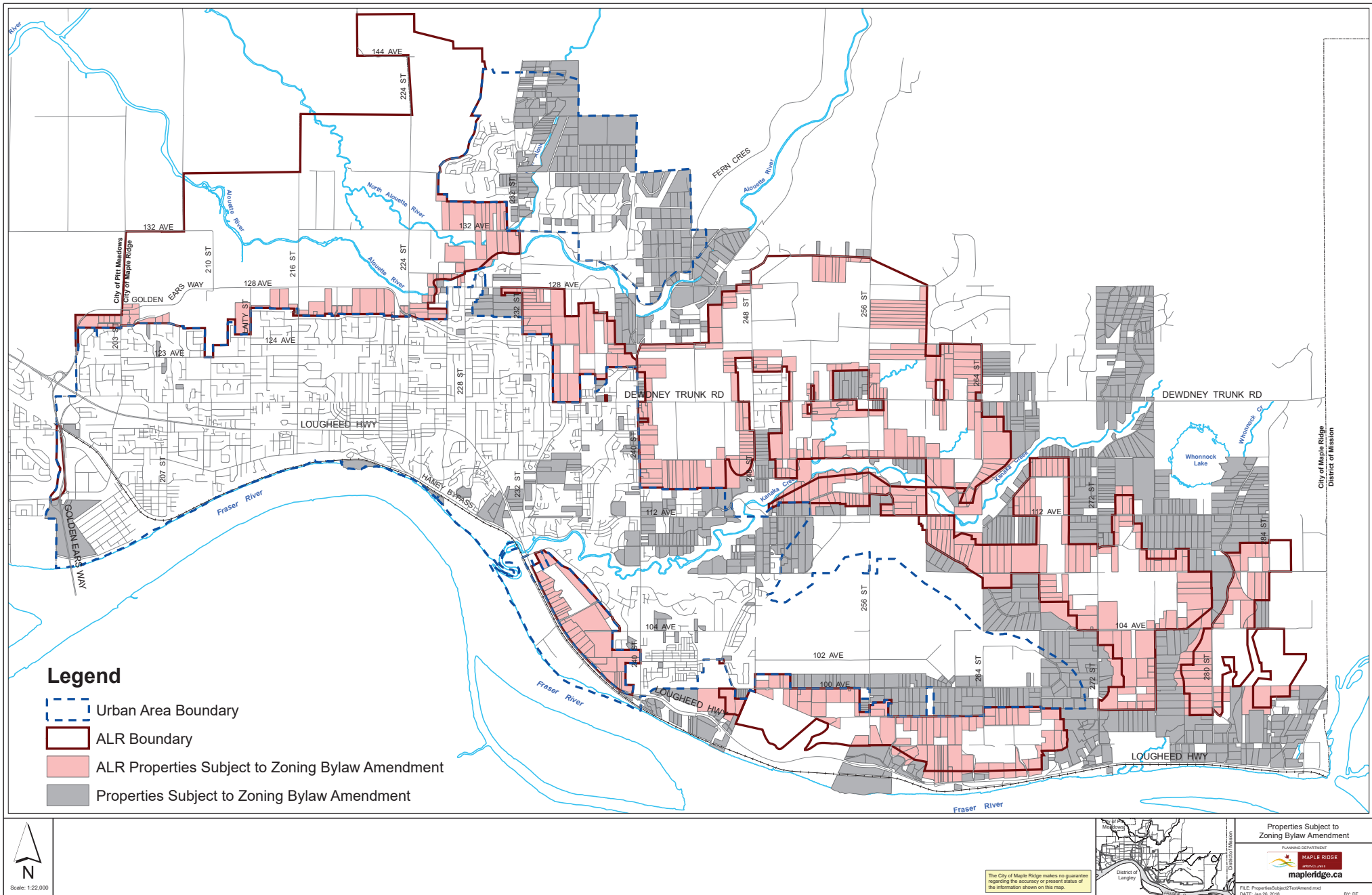
Appendix B: Zoning Bylaw Text Amendment 7414-2017

Appendix C: Review of Setbacks for Buildings and Structures for Agricultural Uses in Seven
Local Municipalities

Appendix D: ALC comments on Zoning Bylaw Text Amendment 7414-2017 and Draft Report

Appendix E: Comments from the Ministry of Agriculture on Zone Amending Bylaw 7414-2017

APPENDIX A



CITY OF MAPLE RIDGE BYLAW NO. 7414-2017

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. 7414-2017”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

PART 6 RESIDENTIAL ZONES, Section 601, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, Subsection (2) (c) (iii) is amended by deleting the line:

(iii) 7.5 metres from interior side lot lines;

and replacing it with:

(iii) 7.5 metres from interior side lot lines, except,

- a. *For properties located outside the Agricultural Land Reserve:*
 - i. *15 metres from interior side lot lines for buildings and structures larger than 100 m² for livestock and poultry.*
 - ii. *15 metres from interior side lot lines for buildings and structures for generator sheds, boilers or walls with fans.*
 - iii. *30 metres from interior side lot lines for buildings and structures for odour-producing uses such as incinerators, agricultural liquid or solid waste storage facilities, and on-farm composting, excluding composting from domestic refuse generated on the property.*
- b. *For properties located within the Agricultural Land Reserve that share a lot line with properties located outside the Agricultural Land Reserve:*
 - i. *15 metres from each shared interior side lot line for buildings and structures larger than 100 m² for livestock and poultry.*
 - ii. *15 metres from each shared interior side lot line for buildings and structures for generator sheds, boilers or walls with fans.*
 - iii. *30 metres from each shared interior side lot line for buildings and structures for odour-producing uses such as incinerators, agricultural liquid or solid waste storage facilities, and on-farm composting, excluding composting from domestic refuse generated on the property.*

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

READ a first time the day of , 20.

READ a second time the day of , 20.

READ a third time the day of , 20.

ADOPTED the day of , 20.

PRESIDING MEMBER

CORPORATE OFFICER

Appendix C: Review of Setbacks for building and structures for Agricultural Uses of Seven Local Municipalities

Staff conducted a review of the setback provisions for agricultural uses in the zoning bylaws of the City of Abbotsford, City of Chilliwack, City of Coquitlam, Township of Langley, District of Mission, City of Pitt Meadows and City of Surrey. These municipalities were chosen because they were adjacent or close to Maple Ridge, may have populations of comparable size, and have to deal with the urban-agriculture interface.

This review focused primarily on large residential zones (e.g. rural, suburban, 'country' residential zones) where agricultural uses are permitted. The principal agricultural zones within these municipalities (e.g. A-zoned properties) are not highlighted in this review as these lots tended to be very large (e.g. 4.0 ha, 10 acres or larger), and have significantly larger interior side yard setbacks to accommodate commercial farming operations, raising swine and fur-bearing animals, and growing mushrooms. The review also excluded comprehensive development zones since these zones are generally created on a case-by-case basis. A summary table of setbacks of seven local municipalities is presented in the table below.

Table 1. Setbacks for building and structures for Agricultural Uses of Seven Local Municipalities

Zone		Min. Lot Size (ha)	Setbacks (m)				Types of Agriculture, Buildings, Limits
			Int. side	Front	Rear	Ext. side	
City of Abbotsford							
Rural Residential		4.0	3	9	9	9	All ag. buildings and structures except:
			20	30	30	30	Poultry
Country Residential		2.0	30	30	30	30	Livestock
			15	30	30	30	Cattle
			30	60	60	60	Swine and fur-animals
Suburban Residential Farm Zone	Hobby	0.4	3	6	7.5	4.5	Hobby farm agriculture limited to fruits, vegetables, bees, 50 poultry or rabbits, 10 goats or sheep / ha.
City of Chilliwack							
Rural Zones R (Rural)		1.0, 4.0	3	7.5	7.5	7.5	Ag. building and structures for restricted agriculture, 1 animal unit* / ha, and,
			3	7.5	3	7.5	Animal enclosures not exceeding 10m²
			7.5	7.5	7.5	7.5	Animal enclosures between 10 and 100 m²
			15	15	15	15	Manure storage
RR (Rural Residential)		0.2, 1.0	3	7.5	7.5	6.0	Ag. building and structures for restricted agriculture, 1 animal unit* / ha, and,
			3	7.5	3	7.5	Animal enclosures not exceeding 10 m²
			7.5	7.5	7.5	7.5	Animal enclosures between 10 and 100 m²
			7.5	15	7.5	7.5	Manure storage

Zone	Min. Lot Size (ha)	Setbacks (m)				Types of Agriculture, Buildings, Limits
		Int. side	Front	Rear	Ext. side	
City of Coquitlam						
RS-2 One-Family Suburban Res.	0.4	15	30	15	30	10 livestock / ha; excludes mushrooms, swine, poultry, fur-animals, dogs for commercial purposes
Township of Langley**						
Suburban Res.		3	9.75	7.5	4.5	Ag. buildings and structures except:
SR-1	0.37	15	15	15	15	Livestock or poultry
SR-2	8.0	30	30	30	30	Commercial greenhouse
SR-3	0.17	3.0	9.75	7.5	4.5	Agricultural uses only in ALR
District of Mission						
Rural	1.6 – 8.0	7.5	7.5	7.5	7.5	Ag. buildings, except:
		15	15	15	15	Livestock
		60	105	60	105	Swine, poultry, fur animals, manure
Rural Residential	0.36	15	15	15	15	Small scale agriculture, limited to 1 livestock / 0.36 ha, 10 chickens / ha; excludes swine, rabbits, mink, mushrooms, all other fowl, feedlots
Urban Res. R930, R669, R558, R465		1.5	7.5	1.3	3	Hobby greenhouses only
City of Pitt Meadows						
Rural Res.		15	30	30	30	Light agriculture, limit 4 livestock units / ha
RR-1	8.0	4.5	9	9	9	Light agriculture, all other buildings
RR-2	4.0					
RR-3 Medium Lot	2.0					
RR-4 Small Lot	1.0					
Urban Res. RS (Large Lot)	0.2	6	22	6	22	Light agriculture, no animals on lots < 0.4 ha
City of Surrey						
RA (1 acre)		7.5	36	7.5	36	2 livestock, 6 sheep or goats, 12 poultry excluding roosters / 0.4 ha
RH (half acre)	0.056					
RF, RF-SS (560 m²)						
RA (One-Acre Residential Zone)	0.4	7.5	36	7.5	36	Agricultural uses only on lots > 2 ha

Notes:

*An animal unit is the number of livestock, poultry or other animals which would produce manure containing approximately 100 kg of nitrogen per year. Examples of one (1) animal unit equivalent according to the City of Chilliwack's Zoning Bylaw are: 4 swine, 1 dairy cow, 1 beef cow, 1 horse, 4 sheep, 4 goats, 125 layer chickens, 250 broiler chickens, 100 turkeys, 125 geese or ducks, 40 rabbits, 4 llama, 9 emu, or 1 bison.

**Agricultural Use means a building or use for the keeping of poultry, pigeons, doves, bees, or other livestock, but excluding fur farms, kennels, feedlots with more than 12 cattle per hectare, and intensive swine operations having more than three brood sows and four feeder swine; Mushroom farms must be located outside a minimum distance of 500 metres from the Agricultural Land Reserve boundary, where the ALR boundary abuts either a "Designated Urban Growth" area or that portion of the designated "Salmon River Uplands" area.

Some observations can be drawn from examining the interior side yard setbacks in the seven local municipalities. The minimum interior side yard setback for buildings or structures for livestock and poultry is 15 m (e.g. Coquitlam, Township of Langley, Mission, Pitt Meadows) or 15 to 30 m (e.g. Abbotsford). In many municipalities and zones, there are limits imposed on the number of heads of

livestock or poultry which can be kept. For example, Pitt Meadows permits only 4 livestock units / ha, District of Mission allows 1 livestock unit / 0.36 ha and 10 chickens / ha, and Coquitlam permits 10 livestock / ha. Surrey allows smaller residential lots with 7.5 m interior side yard setbacks, but only permits 2 livestock, 6 sheep or goats, and 12 poultry excluding roosters / 0.4 ha. Chilliwack also has smaller interior side yard setbacks of 3 to 7.5 m, but limits livestock to 1 animal unit / ha (see definition of animal unit in Appendix C), and tends towards the 7.5 m when the size of the animal enclosure is larger.

Some municipalities also distinguish larger commercial operations from smaller ones by specifically defining the latter, such as ‘*Hobby Farm Agriculture*’ (Abbotsford), ‘*Restricted Agriculture*’ (Chilliwack), ‘*Small Scale Agriculture*’ (Mission), and ‘*Light Agriculture*’ (Pitt Meadows). These operations may benefit from smaller interior side setbacks ranging from 3.0 to 7.5 m, but limit the type agricultural uses to small scale operations, and/or prohibit the keeping of poultry, swine, or other livestock altogether.

Five municipalities, Abbotsford, Chilliwack, Township of Langley, Mission and Pitt Meadows, provide different setbacks for buildings and structures for agricultural uses based on whether they house nuisance odour-producing operations such as the keeping of poultry, other livestock or manure. For example, while interior side yard setbacks for agricultural buildings range from 3.0 to 7.5 m, they increase to 15 to 30 m for odour-producing uses. The two other municipalities, Coquitlam and Surrey, do not make this distinction.

Finally, unlike the proposed Zoning Amendment Bylaw 7414-2017, none of the municipalities vary the interior side yard setbacks for properties within the same zone. In other words, the proposed Zoning Bylaw Amendment 7414-2017 affects properties located along the edge of the ALR boundary, and not those completely within. Such a geographically specific distinction has not been made in other municipalities. *However, Zoning Bylaw Amendment 7414-2017 was drafted in this manner to limit the scope and impact of the bylaw and constraints on farming in Maple Ridge by specifically targeting properties where agricultural and non-agricultural uses may interface.*



Agricultural Land Commission
133-4940 Canada Way
Burnaby, British Columbia V5G 4K6
Tel: 604 660-7000
Fax: 604 660-7033
www.alc.gov.bc.ca

January 2, 2018

Reply to the attention of Kamelli Mark
ALC Planning Review: 20837
Local Government File: 2017-563-RZ

City of Maple Ridge

DELIVERED BY ELECTRONIC MAIL

Re: Zoning Bylaw Amendment #7414-2017

Thank you for forwarding a draft copy of Zoning Bylaw Amendment #7414-2017 (the "Bylaw") for review and comment by the Agricultural Land Commission (the "ALC"). The following comments are provided to help ensure that the Bylaw is consistent with the purposes of the *Agricultural Land Commission Act* (the "ALCA") and Regulation, and any decisions of the ALC.

The ALC recognizes that the Bylaw changes would affect properties that are within the Agricultural Land Reserve (the "ALR") and properties that are outside of the ALR. The ALC's comments are specific to the changes that would affect parcels within the ALR.

The ALC recognizes that Part 6, Section 601, C. (2) (c) (iii) of the Maple Ridge Zoning Bylaw No. 3510-1985 currently in effect (the "Existing Bylaw") sets out an interior side lot line setback of 7.5 metres for all buildings and structures for agricultural uses, and that the proposed amendments to this section would retain the existing 7.5 metre setback regulation for the majority of agricultural uses, with increased setbacks for specific uses (buildings and structures housing livestock and poultry, generator sheds, boilers or walls with fans, and odorous or noxious uses). The ALC notes that the existing 7.5 metre setback exceeds the recommendations for certain types of agricultural uses (see General Comments section, below) as set out in the Ministry of Agriculture's *Guide for Bylaw Development in Farming Areas* ("the Ministry's Guide").

Regarding the proposal to increase the interior lot line setback for certain types of agricultural uses, the ALC has the following comments:

- The ALC does not object to increasing the interior side lot setback to 15 metres for buildings and structures housing livestock and poultry, provided that this does not apply to free range poultry at a density of less than one animal unit, as per the Ministry's Guide.
- The ALC does not object to increasing the interior side lot setback to 15 metres for generator sheds, or for buildings and facilities housing boilers or walls with fans.

- The ALC does not object to increasing the interior side lot setback to 30 metres for buildings and structures housing odorous or noxious uses such as incinerators, agricultural liquid or solid waste storage facilities, and on-farm composting.
- Regarding the draft wording that proposes to exclude composting from domestic refuse from the 30 metre interior side lot setback, the ALC suggests that further clarification is needed. As currently worded, the draft provision is unclear as to whether it applies only to domestic refuse generated on the property (or farm, if applicable), or whether it also applies to the composting of domestic refuse originating from other sources/properties that are not part of the farm property(ies). The composting of domestic refuse originating from multiple sources (i.e. other properties not forming part of the farm) is subject to the ALCA and Regulation and may require an ALC non-farm use application.

General Comments:

The ALC has noted that there are some additional inconsistencies between the Existing Bylaw, the ALCA and Regulation, and the Ministry's Guide.

For example:

- Part 6, Section 601, B. (1) prohibits agricultural uses on lots less than 0.4 hectares; however, agriculture cannot be prohibited on any property within the ALR, regardless of size.
- Part 6, Section 601, C. (2) outlines setbacks for agricultural buildings and structures which in some cases exceed the maximums set out in the Ministry's Guide.

You are advised that the ALC did not complete a review of the Existing Bylaw in its entirety as part of its current review of Zoning Bylaw Amendment #7414-2017 and therefore has not provided an exhaustive list outlining any additional inconsistencies.


The ALC recommends that the City take steps to address any existing inconsistencies as part of a future planning exercise to ensure clarity for plan readers.

The ALC strives to provide a detailed response to all bylaw referrals affecting the ALR; however, you are advised that the lack of a specific response by the ALC to any draft bylaw provisions cannot in any way be construed as confirmation of consistency with the ALCA, the Regulation, or any Orders of the Commission.

If you have any questions about the above comments, please contact the undersigned at 604-660-7005 or by e-mail (Kamelli.Mark@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink, appearing to read 'KMARK'.

Kamelli Mark, Regional Planner

Enclosure: Draft 2017-563-RZ Setbacks Report
Ministry of Agriculture's Guide for Bylaw Development in Farming Areas

cc: Ministry of Agriculture

20837m2

APPENDIX E

Appendix E: Comments from the Ministry of Agriculture on Zone Amending Bylaw 7414-2017

- The proposed approach of increasing the interior lot line setbacks for some types of agricultural structures is a unique way of a local government trying to address potential urban/agricultural issues. Ministry staff have no objections to the approach provided the setbacks don't exceed the maximum setbacks summarized in the Guide for Bylaw Development in Farming Areas. The Guide provides maximum (not minimum) setback distances which should be utilized in local government bylaws. Another option Maple Ridge may consider is asking to become regulated under Section 553 of the Local Government Act. This may allow a local government to utilize Farm Bylaws which, with the Ministers approval, can restrict or prohibit some types of agriculture.
- Increasing the setback to 15 m from the interior side lot line for structures housing livestock and poultry, generator sheds, boilers or walls with fans is consistent with the Guide. I appreciate your further explanation that a fence for free range poultry would not be restricted by this.
- Increasing the setback to 30 m from the interior side lot line for incinerators, agricultural liquid or solid waste storage facilities and on-farm composting facilities is consistent with the Guide. With respect to the term "odourous or noxious", I suggest deleting "noxious". It's not a term defined or used within the Guide or the Farm Practices Protection (Right to Farm) Act. Odour and it's perceived severity is subjective and will vary among individuals. The categories of buildings/facilities identified in the Guide represent the types we expect to have the highest potential of generating nuisance odours. For the purposes of helping staff judge whether or not a proposed agricultural building should fit within the 30m setback I'd suggest that 'odourous' or 'odour-producing' will be sufficient without causing any potential confusion as might 'noxious'. Ministry staff are happy to help if you receive an application for a building that doesn't seem to fit in the types found in the Guide.
- I understand that the proposed bylaw amendment is only contemplating the setback increases for certain building and structure types as outlined. However, it's worth noting that the zoning bylaw contains setbacks which are not consistent with the Guide e.g. structures such as machine or crop storages are in the Guide at a maximum 4.5 m setback; medical marihuana production facilities are at a 30 m setback. Ministry staff are happy to further discuss this with an eye toward achieving greater consistency with the Guide.
- An Agricultural Unit (or Animal Unit) means a live weight of 455 kg (1000 lbs) of livestock, poultry or farmed game or any combination of them that equals 455 kg. This is defined in the Code of Agricultural Practice for Waste Management, Environmental Management Act.

As a general note, AGRI staff are not supportive of zoning setbacks based on numbers/density of livestock. Adequate setbacks coupled with maximum lot coverage and adherence to normal farm practices can be used to address nuisance concerns regardless of farm size and animal numbers. The corollary is that no regulatory tool existing will prevent all complaints all of the time.

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-462-RZ
		MEETING:	Council
SUBJECT:	First Reading Zone Amending Bylaw No. 7435-2018 22576, 22588 and 22596 Brown Avenue		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-1-18 (Comprehensive Development), to allow for a 244 unit multi-residential development having a Floor Space Ratio (FSR) of about 7.0. The applicant proposes to construct a structure with a total of 34 storeys, plus a 35th storey for a rooftop deck. The building will have a four (4) storey podium with parking facing the lane and four (4) townhouse units facing Brown Avenue; and a 30 storey tower containing 240 apartment units. Below the podium parking structure, will be two (2) underground levels for the remaining required parking. To proceed further with this application additional information is required as outlined below.

The general structure of the proposed CD Zone is to apply the RM-6 (Regional Town Centre High Density Apartment Residential District) Zone and adjust the density and setback regulations to accommodate the specifics of the project. The portion of the density that is being sought above the current RM-6 maximum of 4.35 is proposed to be achieved through an additional bonus specified as part of a Development Agreement or Restrictive Covenant registered on title. This will be the bonus to “bridge” between 4.35 and about 7.0 being requested by the applicant. The applicant has provided letters agreeing to the “bonus offering” to be fully described in one of the above instruments to be available at second reading.

The general structure of the density in the CD bylaw will include the following:

RM-6 Base density: FSR = 1.6	(This is the density available outright without any RM-6 density bonus being included in a project.)
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RM-6 Bonus density FSR = 1.75	(Currently contained in the RM-6 zone are the following bonuses: for height, underground parking, non-market housing, and LEED or Green Building Technologies. The LEED / Green provision is being replaced by step code requirement included in the Bridging Bonus below)
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CD Bridge Bonus FSR = 3.75	(This is the density that needs to be compensated by the developer because it is more than the above base and bonus density combined. The report describes what the developer is offering as compensation to gain this additional density.)
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TOTAL MAXIMUM FSR = 7.0

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100 per apartment dwelling unit (240) and \$4,100 per townhouse dwelling (4), for an estimated total amount of \$760,400.00.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7435-2018 be given first reading; and

That the applicant provides further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879–1999, along with the further information required in the report dated June 12, 2018.

DISCUSSION:

a) Background Context:

Applicant: Bissky Architecture and Urban Design Inc. (Wayne Bissky)

Legal Description: Lot A, Section 20, Township 12, Plan NWP9687;
Lot 5, Section 20, Township 12, Plan NWP9687; and
Lot 7, Section: 20, Township 12, Plan NWP9446.

OCP:

Existing: Medium and High-Rise Apartment
Proposed: Medium and High-Rise Apartment

Zoning:

Existing: C-3 (Town Centre Commercial) and
RS-1 (One Family Urban Residential)
Proposed: CD-1-18 (Comprehensive Development)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	One Family Urban Residential (RS-1)
	Designation:	Medium and High Density Apartment
South:	Use:	Commercial
	Zone:	Service Commercial (CS-1)
	Designation:	Town Centre Commercial
East:	Use:	Single Family Residential
	Zone:	One Family Urban Residential (RS-1)
	Designation:	Medium and High Density Apartment
West:	Use:	Single Family Residential
	Zone:	One Family Urban Residential (RS-1)
	Designation:	Low-Rise Apartment

Existing Use of Properties: Vacant Single Family Residential, Utility Easement, and
Municipal Parking Lot

Proposed Use of Properties: Multiple Residential and Utility Easement

Site Area: 0.239 hectares (0.59 acres)

Access: Lane between Brown Avenue and Dewdney Trunk Road

Servicing requirement: Urban Standard

Previous Applications: 2013-019-RZ (Withdrawn)

b) Site Characteristics:

The site consists of three (3) lots fronting on Brown Avenue and having access to a lane that is parallel and to the south of Brown Avenue (Appendix A & B). The site is flat and has a total area of 0.239 hectares (0.59 acres). The eastern lot (22596 Brown Avenue) contains a dwelling. The center lot (22588 Brown Avenue) is vacant. The western lot (22576 Brown Avenue) was once owned by the City and is currently used as a downtown parking lot.

An earlier application involving the two western lots (2013-019-RZ) was withdrawn. Instead of having the access and parking shared with the project to the west, this new application added the third parcel to the east and will have its own independent parking and access. The application for a three tower 3 phased mixed-use project to the west (2012-115-RZ) has expired.

c) Project Description:

Overall Project:

The applicant proposes to construct a structure with a total of 34 storeys, plus a 35th storey for a rooftop deck. The building will have a four (4) storey podium with parking facing the lane and four (4) townhouse units facing Brown Avenue; and a 30 storey tower containing 240 apartment units. Below the podium parking structure, will be two (2) underground levels for the remaining required parking. (Appendix F).

The preliminary proposed unit mix is:

- approximately 60 one (1) bedroom units (25% of total units)
- approximately 158 two (2) bedroom units (66% of total units)
- approximately 22 three (3) bedroom units (9% of total units)

The building will have a four (4) storey podium for above grade structured parking and two (2) level of underground parking, providing about 306 parking spaces all gaining access to the lane behind Brown Avenue.

Comparison with Previous Application:

A comparison of the earlier and the current proposal provided by the applicant (numbers being rounded and may be slightly different from those used elsewhere in the report) is shown below:

	Previous Application (2013-019-RZ)	Proposed New Application	Increase
Number of Units	132	244	+ 112
# of Stories	18	35	+ 17
Levels of U/G Parking	2	2	same
Levels of above grade parking	3	4	+1
GFA (sq. ft.)	113,408	200,392	+86,984
FSR (sq. ft.)	92,540	176,345	+83,805
FSR (ratio of site to net area)	4.9	7.1 (Note: plan shows 7.1 and initial statistics show 6.982. This will be clarified by second reading.)	+ 2.2
Number of Parking Stalls	197	306	+ 109

Given the significant increase in the number of units (112 more units or an increase of about 85%) and the density over the previous project, staff sought that the voluntary contributions and built amenities be increased at least in direct proportion to this greater density being sought, as well as, adding an Affordable Housing component. This is discussed further in the Zoning Bylaw analysis section.

OCP Assessment:

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 applications for further development permits.

Former City Lands Part of Project:

The subject development site includes a property (22576 Brown Avenue) currently used for City parking that was sold and is owned by the applicant's client. There are certain requirements that influence the approval process and timing of this development proposal.

The Sales Agreement includes an option that the City may exercise the right to re-purchase the parking lot property. The City may exercise this option until 5PM on December 31, 2021 if the owner has not obtained a building permit for construction of a high-rise apartment building on the land by February 4, 2020. Therefore, once achieving third reading, the applicant will need to satisfy terms and conditions set by Council for final adoption for a building permit to be processed and issued before February 4, 2020.

This may be a period of less than the 18 months allowed by Council in the Development Procedures Bylaw to complete requirements between third and final readings.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Town Centre Area Plan (Civic Core Precinct) and is currently designated Medium and High-Rise Apartment.

The proposal will contribute to achieve the OCP objective to create a compact and vibrant Town Centre Area that is pedestrian-oriented and having multi-family residential uses. The proposed development complies with the applicable Land-Use Designation policies in the Town Centre Area Plan as outlined in Appendix D to this report.

Housing Action Plan:

The Housing Action Plan (HAP), which was endorsed by Council in September, 2014 identified rental housing as a priority. The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

If desired by Council, staff will continue to engage the applicant to provide rental, non-market, or affordable housing, adaptive housing, etc. subject to a Housing Agreement. In this manner, this project could meet some of the objectives of the Housing Action Plan. Among the objective staff is

pursuing are: a better mix of units, including more three bedroom apartments and adaptive housing units. More information and full details will be made available to Council in the future second reading report.

Citywide Community Amenity Program:

The City-wide Community Amenity (CAC) Program approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project. A voluntary contribution of \$3,100 per apartment dwelling unit (240 X \$3,100 = \$744,000) and \$4,100 per townhouse dwelling (4 X \$4,100 = \$16,400), for a total amount of \$760,400 is required for this project before final reading.

Council also recently directed that staff explore density bonusing to create affordable and rental units, with a report expected in June 2018. The CACs would not apply to those units in accordance with the definition and requirements established by Council as affordable and rental housing permanently retained under a Housing Agreement.

Preliminary Referrals:

Given the scale of this project, preliminary comments were sought from and received from various Departments respecting the potential implications of the proposed density and larger concentration and numbers of residents. The following are some of the implications of the proposed land use and density that the applicant will need to assess and provide additional information in making their detailed submission:

- Servicing Impact Study - The overall strategy for providing city utility services will need to be re-examined specifically for this project and on a wider basis if such densities become the norm being requested. Both water and sewer systems should be analysed to verify performance and any requisite upgrades. A study should allow for similar developments in the area to ascertain the impact on servicing.
- Road Network Impact Study: A study should be undertaken to verify the performance of the road network and bicycle network and specifically for Brown Avenue, Dewdney Trunk Road, Edge Street, 227 Street and the lane for access and egress and any future bicycle lane on Brown Avenue.
- Fire Protection Impact: Though high rises are not new, projects of this type may require more attention to training to respond to fires in such tall buildings and equipment upgrades.
- Park and Recreation Facilities: Due to the number of residents, the demand for park space and recreation facilities will be higher than planned for. Existing City facilities may need expansion, more recreational space within the common areas of the project may be needed and recreation amenity contributions may be needed to offset impacts.
- Schools: Although no preliminary referral was done, the impact on schools in the area to will be greater than for the typical density apartment developments to date.
- Market Impact: A study is necessary to ascertain the effect of this number of units on market absorption rates in context with on other multiple residential projects in the Town Centre Area.
- Building and Site design: Greater attention is necessary for matters such as: internal circulation and exiting (number of elevators, etc.), wind and shadowing impacts, view impacts, adequacy of lane function, bicycle lane capacity, innovative approaches to stormwater management

Based on the OCP assessment and the preliminary comments received from City Departments, it is clear that there are multiple issues specific to the project and a wider Town Center Area that need to

be addressed before this application can proceed to consideration of second reading and Public Hearing.

The additional information is listed in Section f) of this report. More detailed descriptions of the above points are contained in Appendix E.

Zoning Bylaw:

Proposed Comprehensive Zone and Regulations:

The current application proposes to rezone the properties located at 22576, 22588 and 22596 Brown Avenue from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-1-18 (Comprehensive Development) to permit a structure with a total of 34 storeys, plus a 35th storey for a rooftop deck. The building will have a four (4) storey podium with parking facing the lane and four (4) townhouse units facing Brown Avenue; and a 30 storey tower containing 240 apartment units. This bylaw is attached in Appendix C.

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

To accommodate the proposed density (FSR = 7.0), the applicant is proposing to rezone the site from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-1-18. This zone is being modeled on the RM-6 Zone; however, also includes some aspects of the C-3 Zone to insure there is compatibility with the future development to the west, and regulation such as siting and height being tailored to accommodate the specifications of this proposal.

The main components of the bylaw include:

Principal Uses:	Apartment and Townhouse Uses and Off-street Parking Use.
Accessory Uses:	Boarding, Home Occupation and Accessory Off-street Parking.
Lot Area:	not less than 2,000 sq. m.
Lot Width:	not less than 30 m.
Lot Coverage:	90 – 100% for podium, reduced to achieve a “wedding cake affect” to reduce the impact of shadowing and appearance of bulk.
Setbacks:	0 to all lot lines.
Height of Buildings:	not less than 8 storeys and no maximum.
Other regulations including:	<ul style="list-style-type: none">• four (4) townhouses are permitted only if there is an apartment building;• all uses including parking and loading are to be concealed in a building;• minimum open space and common indoor area requirements.• Provision of fast charge stations and wiring for slow charging of electric vehicles.

Preliminary Zone Compliance Assessment:

The CD zone is to be custom tailored to accommodate the proposal, including the consolidated lot area, lot depth, lot coverage, setbacks and height. The following will be required to accommodate other requirements:

- **Accessory Off Street Parking:** A calculation has not been provided at this stage. The conceptual plan demonstrates that approximately 307 parking spaces are being provided on six (6) levels; two (2) underground and four (4) above grade to accommodate the 240 apartments, four (4) townhouses and associated visitor parking. The requirement for the required parking is: 1 parking space per 1 bedroom unit plus an additional 0.1 spaces for additional bedrooms in a unit plus 0.1 visitor parking spaces. The number indicated by the applicant at this point is fairly close to this bylaw requirement, but may be different depending on the final mix of units.
- **Minimum open space:** The zone requires that 30 percent of the lot area shall be provided as usable open space. Up to 15 percent of this required open space may be provided on a roof. Useable open space is defined as a compact and unobstructed area or areas available for safe and convenient use by all the building's inhabitants, having no dimension of less than 6.0 metres, providing for greenery, recreational space and other leisure activities normally carried on outdoors. At present, all of the open space consist of roof top area, ether on top of the parking building or on the 35th storey. More details will be necessary to assess compliance.
- **Minimum Indoor Amenity Space:** The requirement of the RM-6 zone was incorporated into the proposed CD bylaw for this development. The requirement is for a minimum of 1.0 square metres of common indoor amenity space on the lot for each dwelling unit. The resulting calculation would require about 240 square metres (2,584 square feet) of amenity space, which would be about one floor plate of this tower. This required amenity/recreation space could be interspersed on various floors, including converting part of the parking area, or be situated entirely on one floor of the tower. The CD zone has no maximum height requirement; therefore one or more addition floors would be allowed to accommodate amenity space. More details will be provided at the second reading stage.

Density: Base, Bonus and Bridge:

The density section is being crafted as described below. Given this bylaw is only for first reading, as discussions progress after first reading on structuring the bonus provisions will be reflected in the second reading report:




Category	Floor Space Ratio (FSR)
Base density – the base density, which is the outright permitted density, is the density allowed by the RM-6 Zone. This base density is a Floor Space Ratio (FSR) of 1.6	1.6
Bonus Density – the bonus density is additional density allowed by the RM-6 zone categories as follows: <ul style="list-style-type: none">a) a maximum of 1.0 for heightb) a maximum of 0.2 for underground parking;c) a maximum of 0.45 for 10% non-market housing	1.65

Bridging Density – this is the amount of FSR over the base and bonus density to bring the project up to the desired density of an FSR equal to 6.982. The developer is offering to provide a number of features a compensation to achieve this density and is described below.	3.75
Total Density	7.0

Review of Town Centre Densities:

The subject site is proposing 244 units on a 0.239 hectare site for a density of 1,021 units per hectare or about 413 units per acre. Thus, this proposal is the highest density building ever contemplated for a site in Maple Ridge and possibly one of the highest built by any Fraser Valley community. The lot coverage of the tower component is proposed to be approximately 31%.

Compared to existing Town Centre Area towers, this proposal is about 3 times taller. The Baptist Housing Society Tower (222 Street and Lougheed Highway) is 13 storeys, the Maple Ridge Tower (22 Street and 119 Avenue) and Gordon Tower (222 Street and Dewdney Trunk Road) both are 12 storeys.

Sampling of Maple Ridge Highrise Buildings		
		
Baptist Housing Society Tower (222 Street and Lougheed Highway) is 13 storeys	The Maple Ridge Tower (22 Street and 119 Avenue) is 12 storeys.	The Gordon Tower (222 Street and Dewdney Trunk Road) is 12 storeys.

Looking at the proposed density from other perspectives, this tower could potentially be the home to 366 – 488 people, assuming about 1.5 to 2.0 persons living in a unit. Alternatively, this would be like a 100 lot subdivision in many respects, including such things as use of parkland and recreation facilities, traffic generation, garbage collection and recycling, etc.

Two of the highest density applications Council has considered in the Town Centre to date are:

- 2012-115-RZ located adjacent to the subject site (Brown and Edge Site), which expired last year. That project proposed 240 units in three towers on 0.43 hectares, resulting in a density of 558 units per hectare (226 units per acre). For the most dense 19 storey 120 unit tower that was proposed on an approximately 0.17 hectare corner lot of Edge Street and Dewdney Truck Road, that density would be 705 units per hectare (285 units per acre)
- 2017-061-RZ referred to as the Johnston Meier or Swiss Real site, with multiple residential buildings ranging from 3 storey townhouses to a 19 storey tower, on a 2.97 hectares site, proposes to have a total of approximately 850 units. This site's density would be 286 units

per hectare (116 units per acre). If the single densest phase consisting of 9 and 17 storey towers is considered, the approximate density is 426 units per hectare (172 units per acre).

The current average density for 17 recently constructed multiple residential buildings in the Town Centre Area designated Apartment Low Rise, Apartment High Rise, Ground Oriented Multi-family or Port Haney Multi-family, Commercial and Mixed Use, is 201 units per hectare (81 units per acre). This is within the density target range envisioned by the City.

City of Surrey staff identified a comparable project in terms of height and scale recently before their Council. The project was the last of 3 phases each with a tower on a podium plus townhouses along the street front of either the East Whalley Ring Road or 100 Avenue, abutting the King George Skytrain Station. There is one tower in each of the three phases with 36, 35 and 39 storeys. The 39 storey building in the third phase of the project, has 419 units, a 4.8 FSR and a lot coverage (for the tower) of 33.5%. The density is 635 units per hectare (262 units per acre).

The Surrey Zoning Bylaw requires 3 square metres per dwelling unit of the indoor open space, which is triple the requirement in the Maple Ridge Zoning Bylaw. This Surrey project is required to provide 1,257 square metres (13,530 square feet) of amenity space. This Surrey developer is proposing to build 1,466 square metres of recreational facilities including a swimming pool, hot tubs, steam rooms, fitness area, badminton and squash court, lounges, washrooms and change facilities. Such facilities have been provided for in buildings of similar sizes in Port Moody and Coquitlam.

If the Surrey indoor amenity requirement were to apply to the Brown Avenue project, the required amenity floor space would increase from 240 square metres (2,584 square feet) to 732 (7,879 square feet) which would be equal to about one level of the proposed parking in the building.

A larger amount of indoor amenity and recreation space, if provided in this project, could help to address some of the concern expressed by the Parks, Recreation and Culture Department respecting the impact of this project on City recreational facilities.

Measures to Achieve the Proposed Density:

Based on the preliminary discussions with the applicant, the CD zone would achieve the proposed density as follows:

- **Available RM-6 Bonus:**

Three (3) of the four (4) density bonus already made available by Council in the RM-6 Zone are carried through to the CD bylaw. These include: the bonus for the building's height, providing all underground or structured parking and non-market housing (See next section for analysis). Step Code is replacing the LEED provision in accordance with the future staff report on expanded bonus density in certain zones. For clarity, the non-market housing and the Step Code will be included in the Development Agreement or Restrictive Covenant accompanying this application.

- **Housing Related Bonus and Determination of Affordability:**

The developer is still in discussion with staff about the RM-6 "non-market housing" bonus density provision incorporated into the CD Bylaw. Currently, the applicant is offering all the units as "non-market housing" because they will be in the financial reach of residents in Maple Ridge earning an average household income of \$93,000 (or \$98,885 if 2016 Census figures are used).

The more common measure of affordability is a range based on the Median Household Income of a group or a community. Median income is that income amount dividing the income distribution into two halves (i.e., the incomes of half of the units in that group are below the median, while those of the other half are above the median). The median household income for Maple Ridge based on the 2016 census (2015 incomes) is \$86,178 or \$74,142 after taxes. This is significantly lower than the average household income cited by the applicant in their analysis of affordability.

Generally, studies like the Metro Vancouver Regional Affordable Housing Strategy have housing categories tied to incomes and a formula of about 20% of income being applied to shelter costs. For example, the Strategy defines “Moderate Income Households” as a household income of between 50% and 80% of the Median Household Income of a community. For Maple Ridge, this translates into a range of income from \$43,089 to \$68,942, which again, is significantly less than the average of \$93,000 quoted by the applicant as being affordable.

At this point in time, since this application is being reviewed by Council for first reading with respect to use and density and to decide about granting, no further analysis is being undertaken about the provision of non-market housing for this project.

In the second reading report, there will be more discussion about handling the affordable housing component of this project, whether by way of a targeted income range or by amenity contributions or a combination thereof. This will be the subject of a separate future report from the Community Planning Section on Bonus Density and in-lieu voluntary contributions.

- **Developer’s Bonus Offerings:**

The developer has offered a number of elements to achieve their desired density to bridge between the maximum permitted in the RM-6 Zone and that proposed. The tables below categorises these offerings as being achieved through:

- Ordinary Zoning Requirements;
- New Zoning Requirements;
- Bridging density bonus.

Ordinary Rezoning Requirement	New Zoning Requirements	Bridging Density Bonus
<ul style="list-style-type: none"> • Storm Water Management • Street Furniture and Plantings • Upgrading of Services 	<ul style="list-style-type: none"> • Electric Vehicle Charging Facilities 	<ul style="list-style-type: none"> • Step Code Level 2 • Voluntary Contribution and Built Public Art • Adaptive, Rental and Affordable Housing under a Housing Agreement • Landmark Design Element

The following is an analysis of the new regulations and the bridging elements in the above table:

New Zoning Requirements		Analysis
Electric Vehicle Charging Facilities	One fast charging electric vehicle charging station per 20 dwelling units and slow charge wiring to all parking spaces.	<ul style="list-style-type: none"> (a) Complies with TCA Policy 2-20 (Energy Efficient Design), Policy 2-22 (Green Technologies); (b) This CD Bylaw provision is proposed to become a standard requirement and no longer eligible to give a developer a bonus.

Bridging Element Categories	Description	Analysis
Step Code Level 2	This is a new provision in place of LEED and related requirements.	Given the proposed tower form of development, staff maintains that Step 2 of the BC Step Code would be suitable threshold to target to ensure energy efficiency of the new building.
Voluntary Contribution and Built Public Art	The same requirement as for the withdrawn application, but increased in proportion to the higher density being sought.	<ul style="list-style-type: none"> (a) The voluntary contribution towards public art in the Town Centre Area being offered is \$92,500 (b) Public art will be incorporated into the site and building design, (c) This complies with TCA Policy 3-14 encouraging incorporating public art in outdoor spaces.
Special Housing under a Housing Agreement	The same requirement as for the withdrawn application plus compliance with the Housing Strategy, but increased in proportion to the higher density being sought.	<ul style="list-style-type: none"> (a) Adaptive Housing proposed: 11% of the units (27 units) will comply with Section 3.8.5 of the BC Building Code; (b) Rental Housing proposed: 10% of the units (24 units) will be rental; (c) Affordable Housing under discussion: "Non-market Housing" or In-lieu voluntary contribution; (d) Complies with OCP Policy 3-30 (Apply bonusing for affordable housing); Policies 3-31 & 32 (Affordable, Rental & Special Needs Housing) and Policy 3-33 (Age-in-Place); (e) Housing Agreement required.
Housing Mix	A similar analysis was done for the withdrawn application and will be reflected in the Housing Agreement.	<ul style="list-style-type: none"> (a) There will be further clarification sought from the applicant about an improved unit mix (9% of the units are proposed to be 3 bedroom apartments); (b) Does not comply sufficiently with OCP Policy 3-31 (Rental units; varies size and number of bedrooms)
Landmark Design Element	The Form and Character guidelines need to be augmented to address the implications of the proposed height of this building.	<ul style="list-style-type: none"> (a) Given the proposed height of the building, the upper portion of the building is to incorporate an architectural design, including attention to lighting, such that this building will read as a landmark element in the skyline of the Town Centre Area; to be provided as part of second reading submission; (b) This would be in keeping with a number of TCA Development Permit Guidelines related to Building Mass, Building Form and Building Height.

Adequacy of Proposed Bonus Offerings:

As noted at the onset, this project represents a significantly greater density than ever proposed by a developer in Maple Ridge. It is equally difficult to judge whether the bonus offerings proposed by the developer are adequate compensation for the density Council is being asked to grant. Part of this determination rests with the economics surrounding this project. Another part of this determination is revealed through comparison, such as the Surrey City Centre example.

Variations to Proposed Zone

Any variations from the requirements of the proposed zone will either require the CD Bylaw to be given an amended second reading before going forward to Public Hearing or alternatively require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (Civic Core) application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Because of the potential prominence of this project at the street level, within the Town Centre area, on surrounding properties and the overall City skyline, the above cited Town Centre Development Permit Guidelines will be augmented with Supplementary Design Guidelines for architectural and landscaping elements such as: view scape analysis, shadow impact analysis, green walls / roofs; grey roof, upper structure and roof design, etc. These will be identified and described to Council in a future second reading report.

Advisory Design Panel:

A Town Centre (Civic Area) 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) Ministry of Transportation and Infrastructure; and
- i) 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.

Apart from the preliminary comments, this application has not been formally 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 C); and
2. A Town Centre Development Permit Application (Schedule D);

In addition, detailed information about the following is to be provided by the applicant:

- site consolidation and road widening / bikeway requirements;
- rental, adaptive, non-market and affordable housing. The design of the adaptive dwelling will need to be included in the floor plan design to be submitted;
- built public art;
- adequate number of electrical vehicle charging stations and slow charge wiring;
- proposed Step Code construction and other sustainability-related, energy efficiency and green infrastructure;
- storm water management;
- supplementary urban design guidelines;
- mitigating parks and facility impacts, including adequate amenity space within the project for the future tower residents;
- servicing impact, traffic / transportation impact and market / absorption impact studies;
- legal agreements, including a Housing Agreement, as required for this project and its amenities. The applicant will be required to reimburse the City for the cost of the additional legal services due to the legal complexities involved; and
- confirming the types and amount of in lieu contributions from the developer.

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

CONCLUSION:

This application represents a significant redevelopment proposal for the Town Centre Area, which will have many benefits for the City in establishing its downtown and potentially some challenges to overcome. The proposal will also be subject to a tight approval period given the agreement on the former City downtown parking lot.

As currently presented, this would be the tallest and most dense development proposal submitted to the City for consideration. As such, special attention must be given to the streetscape precedent this would set and on the “landmark” potential of this structure to the urban fabric of the City. The increased density and scale of the project must be dealt with carefully and at an early stage of the development process to ensure the best possible results. This will require a building, indoor amenity

and open space design of exceptional quality in exchange for the added density value and potential impact on City facilities and services.

The significant increase in density over normally expected projects in the Town Centre Area also obligates the developer to provide amenities above the usual bonus requirements and proportionate to greater density being asked for by the developer. A number of bonus elements are identified as being appropriate to achieve this.

The proposal is in compliance with the OCP; therefore, it is recommended that Council grant First Reading subject to additional information as described in this report 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”

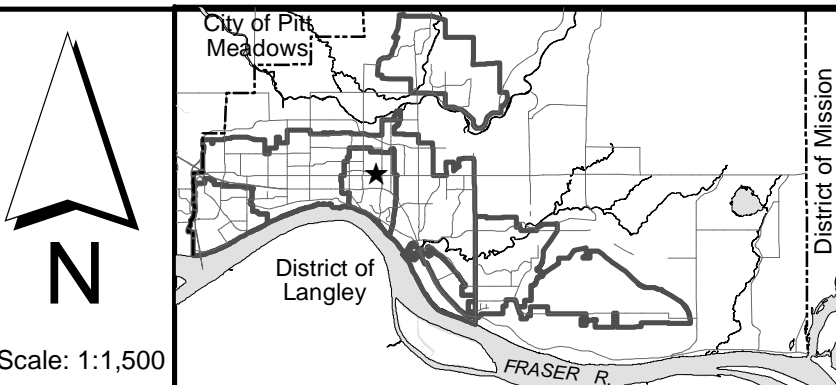
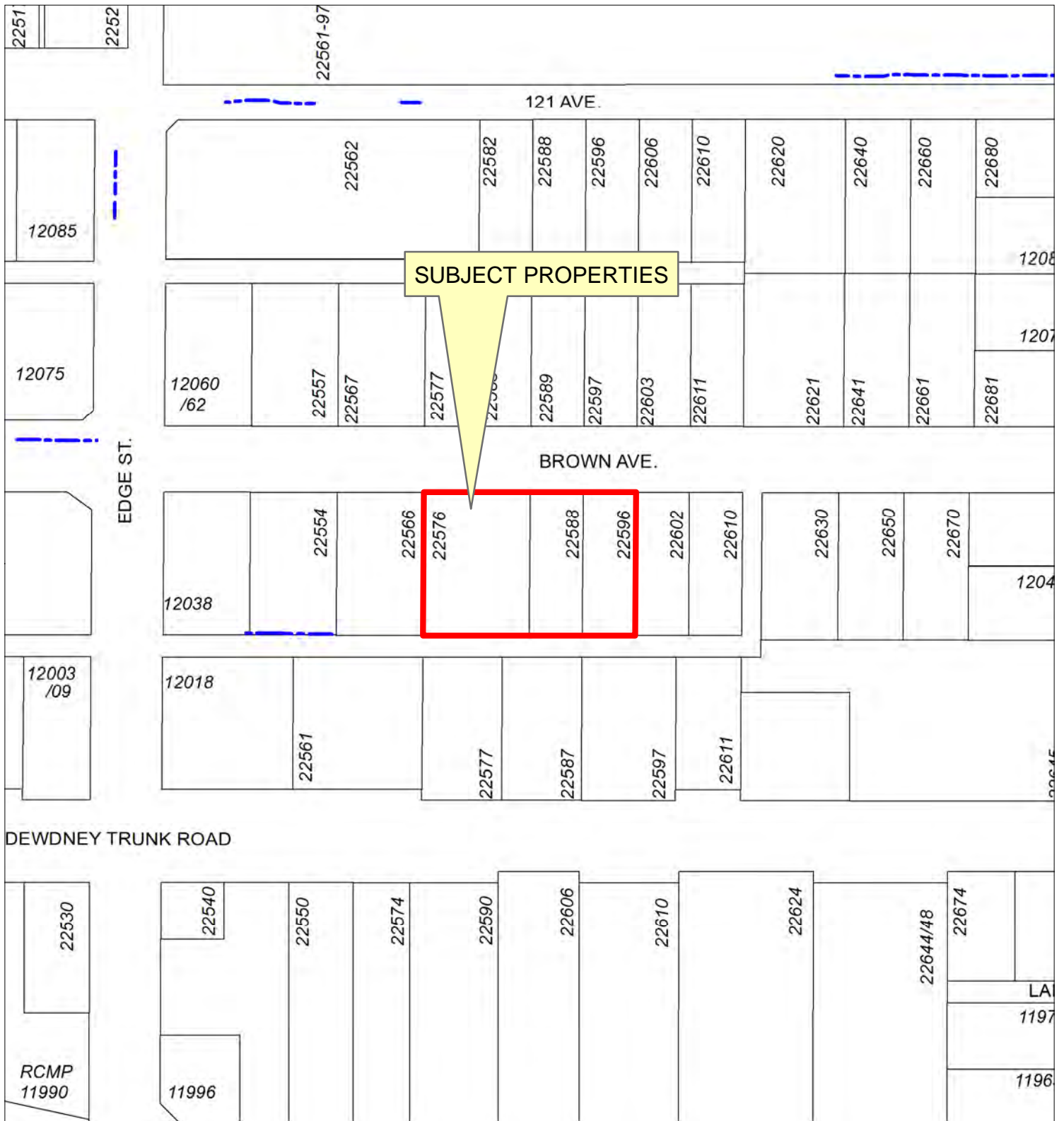
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

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. 7435-2018
- Appendix D – OCP and TCAP Policy Analysis
- Appendix E – Preliminary Departmental Comments
- Appendix F – Proposed Site Plan

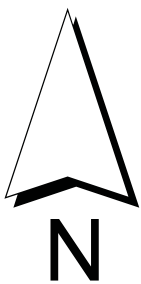


22576,22588,22596 Brown Avenue

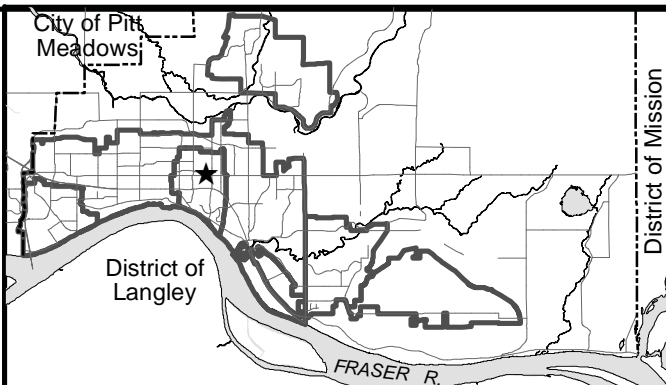




Aerial Imagery from the Spring of 2016



Scale: 1:1,500



22576,22588,22596 Brown Avenue

PLANNING DEPARTMENT



mapleridge.ca

2017-462-RZ
DATE: Oct 13, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW No. 7435-2018

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. 7435-2018"
2. Those parcels or tracts of land and premises known and described as:

Lot A, Section 20, Township 12, Plan:NWP9687;
Lot 5, Section 20, Township 12, Plan NWP9687;
Lot 7, Section: 20, Township 12, Plan NWP9446

and outlined in heavy black line on Map No. 1752 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-1-18 (Comprehensive Development).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct numerical order:

SECTION 1044 CD-1-18

A. PURPOSE

1. This zone is intended to provide multi family residential dwellings at a high density within the Town Centre Area. The form of the development is to incorporate a three-storey building element at the base of the building, street-facing townhouses along Brown Avenue and a residential tower above.

B. PRINCIPAL USES

1. The following principal uses are permitted:
 - (a) apartment.
 - (b) townhouse.

C. ACCESSORY USES

1. The following accessory uses are permitted:
 - (a) Accessory boarding use.
 - (b) Accessory home occupation.
 - (c) Accessory off street parking.

D. LOT AREA AND DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 1,750 square metres.
 - (b) in width 30 metres.
 - (c) in depth 27 metres.

E. DENSITY

1. The maximum floor space ratio shall be 1.6 times the lot area, with the following exceptions:
 - (a) an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
 - (b) an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in an underground structure;
 - (c) an amount equal to 0.2 times the lot area may be added for providing a minimum of 10% of the dwelling units on the property as non-market housing units;
 - (d) an amount not to exceed 3.75 times the lot area for the provision of bonus elements described in the master development agreement or restrictive covenant, including but not limited to:
 - i) the provision of adaptive dwelling units in accordance with Section 3.8.5 of the BC Building Code;
 - ii) the provision of affordable housing, and rental housing;
 - iii) the provision of public art;
 - iv) pedestrian and sustainability elements such as green walls and green roofs; and
 - v) construction achieving Step Code level 3.
2. The following shall not be included as floor area for the purpose of computing the floor space ratio:
 - (a) Any portion of a basement or cellar or other common area containing heating, laundry, storage facilities or bicycle locker room;
 - (b) Amenity areas including recreational rooms, fitness rooms, swimming pool areas, open sundecks or terraces;
 - (c) Any portion of a storey used for mechanical or electrical service rooms;
 - (d) Balconies, patios, terraces, courtyards or open roof decks; and
 - (d) Common entry lobby, stairwells and corridors.

F. LOT COVERAGE

1. A lot coverage of all buildings and structures shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

G. SETBACKS

1. The minimum setback for all principal buildings and structures shall be not less than:
 - (a) from a front lot line: 0.0 metres.
 - (b) from a rear lot line: 0.0 metres.
 - (c) from a side lot line: 0.0 metres.
 - (d) from an exterior side lot line or a lane: 0.0 metres.

H. HEIGHT

1. Minimum building height shall be eight (8) storeys.
2. Maximum building height is not restricted.

I. OTHER REGULATIONS

1. An Apartment Use shall:
 - (a) be permitted only where all parking for such use is concealed parking.
2. A Townhouse Use shall:
 - (a) only be permitted on a lot containing an Apartment Use;
 - (b) not exceed 4 (four) dwelling units in total;
 - (c) have direct pedestrian access to grade (Brown Avenue) for each unit; and
 - (d) be permitted only where all parking for such use is concealed parking.
3. A minimum of 30% of the lot area shall be provided as useable open space. Up to 70% of this required open space may be provided on a roof.
4. A minimum of 1.0 sq. m. of common indoor amenity space shall be provided for each dwelling unit on the lot or by an agreement acceptable to the City on a separate lot.
5. An accessory off street parking use:
 - (a) shall be the same requirement as listed under the RM-6 Zone standard set out in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990;
 - (b) shall have at least one fast charge electric vehicle charging station for every 20 dwelling units; and
 - (c) shall have wiring installed for all parking spaces, including visitor parking stations installed, suitable for slow charging vehicle charging outlets.
6. A home occupation use shall comply with the regulations of Section 402 (4).

READ a first time the day of 20 .

READ a second time the day of 20 .

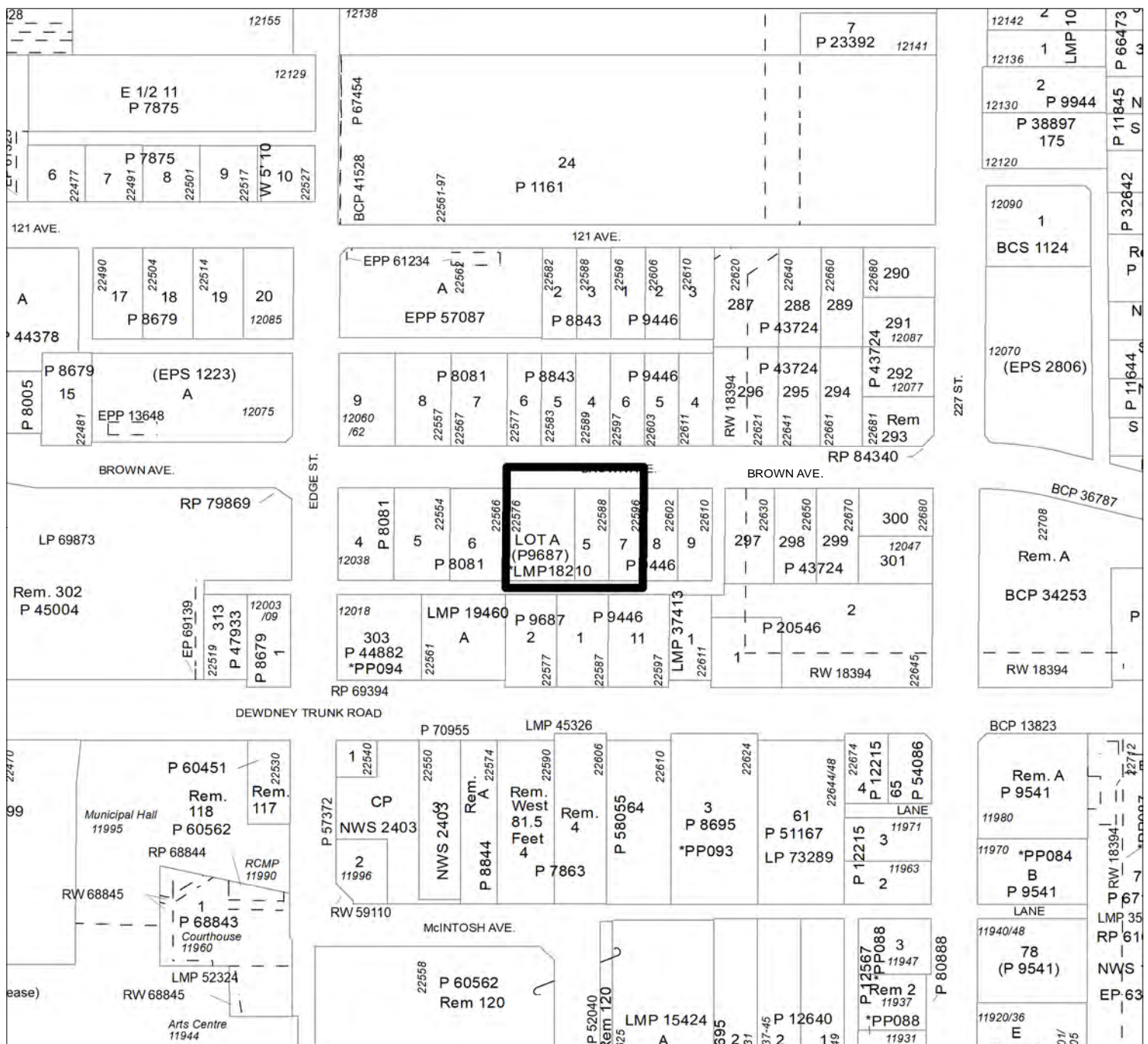
PUBLIC HEARING held the day of 20 .

READ a third time the day of 20 .

ADOPTED the day of 20 .

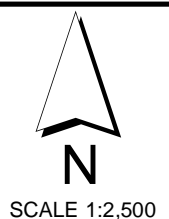
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7435-2018
Map No. 1752
From: C-3 (Town Centre Commercial)
RS-1 (One Family Urban Residential)
To: CD-1-18 (Comprehensive Development)



Appendix D Applicable OCP Policies

The following Official Community Plan policies apply to this project:

Section 3.3 Land-Use Designation Policies:

- 3-23** All Medium & High-Rise Apartment developments should be a minimum of six (6) storeys and may reach over twenty (20) storeys.
- 3-24** Each ground level unit should have its own private exterior entrance in addition to the common entry and corridors.

***Comment:** The proposal complies because each townhouse will have an individual ground-level entrance and all the apartment units in the tower will have a common ground level entry lobby on Brown Avenue.*

Based on a preliminary review of the conceptual plans, the proposal complies with the following General Land-Use Requirements policies contained in the Town Centre Area Plan that apply to this proposal:

Policy Number	Summary of Policy	Compliance with policy
3-1	Increase in residential and commercial density.	This proposal for 240 residential units on a 0.239 ha. Site with a Floor Area Ratio (FSR) of 6.982 supports this policy.
3-6	Not support changes in land use designation and zoning reducing employment or housing density.	This proposal will increase residential densities in the Town Centre Area, adding to the walk-in commercial trade potential for existing and future Town Centre Area business.
3-10	Land assembly or lot consolidation.	The proposal will assemble a site allowing for the proposed development to take place, permitting surrounding sites to develop and to achieve adequate buffering with abutting lands.
3-15	Concealed parking structures are encouraged for all uses in the Town Centre.	All of the parking will be concealed within an above-grade structure that is integrated into the development and is coordinated with the development to the west.

The following policy is quoted for contextual purposes and applies to the Town Centre Area respecting height:

3-29	Building Height	Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys.
------	-----------------	--

Additional information is to be provided by the applicant to allow staff to assess compliance of the project relative to the following General Land-Use Requirement policies:

Policy Number	Summary of Policy	Compliance with policy <i>(Note: The studies and information noted in this report plus additional supporting materials and plans are to be submitted by the applicant and assessed by Staff before a Second Reading Report is forwarded to Council)</i>
3-7	To ensure a wide range of housing needs are accommodated.	A mix of unit sizes from bachelor to 3 bedroom units are being sought to help accommodate housing needs. A portion of the units are proposed to be rental, affordable and adaptive housing; however, additional information is needed about their proposal concerning affordable housing to be included in the project. A combination of units and cash in lieu is also being pursued with the applicant.
3-8	Potential opportunities for designing flexibility into new development.	Further information about approaches to residential design and construction that are adaptable for families, elderly and the disabled.
3-11	Viewscape studies for proposed buildings greater than three (3) storeys.	This study is to accompany a Development Permit application and be presented to the Advisory Design Panel for review.
3-12	Shadow study to address potential impacts.	This study is to accompany a Development Permit application and be presented to the Advisory Design Panel for review. The height of with building will required a detailed shadow analysis, detail design of the upper tower and roof elements and its impact on the Town Centre Area skyline.
3-14	Creating public outdoor meeting spaces will be encouraged.	Additional information about plazas, courtyards, roof top space, passageways and public art is to accompany a Development Permit Application.
3.16	Incorporate principles of CPTED (Crime Prevention through Environmental Design).	The design rationale for the project is to be provided by the Architect to address the CPTED issue.

Appendix E Preliminary Referral Comments

- **Engineering Department:** Without knowing specifically the densities identified in the OCP and the difference to the proposed development there are concerns around servicing. The water supply should be adequate given the strong main network in the Town Centre but there are considerable concerns regarding the sanitary sewer and the capacity of not only the sewer mains from the site south to the 225 St Pump Station but the capacity of the station itself, especially if similar developments were to be undertaken. Both water and sewer systems should be analysed to verify performance and any requisite upgrades. The studies should allow for similar developments in the area to ascertain the impact on servicing.

A traffic impact study should be undertaken to verify the performance of the road network – Brown Avenue, Dewdney Trunk Road, Edge Street, 227 Street and the lane for access and egress. Proximity to the Transit Exchange is a bonus but single occupancy vehicle use is sizeable given there are about 300 stalls.

- **Fire Department:** While High-Rise structures are not a new type of building within the community, the scale of this proposal is what separates it from existing city occupancies of a similar nature. Currently, the inventory of high-rise apartment buildings is limited to a maximum of 13 stories in height whereas this is proposed at 35 stories. The increased scale of this type of building will require the Fire Department to focus its attention on training for fire response to such a tall building. Additionally, during the course of construction, tower crane rescue will be a requirement which is not within the current scope of fire department training.

As this project moves through the referral stages of the process, the Fire Department will have further comments to contribute as they pertain to specific building system infrastructures, such as a Command Centre room in the lobby and insuring the latest technologies for fire protection are employed. Many of these details will be part of the build permit application; however, the applicant will need to retain a Fire Protection Consultant to anticipate these requirements in preparing the detailed plans for the next step in the approval process.

- **Parks, Recreation and Culture:** The revised proposal, with the additional 112 units, may result in a greater population than was anticipated by Town Centre Area facility planning. If this density becomes the trend, additional park and recreational amenities may be suggested to accommodate the needs of the residents. For this immediate project, this could include:

- (1) increased amenity floor space and recreational facilities for residents within the project;
- (2) voluntary contributions provided by the applicant towards the development of parkland within the Town Centre Area to address the impact of such densities. Any voluntary park contributions would be in addition to the Community Amenity Contribution to which this application will be subject.

Resolving the park and recreational impacts will need to be worked out as part of the detailed submission from the applicant before proceeding to second reading.

Planning Department: Due to the size of this project, the following assessment studies are necessary to assess the impact of this project in comparison with the density assumptions of the OCP:

- A study to determine the internal circulation requirements of the building, including elevators, recreational amenities and wind impact for roof top open space uses;
- A traffic study to assess the impacts of trips being generated on the transportation network;
- A servicing and utility impact study as this density is higher than envisioned in the OCP; and
- A market impact study to ascertain the effect of this number of units on market absorption rates in context with on other multiple residential projects in the Town Centre Area.

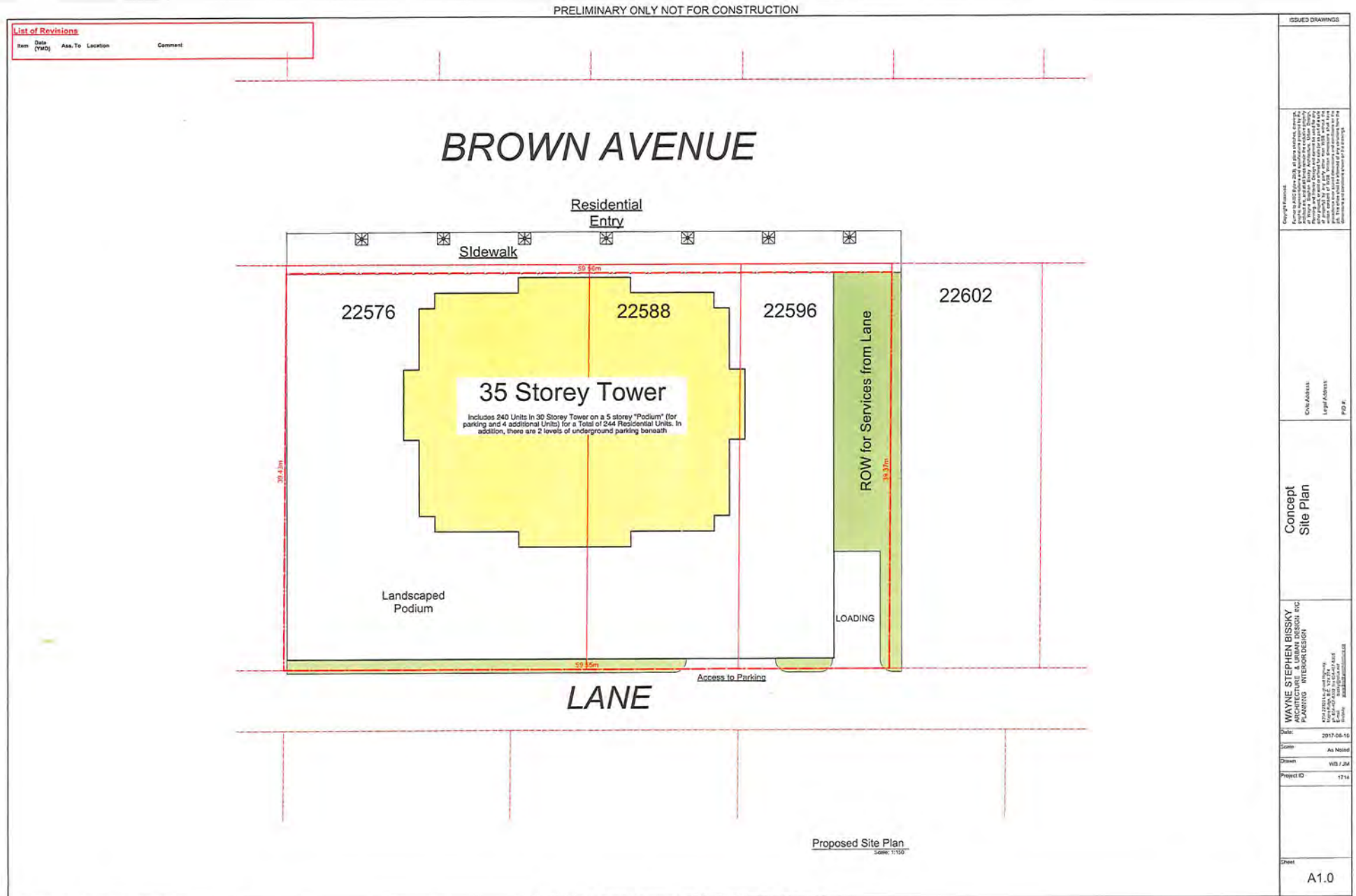
Specific attention is necessary to determine the adequacy of the rear lane network to accommodate the increased traffic generated by this significantly large project, including anticipated traffic from future projects like the former three tower project will also produce. The lane may need to be extended eastward or northward to better accommodate the expected traffic.

The detailed plans are to accommodate an enhanced pedestrian realm and cycling network along Brown Avenue, including wider sidewalks, more street trees and added streetscape furnishings. This will require the coordination between civil works to be provided by the applicant under the Rezoning Servicing Agreement and the Development Permit landscaping plans.

From the environmental perspective, it will be necessary, in part due to the high lot coverage, to demonstrate:

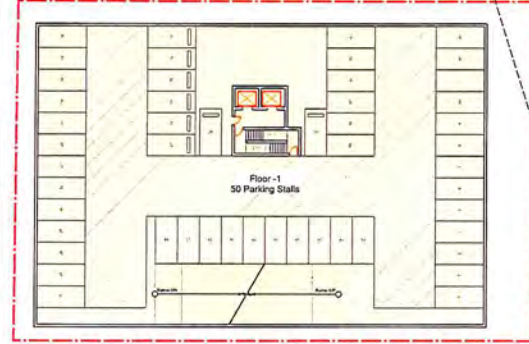
- how to achieve each of the three tiers on site, including considerations for water quality treatments - oil/water separators, bio-filtration, rain gardens and exfiltration, top soil amendments through coordination of SMPs and Landscaping Plans; and
- how and where tree retention, tree replacement, and tree management objectives/requirements are being achieved on site through a Tree Management Plan.

APPENDIX F

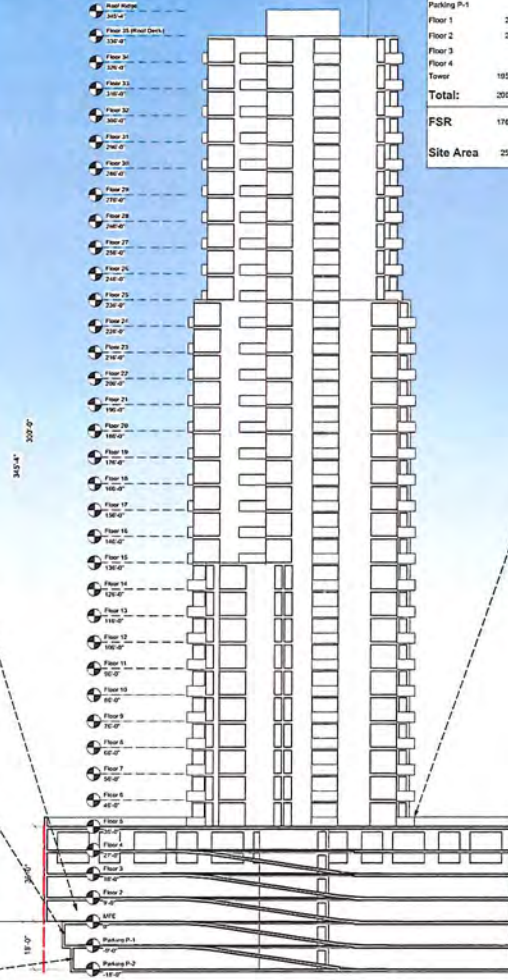


PRELIMINARY ONLY NOT FOR CONSTRUCTION

List of Revisions

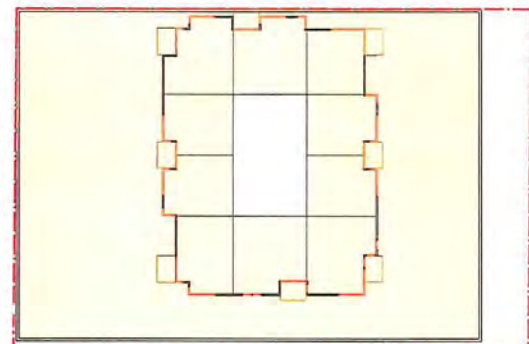


35 Storey Tower (inclusive of roof deck)
includes 240 Units in 30 Storey "Podium"
(for parking and 4 additional Units) for a Total of 244
Residential Units. In addition, there are 2 levels of
underground parking beneath (FSR 7.115)



Area Calculations Tower 10-6-6

Floors	GFA	Units	Parking
Parking P-2	0	0	47
Parking P-1	0	0	50
Floor 1	2,581 SF	2	46
Floor 2	2,741 SF	2	46
Floor 3	0 SF	0	58
Floor 4	0 SF	0	58
Tower	165,070 SF	240	0
Total:	200,392 SF	244	307
FSR	176.345 SF	6.052	
Site Area	25,257 SF		



ISSUED DRAWINGS

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Civic Address
Legal Address
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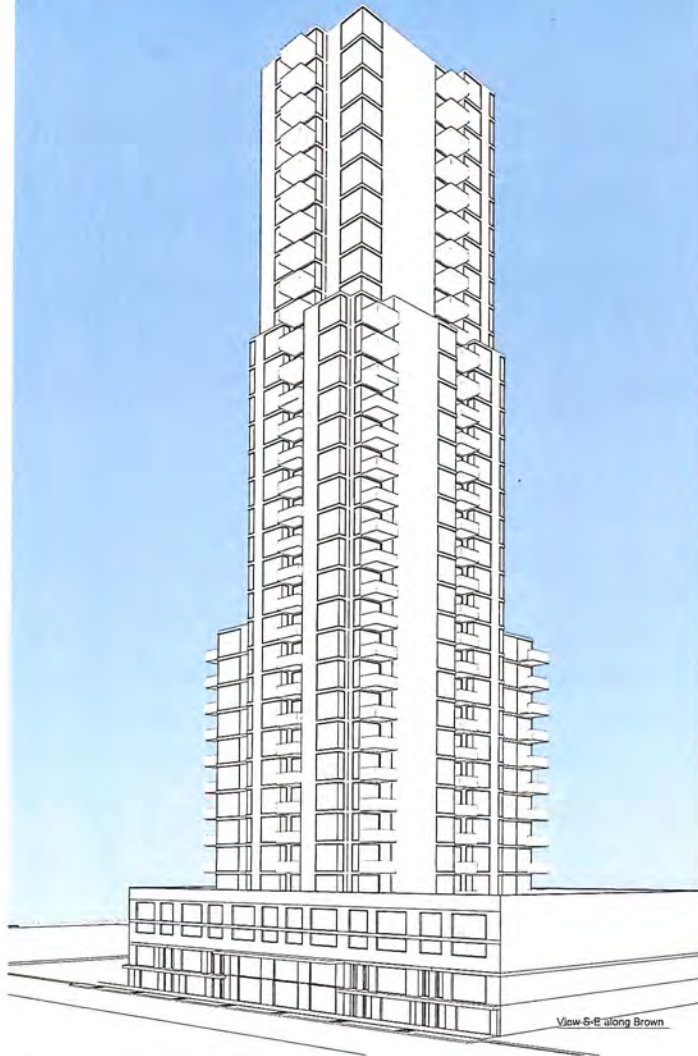
Wayne Stephen Bissky
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIORDESIGN
400-225-1111 / 416-225-1111
100 Adelaide St. E. Suite 1000
Toronto, Ontario M5C 1H6
Canada

Date: 2017-05-16
Scale: As Noted
Drawn: WB / J.M
Project ID: 1714

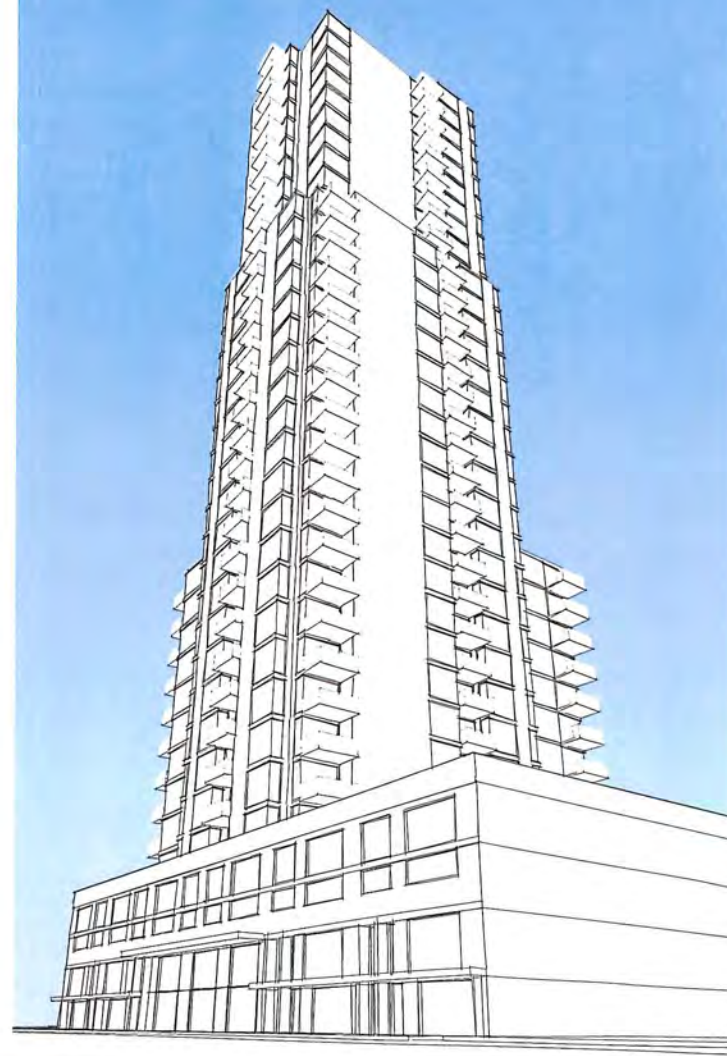
Sheet
A2.0

PRELIMINARY ONLY NOT FOR CONSTRUCTION

List of Revisions				
Item	Date (YMD)	Author	Location	Comment



View S-E along Brown



ISSUED DRAWINGS	
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Civic Address:	Legal Address:
<p>Wayne Stephen Bissky Architecture & Urban Design Inc. Planning Interior Design</p> <p>400-202-2014 or 416-291-7777 400-202-2014 or 416-291-7777 400-202-2014 or 416-291-7777</p>	
<p>Concept Rendering looking S-E</p>	
Date:	2017-09-16
Scale:	As Noted
Drawn:	WS / JH
Project ID:	1274
Sheet:	A3.0

PRELIMINARY ONLY NOT FOR CONSTRUCTION

List of Revisions

Item	Date (YMD)	Ass. To	Location	Comment
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ISSUED DRAWINGS

Item	Date (YMD)	Ass. To	Location	Comment
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Client Address:
Legal Address:
PID #:

Concept
Rendering
looking up

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
INTERIOR DESIGN
674-4222 (toll-free)
674-4222 (local)
674-4222 (cell)
674-4222 (fax)
674-4222 (email)
674-4222 (web)

Date: 2017-05-15
Scale: As Noted
Drawn: WB / JN
Project ID: 1714

Sheet
A3.1

PRELIMINARY ONLY NOT FOR CONSTRUCTION

Item	Date (YMD)	Ass. To	Location	Comment
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ISSUED DRAWINGS

Further to A52 (July 2020), all given statistics, dimensions, spatial representations and modifications provided by the authors and all at times remain the exclusive property of the Agency. However, the Agency, in turn, through the Agency's Department of Design, is not bound by any contract and is not responsible for any use of a design or property by the public. After June 2020, without the written consent of the Agency, authors cannot publish their own or other actual dimensions and conditions on the job. This office will be informed of any variations from the dimensions and conditions shown on the drawings.

Civil Address:	
Legal Address:	
POB:	

Concept
Rendering

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC
PLANNING INTERIOR DESIGN

4254 ZENITH Court Highway,
Miami Beach, FL 33149
P: 305.467.8309 Fax: 305.467.3051
E: Wayne@wbsd.com
Website: www.wbsd.com

Date:	2017-05-16
Scale	As Noted
Drawn	WQ / JM
Project ID	1714

A3.2

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. 7460-2018
21571 121 Avenue

MEETING DATE: June 12, 2018
FILE NO: 2018-097-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21571 121 Avenue, from RS-1b (One Family Urban (Medium Density) Residential) to R-1 (Residential District), to permit future subdivision into two lots. To proceed further with this application additional information is required as outlined below.

On December 12, 2017 Council amended the city-wide Community Amenity Contribution Program policy, which applied to the development of all residential dwellings, including those that are included in a mixed-use development, with the exception that for single family residential subdivisions proposing fewer than three lots, only the original lot is exempt and the CAC program applies to each additional lot. The contribution rate is \$5,100.00 per single family lot created.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7460-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Brinder Dhillon
Legal Description:	Lot 1, District Lot 245, New Westminster District Plan 73102
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1b (One Family Urban (Medium Density) Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential

South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Site Area:		915 m ² (0.22 acres)
Access:		121 Avenue
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject property located at 21571 121 Avenue is approximately 915 m² (0.22 acres), and is generally flat. The subject property is bounded by single family residential lots, and located on the north side of 121 Avenue. The adjacent property to the east is a corner lot, located at the intersection of 121 Avenue, 216 Street and Mountainview Crescent.

c) Project Description:

The current application proposes to rezone the subject property from RS-1b (One Family Urban (Medium Density) Residential) to R-1 (Residential District) to permit future subdivision into two single family lots. Two previous applications (2014-037-RZ and 2014-023-RZ) located to the west, at 21447 and 21449 121 Avenue, were approved to rezone and subdivide into R-1 (Residential District) in 2015, thus establishing neighbourhood context towards higher density. Access to the proposed lots will be off of 121 Avenue, classified as a Major Corridor.

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 OCP designates the property *Urban Residential*, and subject to the Major Corridor infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to R-1 (Residential District) is in conformance with the *Urban Residential* designation and infill policies.

City wide Community Amenity Contribution Program:

On December 12, 2017 Council amended the city-wide Community Amenity Contribution Program policy, which applied to the development of all residential dwellings, including those that are included in a mixed-use development. One of the exceptions is for single family residential subdivisions proposing fewer than three lots, where only the original lot is exempt and the CAC program applies to each additional lot. The contribution rate is \$5,100.00 per single family lot created, and the final number of lots and amenity contribution will be determined at the time of approval of rezoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 21571 121 Avenue from RS-1b (One Family Urban (Medium Density) Residential) to R-1 (Residential District) to permit future subdivision into two single family lots. The proposed lots are approximately 457 m² and therefore larger than the required minimum lot size of 371 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

No Development Permits are required.

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) Building Department;
- c) Parks Department;
- d) Fire Department
- e) Ministry of Transportation
- 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) 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); and
2. 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 Therese Melser"

Prepared by: Therese Melser
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

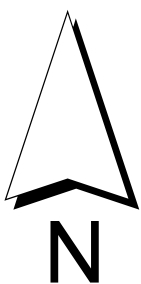
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

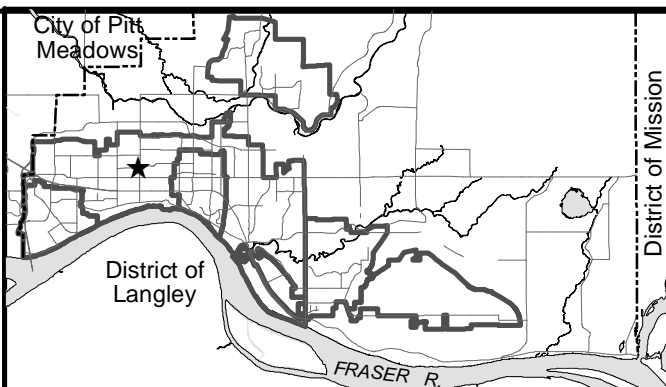
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7460-2018
Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:1,500



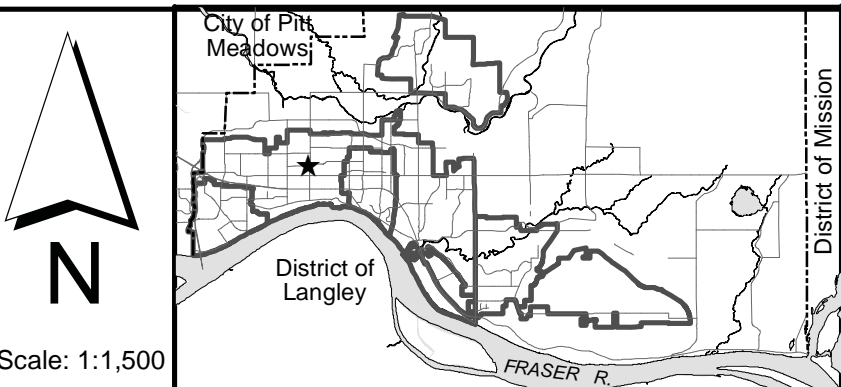
21571 121 Avenue

PLANNING DEPARTMENT



2018-097-RZ
DATE: Mar 22, 2018

BY: JV



PLANNING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

BY: JV

CITY OF MAPLE RIDGE BYLAW NO. 7460-2018

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. 7460-2018."
2. That parcel or tract of land and premises known and described as:

Lot 1, District Lot 245 Group 1 New Westminster District Plan 73102

and outlined in heavy black line on Map No. 1759 a copy of which is attached hereto and forms part of this Bylaw, is 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

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

ADOPTED, the day of , 20

PRESIDING MEMBER

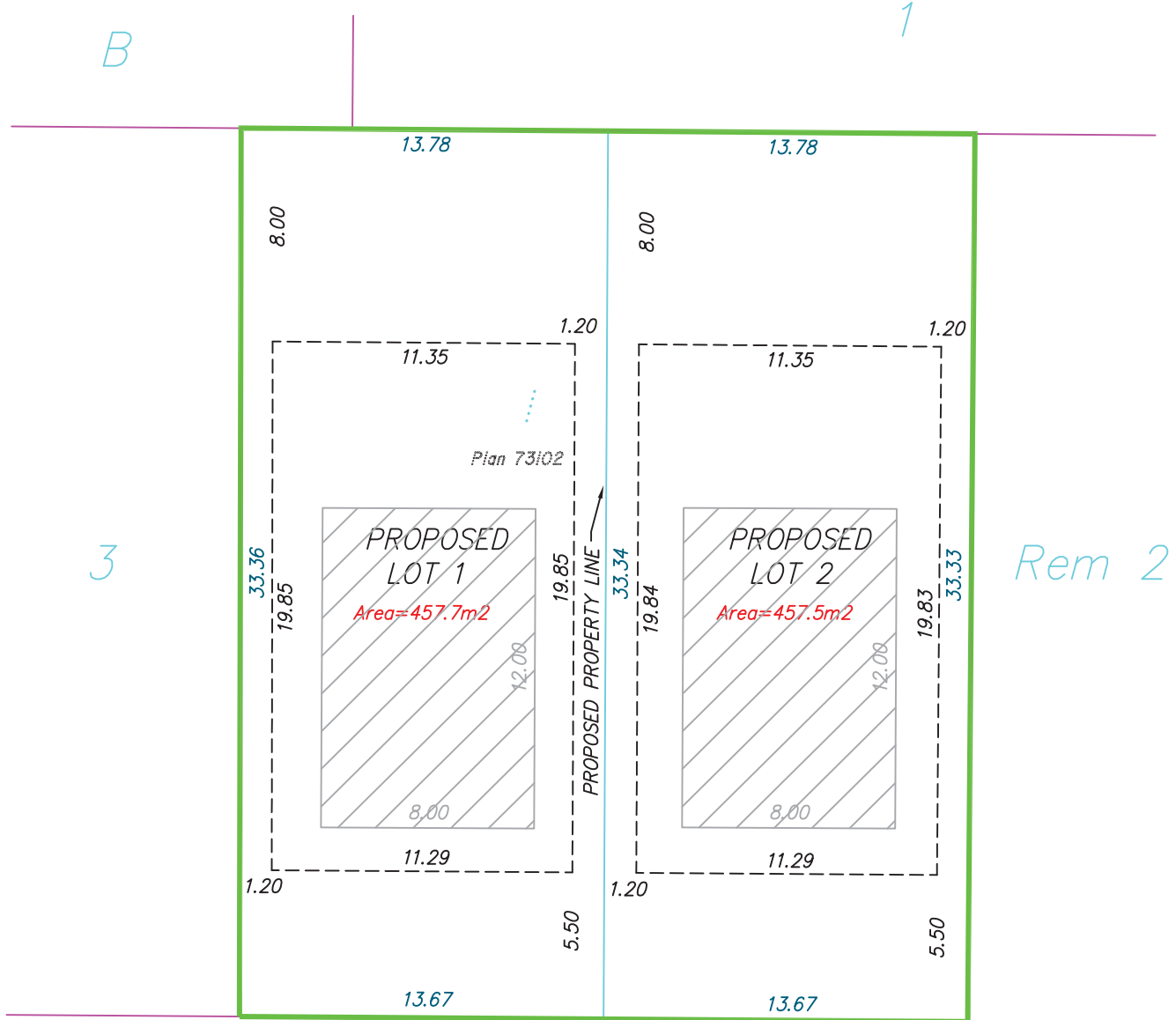
CORPORATE OFFICER

SCALE 1:2,000

SKETCH PLAN SHOWING PROPOSED 2 LOT SUBDIVISION OF LOT 1 DISTRICT LOT 245 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 73102

Site Address: 21571 121st Avenue, Maple Ridge

Client: Brinder Dhillon



NOTE:

Rezone to R-1:
Min. Width: 12 m
Min. Depth: 24 m
Min. Area: 371 m²

NOTE:

Lot dimensions are based on current legal survey.

SCALE 1 : 250



Date: April 12, 2018
Paper Size: 11" x 8.5"

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. 7466-2018
24145 and 24185 110 Avenue

MEETING DATE: June 12, 2018
FILE NO: 2018-105-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24145 and 24185 - 110th Avenue (see Attachment "A"), from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit the subdivision of approximately 21 single-family lots not less than 557m² in size. The applicant intends to choose the Density Bonus option within the RS-1d (One Family Urban (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557 m². To proceed further with this application additional information is required as outlined below.

The Albion Area Plan designates the subject property as Low Density Residential and Conservation. The proposed zoning of RS-1d (One Family Urban (Half Acre) Residential) is supported within the Zoning Matrix. This Zoning Matrix supports a Density Bonus for RS-1d (One Family Urban (Half Acre) Residential) that will further permit 557m² lots. The proposed application could result in a Density Bonus Contribution of approximately \$65,100.00. This application is also subject to the Community Amenity Contribution (CAC) at a rate of \$5,100.00 per lot.

Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to amend the land use designation in this area Low Density Residential to Conservation and Conservation to Low Density Residential. To proceed further with this application additional information is required as outlined below.

The proposed development will be subject to the City Wide CAC program for residential lots and the Albion Density Bonus Provision.

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. 7466-2018 be given first reading; and

That the applicant provide further information as described on A, B, E, F, and G of the Development Procedures Bylaw No. 5879–1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Morningstar Homes Ltd. Addie Anderson
Legal Description:	Lot 28, Section 10, Township 12, Plan 43223 and Lot 29, Section 10, Township 12, Plan: New Westminster District Plan 43223
OCP:	
Existing:	Low Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b(One Family Urban(Medium Density) Residential).
Surrounding Uses:	
North:	Use: Single Family Zone: RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Albion Community Amenity Program to R-1 (Residential District) zone.
South:	Designation: Low/Medium Density Residential Use: Vacant Land Zone: RS-3 (One Family Rural Residential)
East:	Designation: Low Density Residential and Conservation Use: Rural Residential Use Zone: RS-3 (One Family Rural Residential)
West:	Designation: Low Density Residential and Conservation Use: Rural Residential Use Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
Existing Use of Property:	Rural Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.62 Hectares (3.99 acres)
Access:	110 th Avenue

Servicing requirement:

Urban Standard

b) Site Characteristics:

The subject properties are located in the Albion neighbourhood and are approximately 1.62 ha in total area. The subject properties front onto 110th Avenue; to the north is single family residential; to the west; east and south is Rural Residential uses (see Appendix "A"). The properties are influenced by steep slopes and a Seigel Creek Tributary (see Appendix "B"). The land that forms the Stream Side Protection Enhancement Area will be dedicated to the City. The subject properties are designated Low Density Residential. The access for the proposed development will be from 110th Avenue and the with the extension of 241 A Street to the North will provide access to 112th Avenue.

c) Project Description:

The applicant has applied to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b(One Family Urban(Medium Density) Residential) sized lots to permit the subdivision of approximately 21 single-family lots not less than 557m² in size.

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 Albion Area Plan and is currently designated Low Density Residential and Conservation. An OCP amendment is required to adjust the Conservation boundaries to reflect ground truthing.

The Low Density Residential designation corresponds with a single detached housing form at a low density urban standard with lots sized at 2,000m². Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw.

The Conservation Designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

Albion Plan Policy 10.2.2 – is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 24145 and 24185 – 110th Ave from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential), with a Density Bonus, to permit future subdivision into approximately 21 single family lots (see Appendix D).

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (One Family Urban (Half Acre) Residential) base density of 2,000 m² to 557 m². An Amenity Contribution of \$3,100 per lot for each lot that is less than 2,000 m² is required. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program.

Any variations from the requirements of the Density Bonus zone of R-1b (One Family Urban Medium Density) Residential) for lots less than 557 m² or from the requirements of the RS-1d (One Family Urban (Half Acre) Residential) zone for lots greater than 2,000 m² 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 8.10 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”; and
- All lands with an average natural slope of greater than 15 %;

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions and will be issued as a combined Development Permit.

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) 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 or Schedule C);
- 2. A Development Variance Permit (Schedule E);
- 3. A Watercourse Protection Development Permit Application (Schedule F);
- 4. A Natural Features Development Permit Application (Schedule G); 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:

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

It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Wendy Cooper"

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

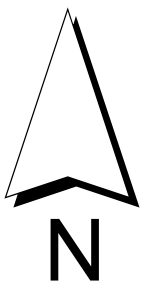
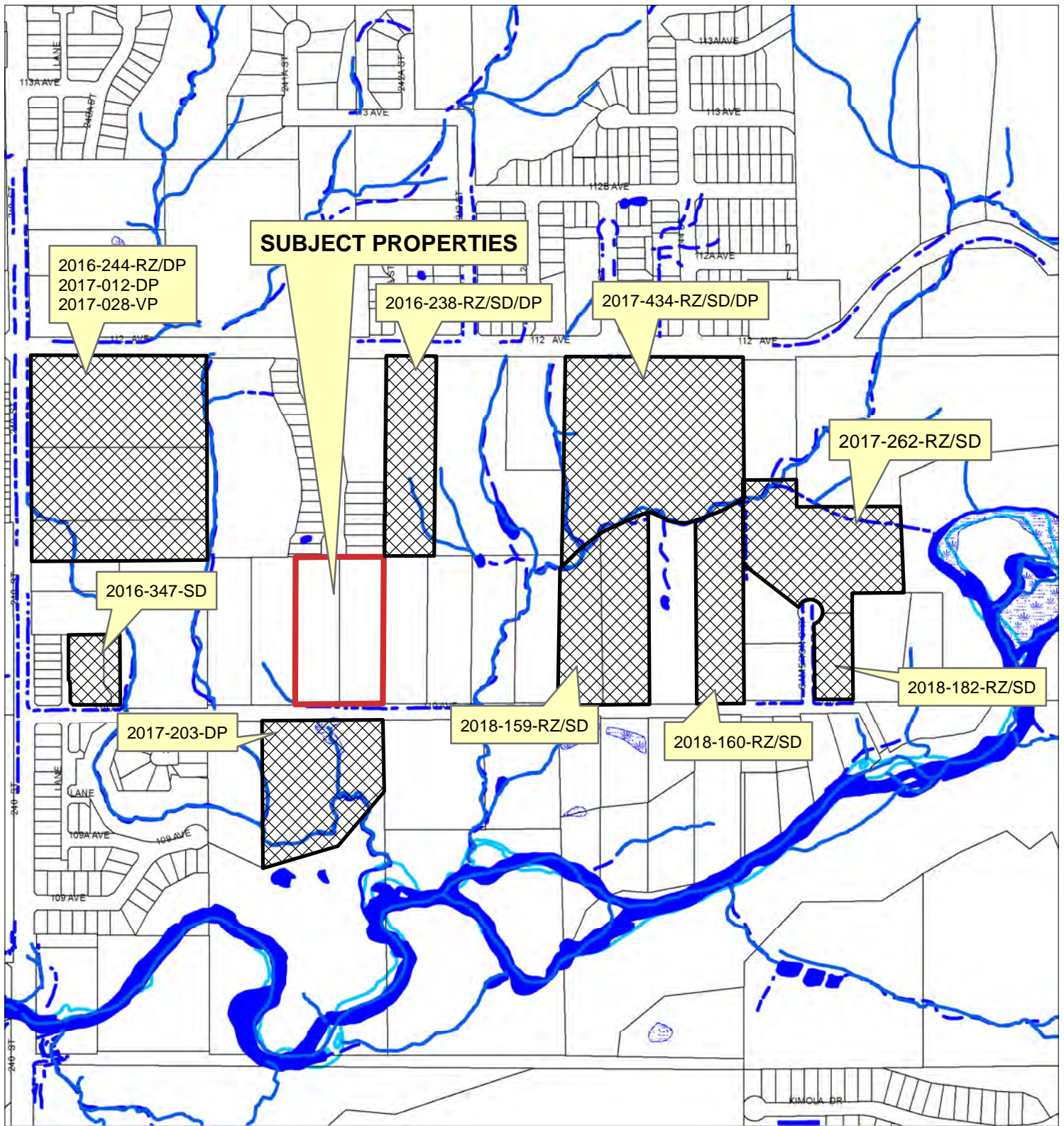
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"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 – Ortho Map
Appendix C – Zone Amending Bylaw No. 2018-105-RZ
Appendix D – Proposed Site Plan



Scale: 1:6,000

Legend

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

24145/85 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

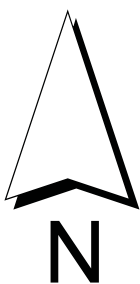
British Columbia

mapleridge.ca

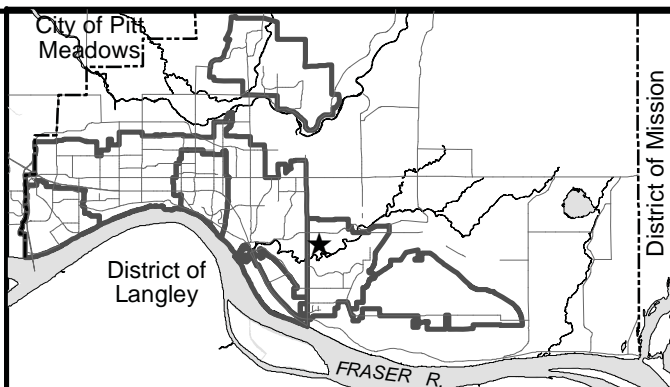
FILE: 2018-105-RZ

DATE: May 16, 2018

BY: PC



Scale: 1:2,500



24145/85 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-105-RZ
DATE: Mar 27, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7466-2018**

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. 7466-2018."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 28 Section 10 Township 12 New Westminster District Plan 43223
 Lot 29 Section 10 Township 12 New Westminster District Plan 43223

and outlined in heavy black line on Map No. 1764 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1d (One Family Urban (Half Acre) 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

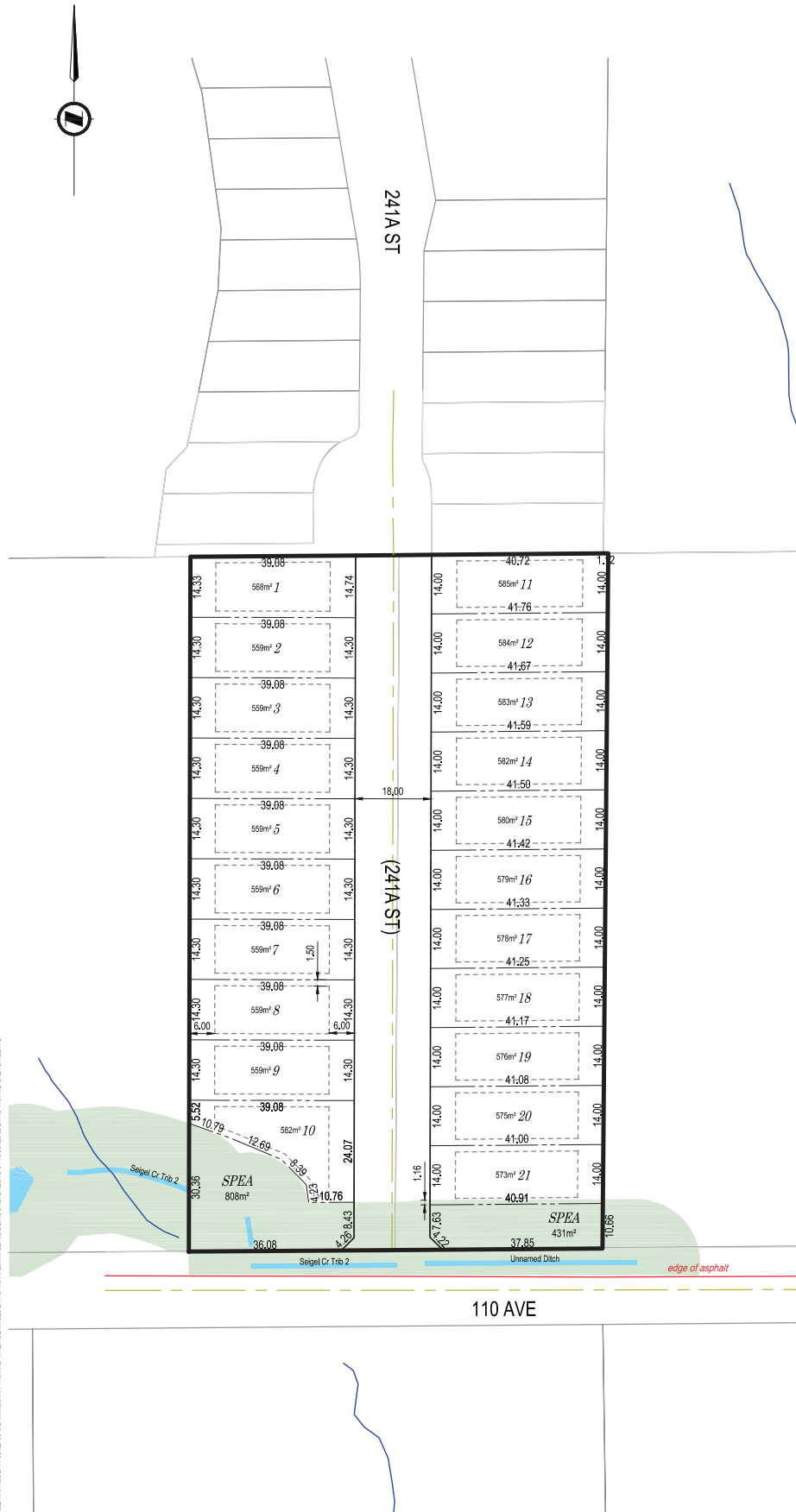
READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX D



LEGEND

- Site Boundary
- SPEA 15m Dedication Area
- Watercourse - by City of Maple Ridge
- Watercourse - by ENKON (QEP)
- Road Centerline
- Existing Parcel
- Building Envelope

SITE STATISTICS

Zone	Subdivision Requirements		
	Min. Lot Area (m ²)	Min. Lot Frontage (m)	Min. Lot Depth (m)
RS 1d (Density Bonus)	557	45.0	27.0
Yield (units)			21
Total Gross Site Area	Hectare	Acre	Sq. Meters
	1.625	4.02	15334
Density	1.25%	32.03	
	SPEA		1233

NOTES

- Drawing is based on survey.
- Road width derived from bylaw requirements and based on road center line from survey.
- 15m SPEA setback from ENKON pdf file.
- Building envelopes derived from Zoning Bylaw building setback requirements: 6m from front and rear lot lines, 1.5m from interior lot lines. (Exterior lot lines are assumed not present as the lots are not immediately adjacent to a road way.)
- Zoning Bylaw variance required for lot width, and building area dimensions for all lots.
- This drawing is for preliminary layout only, and subject to municipal approval.
- The areas and dimensions shown on the drawings are subject to detailed survey and calculations may vary.
- The drawing is not to be used for legal transactions.

DRAFT - FOR DISCUSSION ONLY

DATE	REVISION	INITIAL
04/02/2018	Drawing created	MB

SKETCH 02-00
Proposed Subdivision Layout
24145 & 24185 110 Avenue
City of Maple Ridge, BC

DATE: May 10, 2018
PREPARED FOR: Morningstar Homes Ltd.
SCALE: 1 : 1000 @ 11" X 17"
MCSL PROJECT: 2111-05125-00
MUN. PROJECT:

McElhannay
McElhannay Consulting Services Ltd.
Suite 2300 13450 - 102 Avenue Surrey BC Canada V3T 5X3
Tel 604 596 0391 • Fax 604 584 5050

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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. 7463-2018
24331 and 24315 110 Avenue

MEETING DATE: June 12, 2018
FILE NO: 2018-159-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24331 and 24315 - 110th Avenue (see Attachment "A"), from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit the subdivision of approximately 16 single-family lots not less than 557m² in size. The applicant intends to choose the Density Bonus option within the RS-1d (One Family Urban (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557 m². To proceed further with this application additional information is required as outlined below.

The Albion Area Plan designates the subject property as Low Density Residential and Conservation. The proposed zoning of RS-1d (One Family Urban (Half Acre) Residential) is supported within the Zoning Matrix. This Zoning Matrix supports a Density Bonus for RS-1d (One Family Urban (Half Acre) Residential) that will further permit 557m² lots. The proposed application could result in a Density Bonus Contribution of approximately \$49,600.00. This application is also subject to the Community Amenity Contribution (CAC) at a rate of \$5,100.00 per lot.

Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to adjust the conservation boundaries based on the ground truthing of the site.

The proposed development will be subject to the City Wide CAC program for residential lots and the Albion Density Bonus Provision.

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. 7463-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 5, Section 10, Township 12, New Westminster District Plan 7408 and Lot 6, Section 10, Township 12, New Westminster District Plan
OCP:	
Existing:	Low Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban(Medium Density) Residential)
Surrounding Uses:	
North:	Use: Vacant Land Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
South:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Low Density Residential; Conservation and Park
East:	Use: Accessory building Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
West:	Use: Rural Residential Zone: RS-3 (One Family Residential) Designation: Low Density Residential and Conservation
Existing Use of Property:	Rural Residential
Proposed Use of Property:	Single Family Residential
Site Area:	1.91 HA. (4.72 acres)
Access:	110 th Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are located in the Albion neighbourhood and are approximately 1.91 ha. (4.72 acres) in total area (Appendix "A"). The subject properties front onto 110th Avenue; to the north is vacant land that is currently under application (2017-434-RZ) (see Appendix "A") which is at first reading to rezone the subject property to facilitate a single family development; to the west is rural residential use; east is vacant land; and south is rural residential use. (See Appendix "B"). The properties gently slope from the north/west to the south/east. Dunlop Creek is located at the north end of the site (see Appendix "B"). The subject properties are designated Low Density Residential and Conservation. The access for the proposed development will be from 110th Avenue.

c) Project Description:

The applicant has applied to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b(One Family Urban(Medium Density) Residential) sized lots to permit the subdivision of approximately 16 single-family lots not less than 557m² in size.

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 Albion Area Plan and is currently designated Low Density Residential and Conservation. The Conservation Designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity. An OCP amendment is required to adjust the conservation boundary to reflect ground truthing.

The Low Density Residential designation corresponds with a single detached housing form at a low density urban standard with lots sized at 2,000m². Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw.

Albion Plan Policy 10.2.2 – is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, ‘bonus’ density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 24315 and 24331 – 110th Ave from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) (see Appendix "A"), with a Density Bonus, to permit future subdivision into approximately 11 single family lots (see Appendix "C").

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (One Family Urban (Half Acre) Residential) base density of 2,000 m² to 557 m². An Amenity Contribution of \$3,100 per lot for each lot that is less than 2,000 m² is required. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program.

Any variations from the requirements of the Density Bonus zone of R-1b (One Family Urban Medium Density) Residential) for lots less than 557 m² or from the requirements of the RS-1d (One Family Urban (Half Acre) Residential) zone for lots greater than 2,000 m² 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 8.10 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”; and
- All lands with an average natural slope of greater than 15 %;

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions and will be issued as a combined Development Permit.

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) 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) 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 or Schedule C);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);and
6. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading. It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Wendy Cooper"

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

"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

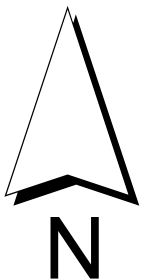
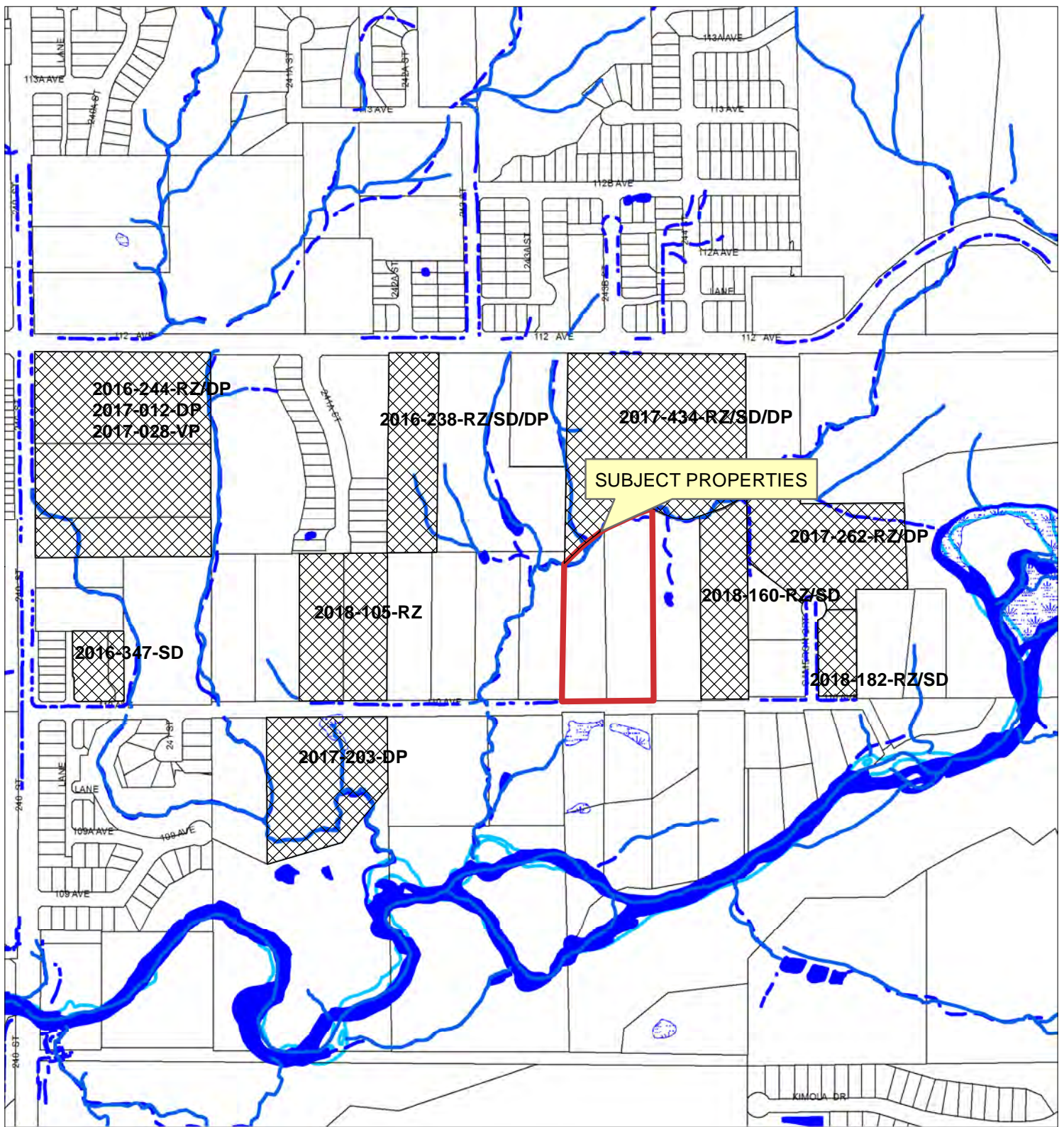
"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:











Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7463-2018
Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:6,000

Legend

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

24315/31 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

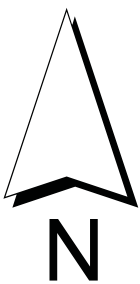
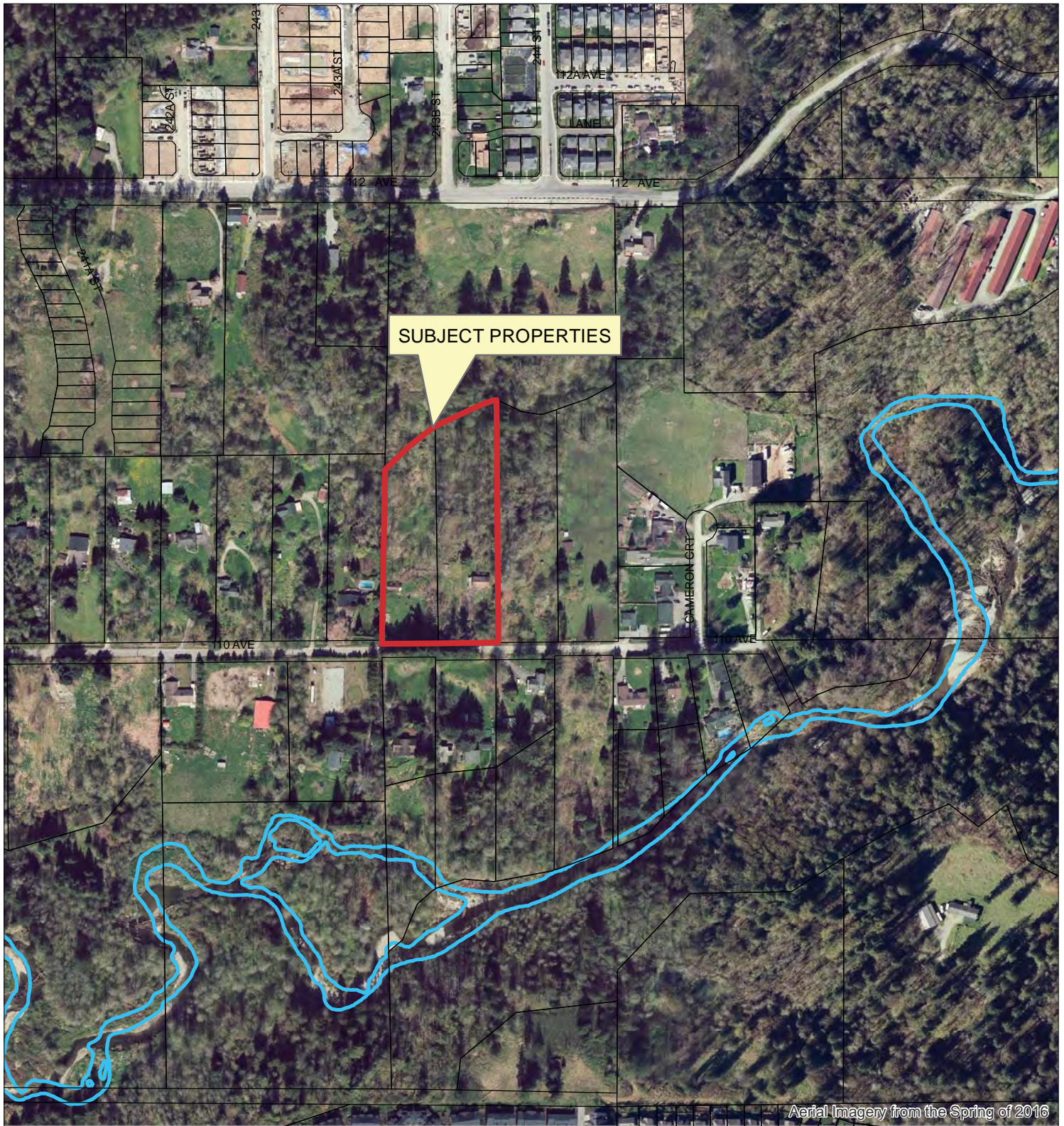
British Columbia

mapleridge.ca

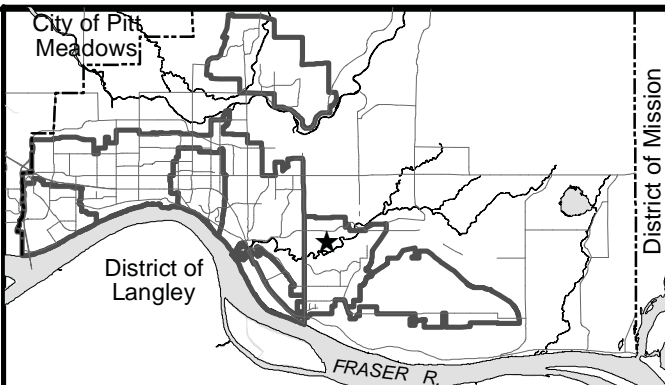
FILE: 2018-159

DATE: May 22, 2018

BY: LP



Scale: 1:4,740



24315 & 24331 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-159-SD
DATE: Apr 19, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7463-2018**

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. 7463-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 5 Section 10 Township 12 New Westminster District Plan 7408
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1762 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1d (One Family Urban (Half Acre) 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. 7463-2018

Map No. 1762

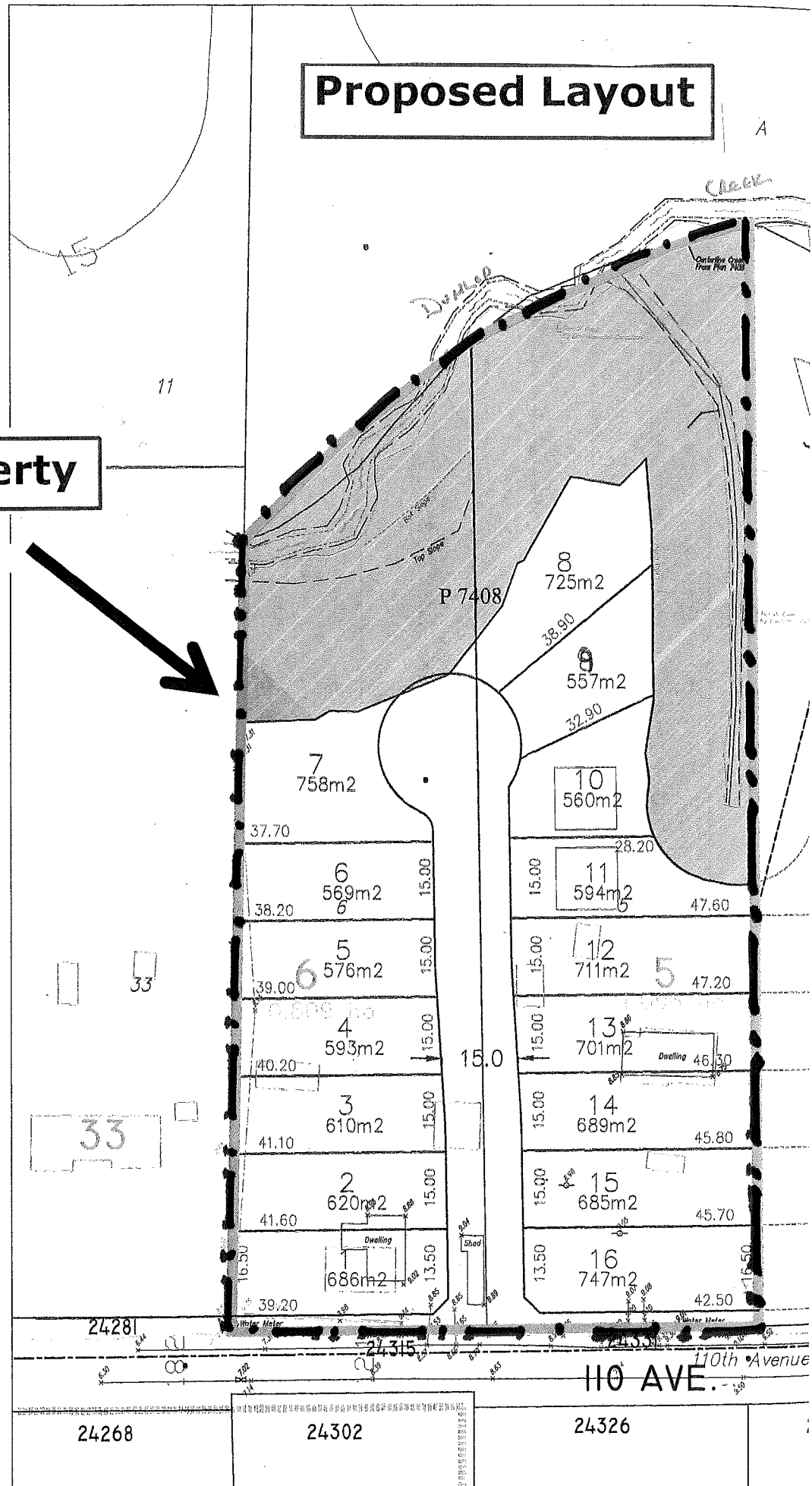
From: RS-3 (One Family Rural Residential)

To: RS-1d (One Family Urban (Half Acre) Residential)



SCALE 1:2,500

Subject Property



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. 7464-2018
24387 110 Avenue

MEETING DATE: June 12, 2018
FILE NO: 2018-160-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24387-110th Avenue (see Appendix "A") from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) to permit the subdivision of approximately 11 single-family lots not less than 557m² in size. The applicant intends to choose the Density Bonus option within the RS-1d (One Family Urban (Half Acre) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 557 m². To proceed further with this application additional information is required as outlined below.

The Albion Area Plan designates the subject property as Low Density Residential and Conservation. The proposed zoning of RS-1d (One Family Urban (Half Acre) Residential) is supported within the Zoning Matrix. This Zoning Matrix supports a Density Bonus for RS-1d (One Family Urban (Half Acre) Residential) that will further permit 557m² lots. The proposed application could result in a Density Bonus Contribution of approximately \$34,100.00. This application is also subject to the Community Amenity Contribution (CAC) at a rate of \$5,100.00 per lot.

Portions of the site have watercourses and steep slopes that are environmentally sensitive areas that will be protected. As such, an Official Community Plan (OCP) amendment will be required to amend the land use designation in this area Low Density Residential to Conservation and Conservation to Low Density Residential. To proceed further with this application additional information is required as outlined below.

The proposed development will be subject to the City Wide CAC program for residential lots and the Albion Density Bonus Provision.

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. 7464-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 3, Section 10, Township 12, New Westminster District Plan 7408
OCP:	
Existing:	Low Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Vacant land Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
South:	Use: Vacant land owned by Metro Vancouver Zone: RS-3 (One Family Rural Residential) Designation: Park
East:	Use: Rural Residential Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
West:	Use: Vacant Zone: RS-3 (One Family Rural Residential) Designation: Low Density Residential and Conservation
Existing Use of Property:	Accessory Structure
Proposed Use of Property:	Single Family Residential
Site Area:	1.140 HA. (2.82 acres)
Access:	110 th Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located in the Albion neighbourhood and is approximately 1.40 ha (2.82 acres) in size (Appendix "A"). The subject property fronts onto 110th Avenue; to the north a vacant parcel of land is currently under application (2017-434-RZ) (see Appendix "A") that has had first reading to rezone the subject property to facilitate a single family development; east are suburban residential uses; west is vacant land and south is land owned by Metro Vancouver. The subject property is influenced by Dunlop Creek to the north. The property gently slopes from the north/west to the south/east (Appendix "B"). The subject property is designated Low Density Residential and Conservation. Access to the proposed development will be from 110th Avenue.

c) Project Description:

The applicant has applied to rezone the subject properties from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b(One Family Urban(Medium Density) Residential) to permit the subdivision of approximately 11 single-family lots not less than 557 m² in size

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 Albion Area Plan and is currently designated Low Density Residential and Conservation.

The Low Density Residential designation corresponds with a single detached housing form at a low density urban standard with lot sized at 2,000m². Higher densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw.

The Conservation Designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, 'bonus' density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the subject property located at 24387 – 110th Ave from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) (see Appendix "A"), with a Density Bonus, to permit future subdivision into approximately 11 single family lots (see Appendix "C").

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1d (One Family Urban (Half Acre) Residential) base density of 2,000 m² to 557 m². An Amenity Contribution of \$3,100 per lot for each lot that is less than 2,000 m² is required. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program.

Any variations from the requirements of the Density Bonus zone of R-1b (One Family Urban Medium Density) Residential) for lots less than 557 m² or from the requirements of the RS-1d (One Family Urban (Half Acre) Residential) zone for lots greater than 2,000 m² 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 8.10 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"; and
- All lands with an average natural slope of greater than 15 %;

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions and will be issued as a combined Development Permit.

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) 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) 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 or Schedule C);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G); and
6. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading. It is recommended that Council not require any further additional OCP consultation.

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

"Original signed by Wendy Cooper"

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

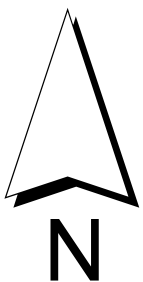
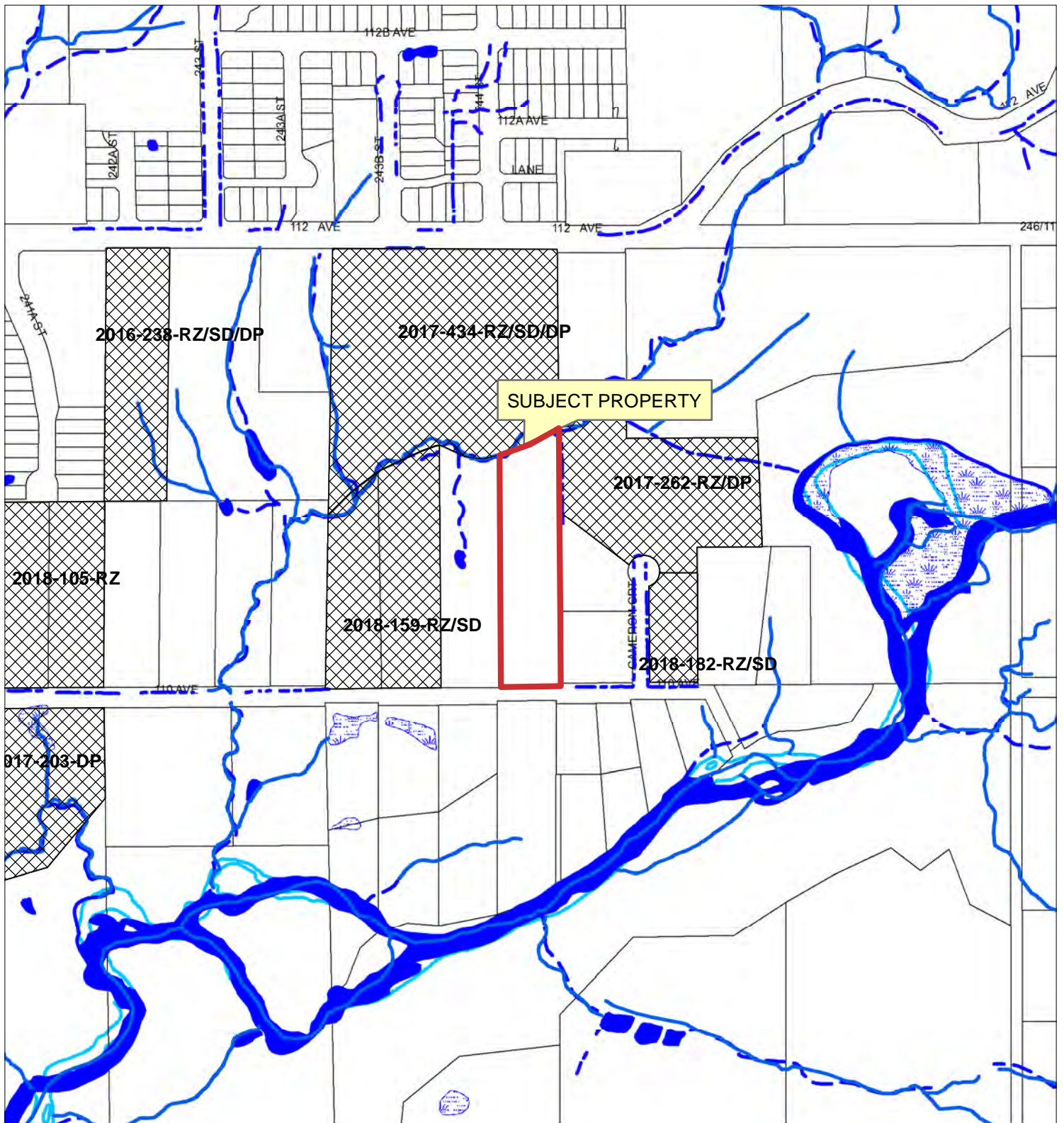
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"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 – Ortho Map
Appendix C – Zone Amending Bylaw No. 7464-2018
Appendix D – Proposed Site Plan



Scale: 1:4,740

Legend

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

24387 110 AVENUE

PLANNING DEPARTMENT



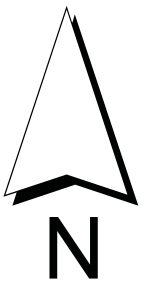
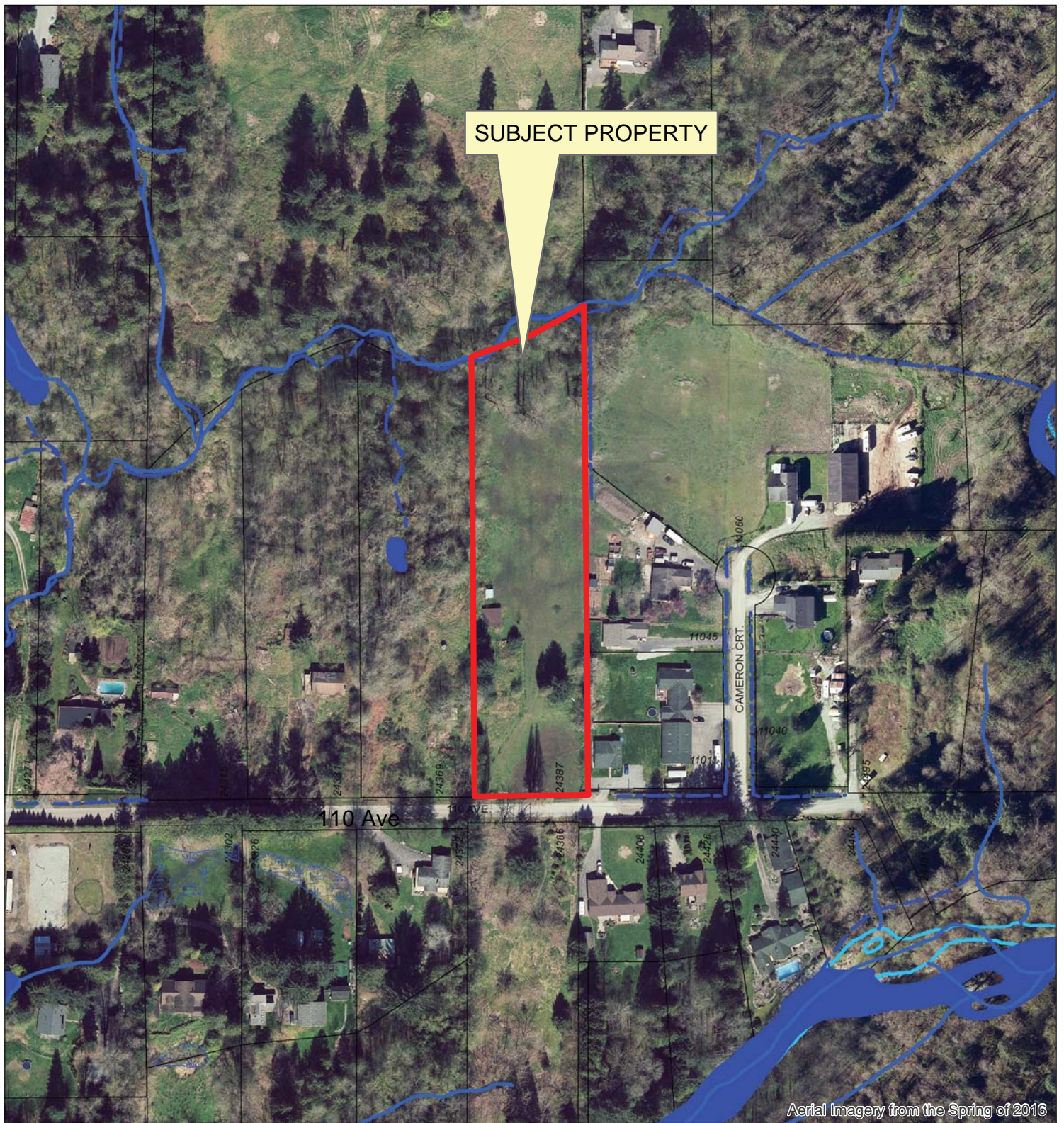
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-160






DATE: May 22, 2018

BY: LP



Scale: 1:2,500

Legend

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

24387 110 Avenue



2018-160-RZ
DATE: Apr 20, 2018

BY: JV

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7464-2018**

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. 7464-2018."
2. That parcel or tract of land and premises known and described as:

Lot 3 Section 10 Township 12 New Westminster District Plan 7408

and outlined in heavy black line on Map No. 1763 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1d (One Family Urban (Half Acre) 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_____

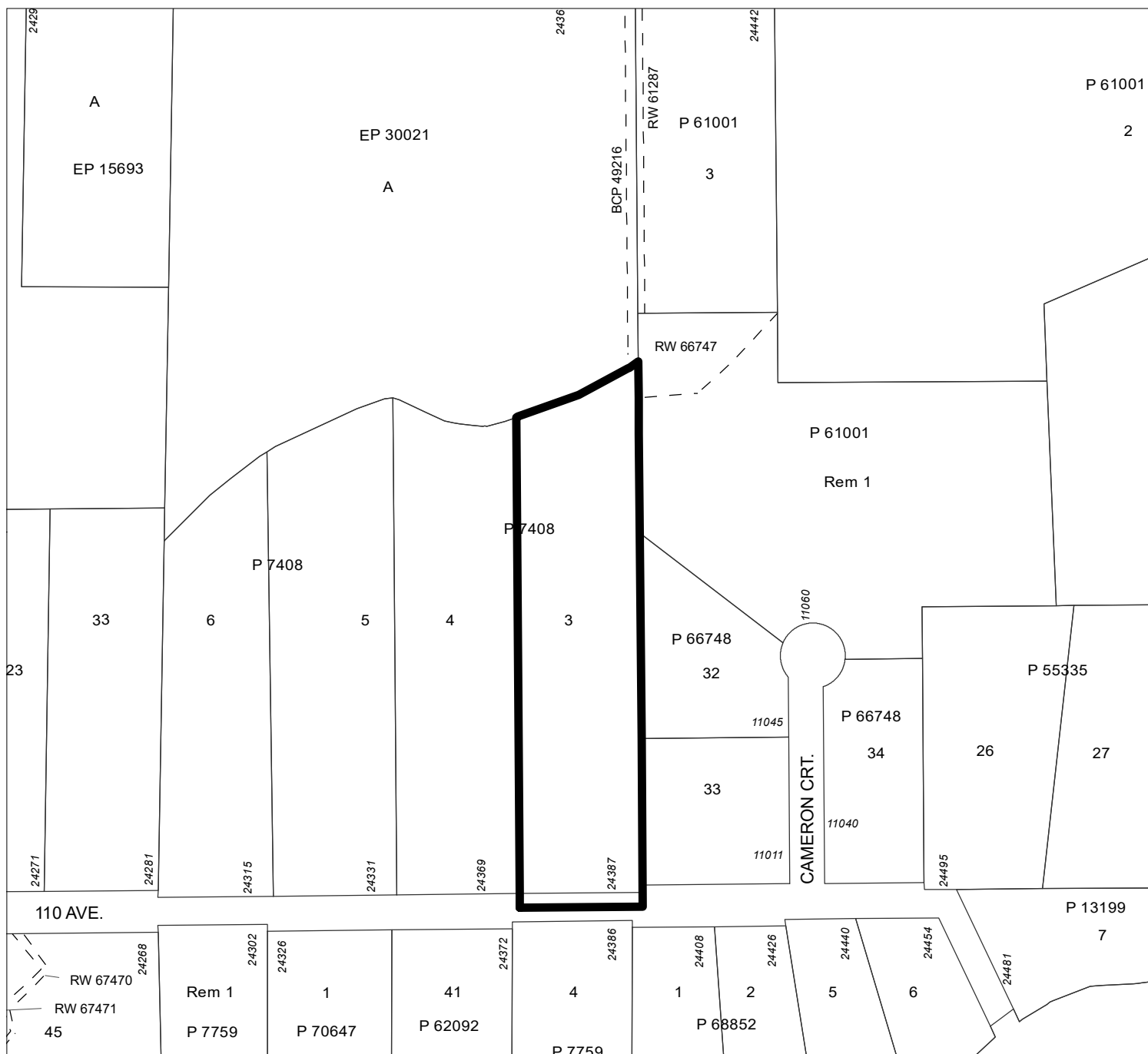
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



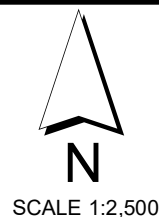
MAPLE RIDGE ZONE AMENDING

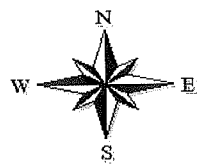
Bylaw No. 7464-2018

Map No. 1763

From: RS-3 (One Family Rural Residential)

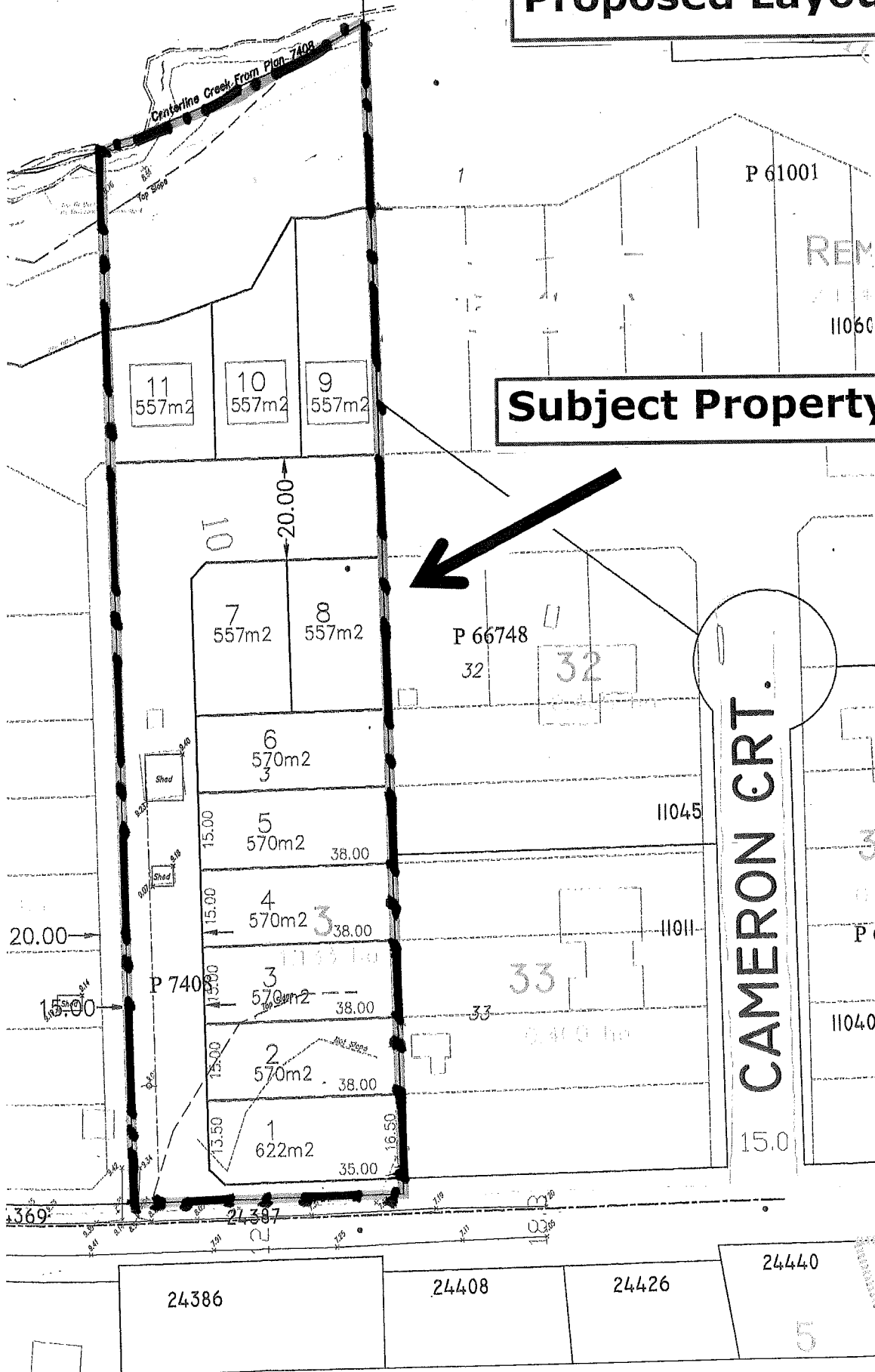
To: RS-1d (One Family Urban (Half Acre) Residential)





Proposed Layout

Subject Property



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7322-2017; and
Zone Amending Bylaw No. 7328-2017
21241 Wicklund Avenue

MEETING DATE: June 12, 2018
FILE NO: 2017-066-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21241 Wicklund Avenue, from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex. Council granted first reading to Zone Amending Bylaw No. 7322-2017 on April 25, 2017. One of the two duplex units is subject to a \$4,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31, as updated on December 12, 2017.

The City has been undergoing a Zoning Bylaw review and through the process staff have identified regulation changes to modernize the bylaw. Council noted an interest in advancing certain changes to the bylaw, rather than waiting for the completion of the new Zoning Bylaw. This proposed development application represents one such Zoning Bylaw change, as it would provide for duplex developments on lots that are 750 m² (8,073 ft²) in area, and respond to changing development styles, affordability and market demand.

Zone Amending Bylaw No. 7328-2017 will amend the RT-1 (Two Family Urban Residential) zone to reduce the minimum parcel size from 891 m² (9,591 ft²) to 750 m² (8,073 ft²), minimum width from 22 m (72 ft.) to 20 m (66 ft.), and minimum depth from 30 m (98 ft.) to 27 m (89 ft.). These amendments to the RT-1 (Two Family Urban Residential) zone have also received third reading under a different application, 2016-109-RZ. In addition to the text amendment to the RT-1 zone an additional site specific text amendment, Zone Amending Bylaw No. 7322-2017, proposes to reduce the minimum lot area of the subject property only, further from 750 m² (8,073 ft²) to 742 m² (7,987 m²) to accommodate the 5.8 m (19 ft.) of road dedication required on Wicklund Avenue. This reduction in minimum lot area is supported in this instance, as there is a substantial amount of road dedication required.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7322-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That Zone Amending Bylaw No. 7328-2017 be given second reading, and be forwarded to Public Hearing; and
- 3) That the following terms and conditions be met prior to final reading of Zone Amending Bylaw No. 7322-2017:

- 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) Road dedication on Wicklund Avenue, as required;
- iii) Registration of a Restrictive Covenant for the Duplex Design;
- iv) Registration of a Restrictive Covenant for Stormwater Management;
- v) Removal of the existing building;
- vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- vii) That a voluntary contribution, in the amount of \$4,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Mayur Mehta
Legal Description:	Lot 3 District Lot 242 Group 1 New Westminster District Plan 14112
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-1 (Two Family Urban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
South:	Use: Church Zone: P-4 (Place of Worship) Designation: Institutional
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Duplex
Site Area:	860 m ² (9,257 ft ²)
Access:	Wicklund / Lane
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 21241 Wicklund Avenue, is 860 m² (9,257 ft²) in area and is bound by single family lots to the west, north and east, and St. Paul's Lutheran Church to the south. There is an existing house on the subject property that will require removal as part of the rezoning approval. The subject property also has access to a rear lane, where the applicant proposes to locate the garages (see Appendices A and B).

There is another duplex application, 2016-109-RZ, that has received third reading under Zone Amending Bylaw No. 7249-2016, which proposes to: reduce the minimum parcel size and dimensions from 891 m² (9,591 ft²) to 750 m² (8,073 ft²), minimum width from 22 m (72 ft.) to 20 m (66 ft.) and minimum depth from 30 m (98 ft.) to 27 m (89 ft.) for the RT-1 (Two Family Urban Residential) zone. If the above mentioned bylaw, from application 2016-109-RZ, receives adoption prior to the subject application, then Zone Amending Bylaw No. 7328-2017 will not be applicable and can be removed from this application.

In addition to the proposed amendments to the RT-1 (Two Family Urban Residential) zone, the subject application is proposing an additional site specific text amendment to allow a slightly smaller minimum lot area for the subject property only, as approximately 5.8 m (19 ft.) of road dedication is required across the property frontage (see Appendix E). This site specific text amendment would allow the subject property to reduce its minimum lot area from the proposed 750 m² (8,073 ft²) to approximately 742 m² (7,987 ft²). The road dedication, combined with lane access, make the text amendment to reduce the lot area for this property supportable.

3) Planning Analysis:

i) Official Community Plan:

The Official Community Plan (OCP) designates the property *Urban Residential*, and development of the property is subject to the Neighbourhood Residential infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RT-1 (Two Family Urban Residential) is in conformance with the *Urban Residential* designation and Neighbourhood Residential infill policies.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The Residential Infill and Compatibility Criteria all support a change in the unit type, and specifically cite that duplex development is both compatible and desirable in the City (Policy 3-19).

Housing Action Plan:

The Housing Action Plan was endorsed in 2014, and includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of encouraging duplex housing include: "*To improve housing choice for all current and future*

households". Strategy #1 Housing Action Plan relates to housing mix and innovation and reads "support the development of a mix of housing forms". Based on the above, it is clear that reducing minimum parcel size to the RT-1 (Two Family Urban Residential) zone is in alignment with the goals, principles, and strategies in the Housing Action Plan, as it will encourage duplex housing in the City.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit a duplex development. The minimum lot size for the current RS-1 zone is 668m² (7,191 ft²), and the minimum lot size for the RT-1 zone is 891m² (9,591 ft²). The minimum parcel dimensions and parcel area for the RT-1 zone are proposed to be reduced to maximize opportunities for duplex infill in the City. Zone Amending Bylaw No. 7328-2017 proposes to amend the RT-1 zone requirements to reduce the minimum lot area, lot width and lot depth (see Appendix D). The proposed amendments to the RT-1 zone already have third reading under a different application, 2016-109-RZ. The subject application, Zone Amending Bylaw No. 7322-2017, proposes to further reduce the minimum lot area from 750 m² (8,073 ft²) to 742 m² (7,987 ft²) due to the 5.8 m (19 ft.) of road dedication required along Wicklund Avenue (see Appendix C).

It is anticipated that the text amendment to the RT-1 (Two Family Urban Residential) zone (under Zone Amending Bylaw No. 7249-2016 or 7328-2017) will proceed ahead of the subject application; therefore, Zone Amending Bylaw No. 7322-2017 (site specific text amendment) will reflect the proposed changes to the Zoning Bylaw that outlines the change to lot area, lot width and lot depth.

iii) Development Permit :

A Form and Character Development Permit is not required for a duplex development.

iv) 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.

v) Development Information Meeting:

A Development Information Meeting is not required for this application as it is in compliance with the OCP and is less than 5 dwelling units.

4) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Servicing Agreement will be required as a condition of this rezoning application. Cash-in-lieu payment will be required for street lighting and street trees; as well, service connections for water and sanitary are to be provided for each duplex unit. Road dedication along Wicklund Avenue, in the amount of 5.8 m (19 ft.), is required as a condition of rezoning. The rear lane does not require any further dedication; however, it is required to be paved, in its entirety.

ii) License, Permits and Bylaws Department:

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to the Municipal storm sewer, as per Council Policy 6.23. This has been incorporated into the Stormwater Management Plan.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7322-2017, which includes a site specific text amendment to further reduce the proposed lot area from 750 m² (8,073 ft²) to 742 m² (7,987 ft²). It is recommended that second reading be given for the text amendment to Zone Amending Bylaw No. 7328-2017, to reduce the minimum parcel size and dimensions from 891 m² (9,591 ft²) to 750 m² (8,073 ft²), minimum width from 22 m (72 ft.) to 20 m (66 ft.) and minimum depth from 30 m (98 ft.) to 27 m (89 ft.). It is also recommended that application 2017-066-RZ be forwarded on to Public Hearing. Furthermore, following Public Hearing, it is recommended that the text amendment to Zone Amending Bylaw No. 7328-2017 advance for third and final reading. Following Public Hearing, Zone Amending Bylaw No. 7322-2017 would be considered for third reading, and adoption of this Bylaw would not occur until all of Council's conditions are satisfied. It is anticipated that the text amendment to the RT-1 (Two Family Urban Residential) zone will be implemented before the subject application reaches final reading; therefore, Zone Amending Bylaw No. 7322-2017 reflects the proposed changes.

"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"

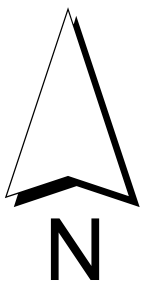
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"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. 7322-2017
Appendix D – Zone Amending Bylaw No. 7328-2017
Appendix E – Site Plan
Appendix F – Duplex Design



Scale: 1:1,500

Legend

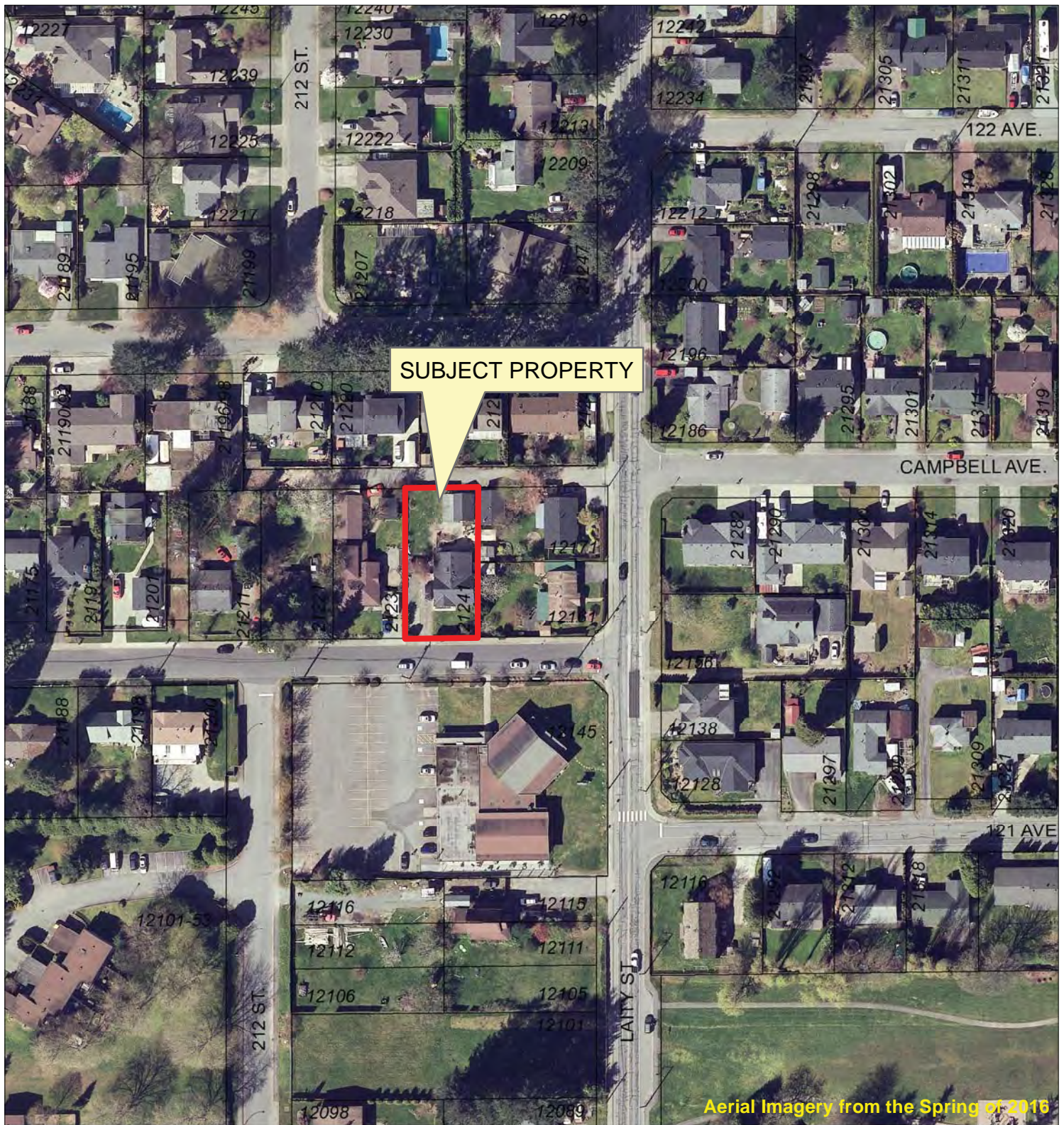
- Stream
- River
- Major Rivers & Lakes

21241 Wicklund Ave

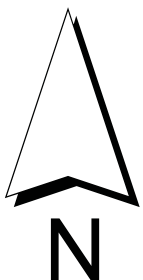


2017-066-RZ
DATE: Mar 3, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:1,500

Legend

-  Stream
-  Marsh
-  River
-  Major Rivers & Lakes

21241 Wicklund Ave

PLANNING DEPARTMENT



British Columbia
mapleridge.ca

2017-066-RZ
DATE: Mar 3, 2017

BY: JV

CITY OF MAPLE RIDGE BYLAW NO. 7328-2017

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. 7328-2017”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

That PART 6, RESIDENTIAL ZONES, SECTION 601, ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES, Sub-Section (C) REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDING AND STRUCTURES, item 4) Buildings and Structures for Two Family Residential Use in the RT-1 Zone is amended by deleting clause (d) and replacing it with the following clauses:

“(d) shall not be permitted on a lot less than 750 m².

(e) notwithstanding item (d) above, lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be permitted on a lot less than 557 m²”.

3. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by deleting the line:

“RT-1	22m	30m	891m ² ”
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Replacing it as follows:

“RT-1	20 m	27m	750 m ²	See item 7 below”
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4. To Amend Schedule “D” **MINIMUM LOT AREA AND DIMENSIONS** by inserting a new item 7, after item 6 as follows:

“7. For lots located within the Town Centre, as identified on Schedule H, which are either a corner lot or provided with lane access, shall not be less than 557 m²”.

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

READ a first time the 25th day of April, 2017.

READ a second time the day of , 2017.

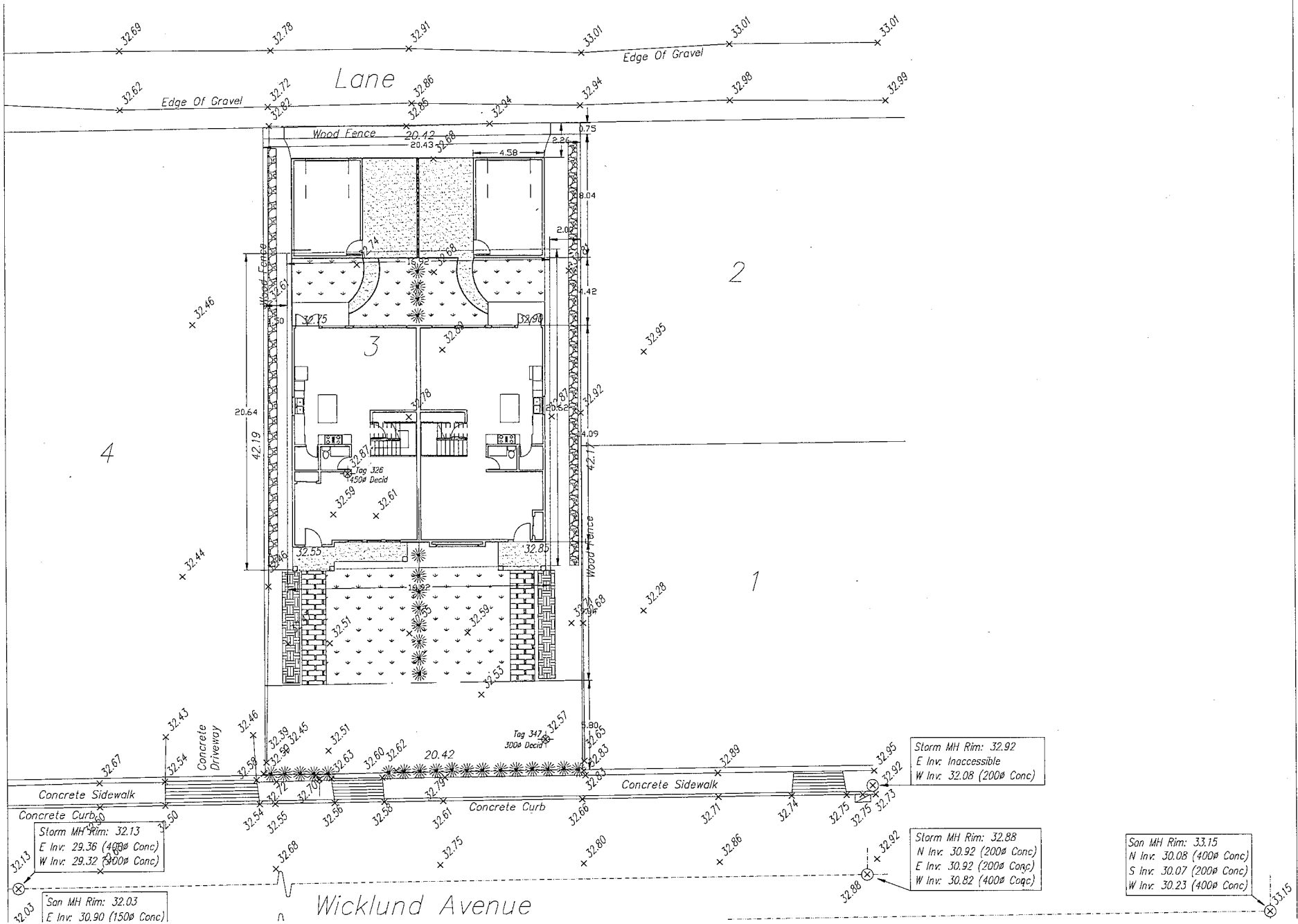
READ a third time the day of , 2017.

ADOPTED the day of , 2017.

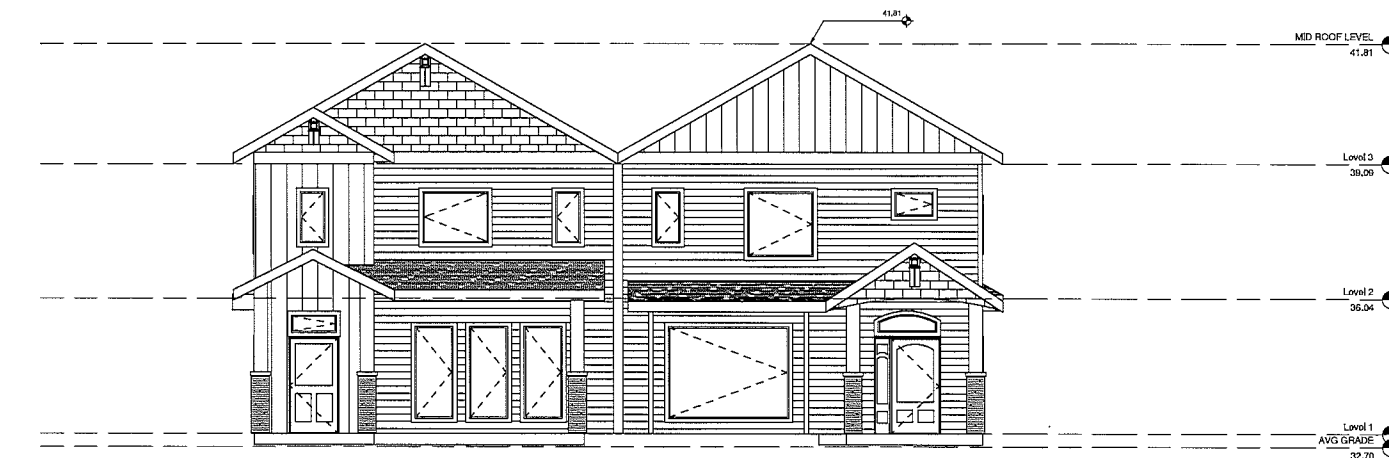
PRESIDING MEMBER

CORPORATE OFFICER

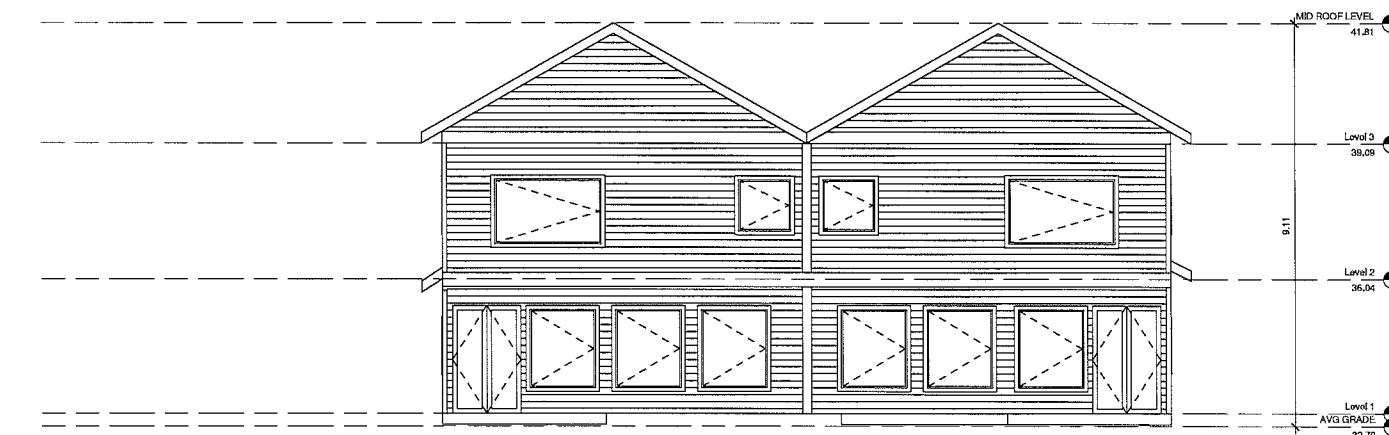
APPENDIX E



APPENDIX F



② FRONT/NORTH
1 : 50



① BACK/SOUTH
1 : 50

E5HOME DESIGN INC.

www.e5design.ca

THESE PLANS CONFORM TO BCBC2012. DESIGNER ASSUMES NO LIABILITY FOR ERRORS & OMISSIONS. BUILDER/OWNER MUST REVIEW WHOLE PLAN PRIOR TO CONSTRUCTION.

ALL WORK MUST BE IN CONFORMANCE WITH BCBC2012. PENETRATION WINDOWS & DOORS TO HAVE AN OVERALL THERMAL TRANSMITTANCE (U-VALUE) NOT GREATER THAN THE VALUES LISTED IN TABLE 6.3.3.2.7.1 (BCBC LATEST REVISION) FOR THE APPLICABLE HEATING DEGREE DAY CATEGORY. CLIMATE ZONE 4 & 5 MAXIMUM U-VALUE TO BE 1.80.

DOORS TO UNCONDITIONED GARAGE FROM DWELLING	UOI 12.0 (R4-4.8)
ATTIC ACCESS HATCH	ROI 12.0 (R4-4.8)
FRONT DOORS	UOI 12.0 (R4-4.8)
GLASS BLOCK	UOI 12.0 (R4-4.8)
OVERHEAD GARAGE DOOR WHEN GARAGE CONDITIONED	ROI 1.1 (R4-2.46)

E5 HOME DESIGNS INC.

13255 62 AVE
SURREY B.C.
PHONE 504-512-9527
e5design@outlook.com

PROPOSED DUPLEX FOR MAYUR
21241 WICKLIFF AVE
MAPLE RIDGE, B.C.
PHONE 604-610-9114
E Mail mayur_maharaj@hotmail.com

Project Number	0001
Date	Issue Title
Drawn by	Author
Checked by	Checker
A105	
Scale	1 : 50

2017/07/26 15:17:17 PM

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
		FILE NO:	2016-244-DVP
FROM:	Chief Administrative Officer	MEETING:	Council
SUBJECT:	Development Variance Permit 11184, 11154 & 11080 240 Street		

EXECUTIVE SUMMARY:

Development Variance Permit application 2016-244-DVP has been received in conjunction with a rezoning application (2016-244-RZ) to construct a 130 unit townhouse development and mixed use commercial building with 8 rental units above. The requested variances in the RM-1 Townhouse Residential Zone are to:

1. Vary the front yard setback from 7.5 metres to 4.5 metres;
2. Vary the rear yard setback from 7.5 metres to 6.0 metres;
3. Vary the exterior side yard setback from 7.5 to 4.5 metres;
4. Increase the height of an accessory building (common amenity building) from 4.5 to 4.8 metres.

The requested variance in the C-5 Village Commercial Zone is to:

1. Vary the requirement for concealed parking for apartment uses.

It is recommended that Development Variance Permit 2017-244-DVP be approved.

Council considered rezoning application 2016-244-RZ and granted first reading for Zone Amending Bylaw No. 7276-2016 on September 6, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No.7381-2017 on September 19, 2017, and second reading for Zone Amending Bylaw No.7276-2016 on September 19, 2017. This application was presented at Public Hearing on October 17, 2017, and Council granted third reading on October 24, 2017. Council will be considering final reading for rezoning application 2016-244-RZ on June 12, 2018.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-244-DVP respecting property located at 11184, 11154, & 11080 240 Street.

DISCUSSION:

a) Background Context

Applicant: Streetside Developments

Legal Description: South 150 Feet Lot 1 Section 10 Township 12 NWD Plan 17613;

Lot 1 Except: South 150 Feet Section 10 Township 12 New Westminster
District Plan 17613;

Parcel "B" (Reference Plan 5589) Lot 9 Section 10 Township 12 New
Westminster District Plan 809;

OCP:

Existing: Medium Density Residential, Neighbourhood Commercial, Conservation
Proposed: Medium Density Residential, Village Commercial, Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential)
Proposed: RM-1 (Townhouse Residential), C-5 (Village Commercial)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use:	2 properties, duplex and single family
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Medium Density Residential and Conservation
East:	Use:	18 properties, neighbourhood commercial and street townhouse residential
	Zone:	C-1 Neighbourhood Commercial and RST Street Townhouse Residential
	Designation:	Commercial and Urban Residential
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Conservation.

Existing Use of Property: 1 single family house on one of the 3 parcels
Proposed Use of Property: Commercial and Townhouse residential
Site Area: 4.5 HA. (11 acres)
Access: 112th Avenue or 240th Street
Servicing requirement: Urban Standard
Companion Applications: 2016-244-DP (WPDP), 2017-027-DP (Commercial DP), 2017-012-DP (MFDP)

b) Project Description:

This development proposal is a mixed use commercial development with rental apartments above. In addition, a townhouse development is proposed concurrently on the subject site. This report addresses variance requests from both proposed developments.

c) Variance Analysis:

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

The requested variances and rationale for support are described below.

In the RM-1 Townhouse Residential Zone, the requested variances include:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a):*
 - To reduce the front yard setback from 7.5 to 4.5 metres;
 - To reduce the rear yard setback from 7.5 to 6.0 metres;
 - To reduce the exterior side yard setback from 7.5 metres to 4.5 metres.

These variances are supportable as they are of a scale that is similar to other developments within the area. Most of the dwelling units will directly provide the required complement of usable open space. The proposed community amenity building will provide additional usable open space, thereby fulfilling bylaw requirements.

2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 602, 7. b):*

- To increase the maximum height of an accessory residential building from 4.5 metres to 4.8 metres.

This variance is supportable as it is minor in scale and the accessory structure is the common amenity building for the townhouse development. The structure has been designed with an attractive architectural presence that will enhance the multi-family development.

In the C-5 Village Commercial Zone, the requested variance includes:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 7, Section 705, 8. B) iv):* To vary the requirement that parking for an apartment use be concealed.

The parking provisions meet the requirement of the Zoning Bylaw for the required number of stalls and accessible parking stalls. The commercial development is situated along the frontages of 240 Street and 112th Avenue, thereby providing a strong street presence, minimizing the visual impact of the parking lot as all parking is located behind the commercial structures. The provision of rental accommodation at this location was in response to Council direction provided at first reading.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because the intent of the Zoning Bylaw will continue to be met.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-244-DVP.

“Original signed by Diana Hall”

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

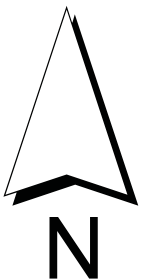
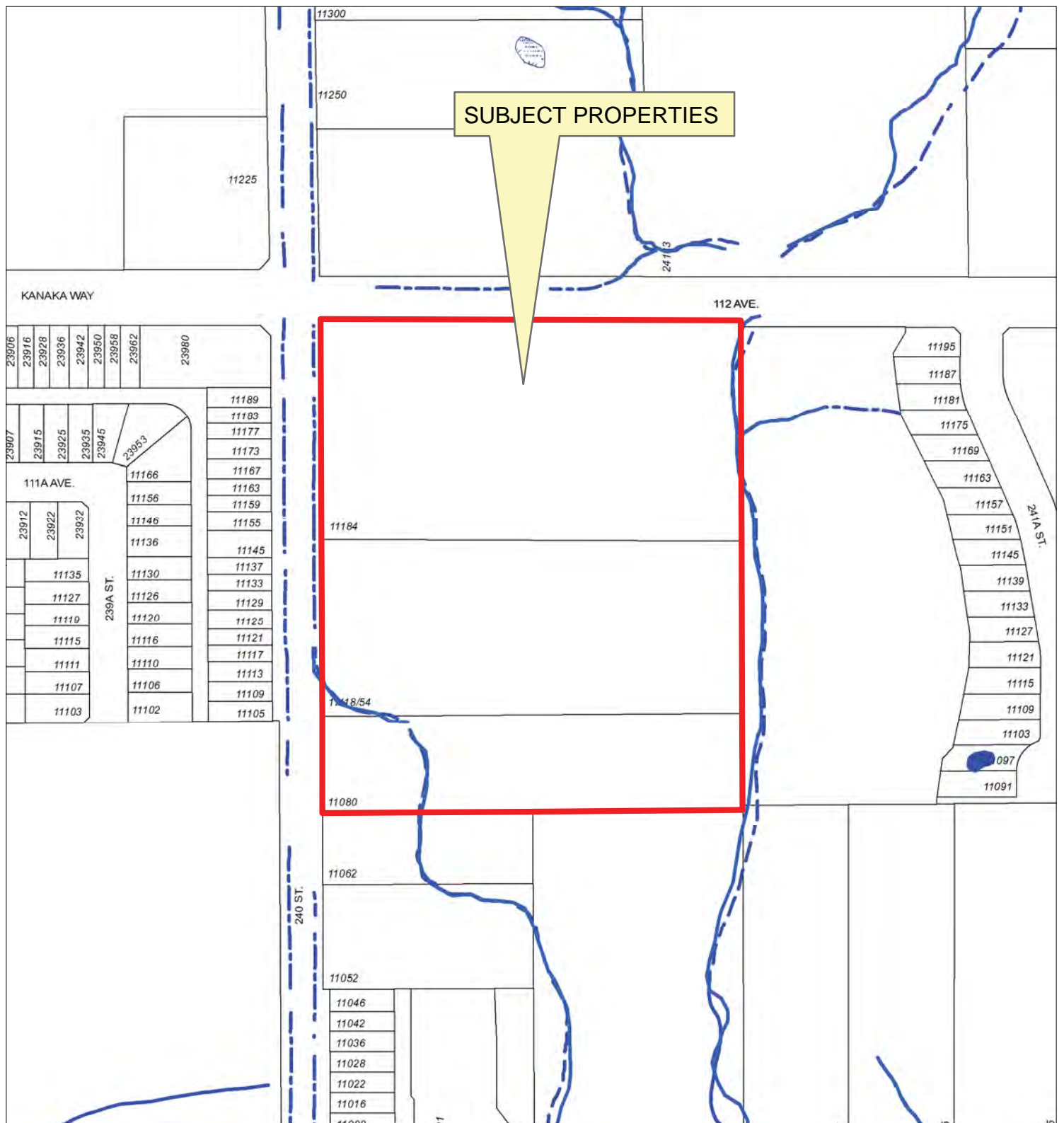
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing proposed setback variances (townhouse development)


Appendix D – Proposed accessory (common amenity building, townhouse development)

Appendix E - Site Plan showing proposed variance (Commercial development).



Scale: 1:2,500

Legend

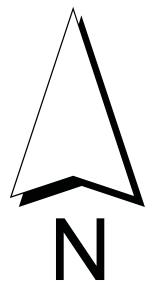
- Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

11080/11154/11184 240 Street

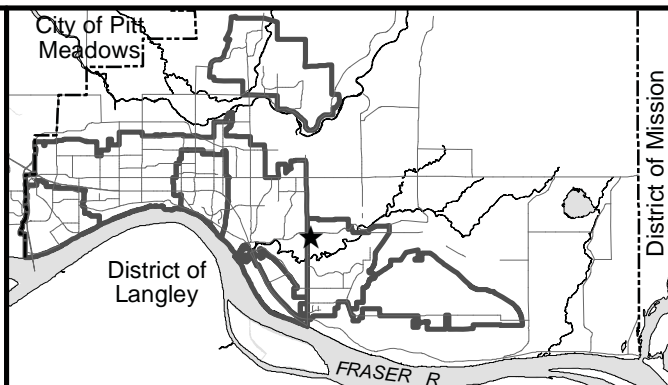


2016-244-SD
DATE: Mar 8, 2018

BY: JV



Scale: 1:3,000



11080, 11154 & 11184 240 STREET

PLANNING DEPARTMENT



British Columbia

mapleridge.ca

FILE: 2016-244-RZ

DATE: Jun 30, 2016

BY: PC

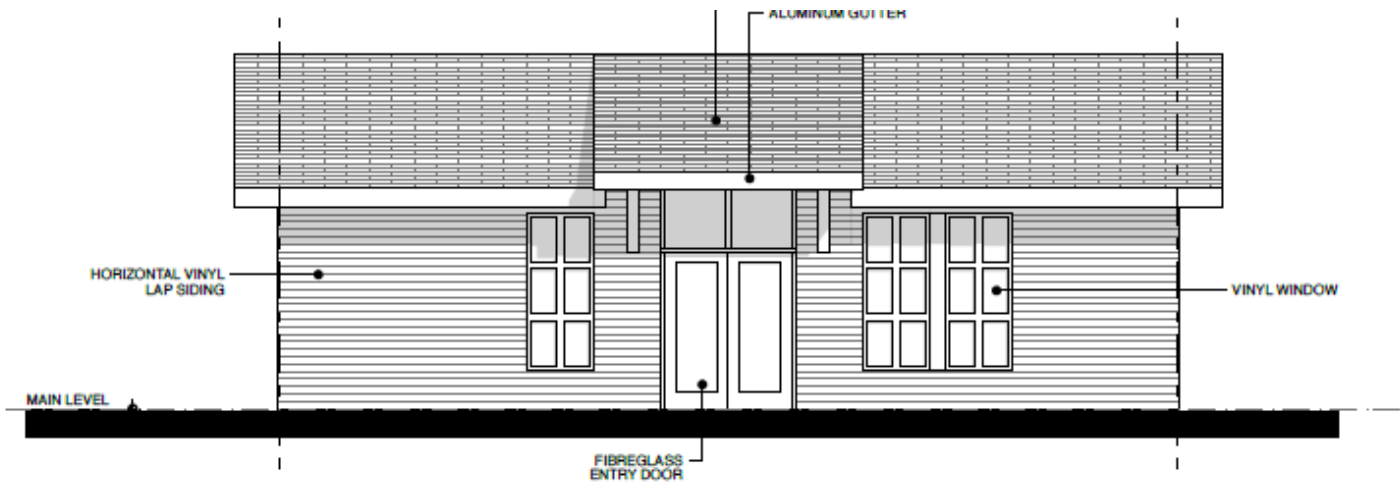
APPENDIX C

Vary exterior
side yard setback
from 7.5 to 4.50
metres

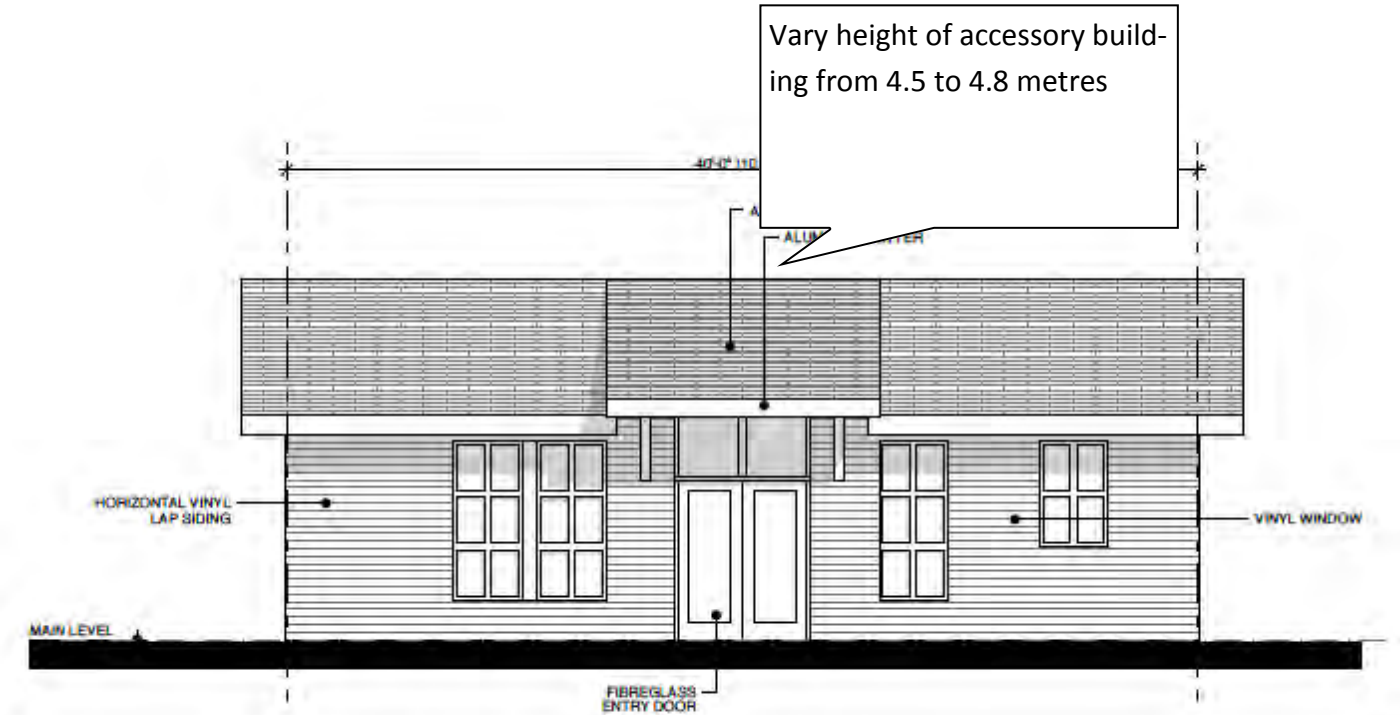
Vary front yard set-
back from 7.5 to 4.5
metres

Vary rear yard set-
back from 7.5 to 6.0
metres



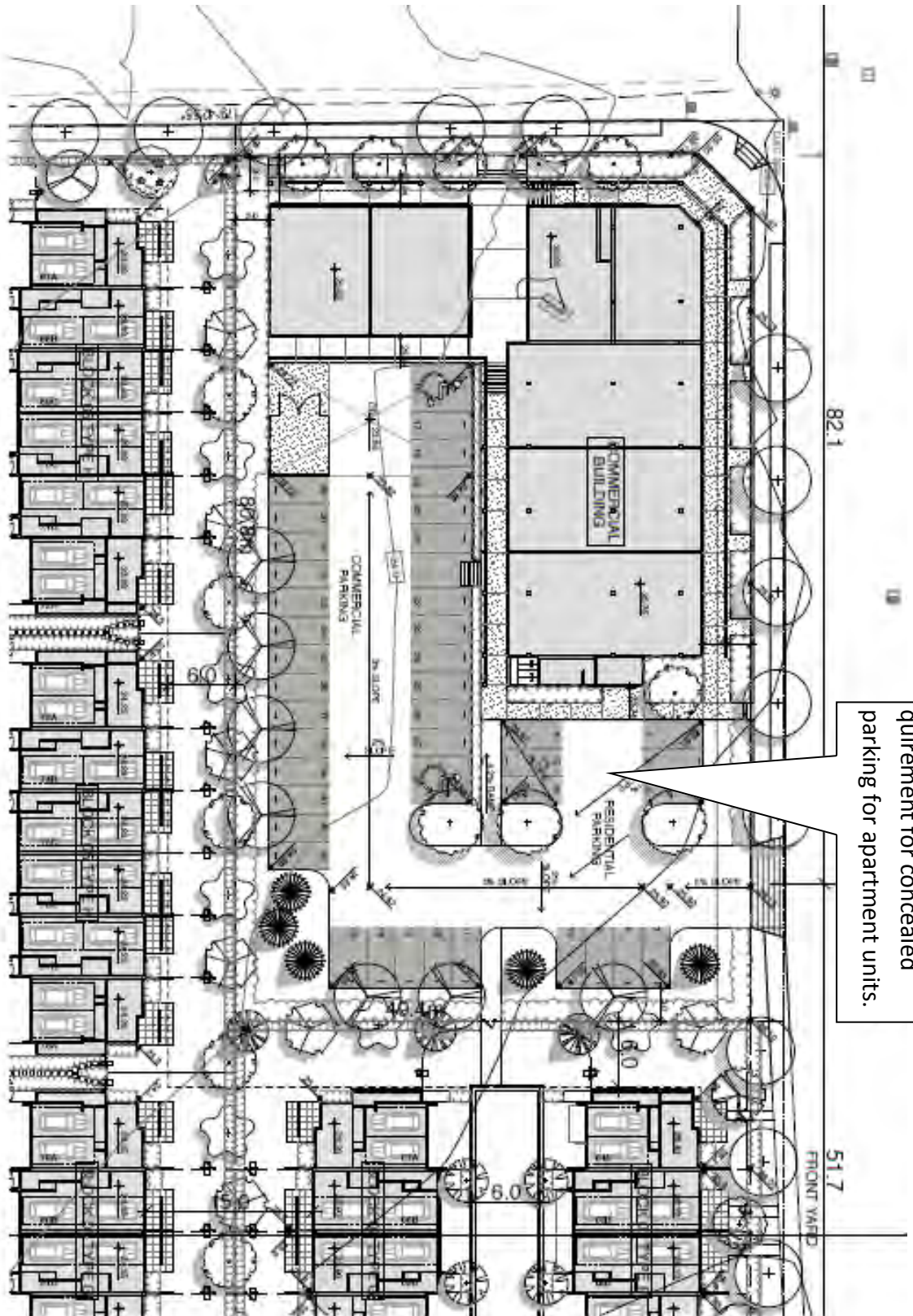


FRONT ELEVATION



REAR ELEVATION

APPENDIX E



Variance to waive the requirement for concealed parking for apartment units.



SITE PLAN
SCALE: 1:500

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-377-DVP
		MEETING:	Council
SUBJECT:	Development Variance Permit 23415 Cross Road		

EXECUTIVE SUMMARY:

Development Variance Permit application (2017-377-VP) has been received in conjunction with a Form and Character Development Permit Application (2017-377-DP), and a Wildfire Development Permit application (2017-576-DP) to permit the construction of an 11-unit townhouse complex at 23415 Cross Road. The requested variances are:

1. Reduce the minimum front yard setback for Unit 1, Block A, facing Cross Road from 7.5 m to 7.47 m;
2. Reduce minimum interior side yard setback for Unit 4, Block C facing northeast, from 6.0 m to a 5.77 m, and for the overhanging roof eaves on the same unit from 6.0 m up to 5.14 m;
3. Reduce the minimum interior side yard setback for units in Block B facing northeast, from 6.0 m to 5.50 m, and for the overhanging roof eaves facing northeast on the same block from 6.0 m to 5.06 m;
4. Reduce the minimum interior side yard setback for Unit 11, Block B, facing east from 6.0 m to 5.80 m, and for the overhanging roof eave on the same unit from 6.0 m to 5.18 m; and,
5. Increase the allowable roof height of Unit 1, Block A, from 11.0 m to 11.3 m.

The subject property at 23415 Cross Road was pre-zoned CD-1-99 (Comprehensive Development). Townhouses built under the CD-1-99 zone should conform with the requirements of the RM-1 (Townhouse Residential) zone. Notwithstanding the above variances, the development conforms with the requirements of subject property's CD-1-99 zoning.

The subject variances generally arise from the placement of rectangular shaped building blocks on an irregularly shaped triangular, sloping site. Articulation of certain wall faces to create visual interest also results in some minor encroachments into the setback areas. For these reasons, the proposed variances can be supported as they are not intrusive nor will they be overtly noticeable. Therefore, it is recommended that Development Variance Permit 2017-377-VP be given favourable consideration.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-377-DVP respecting property located at 23415 Cross Road.

DISCUSSION:

a) Background Context

Applicant:	Geoff Lawlor Architecture Inc.
Legal Description:	Lot 32, Section 28, Township 12, New Westminster District Plan BCP44420
OCP:	
Existing:	Open Space (59%), Medium Density Residential (19%), Medium/High Density Residential (21%)
Proposed:	No change
Zoning:	
Existing:	CD-1-99 (Comprehensive Development)
Proposed:	No change
Surrounding Uses:	
North:	Use: Single-Family residential Zone: CD-1-99 Designation: Low Density Urban, Open Space, Conservation
South:	Use: Single-Family residential Zone: CD-1-99 Designation: Medium Density Residential, Medium/High Density Residential, Open Space
East:	Use: Park Zone: CD-1-99 Designation: Open Space, Conservation
West:	Use: Single-Family residential Zone: CD-1-99 Designation: Medium Density Residential, Open Space
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family residential
Site Area:	4,349 m ² (1.07 acres)
Access:	Cross Road
Servicing requirement:	Urban Standard
Companion Applications:	2017-377-DP, 2017-576-DP (Wildfire DP)

b) Site and Project Description:

The subject property, located at 23415 Cross Road, is a vacant, triangular shaped site which generally slopes downward from northeast to southwest (see Appendix A). It is located in the Silver Valley Area Plan, which identifies four community nodes known as villages and hamlets offering community and commercial services. This subject property is located approximately 400 m to the north of River Village. The site is surrounded by a relatively new single-family residential subdivision to its north, west, and east. The eastern edge of the site abuts the City's parkland and is subject to a wildfire interface (see Appendix B). The applicant has applied for a Multi-Family Residential Development Permit, which is being considered under a companion report (2017-377-DP). A Wildfire Development Permit (2017-576-DP), which requires building materials, treatments and landscaping to be designed to reduce wildfire risk, is also under consideration through a companion application.

The development proposal is for 11 townhouse units arranged in three separate buildings. The gross floor area of the development is approximately 3,011 m² (32,400 sf), with townhouse units ranging from 207 – 281 m² in size (2,228 to 3,025 sf). All townhouse units are three storeys in height and include three bedrooms, while some units also include dens or loft spaces. All townhouse units provide two parking spaces in double wide garages. Five visitor parking spaces, two of which are for small cars, are provided on-site. Visitor bicycle parking is provided by a bicycle rack located near the central gathering space and mailboxes in the middle of the development site. Bicycle parking for residents can be accommodated in each garage (see Appendix C).

The development's usable open space requirement is met through a back yard for each townhouse unit. Two grassy spaces to the southeast and southwest of the site, while open, are not designed as part of the usable open space requirement due to the one storey drop in grade across these portions of the site (see Appendix C).

The site provides two common gathering spaces with seating benches. One is located at the centre of the site where the mailboxes are located, and the other is at the north end of the site where a landscaped garden provides for a more secluded, quiet contemplation space (see Appendix D).

c) Variance Analysis:

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

The subject property is already zoned CD-1-99 (Comprehensive Development), a zone which supports townhouses, group housing, one family residential, and park uses. As per *Zoning Bylaw No. 3510-1985, Section 1034, CD-1-99, D., 1. Townhouse Use, a)*, townhouses built under this provision of the CD-1-99 zone shall conform with the requirements of section 602, RM-1 (Townhouse Residential) zone. Therefore, the variances described below are made in reference to the RM-1 (Townhouse Residential) zone.

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

1. *Zoning Bylaw No. 3510-1985, Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT, 6. SITING, a)*: To reduce the front yard setback for Unit 1, Block A, facing Cross Road from 7.5 m to 7.47 m;
2. *Zoning Bylaw No. 3510-1985, Section 602 RM-1 Townhouse Residential District, 6. SITING, b)*: To reduce the minimum interior side yard setback for a wall with a window to a habitable room:
 - for Unit 4, Block C facing northeast, from 6.0 m to 5.77 m, and for the overhanging roof eaves on the same unit to 5.14 m;
 - for units in Block B facing northeast, from 6.0 m to 5.50 m, and for the overhanging roof eaves on the same block from 6.0 m to 5.06 m;
 - for Unit 11, Block B facing east, from 6.0 m to 5.80 m, and for the overhanging roof eaves on the same unit from 6.0 m to 5.18 m.
3. *Zoning Bylaw No. 3510-1985, Section 602 RM-1 Townhouse Residential District, 7. SIZE OF BUILDINGS AND STRUCTURES, a)*: to increase the allowable building roof height of Unit 1, Block A, from 11.0 m to 11.3 m;

These variances generally arise from the placement of rectangular shaped building blocks on an irregularly shaped triangular, sloping site. Articulation of the wall face of townhouse unit 1 to create visual interest visible from Cross Road has resulted in a minor encroachment of the building into the front yard setback. Units requiring reductions in the interior side yard setbacks that face northeast border onto the City's parkland where no other habitation is present. The minor reduction of the interior side yard setback for unit 11 facing east occurs along a shared property line with only one single family dwelling. Finally, the increase of 0.3 m (1 ft) to the allowable building height will not be overtly perceptible given the fact that the site and building arrangements slope upward and away from Cross Road, and that the new residential subdivision around the subject property are built to similar 11.0 m heights.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because they are minor in nature, not obtrusive, and will not be overtly noticeable. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-377-DVP.

"Original signed by Chee Chan"

Prepared by: Chee Chan, MCIP, RPP, BSc
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"

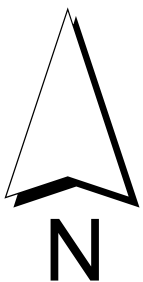
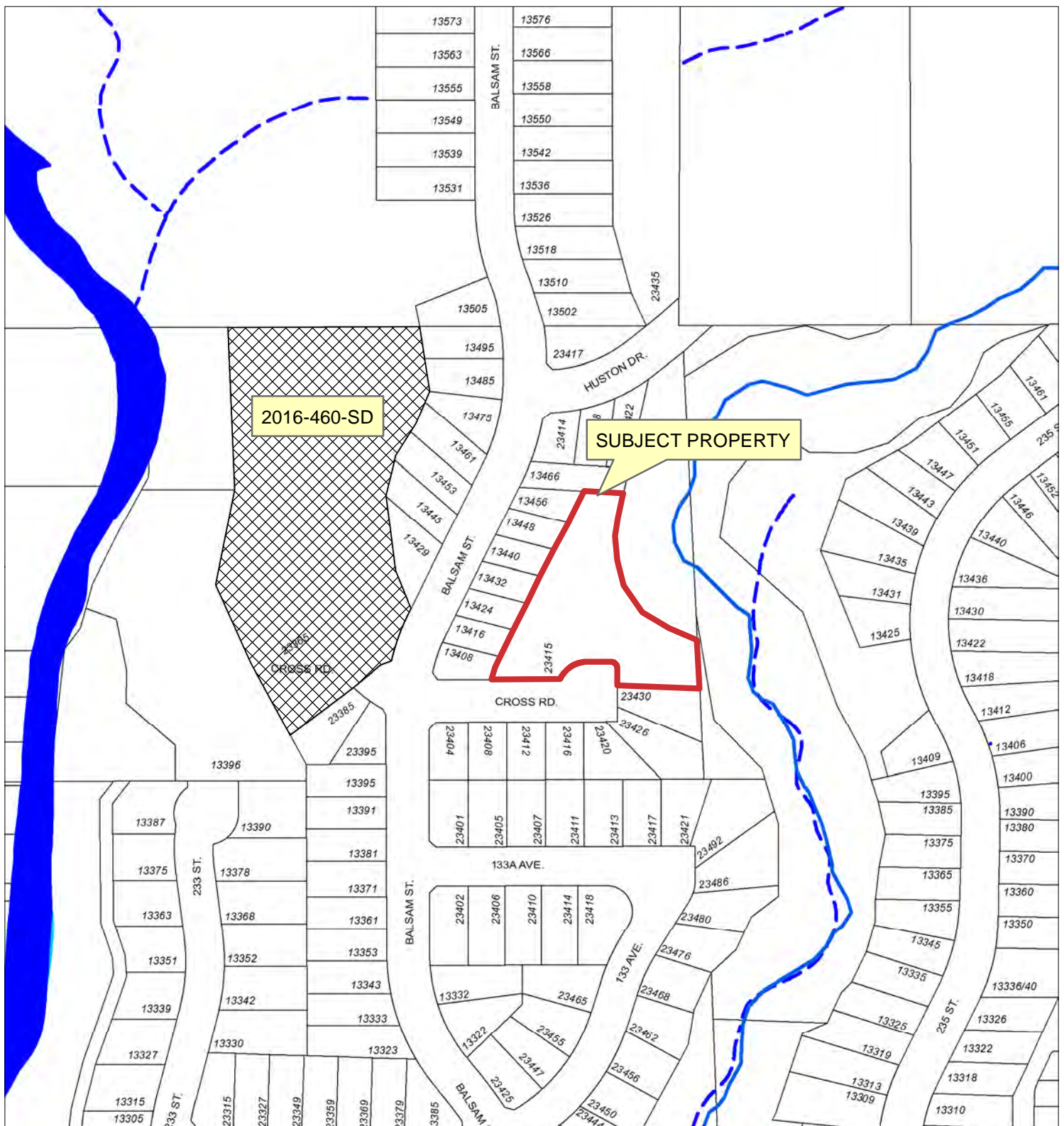
Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan with Requested Variances



Scale: 1:2,500

Legend

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

23415 CROSS ROAD

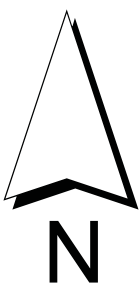


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 DATE: Jun 6, 2018

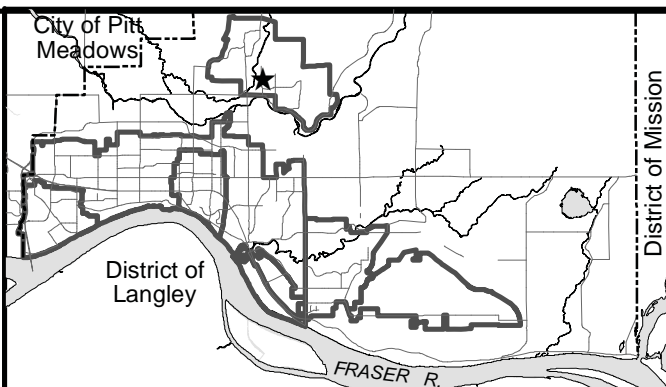
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



23415 CROSS ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

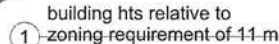
British Columbia

mapleridge.ca

FILE: 2017-377-DP
DATE: Aug 28, 2017

BY: PC

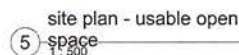
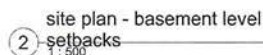
1 building hts relative to zoning requirement of 11 m



3 site plan - second floor setbacks



4 setbacks



aves in Block B, 5.50 m
5.06 m

unit 11, Block B, 5.80m
eaves 5.18m

ITEM NO.	CD-310 (Comprehensive Development)	602	RM-1 TOWNHOUSE RESIDENTIAL DISTRICT
A. Intent	The use is intended to accommodate and regulate the development of a series of small units and lots to be developed on lots that are a combination of lot and subdivision for the use of residential use as a lot or lot of land and to be developed on lots that are a combination of lot and subdivision for the use of residential use as a lot or lot of land.	1.07	This item provides for a density townhouse and two family residential buildings.
B. Purpose of Plan	Subject to the provisions of the CD-310 Comprehensive Development Act, the following uses are authorized and shall be permitted on the CD-310 zone:	1.08	1. PRSNGS, ULS
C. Land Use	1.09. Accessory uses shall be permitted on the CD-310 zone:	1.09	Subject to the regulations contained herein in the RM-1, the following uses are also permitted on the RM-1 zone:
a) Accessory uses shall be permitted on the CD-310 zone:	1.10. Accessory uses shall be permitted on the CD-310 zone:	1.10	a) Townhouse use
b) Accessory uses shall be permitted on the CD-310 zone:	1.11. Accessory uses shall be permitted on the CD-310 zone:	1.11	b) Two Family Residential
c) Accessory uses shall be permitted on the CD-310 zone:	1.12. Accessory uses shall be permitted on the CD-310 zone:	1.12	c) One Family Residential is only permitted in the following locations:
d) Accessory uses shall be permitted on the CD-310 zone:	1.13. Accessory uses shall be permitted on the CD-310 zone:	1.13	1. 23700 - 116th Street 2. 23800 - 116th Street 3. 23900 - 116th Street 4. 24000 - 116th Street 5. 24100 - 116th Street 6. 24200 - 116th Street 7. 24300 - 116th Street 8. 24400 - 116th Street 9. 24500 - 116th Street 10. 24600 - 116th Street 11. 24700 - 116th Street 12. 24800 - 116th Street 13. 24900 - 116th Street 14. 25000 - 116th Street 15. 25100 - 116th Street 16. 25200 - 116th Street 17. 25300 - 116th Street 18. 25400 - 116th Street 19. 25500 - 116th Street 20. 25600 - 116th Street 21. 25700 - 116th Street 22. 25800 - 116th Street 23. 25900 - 116th Street 24. 26000 - 116th Street 25. 26100 - 116th Street 26. 26200 - 116th Street 27. 26300 - 116th Street 28. 26400 - 116th Street 29. 26500 - 116th Street 30. 26600 - 116th Street 31. 26700 - 116th Street 32. 26800 - 116th Street 33. 26900 - 116th Street 34. 27000 - 116th Street 35. 27100 - 116th Street 36. 27200 - 116th Street 37. 27300 - 116th Street 38. 27400 - 116th Street 39. 27500 - 116th Street 40. 27600 - 116th Street 41. 27700 - 116th Street 42. 27800 - 116th Street 43. 27900 - 116th Street 44. 28000 - 116th Street 45. 28100 - 116th Street 46. 28200 - 116th Street 47. 28300 - 116th Street 48. 28400 - 116th Street 49. 28500 - 116th Street 50. 28600 - 116th Street 51. 28700 - 116th Street 52. 28800 - 116th Street 53. 28900 - 116th Street 54. 29000 - 116th Street 55. 29100 - 116th Street 56. 29200 - 116th Street 57. 29300 - 116th Street 58. 29400 - 116th Street 59. 29500 - 116th Street 60. 29600 - 116th Street 61. 29700 - 116th Street 62. 29800 - 116th Street 63. 29900 - 116th Street 64. 30000 - 116th Street 65. 30100 - 116th Street 66. 30200 - 116th Street 67. 30300 - 116th Street 68. 30400 - 116th Street 69. 30500 - 116th Street 70. 30600 - 116th Street 71. 30700 - 116th Street 72. 30800 - 116th Street 73. 30900 - 116th Street 74. 31000 - 116th Street 75. 31100 - 116th Street 76. 31200 - 116th Street 77. 31300 - 116th Street 78. 31400 - 116th Street 79. 31500 - 116th Street 80. 31600 - 116th Street 81. 31700 - 116th Street 82. 31800 - 116th Street 83. 31900 - 116th Street 84. 32000 - 116th Street 85. 32100 - 116th Street 86. 32200 - 116th Street 87. 32300 - 116th Street 88. 32400 - 116th Street 89. 32500 - 116th Street 90. 32600 - 116th Street 91. 32700 - 116th Street 92. 32800 - 116th Street 93. 32900 - 116th Street 94. 33000 - 116th Street 95. 33100 - 116th Street 96. 33200 - 116th Street 97. 33300 - 116th Street 98. 33400 - 116th Street 99. 33500 - 116th Street 100. 33600 - 116th Street 101. 33700 - 116th Street 102. 33800 - 116th Street 103. 33900 - 116th Street 104. 34000 - 116th Street 105. 34100 - 116th Street 106. 34200 - 116th Street 107. 34300 - 116th Street 108. 34400 - 116th Street 109. 34500 - 116th Street 110. 34600 - 116th Street 111. 34700 - 116th Street 112. 34800 - 116th Street 113. 34900 - 116th Street 114. 35000 - 116th Street 115. 35100 - 116th Street 116. 35200 - 116th Street 117. 35300 - 116th Street 118. 35400 - 116th Street 119. 35500 - 116th Street 120. 35600 - 116th Street 121. 35700 - 116th Street 122. 35800 - 116th Street 123. 35900 - 116th Street 124. 36000 - 116th Street 125. 36100 - 116th Street 126. 36200 - 116th Street 127. 36300 - 116th Street 128. 36400 - 116th Street 129. 36500 - 116th Street 130. 36600 - 116th Street 131. 36700 - 116th Street 132. 36800 - 116th Street 133. 36900 - 116th Street 134. 37000 - 116th Street 135. 37100 - 116th Street 136. 37200 - 116th Street 137. 37300 - 116th Street 138. 37400 - 116th Street 139. 37500 - 116th Street 140. 37600 - 116th Street 141. 37700 - 116th Street 142. 37800 - 116th Street 143. 37900 - 116th Street 144. 38000 - 116th Street 145. 38100 - 116th Street 146. 38200 - 116th Street 147. 38300 - 116th Street 148. 38400 - 116th Street 149. 38500 - 116th Street 150. 38600 - 116th Street 151. 38700 - 116th Street 152. 38800 - 116th Street 153. 38900 - 116th Street 154. 39000 - 116th Street 155. 39100 - 116th Street 156. 39200 - 116th Street 157.

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The General Contractor shall check and verify all dimensions and important materials and components to be installed. This drawing is not to be used for construction without signed and sealed by the architect.

The design information is provided solely for the use of the party with whom Giff & Lewis Architects Inc., has entered into a contract with. No representation of any kind is made to any other party.

rev A, Jun 25/18
various other & building up-dates, suitable open
space plans added

ISSUED FOR FORM & CHARACTER OF
AND ZONING VARIANCES
AUG 26/12

DO NOT COPY WITHOUT THE EXPRESS WRITTEN
PERMISSION OF THE PUBLISHERS

West Coast Dream Homes Ltd.
102-20220 113th Ave.
Maple Ridge, BC V2X 6V6

architect

Architecture, Inc.

project
City of Maple Ridge
Cross Road Townhouses

drawing title
zoning notes

502

project #	17-105	drawing #
scale		

as shown
drawn by GOL

A-5

checked by _____

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-377-DP
		MEETING:	Council
SUBJECT:	Multi-Family Residential Development Permit 23415 Cross Road		

EXECUTIVE SUMMARY:

A Multi-Family Residential Development Permit application for form and character has been received in conjunction with a Development Variance Permit (2017-377-VP) and Wildfire Development Permit (2017-576-DP) for the subject property, 23415 Cross Road. The applicant is proposing to build 11 townhouse units in three buildings on the subject property under its current CD-1-99 (Comprehensive Development) zoning. The Multi-Family Residential Development Permit Area Guidelines help control the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The proposed townhouse development generally conforms with the Multi-Family Residential Development Permit Area Guidelines.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-377-DP respecting property located at 23415 Cross Road.

DISCUSSION:

a) Background Context:

Applicant:	Geoff Lawlor Architecture Inc.		
Legal Description:	Lot 32, Section 28, Township 12, New Westminster District Plan BCP44420		
OCP:			
Existing:	Open Space (59%), Medium Density Residential (19%), Medium/High Density Residential (21%)		
Proposed:	No change		
Zoning:			
Existing:	CD-1-99 (Comprehensive Development)		
Proposed:	No change		
Surrounding Uses:			
North:	Use:	Single-Family residential	
	Zone:	CD-1-99	
	Designation:	Low Density Urban, Open Space, Conservation	

South:	Use:	Single-Family residential
	Zone:	CD-1-99
	Designation:	Medium Density Residential, Medium/High Density Residential, Open Space
East:	Use:	Park
	Zone:	CD-1-99
	Designation:	Open Space, Conservation
West:	Use:	Single-Family residential
	Zone:	CD-1-99
	Designation:	Medium Density Residential, Open Space
Existing Use of Property:		Vacant
Proposed Use of Property:		Multi-Family residential
Site Area:		4,349 m² (1.07 acres)
Access:		Cross Road
Servicing requirement:		Urban Standard
Companion Applications:		2017-377-VP, 2017-576-DP

b) Site and Project Description:

The subject property, located at 23415 Cross Road, is a vacant, triangular shaped site which generally slopes downward from northeast to southwest (see Appendix A). It is located in the Silver Valley Area Plan, which identifies four community nodes known as villages and hamlets offering community and commercial services. This subject property is located just 400 m to the north of River Village. The site is surrounded by a relatively new single-family residential subdivision to its north, west, and east. The eastern edge of the site abuts the City's parkland and is subject to a wildfire interface (see Appendix B). The applicant has also applied for a Wildfire Development Permit (2017-576-DP), which requires building materials, treatments and landscaping to be designed to reduce wildfire risk. The Wildfire Development Permit is being considered under a companion application.

The development proposal is for 11 townhouse units arranged in three separate buildings. The gross floor area of the development is approximately 3,011 m² (32,400 sf), with townhouse units ranging from 207 – 281 m² in size (2,228 to 3,025 sf). All townhouse units are three storeys in height and include three bedrooms, while some units also include dens or loft spaces. All townhouse units provide two parking spaces in double wide garages. Five visitor parking spaces, two of which are for small cars, are provided on-site. Visitor bicycle parking is provided by a bicycle rack located near the central gathering space and mailboxes in the middle of the development site, while bicycle parking for residents can be accommodated in each garage (see Appendix C).

The development's usable open space requirement is met through a back yard for each townhouse unit. Two grassy spaces to the southeast and southwest of the site, while open, are not designed as part of the usable open space requirement due to the one storey drop in grade across these portions of the site (see Appendix C).

The site provides two common gathering spaces with seating benches. One is located at the centre of the site where the mailboxes are located, and the other is at the north end of the site where a landscaped garden provides space for quiet contemplation (see Appendix D).

Finally, there is a 3.0 m wide right of way on the southeast portion of the site for a water main. At the City's request, the applicant has agreed to provide a statutory right-of-way (SROW) for City and public

access within the same 3.0 m wide corridor. The SROW provides the City with an option to construct a trail to its parklands and possibly to the neighbourhood along 235 Street to the east if the future trail alignment through the subject property is selected. It also allows the City access to the park if maintenance work on the forest interface is required for wildfire prevention and risk mitigation.

c) Planning Analysis:

i. Official Community Plan

The subject site is designated *Open Space* (59%), *Medium/High Density Residential* (21%) and *Medium Density Residential* (19%). The proposed development does not entirely comply with these intended designations or designation boundaries. However, as the site is already zoned CD-1-99 (Comprehensive Development), no redesignation is required to support the development.

A Multi-Family Residential Development Permit is required for all new multi-family developments contained within an Area Plan of the OCP. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aim to regulate the form and character of development of these types of developments. A list of the Key Development Permit Guidelines for the Multi-Family Residential Development is presented below, along with an explanation of how the proposed development conforms with these Guidelines.

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.
2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of higher density developments.
3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.
4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

This 11 unit townhouse development is slightly more dense than the surrounding single-family dwellings in the neighbourhood. However, the site slopes upward from the street and, together with onsite landscaping, will largely conceal most of the development from the street. The buildings' three storey height and separation into smaller blocks of units are not out of scale with the surrounding neighbourhood. The applicant also proposes to use wood and earth tones, natural stone and glass for the building facades, as well as extensive landscaping, in an attempt to blend the development softly into the existing neighbourhood and against the eastern forested park edge.

The street frontage along Cross Road is minimal. The applicant has articulated the building faces and sidewalls that would be directly visible from the street, and included landscaping and a decorative fence to enhance the project's frontage. Internal circulation on the site occurs on the internal roadways, and a lighted bollard and wall mounted lighting on units provide night time illumination.

Staff and ADP have also compared the development proposal against the detailed guidelines of Development Permit Guidelines. In general, the current, final iteration of this proposed development being presented does not raise any significant concerns regarding compliance with the Multi-Family Development Permit Area Guidelines, nor integration with the existing neighbourhood.

ii. **Zoning Bylaw**

The subject property is already zoned CD-1-99 (Comprehensive Development), which supports townhouse, group housing, one family residential, and park uses. Townhouses built under the CD-1-99 zone should conform with the requirements of the RM-1 (Townhouse Residential) zone. The maximum allowable density of the RM-1 (Townhouse Residential) is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development has a floor space ratio of 0.56, so it is within the allowable maximum density.

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

The City's *Off-Street Parking and Loading Bylaw 4350-1990* requires two residential parking spaces and 0.2 visitor parking spaces per unit to be provided. For 11 units, this totals 22 residential parking spaces and 3 visitor parking spaces. All residential parking is provided in double-car garages. Five visitor spaces, including two small car spaces, are provided on site. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development. Visitor and resident bicycle parking spaces are provided on site and in garages respectively, although the *Off-Street Parking Bylaw* does not require any to be provided.

iv. **Variances**

The applicant is requesting several variances to the setbacks and height of the proposed townhouse buildings:

- Reducing the front setback for unit 1 facing Cross Road from 7.5 m to 7.47 m;
- Reducing interior side yard setbacks for certain townhouse units and overhanging roofs from 6.0 up to a 5.06 m; and
- Increasing the allowable height of unit 1 facing Cross Road from 11.0 m to 11.3 m.

These variances are described and illustrated in greater detail in the companion report, 2017-377-VP. Variances generally arise from the placement of rectangular shaped building blocks on an irregularly shaped triangular, sloping site. Articulation of certain wall faces to create visual interest also results in some minor encroachments into the setbacks. For these reasons, these variances can be supported as they are not intrusive nor will they be overtly noticeable.

d) **Advisory Design Panel:**

On February 21, 2017, the Advisory Design Panel reviewed the proposal for form and character. The panel raised concerns listed below to be addressed by the applicant. All of these concerns were addressed through design revisions to the satisfaction of the Planning staff and the Advisory Design Panel, with the exception of architectural comment 1 and 3. The applicant's responses to ADP comments, and Planning staff analysis of architectural comments 1 and 3, are provided in line below.

Landscape Comments:

- 1. Provide additional grading information and landscape layering in the highlighted locations identified in the attached Appendix A inserted as details in the landscaping package;**

A: Additional drawings have been provided to clarify planting impact on site sections.

- 2. Wherever possible include details for landscape materials in the landscape package, ie: site furnishing, fences, hardscape;**
- 3. Ensure details for landscape elements are referenced and included within the landscape drawings;**

A: The scope of work of the Landscape Architect is limited to the planting only. All hard landscape items are shown on the architectural drawings. Landscape drawings are to be read in conjunction with the architectural ones. For consistency, an underlay has been provided to the landscape architect describing hard landscape features to ensure that the landscape and architectural drawings agree. Details of the retaining walls and guardrails, [the northern seating area, approach path, and illustrations of the bench and bike rack have been added to architectural drawings].

- 4. Specify height and proposed material of all retaining walls.**

A: The heights of walls and materials are shown on the architectural drawings.

Architectural Comments:

- 1. Consider changing the slope of the front entrance roof to slope away from the building;**

A: The issue raised was a technical detailing one, not a design/appearance issue. The issue can be resolved with careful detailing. The current design will be retained.

Staff comment: the applicant has elected to maintain the front entrance roof sloped towards the building. ADP's concern regarding this design stems from the fact that it will direct precipitation towards, rather than away from the building face. The applicant wishes to maintain this slope orientation as an architectural design feature, and has stated that drains at the base of roof slope should be sufficient to address drainage concerns. This architectural design choice blends in well with the overall design of the proposed development, but is not ideal from a drainage perspective, as this will require future owners to ensure that the drains are kept clear of leaves and debris on a more frequent basis.

- 2. Consider changing the antique light fixture at the front entrance to match the other modern light fixtures;**

A: The light fixture has been changed as suggested.

- 3. Consider deleting vinyl cladding from the project;**

A: [The applicant] understands and appreciates the issue raised regarding the vinyl siding. However, because of the limited exposure of this material in the development and the developer's concern for mounting expenses, [the applicant] feels compelled to support the proposal as presented. The particular siding chosen is a close colour match, with matching profile, to the adjacent cement fibreboard lapped siding. The two materials seen together present an almost seamless transition.

Staff comment: The applicant has reduced the amount of vinyl siding in the project, but the material remains on some back walls of townhouse units 1 and 2. Their visibility should be limited from the street, but exposed to neighbours to the west. The maintenance and durability of the material may also be different from the other cladding materials such as cement fibre boards used across the rest of the proposed development.

4. Consider introducing the morning sun (using high windows and skylights) with natural ventilation wherever possible into the units.

A: Architectural drawings have been modified to indicate the loft windows. These windows were always present but did not show [on plans submitted to ADP] because the cut plane was higher than the window head height of these particular windows. The drawings have been modified to show the windows.

e) Environmental Implications:

A Stormwater Management Plan has been developed according to the City's three tier requirements. The plan includes a minimum of 300mm absorbent topsoil, a bio-swale along the subject property's western edge and on-site in pipe detention. As the subject property is not being rezoned or subdivided, the final details of the stormwater management plan will be confirmed at the building permit application stage.

The site is currently vacant, and overgrown with shrubs and small trees. There are currently no trees on the site which require a tree cutting permit from the City.

f) Citizen/Customer Implications:

The developer held a development information meeting on April 15, 2018 at the Yennadon Elementary School. According to the developer's summary, approximately 15 people attended the meeting. Residents expressed concerns about:

- privacy of a property from the new development;
- the proposed public trail along the southeast edge of the subject property;
- building setbacks and variances;
- construction noise and disturbances;

The developer has added some additional screening trees along a portion of the western property line to address the privacy concerns of one attendee. The developer also suggested that the setback variances being sought are minor in nature.

With regards to the proposed public trail, the City wishes to reserve, and the developer has offered, by means of a statutory right-of-way (SROW), a 3.0 m wide corridor along the southeast corner of the subject property for a possible trail. A SROW for a watermain already exists under this same 3.0 m corridor. A trail connecting the subject property's surrounding neighbourhood to the neighbourhood around 235 Street to the east would provide pedestrian access and connectivity between the two, and opportunities to access the City's parklands. It could also allow for access to the parkland for wildfire prevention and mitigation purposes (e.g. clearing of excess ground fuels, pruning of understorey). There are several possible alignments where the trail could go, but the final alignment has not been determined. Therefore, no trail will be built in the near future. The City would be responsible for the construction and maintenance of a trail.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost for hard and soft (i.e. vegetation) elements will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, a security of \$114,626 will be collected prior to the issuance of the Development Permit.

Street trees will need to be added to the municipal street tree inventory on completion of this project. However, as no rezoning or subdivision is required to support this project, the number and type of street trees required will only be determined at the Building Permit application stage. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the Official Community Plan for form and character, it is recommended that 2017-377-DP be given favourable consideration.

"Original signed by Chee Chan"

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

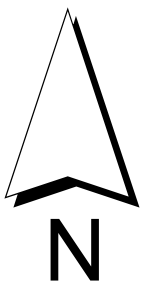
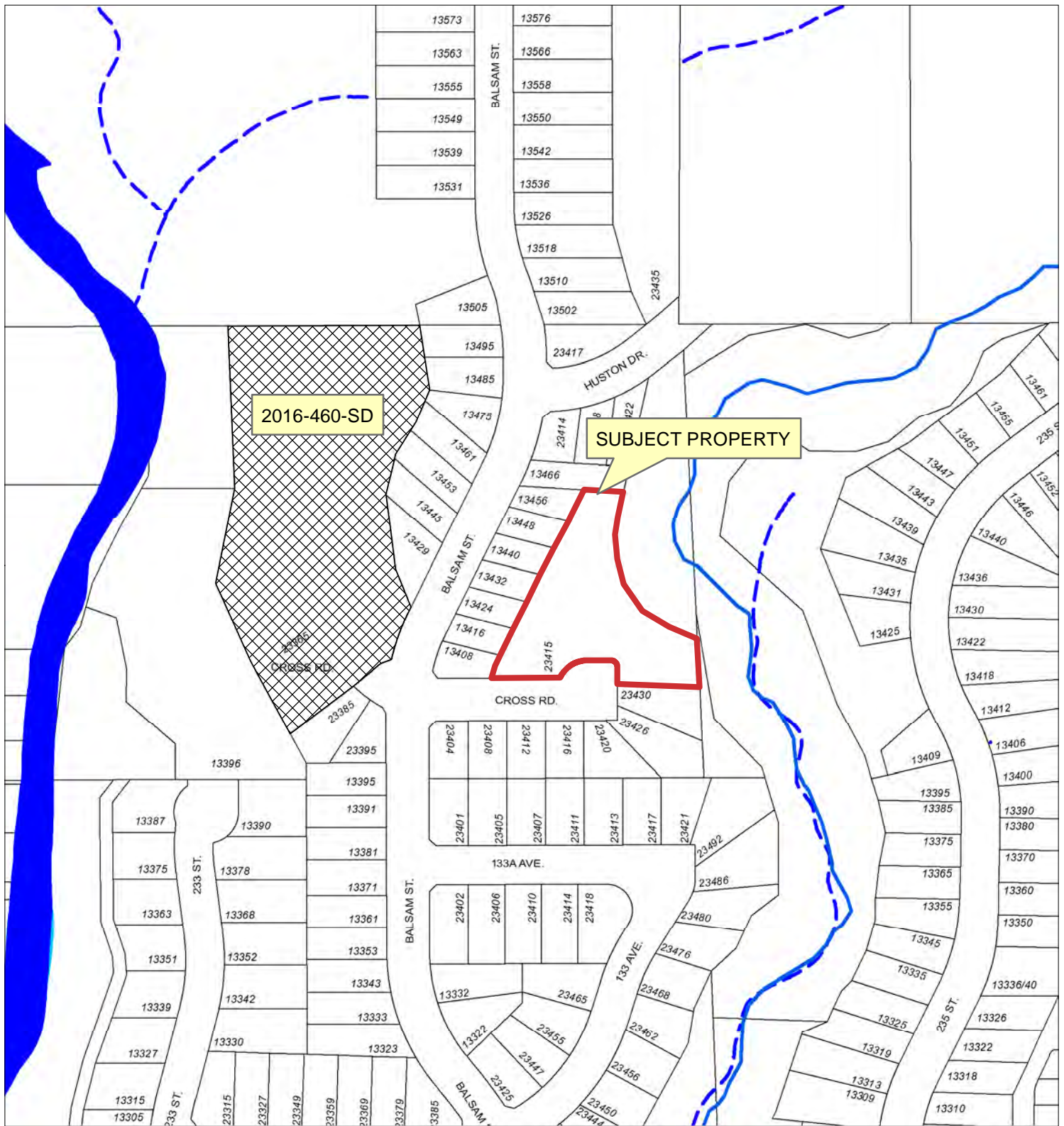
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Property
- Appendix B – Orthophoto
- Appendix C – Site Plan, Elevations and Perspectives
- Appendix D – Landscape Plan



Scale: 1:2,500

Legend

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

23415 CROSS ROAD

PLANNING DEPARTMENT



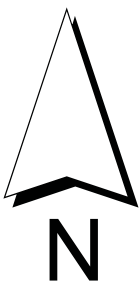
MAPLE RIDGE

British Columbia

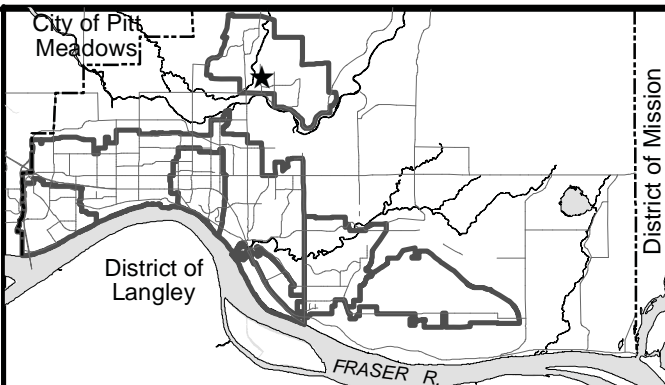
mapleridge.ca

FILE: 2017-377-DP
DATE: Jun 6, 2018

BY: PC



Scale: 1:2,500



23415 CROSS ROAD



FILE: 2017-377-DP
DATE: Aug 28, 2017

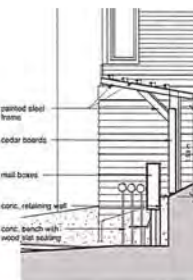
BY: PC



6 guardrail
1 : 25

2 entry sign & fence
1:50

4 mail box trellis section
1:50



END VIEW

SIDE VIEW

LOG RAIL FENCE DETAIL

Technical drawing showing the end and side views of a log rail fence detail. The end view shows a log with a diameter of 10 inches and a length of 10 feet. The side view shows the log with a diameter of 10 inches and a length of 10 feet. The drawing includes dimensions for the log diameter (10 inches), log length (10 feet), and the height of the fence (10 feet). The drawing is labeled "END VIEW" and "SIDE VIEW".

MAINTENANCE PULLED FROM RAILS TO BE A MINIMUM OF 1500MM (24 INCHES) FROM TRACKS PREVIOUSLY IDENTIFIED AS ACCORDING WITH CSA STANDARD RAIL TO AVOID HOT ATTENTION OF A TRAIN. AN ASSAY OF CONTAMINATED CORROSIVE ALUMINUM (CCA) AS AVAILABLE FROM PINKED PULP COMPANY 308-2589 OR OTHER SUPPLIERS.

PISTONS SHALL BE SPACED AT 1500MM INTERVALS AND A MINIMUM DEPTH OF 60MM PISTONS SHALL BE SECURED FIRMLY IN THE GROUVE BY HAND TIGHTENING 150MM LIFTS OF BALLFALL MATERIAL. SPACE BETWEEN CENTER AND BOTTOM OF RAIL SHALL BE 100MM. MAXIMUM NUT LENGTH OF RAIL SHALL NOT EXCEED 60MM. GALVANIZED SPIRITS 1500MM LONG SHALL BE USED TO ATTACH RAILS TO PISTONS.

ALL WORK SHALL BE PERFORMED BY PERSONS DULLED IN THE FOLDING TRAIL AND IN STRICT ACCORDANCE WITH STANDARD TRAIL PRACTICE. ALL WORK IN FIELD CUTS SHALL BE TREATED WITH PROTECTANT FOR PRESERVATION.



The General Contractor shall comply with every order and demand of the police officers, with compliance to the accident. The driver shall be taken to hospital immediately (urgent and needed) and the accident.

ISSUED FOR FORM & CHARACTER DP
AND ZONING VARIANCES

(DO NOT COPY WITHOUT THE EXPRESS WRITTEN
 PERMISSION OF THE ARCHITECT)

West Coast Dream Homes Ltd.
102-20220 113B Ave.
Maple Ridge, BC V2X5V5

Archibuteuthis Inc.
Geoff Lander

10000 Lantana Court, Suite 100, Dallas, TX 75243
Tel: 214-343-1100 Fax: 214-343-1101
Email: geoff@archibuteuthis.com

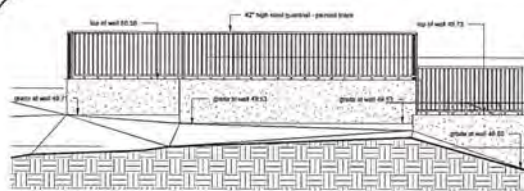
project
City of Maple Ridge
Cross Road Townhouses

location of site furniture

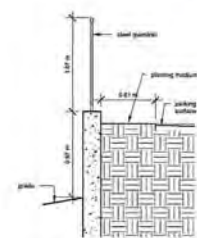
project # 17-105 drawing #
scale as shown
drawn by GCL
checked by

A-2-1

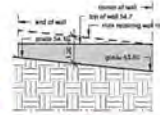
scale as shown
drawn by GCS. A-2-1



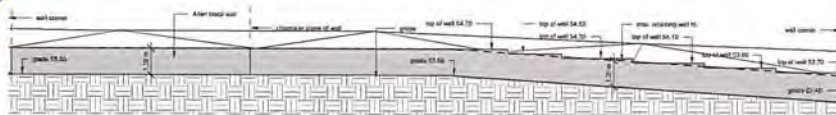
5 elevation of visitor parking retaining wall
1:50



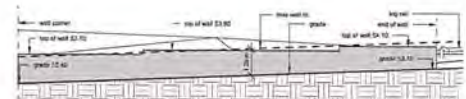
6 visitor parking retaining wall
1:25



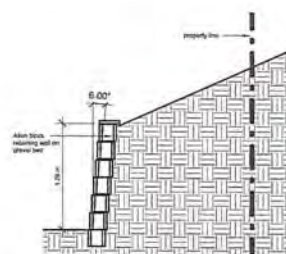
2 park retaining wall 1
1:100



3 park retaining wall 2
1:100



4 park retaining wall 3
1:100



7 retaining wall adjacent to park
1:25

1 retaining wall locations
1:200

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AUGUST 2017

SHOWN FOR FORM & CHARACTER DP
AND ZONING VARIANCES
AUGUST 2017

Client
West Coast Dream Homes Ltd
100-20200 158 Ave.
Maple Ridge, BC, V2X 2Y9

Architect
Architect Inc.
100-20200 158 Ave.
Maple Ridge, BC, V2X 2Y9

Project
City of Maple Ridge
Cross Road Townhouses

Project
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Cross Road Townhouses

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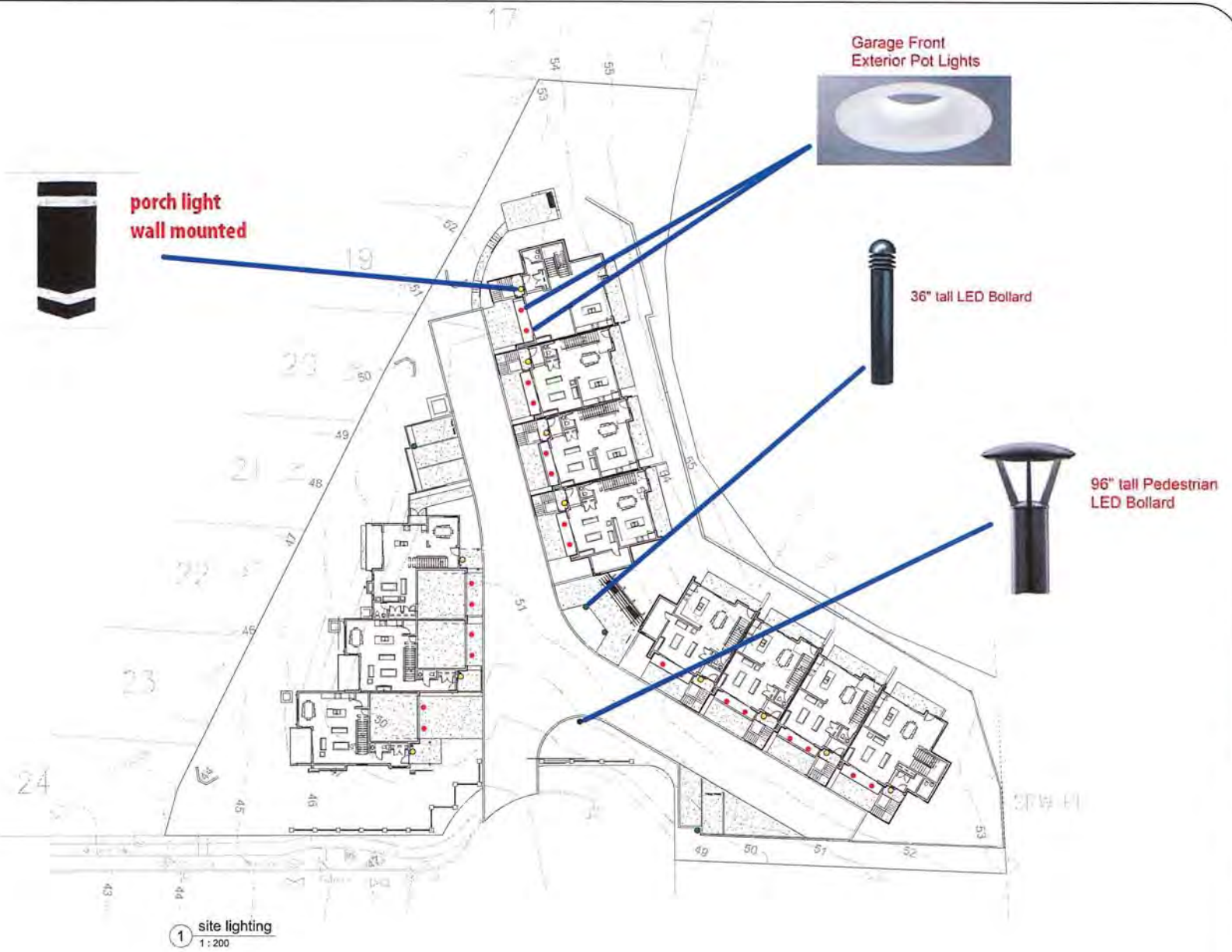
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DESIGN DONE BY: [Name] PROJECT MANAGER: [Name] ARCHITECT: [Name]

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Client: West Coast Dream Homes Ltd. 100-2020 113th Ave. Maple Ridge, BC V2X2V9

Architect: **Architect Inc.** 100-2020 113th Ave. Maple Ridge, BC V2X2V9

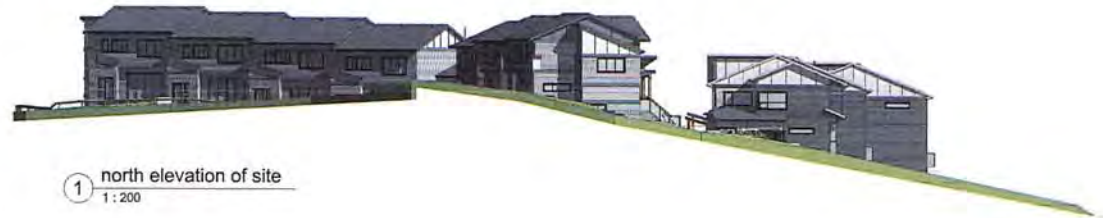
Project: City of Maple Ridge Cross Road Townhouses

Drawing title: site lighting

Scale: 1:200

Project #: 17-105 Drawing #: A-2-3

Drawn by: GDL Checked by:



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Rev A, Jan 2018

Rev B, Feb 2018

Rev C, March 2018

Rev D, April 2018

Rev E, May 2018

Revised drawings derived from this sheet

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AND ZONING VARIANCES
AUG 2017

DESIGN DEVELOPMENT AND CONSTRUCTION
PHASES OF THE PROJECT

NOT FOR CONSTRUCTION PURPOSES
AND CONSTRUCTION OF THE PROJECT

client
West Coast Dream Homes Ltd.
102-2225 118th Ave.
Maple Ridge, BC V2X0Y9

architect
Architect Inc.

100-10000 100th Ave. 100-10000 100th Ave.
Richmond, BC V6V 1K6

project
City of Maple Ridge
Cross Road Townhouses

drawing title
site elevations

sheet

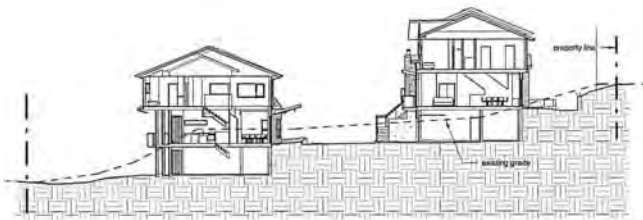
project # 17-105 drawing #

drawn by GCL

checked by

as shown

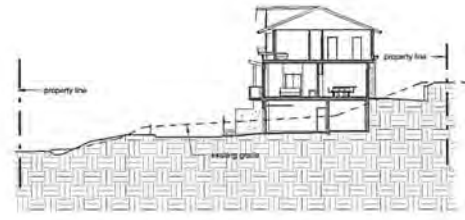
A-3



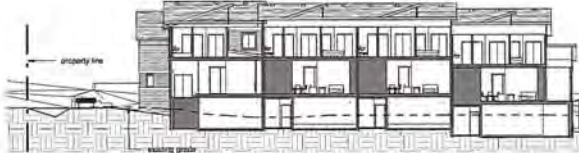
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2 site section B
1:200



3 site section C
1:200



4 site section D
1:200



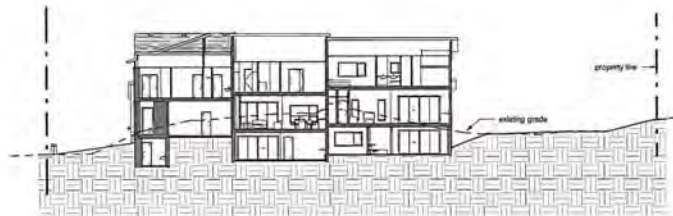
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1:200



7 site section G
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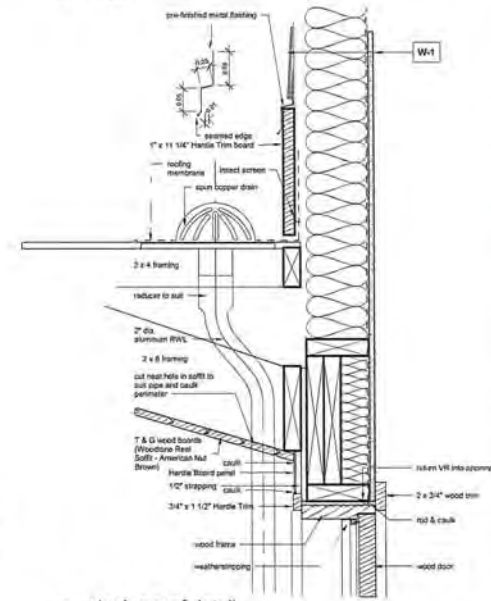
5 site section E
1:200



8 site section H
1:200



9 site section I
1:200



10 sloping roof detail
1:5

Discussed, reviewed, the site and building, and all other relevant information, and the project was approved for the City of Maple Ridge. The City of Maple Ridge is not responsible for the accuracy of the information provided in this document. The City of Maple Ridge is not responsible for the accuracy of the information provided in this document. The City of Maple Ridge is not responsible for the accuracy of the information provided in this document.

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AUG 2017

DESIGNED BY: ARCHITECTURE
PREPARED BY: ARCHITECTURE

CLIENT
West Coast Design Services Ltd.
100-10000 138th Ave.
Maple Ridge, BC, V2X 2Y9

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LOCAL COUNCIL REPRESENTATIVE
City of Maple Ridge
Cross Road Townhouses

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PREPARED BY
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Cross Road Townhouses

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PREPARED BY
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Cross Road Townhouses

DESIGNED BY
Architectural Inc.

PREPARED BY
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CLIENT
West Coast Design Services Ltd.



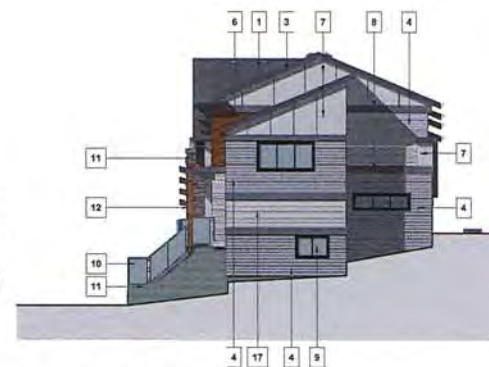
1 road elevation of block B
1:100



3 NE elevation of block B
1:100

Exterior Finishes

- 1 black asphalt shingles
- 2 aluminum gutter - painted to match Gentex Storm
- 3 fascia - painted to match Gentex Storm
- 4 5" exposure cement fibre lap siding - painted Aged Pewter, Select Cedar Mill
- 5 5" exposure vinyl lap siding - Gentex Storm
- 6 4" exposure cement fibre lap siding - rusticseries woodtone - Summer Wheat
- 7 smooth cement fibre panels with battens - painted Light Mist
- 8 band board - painted to match Aged Pewter
- 9 vinyl framed window - black
- 10 guardrail - black aluminum & clear glass
- 11 cultured stone veneer - Dutch Quality Stone, weatheredge - sienna
- 12 fir - custom stained
- 13 prefinished metal flashing
- 14 plain concrete
- 15 garage door - flat panel - painted to match Light Mist
- 16 entry door - stained fir
- 17 4" exposure cement fibre lap siding - painted to match Light Mist - select cedar mill
- 18 hollow metal doors - painted to match Aged Pewter - select cedar mill



2 SE elevation of block B
1:100



4 NW elevation of block B
1:100



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View A, Dec 2017
exterior vinyl siding changed to horizontal
view B, Jan 2018
vertical exterior finish up stairs

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AND ZONING VARIANCES
AUG 2017

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APPROVAL OF THE PROJECT.

NOT FOR CONSTRUCTION. CONSTRUCTION CHANGES
SHOULD BE CONSULTED
AND APPROVED BY THE ARCHITECT.

Client
West Coast Drains Home Ltd.
100-20220 1138 Ave.
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Architect

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Architectural Inc.
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Fax: 604-461-1139
www.architecturalinc.com

Project
City of Maple Ridge
Cross Road Townhouses

Showing title
block B elevations and
perspective

Scale

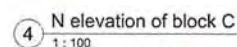
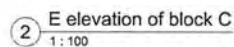
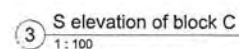
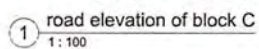
Project # 17-105 Drawing #

Scale as shown

Drawn by GOL

checked by

A-9



- 1 black asphalt shingles
- 2 aluminum gutter - painted to match Gentex Storm
- 3 fascia - painted to match Gentex Storm
- 4 5" exposure cement fibre lap siding - painted Aged Pewter, Select Cedarnill
- 5 5" exposure vinyl lap siding - Gentex Storm
- 6 4" exposure cement fibre lap siding - rusticseries woodlone - Summer Wheat
- 7 smooth cement fibre panels with battens - painted Light Mist
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- 9 vinyl framed window - black
- 10 guardrail - black aluminum & clear glass
- 11 cultured stone veneer - Dutch Quality Stone, weatherledge - sienna
- 12 fir - custom stained
- 13 prefinished metal flashing
- 14 plain concrete
- 15 garage door - flat panel - painted to match Light Mist
- 16 entry door - stained fir
- 17 4" exposure cement fibre lap siding - painted to match Light Mist - select cedarnill
- 18 hollow metal doors - painted to match Aged Pewter - select cedarnill

checked by _____

APPENDIX D

PLANT LIST					
Quantity	Symbols	Botanical Name	Common Name	Size	Spacing
Trees					
9	A	Acer circinatum 'Pacific Fire'	Pacific Fire Vine Maple	5cm cal B&B	as shown
3	B	Acer palmatum	Japanese Maple	6cm cal B&B	as shown
1	C	Betula jacquemontii	Whitebarked Himalayan Birch	6cm cal B&B	as shown
2	D	Robinia pseudoacacia 'Frisia'	Golden Leaf Black Locust	7cm cal B&B	as shown
3	E	Cornus mas	Cornelian Cherry Dogwood	5cm cal B&B	as shown
6	F	Paulownia tomentosa	Empress Tree	7cm cal B&B	as shown
3	G	Prunus 'Yedoensis Akebono'	Akebono Flowering Cherry	5cm cal B&B	as shown
4	H	Acer circinatum	Vine Maple	5cm cal B&B	as shown
1	I	Acer rubrum 'Scarlet Sentinel'	Scarlet Sentinel Maple	7cm cal B&B	as shown
1	J	Comus nuttallii 'White Wonder'	Pacific Dogwood	7cm cal B&B	as shown
Shrubs & Others					
78	a	Azalea japonica 'Diamant Lachs'	Azalea	# 2 pot	as shown
41	b	Erica x darleyensis 'Mediterranean Pink'	Mediterranean Pink Heather	# 2 pot	as shown
28	c	Heimerocallis 'Black-eyed Stella'	Daylily	# 2 pot	as shown
17	d	Euonymus japonica 'Silver Queen'	Silver Queen Euonymus	# 2 pot	as shown
36	e	Rose meidiland 'Carefree Delight'	Meipotal Rose	# 2 pot	as shown
3	f	Cortaderia selloana 'Pumila'	Dwarf Pampas Grass	# 3 pot	as shown
20	g	Helictotrichon sempervirens	Blue Oat Grass	# 2 pot	as shown
69	h	Carex morrowii 'Aureovariegata'	Variegated Sedge	# 1 pot	as shown
296	i	Carex glauca	Blue Sedge	# 1 pot	as shown
84	j	Calamagrostis x acutiflora 'Karl Foerster'	Foerster Reed Grass	# 3 pot	as shown
63	k	Iris sibirica 'Fight of Butterflies'	Siberian Iris	# 1 pot	as shown
134	l	Mahonia aquifolium 'Compact'	Dwarf Oregon Grape	# 2 pot	as shown
231	m	Ilex x meserveae 'Blue Boy'	Blue Boy Holly	# 3 pot	as shown
0	n	Carex obnupta	Slough Sedge	# 1 pot	as shown
0	o	Juncus ensifolius	Dagger-leaf Rush	# 1 pot	as shown
72	p	Buxus microphylla 'Winter Gem'	Asian Boxwood	# 2 pot	as shown
40	q	Lavandula angustifolia	English Lavender	# 1 pot	as shown
48	r	Miscanthus Gracillimus	Maiden Grass	# 3 pot	as shown
85	s	Polystichum munitum	Western Sword Fern	# 1 pot	as shown
30	t	Prunus lusitanica	Portugal Laurel	# 2 pot	as shown
524	u	Gaultheria shallon	Salal	# 1 pot	24" O.C.
155	v	Vaccinium ovatum	Evergreen Huckleberry	# 2 pot	as shown
44	w	Cornus sericea 'Kelsey'	Kelsey Dwarf Dogwood	# 2 pot	as shown

NOTES:

1. Maintain min. 2% slope away from building.
2. All plants and landscape installation to conform to BCSLA Landscape Standards Latest Edition.
3. All growing medium to be tested by PSAI (604-273-8226) and amended accordingly if necessary, and to be tested again at Substantial Completion.
4. Minimum planting medium depths:
lawn-6"/150mm, 9" on slab
groundcover &
shrubs-18"/450mm, min 18" on slab

trees-12"/300mm, all around the rootball, 24" small trees on slab, 30" medium sized trees on slab
For detailed info see specifications
5. All plant material shall meet minimum size requirements as indicated in plant list.
6. Trees planted in lawn areas to have 1 m dia. mulched ring.
7. Make sure twine around rootballs to be cut and removed to prevent girdling.
8. All proposed trees should be planted min. 3 m away from building foundation or face of buildings or retaining walls.
9. Install min. 2" of composted bark mulch on all shrub beds after planting and rake smooth. Mulch to be "9.5mm screened composted bark mulch".
10. Contractor to ensure all plant material delivered to site is from nurseries certified to be free from the Phytophthora ramorum virus (Sudden Oak Death).
11. Contractor to report any discrepancies in plant numbers immediately to Landscape Architect.

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DATE	REVISIONS
Apr 2, 18	DP/BP Revision Submission



JHL Design Group Inc.
Landscape Architecture + Urban Design
4170, Maple Street, Vancouver, BC
Tel: 604-263-6613
Fax: 7-856-277-8554
Email: jhl@jhlgroup.ca

SCALE	1:50
DATE	May, 18
DRAWN	JL
CHECKED	

PROJECT TITLE	Proposed Townhouse Development
	23415 Cross Road Maple Ridge, BC
DRAWING TITLE	NOTES AND PLANT LIST

L-1

NOTE
 VARIETY OF HARDY LOW MAINTENANCE PLANTS WERE
 PROPOSED, MANY OF THEM ARE DROUGHT TOLERANT
 AND SOME OF THEM ARE NATIVE PLANTS. TOGETHER
 THEY WILL CREATE A CONTEMPORARY LANDSCAPE
 OUTDOOR ENVIRONMENT WHICH PROVIDE YEAR
 ROUND VISUAL INTEREST.



WHITEBARKED ,HIMALAYAN BIRCH



GOLDEN LEAF BLACK LOCUST



AKEBONO FLOWERING CHERRY



CORNELIAN CHERRY DOGWOOD



JAPANESE MAPLE



PACIFIC FIRE VINE MAPLE



AZALEA



BLUE OAT GRASS



BLUE SEDGE



FOERSTER REED GRASS



MAIDEN GRASS



MEIPOTAL ROSE



SIBERIAN IRIS



WESTERN SWORD FERN

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DATE	REVISIONS
April,18	DP/BP Revision Submission



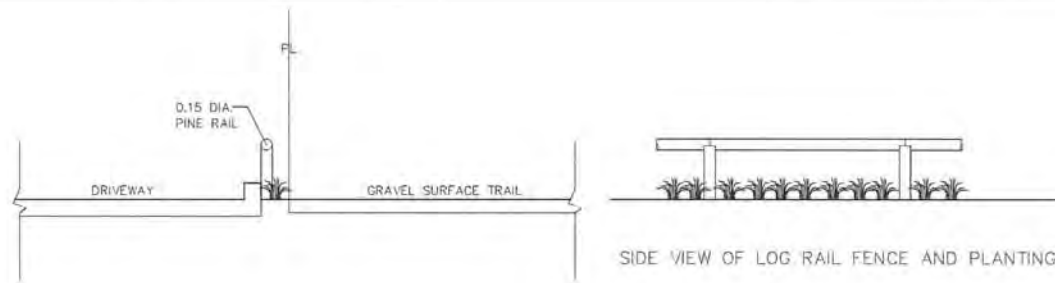
JHL Design Group Inc.
 Landscape Architecture + Urban Design

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SCALE	1:150
DATE	May,18
DRAWN	JL
JOB NO.	

PROJECT TITLE	Proposed Townhouse Development
	23415 Cross Road
	Maple Ridge, BC
DRAWING TITLE	IMAGES OF PROPOSED PLANTS

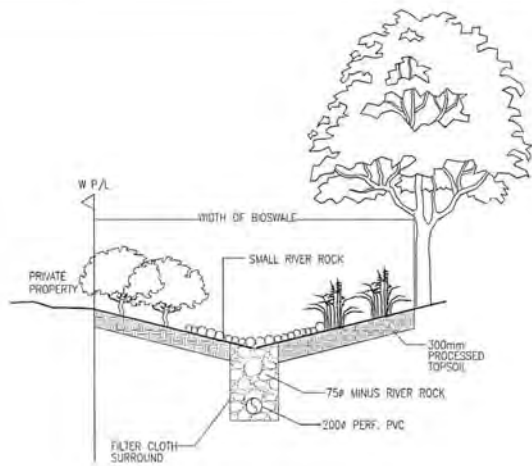
L-2



SIDE VIEW OF LOG RAIL FENCE AND PLANTING

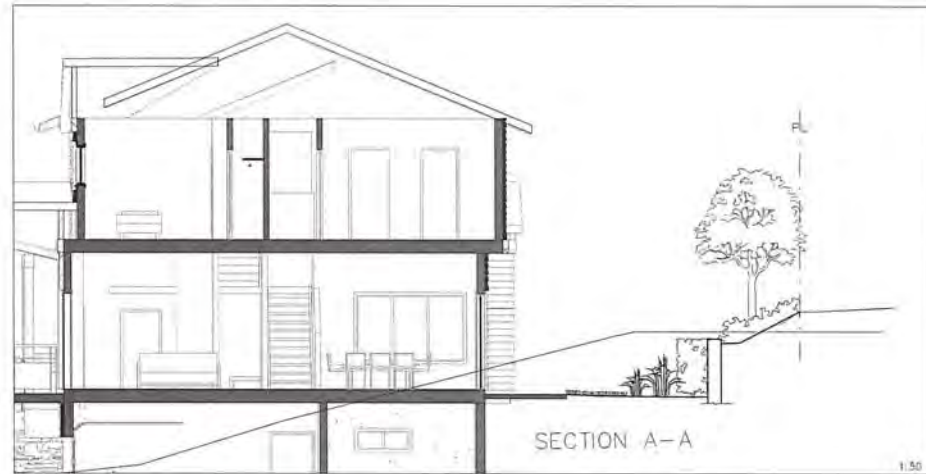
SECTION C-C

1:120



SECTION B-B (BIOSWALE)

1:30



SECTION A-A

1:50

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PROJECT FILE	
DRAWING TITLE	

Proposed Townhouse Development

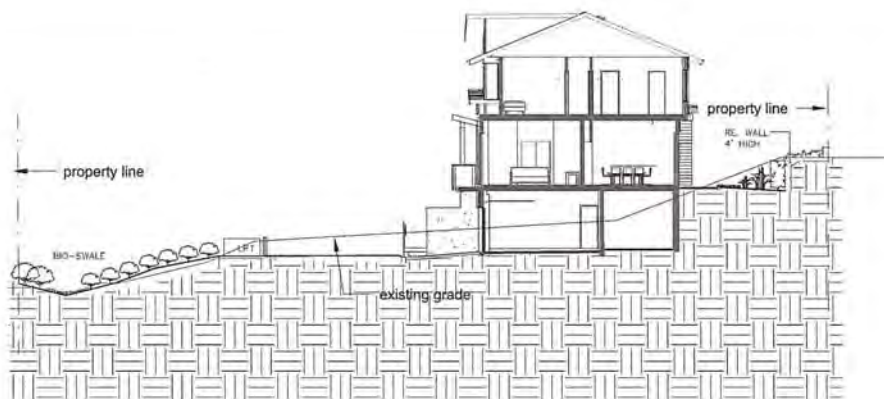
23415 Cross Road
Maple Ridge, BC

SECTIONS

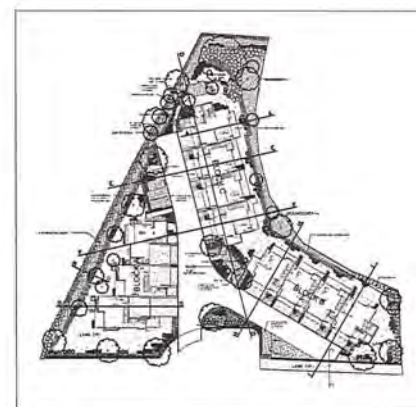
L-3



SECTION D-D



SECTION E-E



OVERALL REFERENCE PLAN

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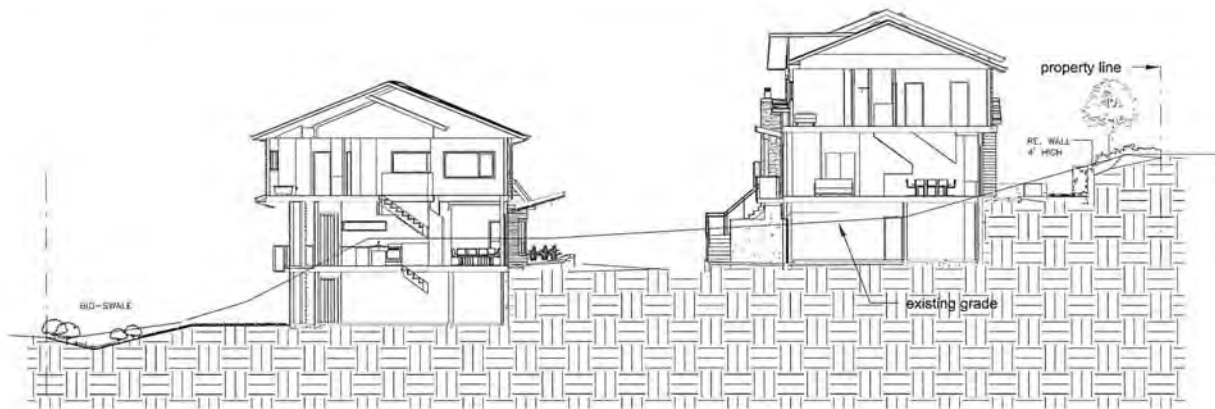
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SCALE: 1:100
DATE: May, 18
DRAWN: JL
JOB: 103

PROJECT TITLE: **Proposed Townhouse Development**
23415 Cross Road
Maple Ridge, BC
DRAWING TITLE: **SECTIONS/ OVERALL REFERENCE PLAN**

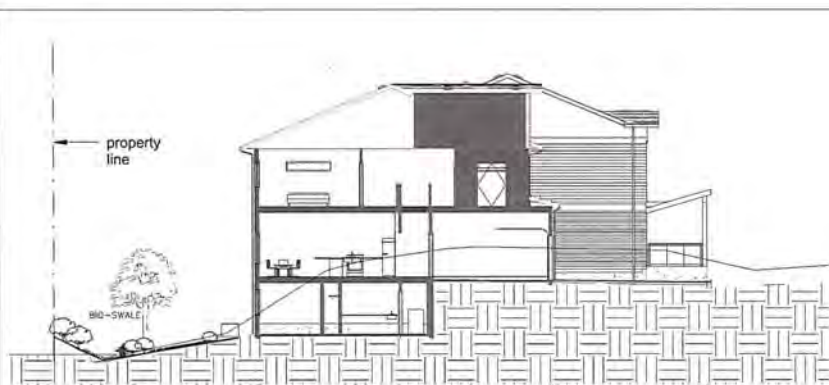
L-4



SECTION F-F



OVERALL REFERENCE PLAN



SECTION G-G

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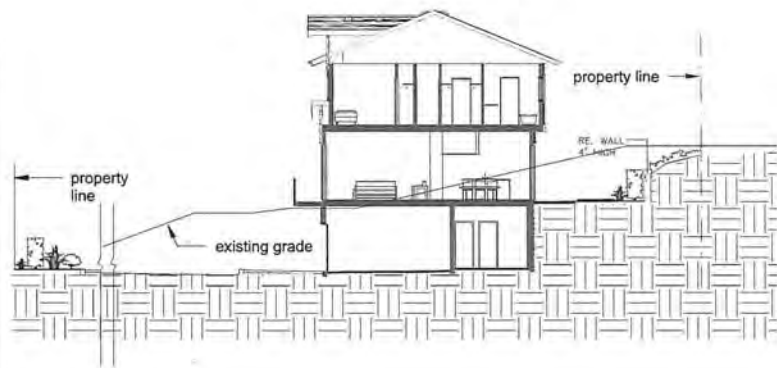
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SCALE:	1:100
DATE:	May, 18
DRAWN:	JL
CHECKED:	

PROJECT NAME:	Proposed Townhouse Development
23415 Cross Road	Maple Ridge, BC
DRAWING TITLE:	SECTIONS/ OVERALL REFERENCE PLAN

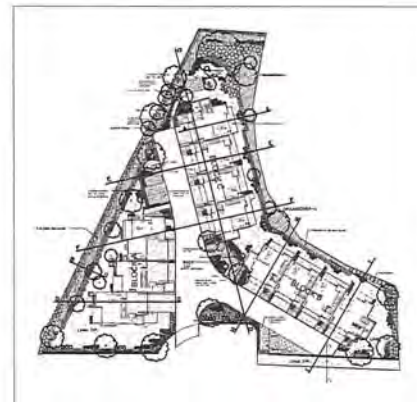
L-5



SECTION H-H



SECTION I-I



OVERALL REFERENCE PLAN

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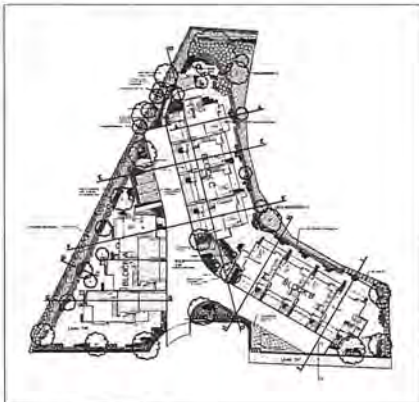


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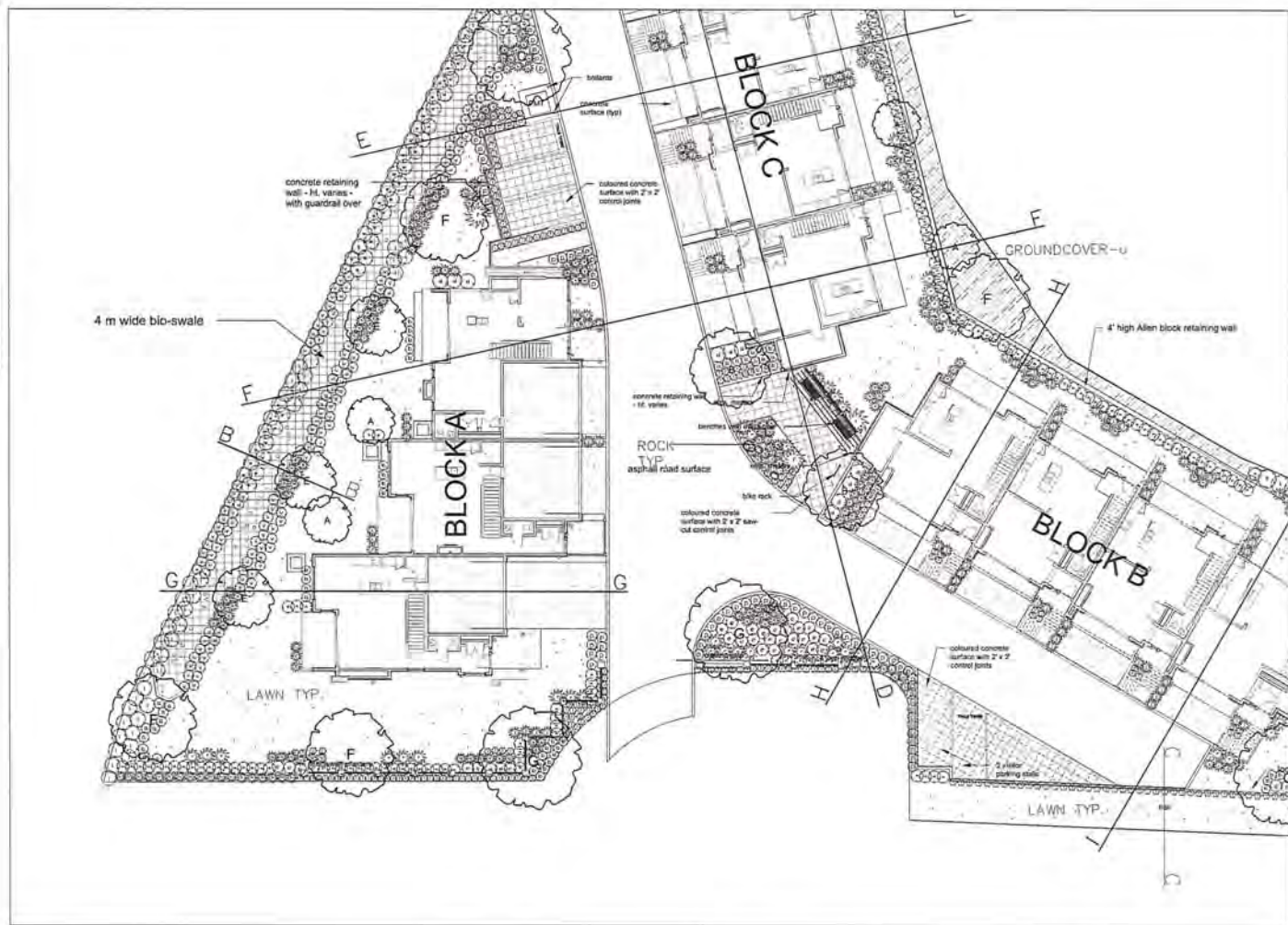
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PROJECT TITLE	Proposed Townhouse Development
	23415 Cross Road
	Maple Ridge, BC
DRAWING TITLE	SECTIONS/ OVERALL REFERENCE PLAN

L-6



OVERALL REFERENCE PLAN



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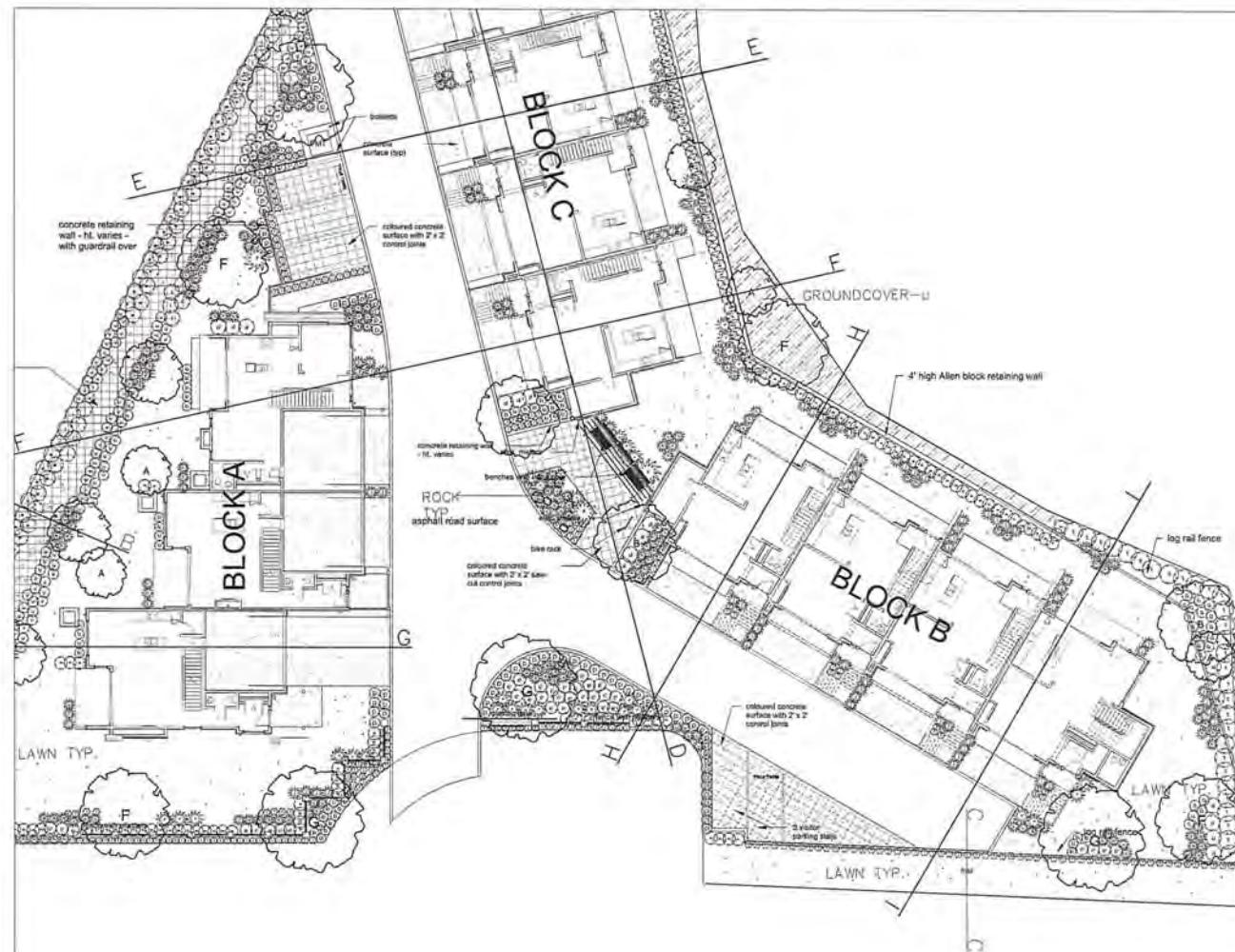
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DRAWN	JL
CHKD	

PROJECT TITLE	Proposed Townhouse Development
	23415 Cross Road
	Maple Ridge, BC
DRAWING TITLE	OVERALL REFERENCE PLAN
	LANDSCAPE PLAN
	PLANTING DESIGN

L-7



OVERALL REFERENCE PLAN



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APR 18	DP/BP Revision Submission

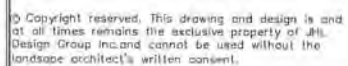


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SCALE	1:150
DATE	May 18
DRAWN	JL
CDS NO.	

PROJECT FILE	Proposed Townhouse Development
	23415 Cross Road
	Maple Ridge, BC
DRAWING TITLE	OVERALL REFERENCE PLAN LANDSCAPE PLAN PLANTING DESIGN

L-8



DATE	REVISION
April, 18	DP/BP Revision Submission



JHL Design Group Inc.
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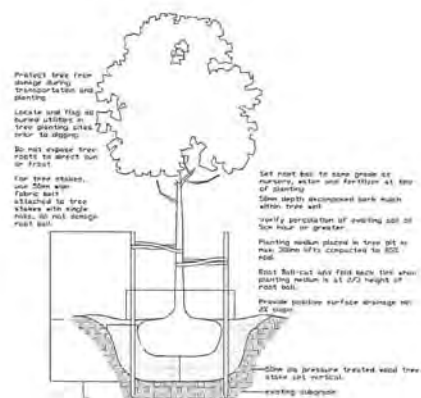
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PROJECT TITLE	
ISSUING OFFICE	

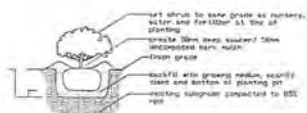
Proposed Townhouse Development
23415 Cross Road
Maple Ridge, BC

OVERALL REFERENCE PLAN
LANDSCAPE PLAN/
PLANTING DESIGN

L-9



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

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DATE	REVISIONS
April, 18	DP/BP Revision Submission



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SCALE
DATE: May, 18
DRAWN: JL
CHECK: ANS

PROJECT TITLE
Proposed Townhouse Development
23415 Cross Road Maple Ridge, BC
DRAWING TITLE
DETAILS

L-10

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Wildfire Development Permit**
23415 Cross Road

MEETING DATE: June 12, 2018
FILE NO: 2017-576-DP
MEETING: Council

EXECUTIVE SUMMARY:

A Wildfire Development Permit application has been received in conjunction with a Multi-Family Form and Character Development Permit (2017-377-DP) and Development Variance Permit (2017-377-VP) for the subject property, 23415 Cross Road. The applicant is proposing to build 11 townhouse units on the subject property under its current CD-1-99 (Comprehensive Development) zoning, which supports the proposed townhouse development. A Wildfire Development Permit (WFDP) is required as the subject property is located within the Wildfire Development Permit area.

This application has been reviewed in relation to the Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the WFDP, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

RECOMMENDATIONS:

That the Corporate Officer be authorized to sign and seal 2017-576-DP respecting property located at 23415 Cross Road.

DISCUSSION:

a) Background Context:

Applicant:	Geoff Lawlor Architecture Inc.
Legal Description:	Lot 32, Section 28, Township 12, New Westminster District Plan BCP44420
OCP:	
Existing:	Open Space (59%), Medium Density Residential (19%), Medium/High Density Residential (21%)
Proposed:	No change
Zoning:	
Existing:	CD-1-99 (Apartment, Group Housing, Residential and Park)
Proposed:	No change
Surrounding Uses:	
North:	Use: Single-Family residential
	Zone: CD-1-99
	Designation: Low Density Urban, Open Space, Conservation

South:	Use:	Single-Family residential
	Zone:	CD-1-99
	Designation:	Medium Density Residential, Medium/High Density Residential, Open Space
East:	Use:	Park
	Zone:	CD-1-99
	Designation:	Open Space, Conservation
West:	Use:	Single-Family residential
	Zone:	CD-1-99
	Designation:	Medium Density Residential, Open Space
Existing Use of Property:		Vacant
Proposed Use of Property:		Multi-Family residential
Site Area:		4,349 m² (1.07 acres)
Access:		Cross Road
Servicing requirement:		Urban Standard
Companion Applications:		2017-377-DP, 2017-377-VP

c) Project Description:

The subject property is located at 23415 Cross Road (see Appendices A and B). The project that is subject to this Wildfire Development Permit is an 11 unit townhouse complex that is three storeys in height. Further details about the project are included in the companion Form and Character Development Permit (2017-377-DP), and Development Variance Permit (2017-377-VP) applications which accompany this report.

A Wildfire Hazard Assessment has been received from B.A. Blackwell & Associates Ltd., and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

d) Planning Analysis:

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

A Wildfire Development Permit (WFDP) is required for all development and subdivision activity or building permits for areas identified as Wildfire Risk Areas as identified on the Wildfire Development Permit Area map forming part of the Official Community Plan (OCP). The intent of the Key Guideline Concepts is to ensure that development within the Wildfire Development Permit Area is managed to minimize the risk to property and people from wildfire urban interface hazards and to further reduce the risk of potential post-fire landslides and debris flows. The Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

The proposed development complies with the following Key Guideline Concepts as identified by B.A. Blackwell and Associates Ltd..

1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildlife hazards is reduced.

Townhouse units are located at a lower grade (1-2m) than forested area to the east. Individual lots set back as far away as possible from forest interface given the slope constraints of the site. Approximately 3 – 4 m of Fire Priority Zone 1 extends into the forest interface.

2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area.

The townhouse units facing the forest will be separated from the forest interface by low flammability landscaping. A 1.2 m high retaining wall along east property line and low rail wood fence will discourage trespass and protect the integrity of the natural area.

3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process.

Removal of woody debris and pruning of trees in forest interface will occur during demolition and site servicing phase to reduce risk during construction. Building and landscaping facing the forest interface have been adjusted to reduce flammability and ignition risks. Inspections of both landscaping and building elements will occur.

4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.

Fuel treatment in forest interface zone includes raising the crown base of retained conifers (> 15 cm diameter at breast height) to a height of 4 m and removing suppressed and dead conifer saplings.

e) Environmental Implications:

The Wildfire Hazard Assessment Report recommends that the developer prune coniferous vegetation within a four metre wide strip of parkland adjoining the eastern edge of the subject property in order to raise the crown base height up to four metres. This serves to reduce the risk of ground fires climbing to the crowns of trees and spreading. As recommended by the Registered Professional Forrester, this should be done when the site is cleared and servicing is installed to reduce the risk of wildfire spread during construction.

Passage by the developers workers into parklands to prune the vegetation is anticipated, but not expected to result in a significant environmental impact. No permits are required from the City in order for workers to enter parklands for the explicit purpose of pruning coniferous vegetation to raise the crown base height in the four metre wide strip of parkland.

f) Financial Implications:

A security in the amount of **\$1,995.00** will be collected as a condition of the WFDP to ensure that the initially proposed clearing and pruning occurs.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2017-563-DP be approved by authorizing the Corporate Officer to sign and seal the WFDP for 23415 Cross Road.

“Original signed by Chee Chan”

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

“Original signed by Michael Van Dop”

Approved by: Michael Van Dop
Deputy Fire Chief

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

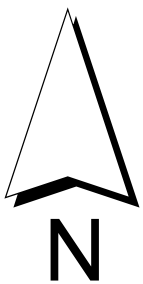
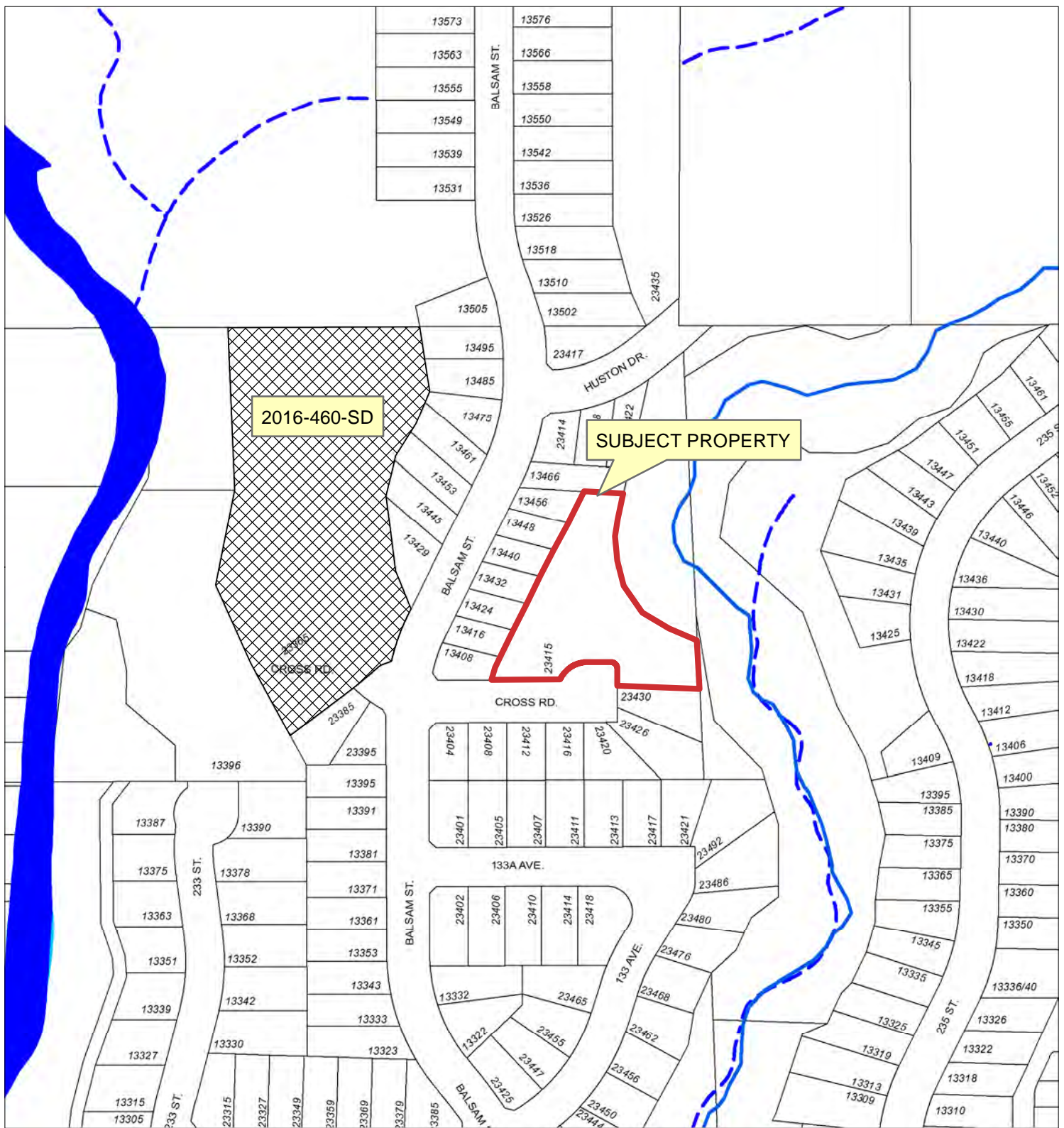
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“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 – Proposed Site Plan



Scale: 1:2,500

Legend

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

23415 CROSS ROAD

PLANNING DEPARTMENT



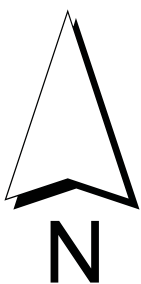
MAPLE RIDGE

British Columbia

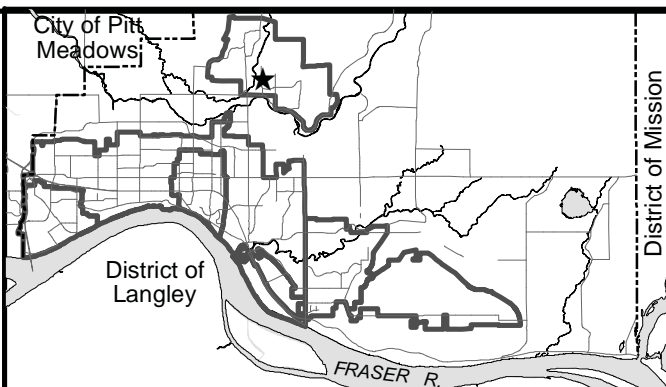
mapleridge.ca

FILE: 2017-377-DP
DATE: Jun 6, 2018

BY: PC



Scale: 1:2,500



23415 CROSS ROAD



FILE: 2017-377-DP
DATE: Aug 28, 2017

BY: PC

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
		FILE NO:	2018-029-DVP 2018-030-DVP
FROM:	Chief Administrative Officer	MEETING:	Council
SUBJECT:	Development Variance Permit 12874 and 12933 Mill Street		

EXECUTIVE SUMMARY:

Two separate Development Variance Permit (DVP) applications have been received for two subject properties, located at 12874 and 12933 Mill Street (2018-029-VP and 2018-030-VP respectively) in support of subdivision applications for the same properties. Due to development constraints related to site access, internal road network, servicing and lot layout, the current subdivision plan proposes to develop the two subject properties together. For these reasons, one combined DVP report has been prepared for the two DVP application files, 2018-029-VP and 2018-030-VP.

The applicant is proposing future subdivision of the two subject properties into 24 single family residential lots. The subject properties were both previously granted rezoning approval to the R-1 (Residential District) and R-2 (Urban Residential District) zones. The new lots will be accessed from Mill Street and two new local roads created to allow internal access. The requested variances are to:

1. Reduce the rear yard setback from 8.0 m to 6.0 m for lots 1-17.
2. Reduce the front yard setback from 3.0 m to 2.0 m for lot 17.
3. Reduce the minimum lot depth from 24.0 m to 23.07 m for lot 13.
4. Waive the upgrading of the (unopened) 240 Street road allowance along the development frontage.
5. Reduce the road right-of-way width of a 'limited local road' from 15 m to 12 m (for the new internal road).

Council considered rezoning application 2012-057-RZ (12933 Mill Street) and granted first reading for Zone Amending Bylaw No. 6939-2012 on July 24, 2012. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7020-2013 on September 24, 2013, and second reading for Zone Amending Bylaw No. 6939-2012 on September 24, 2013. This application was presented at Public Hearing on October 15, 2013, and Council granted third reading on October 22, 2013. Council granted a first extension on October 14, 2014, and a second extension on October 13, 2015. Council granted final reading for rezoning application 2012-057-RZ on November 15, 2016.

Council considered rezoning application 2014-108-RZ (12874 Mill Street) and granted first reading for Zone Amending Bylaw No. 7138-2015 on March 24, 2015. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7222-2016 on May 24, 2016, and second reading for Zone Amending Bylaw No. 7138-2015 on May 24, 2016. This application was presented at Public Hearing on June 21, 2016, and Council granted third reading on June 28, 2016. Council granted final reading for rezoning application 2014-108-RZ on December 5, 2017.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-029-DVP and 2018-030-DVP respecting properties located at 12874 Mill Street 12933 Mill Street.

DISCUSSION:

a) Background Context

Applicant:	Cipe Homes Inc.
Legal Description:	Lot 1 Section 27 Township 12 New Westminster District Plan 11128 Lot 3 Section 27 Township 12 New Westminster District Plan 10713
OCP :	
Existing:	Medium Density Residential and Conservation
Zoning:	
Existing:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential), RS-3 (One Family Rural Residential) Designation: Conservation, Medium Density Residential, Low Density Urban
South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential), RS-3 (One Family Rural Residential) under application to R-2 Designation: Medium/High Density Residential, Conservation
East:	Use: Single Family Residential, Storage Zone: RS-3 (One Family Rural Residential), M-2 (General Industrial) Designation: Civic, Conservation, Tourist Commercial
West:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Low Density Urban, Conservation, Medium Density Residential
Existing Use of Property:	Single Family Residential
Site Area:	1.2 ha (2.8 acres)
Access:	Mill Street and new internal roads
Servicing:	Urban Standard

b) Project Description:

Two separate Development Variance Permit (DVP) applications have been received for each of the subject properties, located at 12874 and 12933 Mill Street (2018-029-DVP and 2018-030-DVP respectively). These applications have been received in conjunction with Subdivision, Rezoning, Watercourse Protection Development Permit and Wildfire Development Permit applications, to develop the the two subject properties into 24 single family residential lots (see Appendix C). The new lots will be accessed from Mill Street and two new local roads created to allow internal access.

The subject properties have changed ownership several times throughout the lifespan of the development files, which has also resulted in changes to the original lot layout. Due to development constraints related to site access, internal road network, servicing and lot layout, the current subdivision plan proposes to develop the two subject properties together. Furthermore, both properties are now under the same ownership. For these reasons, one combined DVP report has been prepared for the two DVP application files. It should be noted that the Wildfire Development Permits will also be presented in one report for the same reasons listed above.

The subject properties were both previously granted rezoning approval to the R-1 (Residential District) and R-2 (Urban Residential District) zones under separate rezoning applications, 2012-057-RZ and 2014-108-RZ.

The applicant is proposing future subdivision of the two subject properties into 24 s

Hennipen Creek is located on the southern portion of the development site and has been dedicated to the City as *Conservation*, which occurred as part of the rezoning process. The subject properties are a combined 1.2 ha (2.8 acres) in area and are bounded by the unopened 240 Street right of way on the west, Mill Street on the east and single family residential lots to the north and south.

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 variance and rationale for support are described below (see Appendix D).

1. *Zoning Bylaw No. 3510 -1985, Part 6, 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES, C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (ii):* To reduce the rear yard setback from 8.0 m to 6.0 m for lots 1-16.
2. *Zoning Bylaw No. 3510-1985, Part 6, 601B, R-2 Urban Residential District, (D) (a) (2) (b):* To reduce the rear yard setback from 8.0 m to 6.0 m for lot 17.

A reduction to the rear yard setback is requested to improve the building envelope, thus increasing the usability and functionality of the main floor plan. A six metre rear yard is consistent with other single family residential zones.

3. *Zoning Bylaw No. 3510-1985, Part 6, 601B, R-2 Urban Residential District, (D) (a) (2) (a):* To reduce the front yard setback from 3.0 m to 2.0 m for lot 17.

A reduction to the front yard setback is requested to improve the building envelope. The curvature of the cul-de-sac creates an irregular front yard which could impact the functionality of the floor plan in the absence of this variance.

4. *Zoning Bylaw No. 3510-1985, Schedule "D" MINIMUM LOT AREA AND DIMENSIONS:* To reduce the minimum lot depth from 24.0 m to 23.07 for lot 13, an R-1 zoned lot.

The variance is requested due to the curvature of the cul-de-sac. Furthermore, lot 13 has a width of 19.04 m and an area of 492.6 m², which exceeds the minimum lot width of 12 m and minimum area of 371 m².

5. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To waive the upgrading of the (unopened) 240 Street road allowance to an urban local standard along the development frontage.

Engineering is supportive of this variance as the construction of this road is not required to service any existing or future lots. In addition, the unopened 240 Street road allowance contains protected wetlands and is also used for stormwater management drainage features, which impacts the ability

to construct the road. Engineering has also confirmed that the future 240 Street bridge infrastructure will not impact the subject properties.

6. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities*: To reduce the road right-of-way width of a limited local road from 15 m to 12 m (for the new internal road)

The requested variance is supported as all the required services can be accommodated within the reduced road allowance. The remaining dedication can be obtained when development of the adjoining property occurs.

c) Citizen/Customer Implications:

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

CONCLUSION:

The proposed setback variances are supported as they will help to improve the overall functionality of the building envelopes. The proposed variances to waive the upgrades to the unopened 240 Street is supported as there are environmental features that impact the ability of the road to be constructed. As well, the proposal to reduce the road right-of-way for the new 'limited local road' is supported as all services can be accommodated in the reduced road allowance, with the remaining dedication to be obtained when the adjacent property develops.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permits 2018-029-DVP and 2018-030-DVP.

"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"

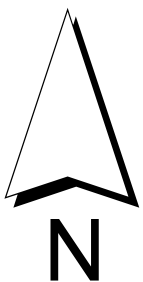
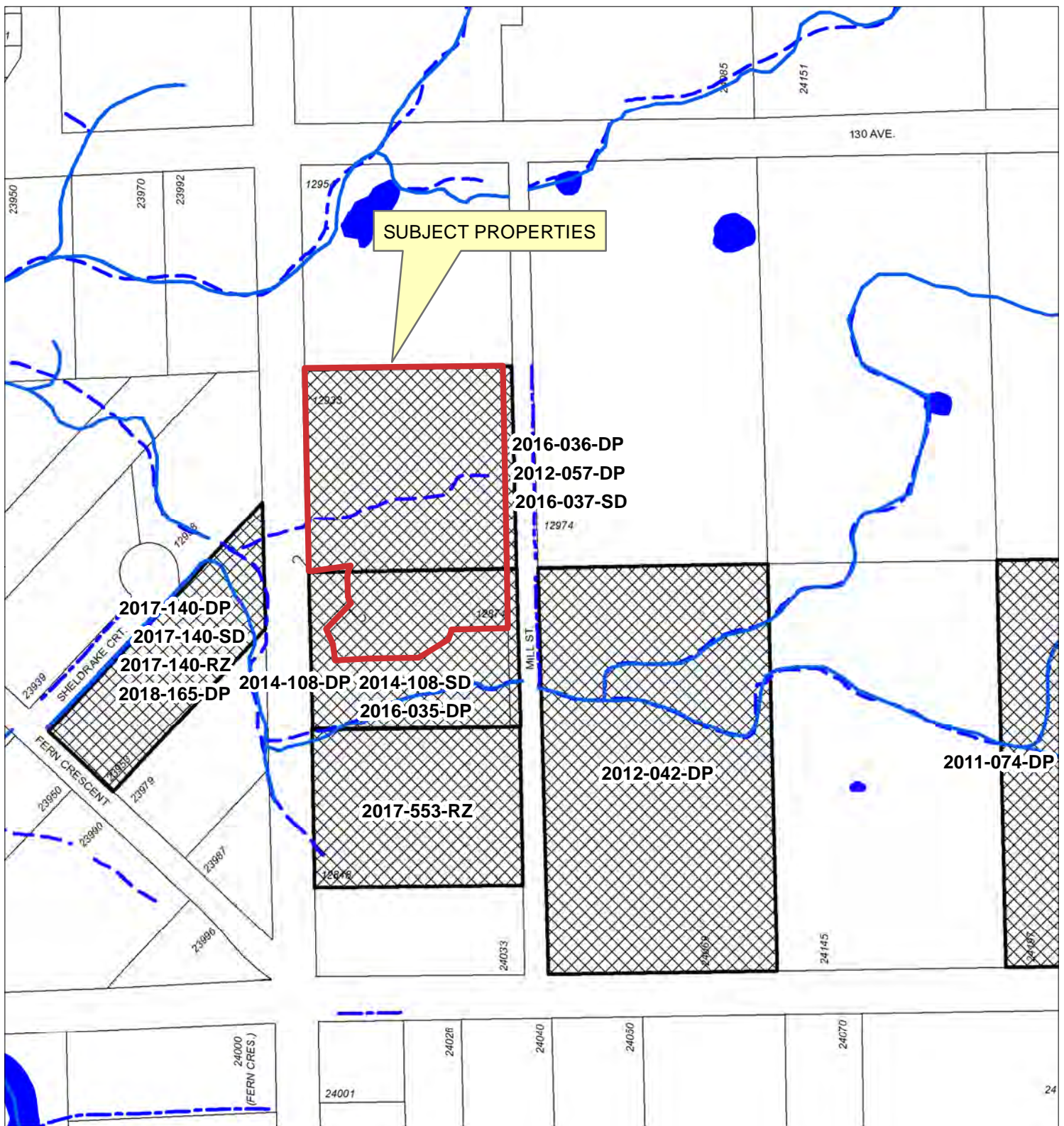
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"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 – Subdivision Plan
- Appendix D – Proposed Variances



Scale: 1:2,500

Legend

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

12874 MILL STREET
12933 MILL STREET

PLANNING DEPARTMENT

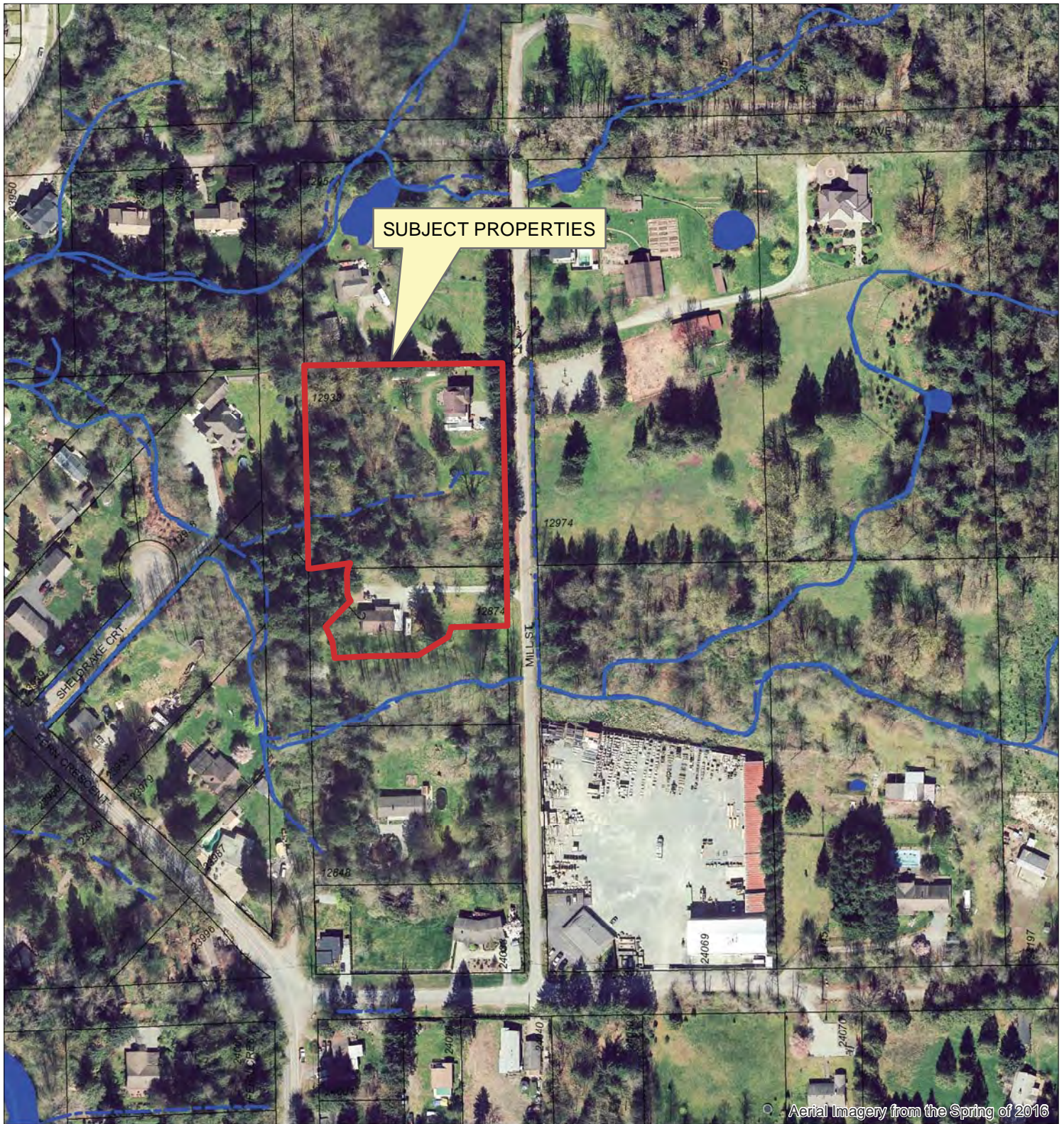


MAPLE RIDGE
British Columbia

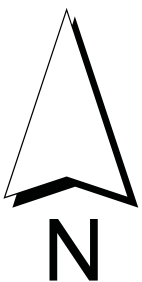
mapleridge.ca

2018-029-VP 2018-030-VP
DATE: May 25, 2018

BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

12874 MILL STREET
12933 MILL STREET

PLANNING DEPARTMENT

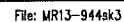


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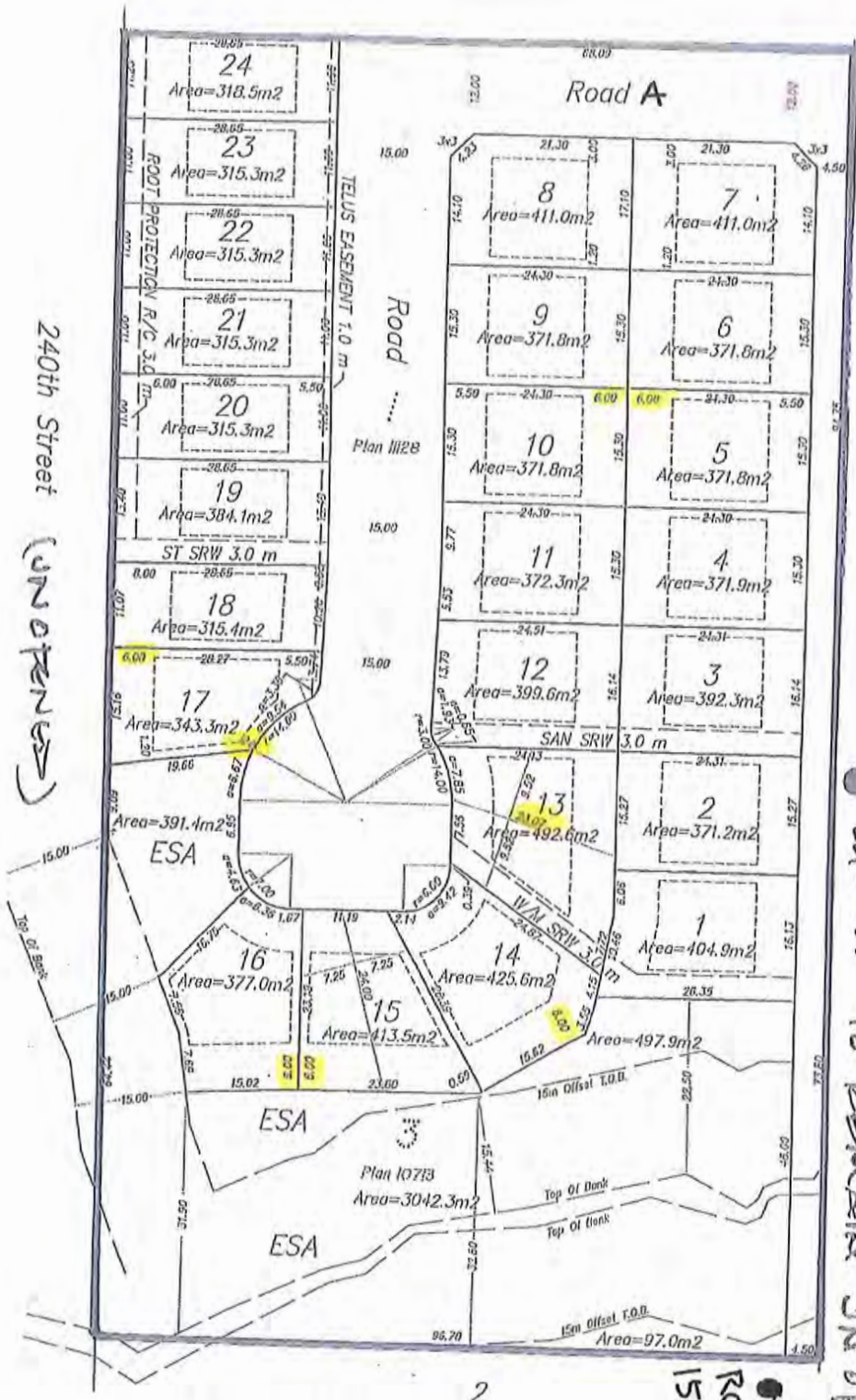
mapleridge.ca

2018-029-VP 2018-030-VP
DATE: May 25, 2018

BY: LP



APPENDIX D



lots 1-16 R-1 Zoning
lots 17-24 R-2 Zoning

Notes Required

Lot 13 DEPENDS ON THE DEPTH OF
WATER TO 30.07M
LOTS 1-14 DEPENDS ON THE DEPTH OF
WATER TO 30M
LOT 14 DEPENDS ON THE DEPTH OF
WATER TO 30M TO 2M
LOT 14 DEPENDS ON THE DEPTH OF
WATER TO 30M TO 2M

● Road A
ROW FROM
15m TO 12m

17.11.17

16.13

240th Street (UNOPENED)

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: June 12, 2018
FILE NO: 2016-035-DP
2016-036-DP

FROM: Chief Administrative Officer

MEETING: Council

SUBJECT: Wildfire Development Permit
12874 and 12933 Mill Street

EXECUTIVE SUMMARY:

Two separate Wildfire Development Permit applications have been received for each of the subject properties, located at 12874 Mill Street and 12933 Mill Street, under application 2016-035-DP and 2016-036-DP respectively. These applications have been received in conjunction with Subdivision, Rezoning, Development Variance Permit and Watercourse Protection Development Permit applications, to develop the two above mentioned two properties into 24 single family residential lots (see Appendix C). The subject properties have changed ownership several times throughout the lifespan of the files, which has also resulted in changes to the original lot layout. The most recent subdivision plan identifies the need for the two properties to develop together due to access, road network, servicing and lot layout. For these reasons, one combined Wildfire Development Permit report has been prepared for the two separate files, 2016-035-DP and 2016-036-DP.

A Wildfire Development Permit is required as the subject properties are located within the Wildfire Development Permit area. This application has been reviewed in relation to the Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the Wildfire Development Permit, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-035-DP and 2016-036-DP respecting properties located at 12874 Mill Street and 12933 Mill Street

DISCUSSION:

a) Background Context:

Applicant:	Cipe Homes Inc.
Legal Description:	Lot 1 Section 27 Township 12 New Westminster District Plan 11128; Lot 3 Section 27 Township 12 New Westminster District Plan 10713
OCP :	
Existing:	Medium Density Residential and Conservation
Zoning:	
Existing:	R-1 (Residential District), R-2 (Urban Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), RS-3 (One Family Rural Residential)
	Designation:	Conservation, Medium Density Residential, Low Density Urban
South:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential), RS-3 (One Family Rural Residential) under application
	Designation:	Medium/High Density Residential, Conservation
East:	Use:	Single Family Residential, Storage
	Zone:	RS-3 (One Family Rural Residential), M-2 (General Industrial)
	Designation:	Civic, Conservation, Tourist Commercial
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Low Density Urban, Conservation, Medium Density Residential
Existing Use of Property:		Single Family Residential
Site Area:		1.2 ha (2.8 acres)
Access:		Mill Street and new internal road(s)
Servicing:		Urban Standard

b) Project Description:

The subject properties have changed ownership several times throughout the lifespan of the files, which has also included changes to the original lot layout. Due to development constraints related to site access, internal road network, servicing and lot layout, the current subdivision plan proposes to develop the two subject properties together; furthermore, both properties are now under the same ownership. For these reasons, one combined Wildfire Development Permit report has been prepared for the two separate files, 2016-035-DP and 2016-036-DP.

The subject properties are a combined 1.2 ha (2.8 acres) in area and are bounded by the unopened 240 Street right of way on the west, Mill Street on the east and single family residential lots to the north and south. Hennipen Creek is located on the southern portion of the development site and has been dedicated to the City as *Conservation* as part of the rezoning process. The property is relatively flat with vegetation located along the Hennipen Creek corridor. Some replanting of native trees and plants will occur along the boundaries of the creek, as identified through the Watercourse Protection Development Permit (2012-057-DP and 2014-108-DP).

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd., and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis:

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

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the OCP. The Wildfire Development Permit Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

The proposed building footprints maximize clearance from nearby vegetation. Recommendations included in the Wildfire Assessment report will reduce the wildfire risk.

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

Proposed treatments to the environmentally sensitive area have been developed to respect ecological values and environmental conservation objectives.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

All forested areas have been assessed and delineated into fuel types. Fire behavior potential of these areas has been analyzed. These findings have driven the recommended fuel treatments. Recommendations for each stage of construction can be found in the attached Wildfire Development Report.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

The forest interface will be managed by pruning the crown base of existing coniferous trees within 10 metres of future structures and up to 5 m in height, as well as the removal of woody accumulation and appropriate landscaping plantings.

d) Environmental Implications:

Applications for a Watercourse Protection Development Permit (2012-057-DP and 2014-108-DP) have been received and are being reviewed concurrently with this application. The Project Coordinator for the professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

e) Financial Implications

A security in the amount of **\$600.00** will be taken as a condition of the Wildfire Development Permit to ensure that the initially proposed clearing and trimming occurs.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2017-216-DP be approved.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Michael Van Dop”

Approved by: Michael Van Dop
Deputy Fire Chief

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

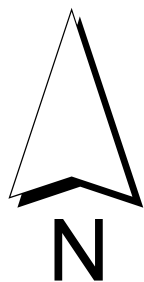
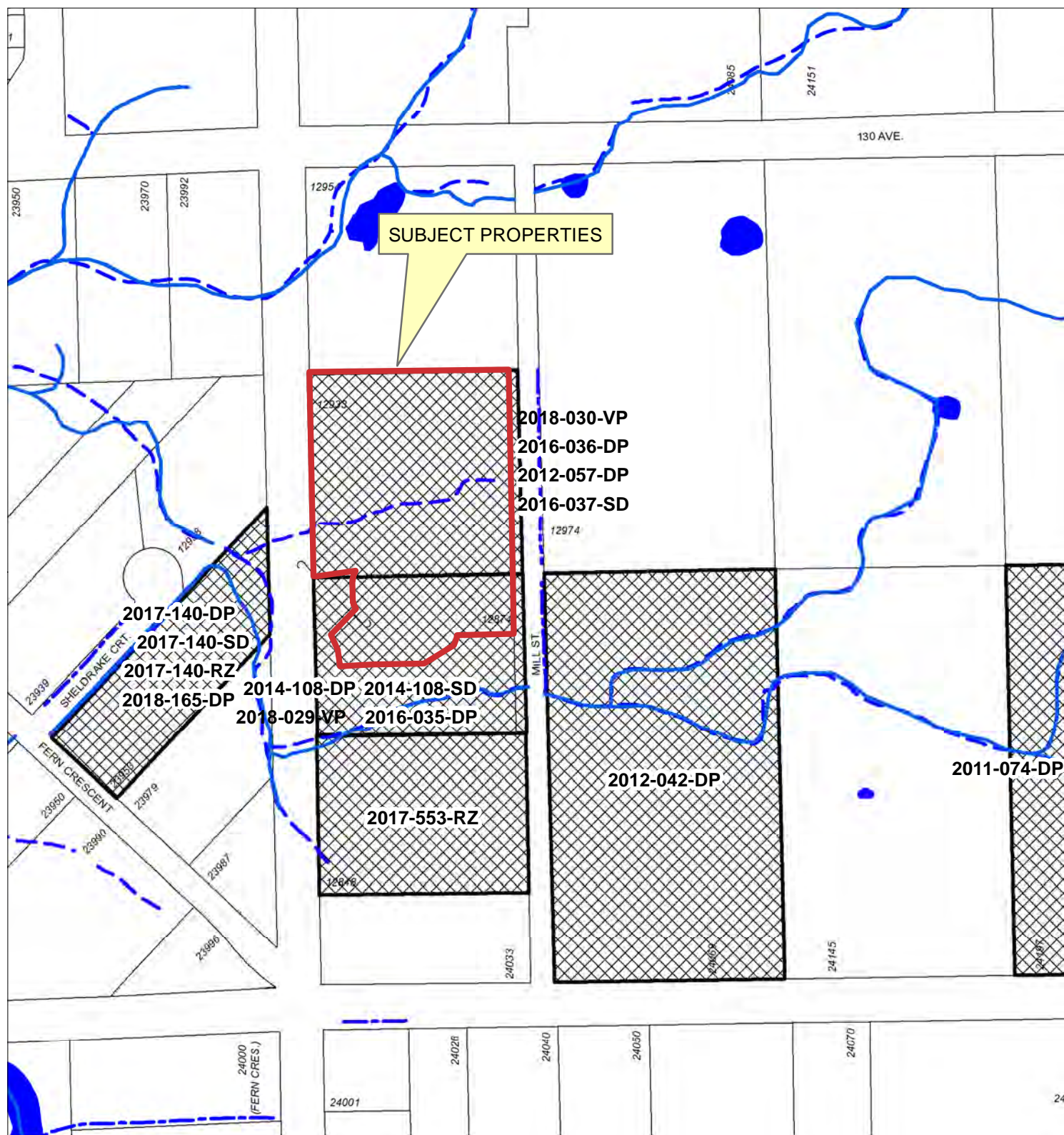
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“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 – Subdivision Plan



Scale: 1:2,500

Legend

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

WILDFIRE DEVELOPMENT PERMIT 12874, 12933 MILL STREET

PLANNING DEPARTMENT

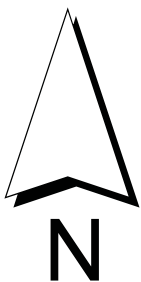


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British Columbia

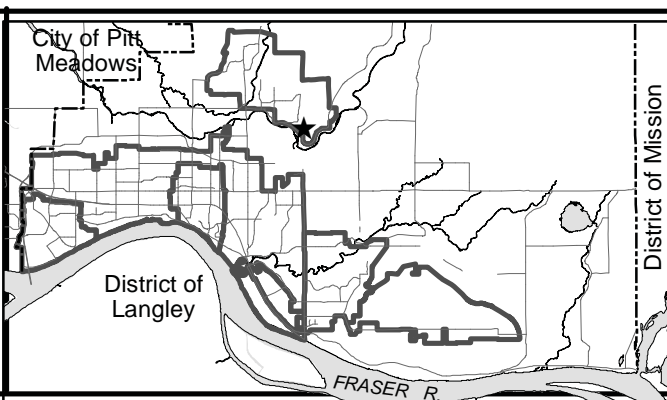
mapleridge.ca

2016-035-DP 2016-036-DP
DATE: May 25, 2018

BY: LP



Scale: 1:2,500



12874 AND 12933 MILL STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2016-035-DP

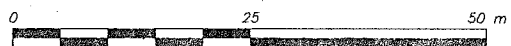
DATE: Jun 7, 2018

BY: PC

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DATE: FEBRURAY 9, 2018
PAPER SIZE: 17" X 11"
SCALE 1 : 500



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2018-207-DVP
		MEETING:	Council
SUBJECT:	Development Variance Permit 26963 116 Avenue		

EXECUTIVE SUMMARY:

Development Variance Permit application (2018-207-DVP) has been received in conjunction with a Building Permit application for an extension to the existing house. The requested variance is to:

1. reduce the 116th Avenue Local Street, Rural standard asphalt width requirement from 7.0m (22.97 ft.) to 6.0m (19.68 ft.).

It is recommended that Development Variance Permit 2018-207-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-207-DVP respecting property located at 26963 116 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Mark Adams and Tracy Adams		
Legal Description:	Lot A, Section 18, Township 15, New Westminster District Plan 78595		
OCP :			
Existing:	Rural Residential		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RS-3 (One Family Rural Residential)		
Surrounding Uses:			
North:	Use:	Park (Kanaka Creek Regional Park)	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation	Park	
South:	Use:	Rural Residential Use	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Agricultural	

East:	Use:	Rural Residential Use
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Rural Residential
West:	Use:	Rural Residential Use
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Rural Residential
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Rural Residential
Site Area:		0.58 HA (1.43 Acres)
Access:		116 th Avenue
Servicing:		Rural

b) Project Description:

This variance request is in support of a building permit application for the construction of an addition to the existing house to expand the kitchen and master bedroom. The existing pavement width on the fronting street (116th Avenue) does not meet current asphalt width standards, and a variance is request to vary his asphalt width standard.

c) Variance Analysis:

A Development Variance Permit allows Council some flexibility in the approval process.

1. Maple Ridge Subdivision and Development Services Bylaw No. 4800-1993, Schedule D – Standard Drawings and Specifications: To reduce the constructed asphalt width of a Rural Local Road from 7.0m (22.96ft.) to 6 m (19.68 ft.).

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances to reduce the constructed asphalt width of a Rural Local Road from 7.0 m (22.97 ft.) to 6 m (19.68 ft.) can be supported because the existing asphalt width is adequate for the level of service of 116th Avenue. It is therefore, recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance 2018-207-DVP.

“Original signed by Wendy Cooper”

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

“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

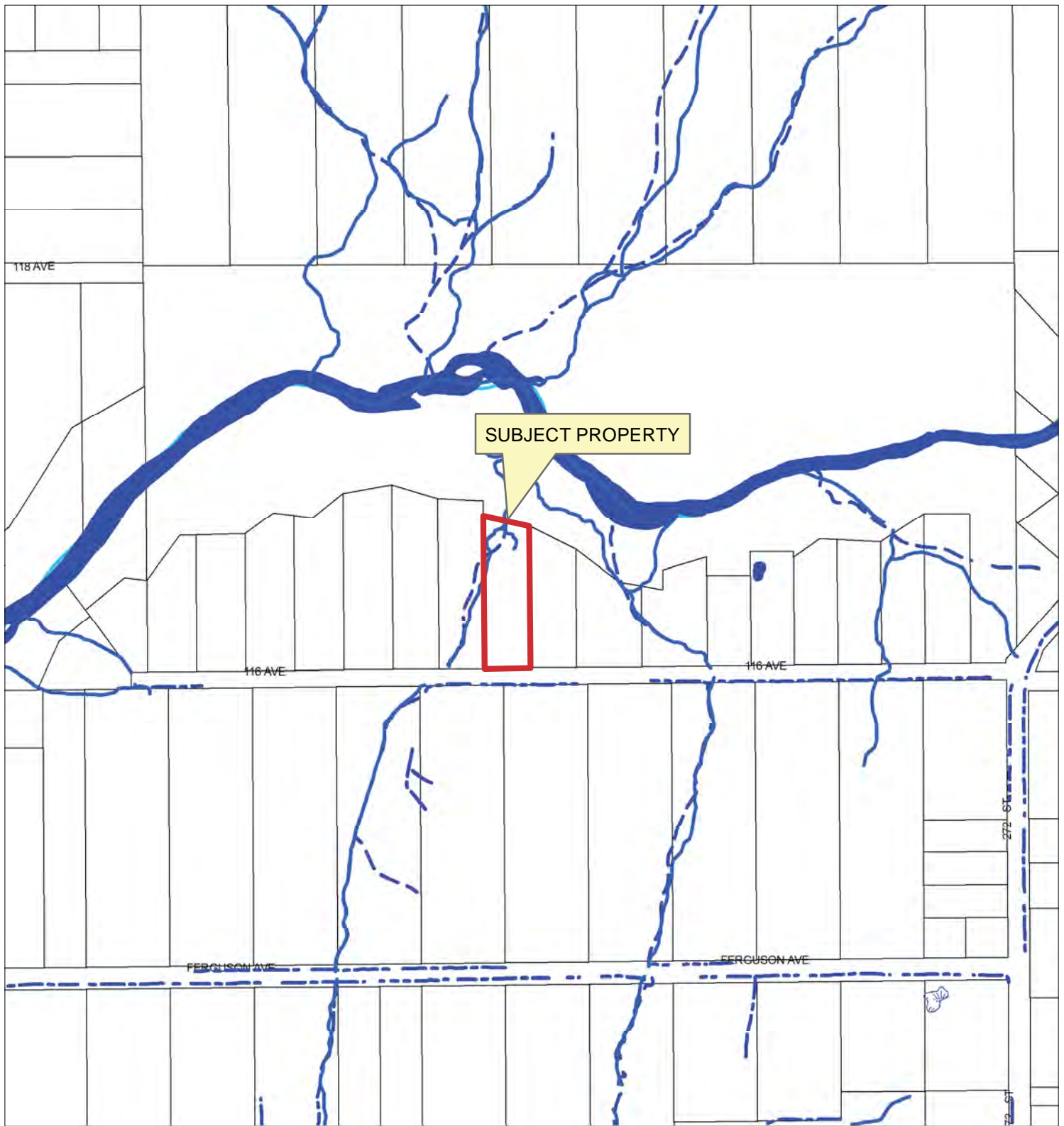
“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:5,000

Legend

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

26963 116 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

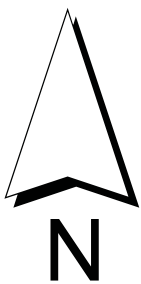
British Columbia

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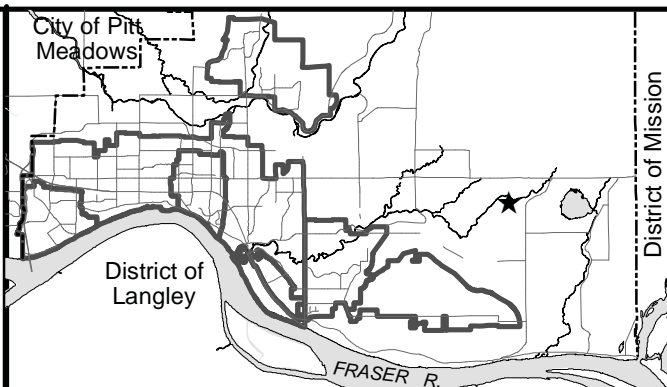
FILE: 2018-207

DATE: May 18, 2018

BY: LP



Scale: 1:5,000



26963 116 AVENUE



FILE: 2018-207
DATE: May 18, 2018

BY: LP

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-012-DP
		MEETING:	Council
SUBJECT:	Development Permit 11184, 11154, and 11080 240 Street		

EXECUTIVE SUMMARY:

A development permit application has been received for the above cited application and property to permit the construction of a 130 unit townhouse development. The rezoning application accompanying this application includes a mixed use commercial building with rental accommodation.

The remainder of the site proposed for commercial development is under concurrent application 2017-027-DP.

This site is zoned RS-3 One Family Rural Residential. The portion of the site that is designated for residential uses is proposed to be rezoned to RM-1 Townhouse Residential. The development permit application made to the City is subject to Section 8.7 Multi-Family Development Permit.

Council considered rezoning application 2016-244-RZ and granted first reading for Zone Amending Bylaw No. 7276-2016 on September 6, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No.7381-2017 on September 19, 2017, and second reading for Zone Amending Bylaw No.7276-2016 on September 19, 2017. This application was presented at Public Hearing on October 17, 2017, and Council granted third reading on October 24, 2017. Council will be considering final reading for rezoning application 2016-244-RZ on June 12, 2018.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-012-DP respecting property located at 11184, 11154, & 11080 240 Street.

DISCUSSION:

a) Background Context:

Applicant:	Streetside Developments
Legal Description:	Lot: 9, Section: 10, Township: 12, Plan: NWP809, Lot: 1, Block: 9, Section: 10, Township: 12, Plan: NWP17613, & Lot: 1, Section: 10, Township: 12, Plan: NWP17613
OCP:	
Existing:	MRES (Medium Density Residential), CONSRV (Conservation), Neighbourhood Commercial
Proposed:	MRES (Medium Density Residential), CONSRV (Conservation), Village, Commercial

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: C-5 (Village Centre Commercial) & RM-1 Townhouse Residential

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use:	2 properties, duplex and single family
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Medium Density Residential and Conservation
East:	Use:	18 properties, neighbourhood commercial and street townhouse residential
	Zone:	C-1 Neighbourhood Commercial and RST Street Townhouse Residential
West:	Designation:	Commercial and Urban Residential
	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Conservation.

Existing Use of Property: 1 single family house on one of the 3 parcels
 Proposed Use of Property: Commercial and Townhouse residential
 Site Area: 4.5 HA. (11 acres)
 Access: 112th Avenue or 240th Street
 Servicing requirement: Urban Standard

b) Project Description:

This project is for a 130 unit townhouse development with a mixed use Village Commercial development at the northwest corner of the site, located at 112th Avenue and 240th Street. The proposal includes the dedication of conservation areas adjacent to the tributaries of Seigel Creek which effectively isolates it on its eastern property line, and at the southwest corner of the site.

The proposed townhouse development is made up of 27 clustered townhouse units, with between 2 to 6 units in each cluster (see site plan, Appendix C). Units with double car garages are located at the ends of each cluster, resulting in 54 units with double car garages, and 76 units with tandem garages. Visitor stalls are located throughout the site. The required parking complement for both visitor and residential stalls has been met.

Vehicle access for this development will be off 112th Avenue, with an emergency access located on 240th Street.

A combination of private usable space and common amenity space is provided on site. An amenity building is located at the centre of the site. It is bounded by a landscaped area which includes multi-use outdoor recreation facilities including play structures, lawn area, walking path, and benches. (See Appendix E, showing landscape plan with inset detail of common amenity area).

The conservation lands at the east of the site include a trail by Seigel Creek, offering recreation opportunities for the residents of the subject site.

c) Planning Analysis:

The subject properties are within the Albion Area Plan, and are designated Medium Density Residential. The proposed RM-1 Townhouse Residential Zone is of a similar density to the development across 240th Street, and to the mix of townhouse and small lot single family developments further south of the subject property.

Pursuant to Section 8.7 of the Official Community Plan, this Multifamily Development permit is required to ensure the proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimizes potential conflicts with neighbouring land uses.

The development permit application made to the the City is subject to the Key Guidelines and the Design Guidelines of Section 8.7 Multi-Family Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

- 1. New development into established area should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.*

This development is relatively isolated, as it is on a street corner, with conservation lands to its east. Townhouse development is occurring across 240th Street and would be supported across 112th Avenue.

- 2. The development respects the height permitted in the proposed zoning. The building form and architectural features complement the surrounding developments.*

This development is in a context of multi-family development and is consistent in height and density. There is consistency in overall housing form, and therefore a transition to bridge different residential densities is not required.

- 3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.*

The development incorporates variation within the site through the use of colour variation and number of units within the building to foster a sense of community.

- 4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.*

The townhouse development's streetscape is both varied and is scale appropriate for pedestrian and vehicular circulation. Parking areas are carefully integrated into the urban fabric of the development within the internal roads. Landscaping has been used to provide screening from vehicular areas and to create attractive streetscapes through the inclusion of trees between garages and planting throughout.

d) Advisory Design Panel:

The applicant initially presented this proposal to the Advisory Design Panel on May 9, 2017. At the Panel's request the applicant revised the plans and resubmitted to the Advisory Design Panel on September 20, 2017. In response, the ADP resolution was as follows:

It was moved and seconded:

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. Stone veneer wrap around should be consistent throughout the whole development.
Applicant's response. *Stone veneer has been used at the street front but it would be cost prohibitive to use it throughout the development. A high quality vinyl siding has been used that provides a similar finish to cementitious siding in style and texture.*
2. The rain water leader at upper stairs landing entrances should be directed onto the lower roof.
Applicant's response. *The rain water leader has been adjusted to change the appearance of the previous plans, thereby being less visually intrusive.*

The Panel's concerns have been considered by the applicant and addressed without a strict adherence to the Panel's direction. As the ADP is an advisory committee to Council, Council is not required to insist on ADP recommendations being followed in their entirety.

e) Environmental Implications:

A watercourse Protection Development Permit is being processed concurrently with this application. In addition, an Official Community Plan amendment is being processed concurrently to adjust the conservation boundaries as a result of ground truthing. These two applications will assist in protecting the environmentally sensitive portions of the site.

f) Citizen/Customer Implications:

Public Consultation has been provided through the required development information meeting and the Public Hearing, held on October 17, 2017. In addition, a Development Variance Permit is also being pursued, for relaxations to the front, exterior side, and rear yard setbacks, and for the over height common amenity building. This variance request will generate additional neighbour notification requirements.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$ 555,534.25, the security will be \$ 555,534.25.

There will be 24 trees added to the municipal street tree inventory on completion of this project. A total of 9 of these will front the proposed commercial development and 15 will front the townhouse

development. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

This development permit application is in support of a multi-family residential development that received third reading on October 24, 2017, and is being considered for final reading on June 12, 2018. This application has been reviewed and supported by the Advisory Design Panel, and for this reason, it is recommended that Application 2016-012-DP be approved.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

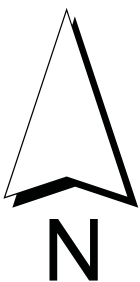
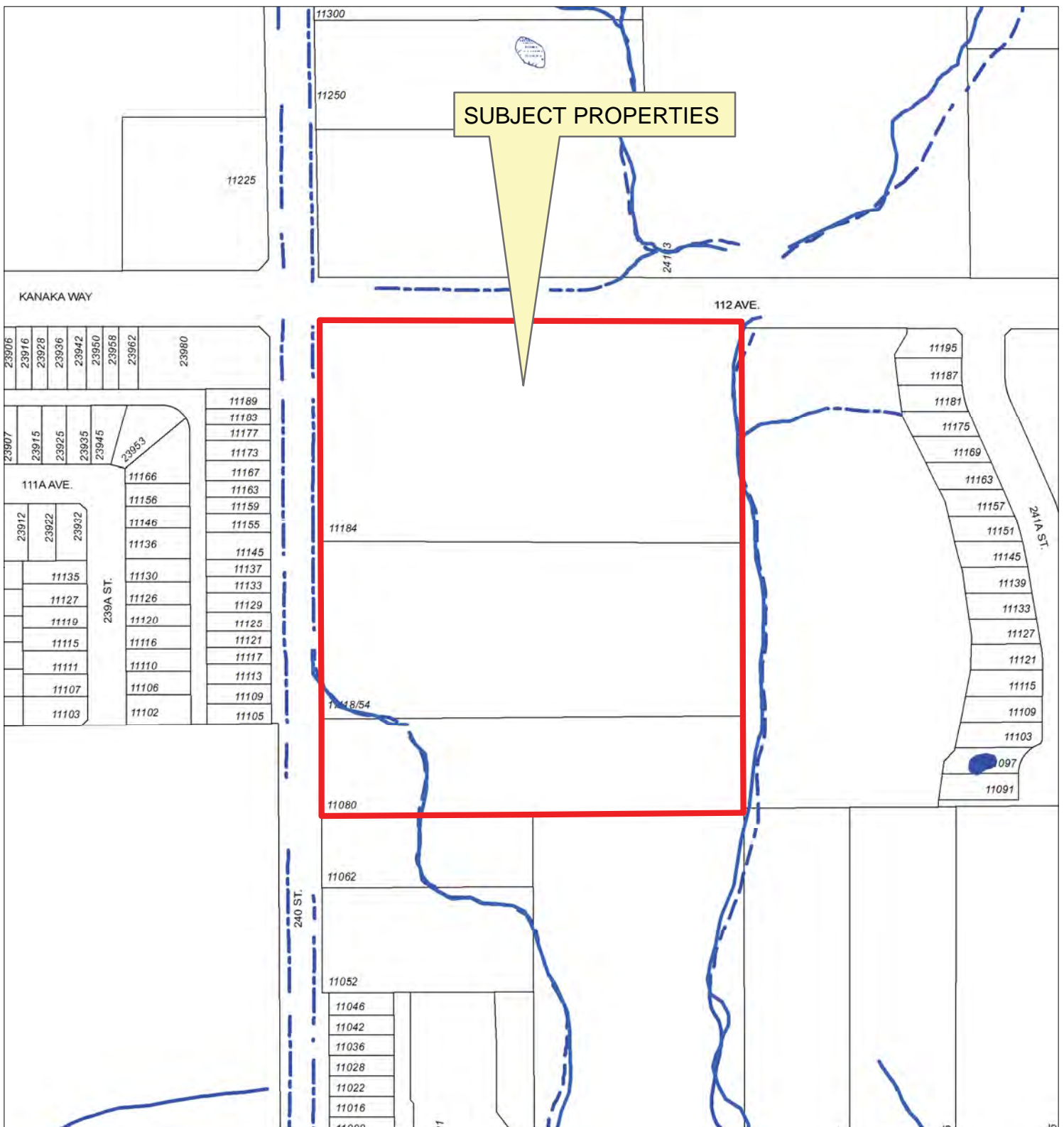
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“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 Photo
Appendix C – Site Plan
Appendix D – Typical Building Elevations
Appendix E – Landscape Plan showing common amenity area



Scale: 1:2,500

Legend

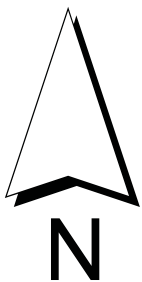
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- Major Rivers & Lakes

11080/11154/11184 240 Street

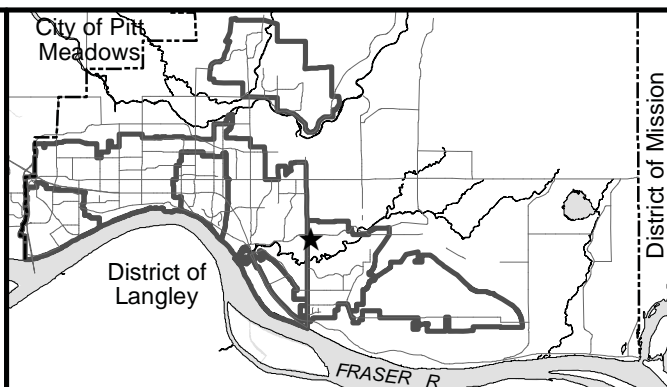


2017-012-DP
DATE: Mar 8, 2018

BY: JV



Scale: 1:3,000



11080, 11154 & 11184 240 STREET

PLANNING DEPARTMENT



FILE: 2017-012-DP
DATE: Jun 30, 2016

BY: PC

240 Street



APPENDIX D



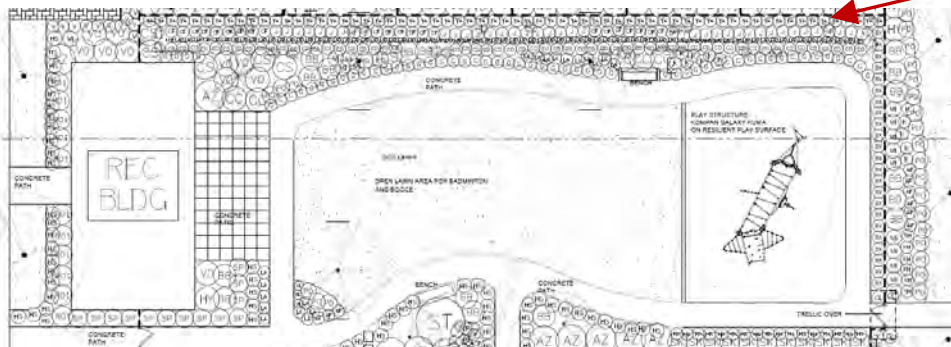
112th Avenue Elevations

TOWNHOUSE DEVELOPMENT

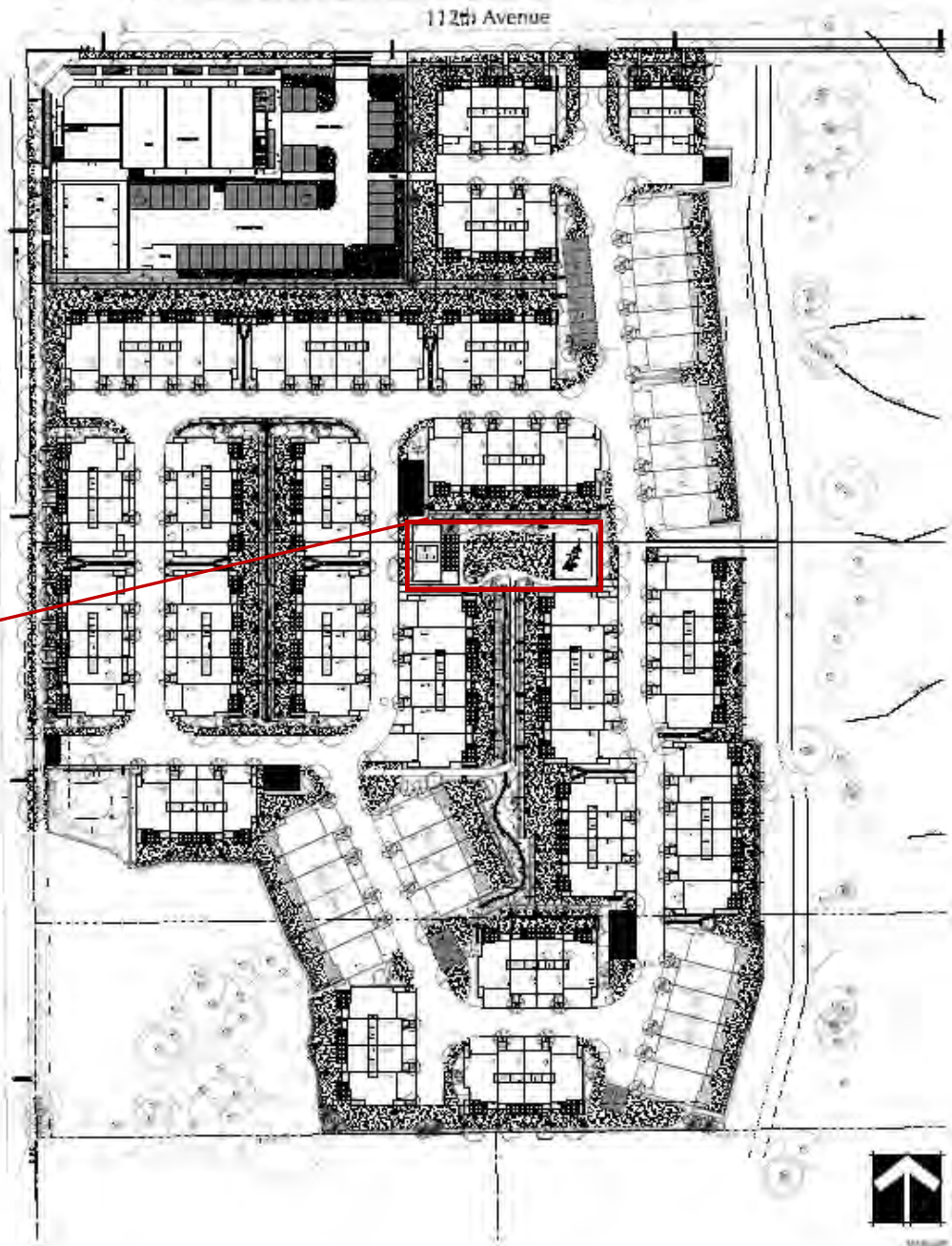


240th Street elevations

APPENDIX E

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Common Amenity Space Detail



City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12 , 2018
FROM:	Chief Administrative Officer	FILE NO:	2017-027-DP
		MEETING:	Council
SUBJECT:	Commercial Development Permit 11184, 11154, and 11080 240 Street		

EXECUTIVE SUMMARY:

A development permit application has been received for the above cited application and property to permit the construction of a commercial building of 905.0 square metres with residential uses on the second storey comprising 637 square metres and 8 dwelling units. The rezoning application accompanying this application includes a 130 unit townhouse development.

The remainder of the site proposed for townhouse development is under concurrent application 2017-012-DP.

This site is zoned RS-3 One Family Rural Residential. The commercial portion of the site is subject to being re-zoned to C-5 Village Commercial. The development permit application made to the City is subject to Section 8.5 Commercial Development Permit.

Council considered rezoning application 2016-244-RZ and granted first reading for Zone Amending Bylaw No. 7276-2016 on September 6, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7381-2017 on September 19, 2017, and second reading for Zone Amending Bylaw No. 7276-2016 on September 19, 2017. This application was presented at Public Hearing on October 17, 2017, and Council granted third reading on October 24, 2017. Council will be considering final reading for rezoning application 2016-244-RZ on June 12, 2018.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-027-DP respecting property located at 11184, 11154 240, and 11080 240 Street.

DISCUSSION:

a) Background Context:

BACKGROUND:

Applicant: Streetside Developments

Legal Description: Lot: 9, Section: 10, Township: 12, Plan: NWP809, Lot: 1, Block: 9, Section: 10, Township: 12, Plan: NWP17613, & Lot: 1, Section: 10, Township: 12, Plan: NWP17613

OCP:		
	Existing:	MRES (Medium Density Residential), CONSRV (Conservation), Neighbourhood Commercial
	Proposed:	MRES (Medium Density Residential), CONSRV (Conservation), Village, Commercial
Zoning:		
	Existing:	RS-3 (One Family Rural Residential)
	Proposed:	C-5 (Village Centre Commercial) & RM-1 Townhouse Residential
Surrounding Uses:		
North:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Medium Density Residential, and Conservation
South:	Use:	2 properties, duplex and single family
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Medium Density Residential and Conservation
East:	Use:	18 properties, neighbourhood commercial and street townhouse residential
	Zone:	C-1 Neighbourhood Commercial and RST Street Townhouse Residential
	Designation:	Commercial and Urban Residential
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional and Conservation.
Existing Use of Property:		1 single family house on one of the 3 parcels
Proposed Use of Property:		Commercial and Townhouse residential
Site Area:		4.5 HA. (11 acres)
Access:		112 th Avenue or 240 th Street
Servicing requirement:		Urban Standard

b) Project Description:

This proposal involved a rezoning application (2016-244-RZ) to construct a 130 unit townhouse development and a mixed use commercial development with 8 rental housing units. This development permit pertains to the commercial portion of this proposal, situated at the northwest corner of the subject site, the intersection at 112th and 240th Street.

c) Planning Analysis:

An amendment to the Official Community Plan is required for the Commercially designated portion of the site in order to rezone it to C-5 Village Commercial. The current designation is for Neighbourhood Commercial, and this redesignation to Village Commercial is required. This OCP amendment has been supported by Council previously. The rezoning application was granted third reading on October 24, 2017.

Development Permit Guidelines. The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.5 Commercial Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

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

- 1. Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

The scale and siting of this building is consistent with the buildings across 240th Street. Separation between residential and commercial uses is provided by landscaping on the south and east sides of the lot.

- 2. Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*

Glazing has been used along the commercial streetfront to create a visually interesting pedestrian environment. Parking is screened from adjacent uses with landscaping.

- 3. Promote sustainable development with multimodal transportation circulation, and low impact building design.*

The circulation provided is appropriate for pedestrians, bicycles, and vehicles.

- 4. Respect the need for private areas in mixed use development and adjacent residential areas.*

The residential component of the building is isolated from the commercial component by separated and well-defined entrance.

- 5. The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

Architectural elements from adjacent developments have been incorporated into the character of this building. There is also similarity with materials used, proportions, and building articulation.

d) Advisory Design Panel:

The applicant initially presented this proposal to the Advisory Design Panel on May 9, 2017. At the Panel's request the applicant revised the plans and resubmitted to the Advisory Design Panel on September 20, 2017. In response, the ADP resolution for the Commercial portion was as follows:

That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:

1. Commercial project 2016-119-DP across street has proposed horizontally installed cementitious siding and cementitious panels and not vinyl¹.

Applicant's response. *A high quality vinyl siding has been used that provides a similar finish to cementitious siding in variety, style and texture.*

The Panel's concerns have been considered by the applicant and addressed without a strict adherence to the Panel's direction. As the ADP is an advisory committee to Council, Council is not required to insist on ADP recommendations being followed in their entirety.

e) Environmental Implications:

A watercourse Protection Development Permit is being processed concurrently with this application. In addition, an Official Community Plan amendment is being processed concurrently to adjust the conservation boundaries as a result of ground truthing. These two applications will assist in protecting the environmentally sensitive portions of the site.

f) Citizen/Customer Implications:

Public Consultation has been provided through the required development information meeting and the Public Hearing, held on October 17, 2017. In addition, a Development Variance Permit is also being pursued, for relaxations to the requirement for concealed parking for the rental housing units. This variance request will generate additional neighbour notification requirements.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$ 103,260.00, the security will be \$ 103,260.00

A total of 24 street trees are proposed for this project, of which 9 are in front of the commercial development, including 4 trees along 240th Street and 5 trees along 112th Avenue. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

¹ It is understood that the Panel was referring to an adjacent development as an example for this proposal.

CONCLUSION:

This development permit application is in support of a multi-family residential development that received third reading on October 24, 2017, and is being considered for final reading on June 12, 2018. This application has been reviewed and supported by the Advisory Design Panel, and for this reason, is this recommended that Application 2016-027-DP be approved.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

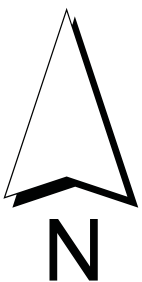
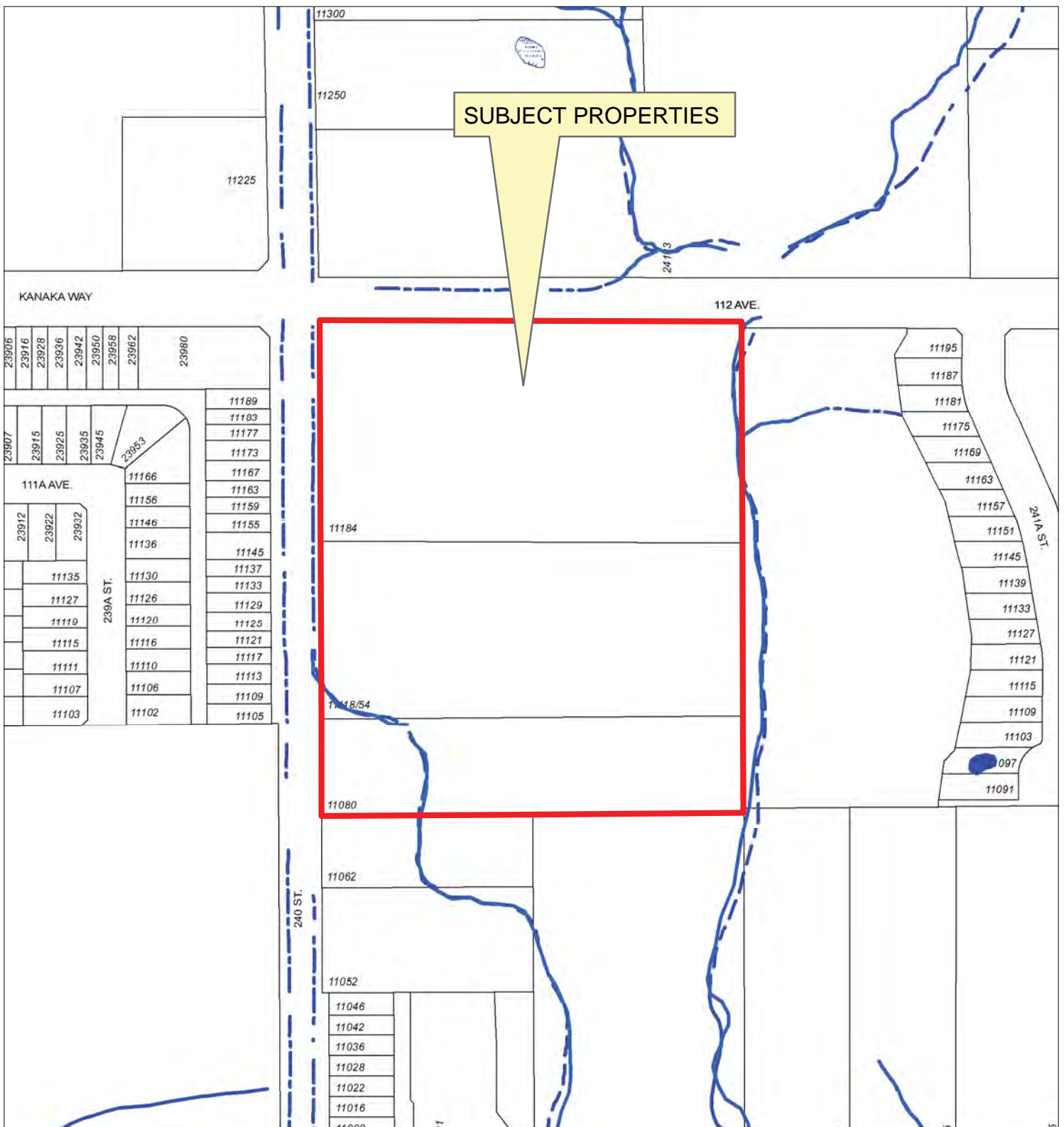
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“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 Photo
Appendix C – Site Plan
Appendix D – Building Elevations
Appendix E – Landscape Plan



Scale: 1:2,500

Legend

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

11080/11154/11184 240 Street

PLANNING DEPARTMENT



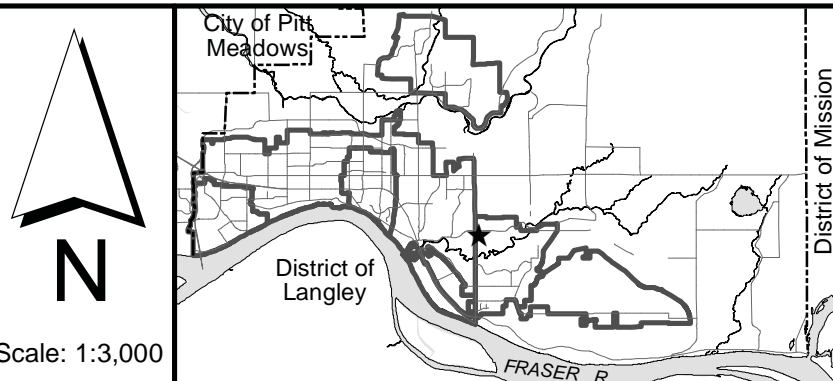
MAPLE RIDGE

British Columbia

mapleridge.ca

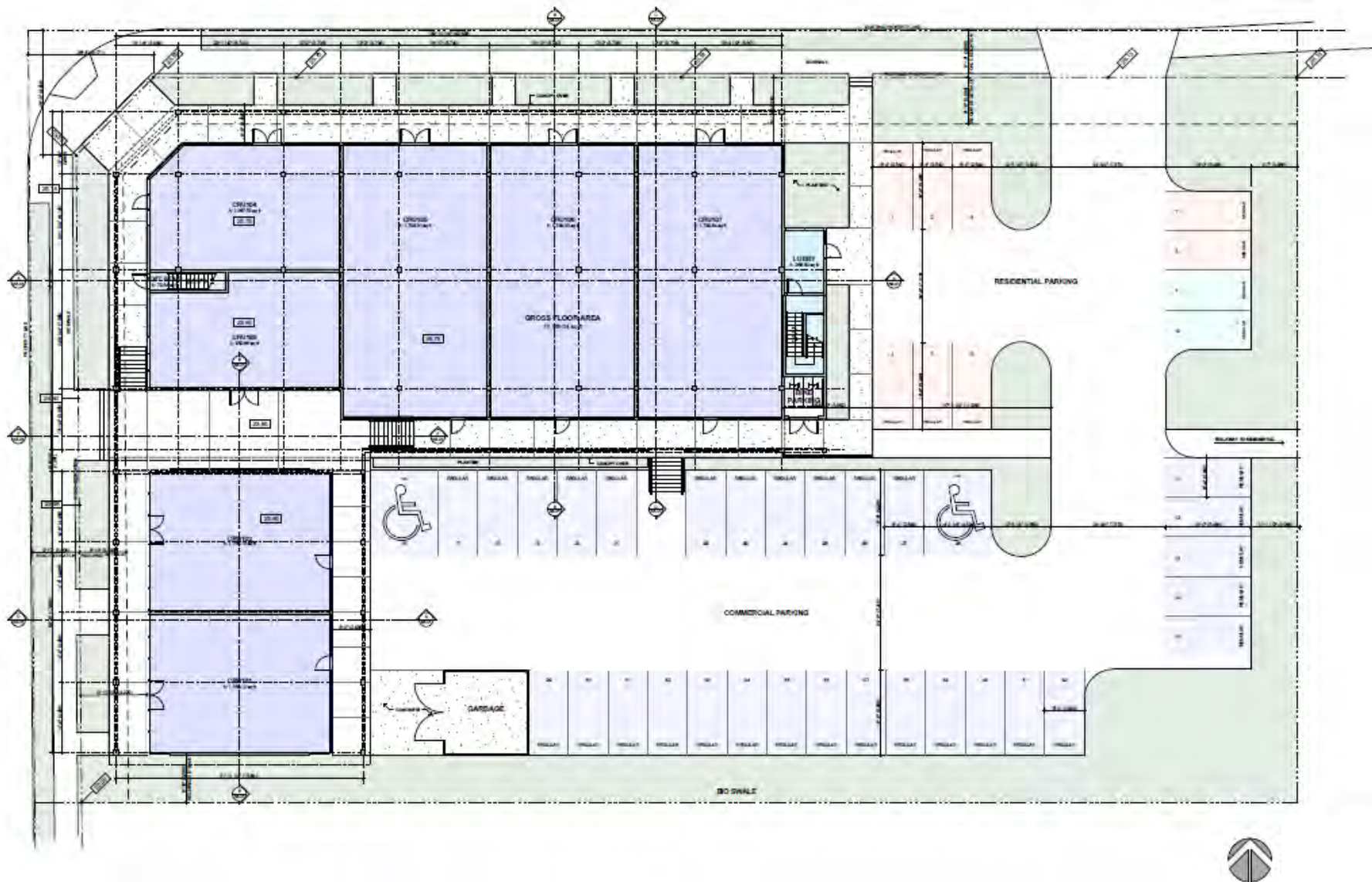
2017-027-DP
DATE: Mar 8, 2018

BY: JV

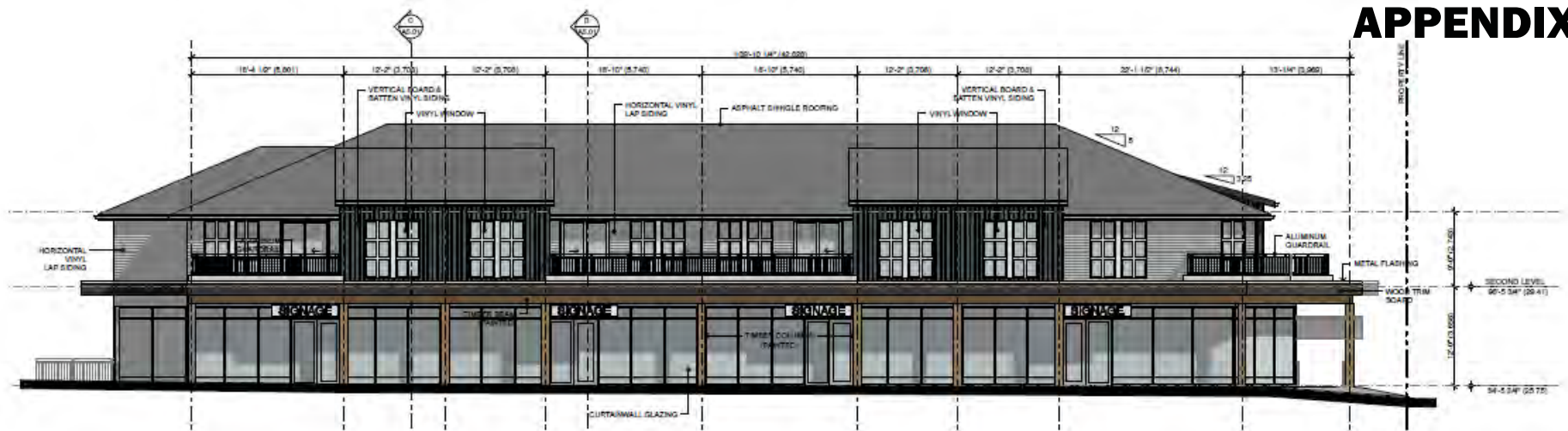


11080, 11154 & 11184 240 STREET	
PLANNING DEPARTMENT  MAPLE RIDGE British Columbia mapleridge.ca	
FILE: 2017-027-DP DATE: Jun 30, 2016	BY: PC

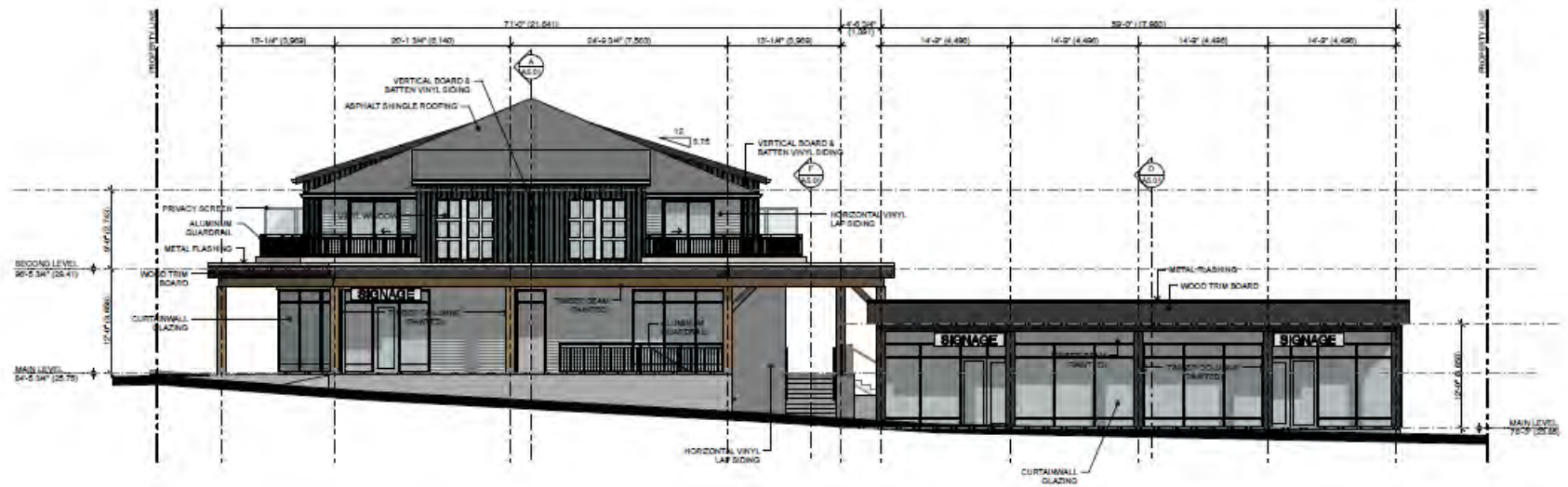
APPENDIX C



APPENDIX D



NORTH ELEVATION



WEST ELEVATION

applied to a case by the board of directors may be overturned.

pmg
LANDSCAPE
ARCHITECTS

LANDSCAPE
PLAN

APIC	15A000	15A000-15A00F
WATCH	1500	
CRASH	00	L1
CRASH	00	
CRASH	00	
CRASH	00	CP 1
CRASH	00	

15-133

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 12, 2018
FILE NO: 11-5255-70-119
MEETING: Council
SUBJECT: Award of Contract ITT-EN18-35: Albion Reservoir Expansion

EXECUTIVE SUMMARY:

The 2016 Drinking Water Master Plan identified a need to increase reservoir storage capacity in support of ongoing development in the Albion Area. Further studies indicated the additional storage could be located at the existing Albion Reservoir site. Construction of a third reservoir cell at this location will meet the demands of the ultimate build-out population in the Albion Area as projected in the City's Official Community Plan. This project is in the current Financial Plan.

The construction of the new Albion Reservoir cell includes the erection of a 1,175m³ reinforced in-ground concrete reservoir, construction of control valve chambers and connection to the existing supply watermain. The work also includes installation of an electrical building, SCADA antenna, electrical kiosk, standby generator, instrumentation, security measures and site drainage. Construction may begin as early as June 2018.

An Invitation to Tender was issued on May 4, 2018, and closed on June 1, 2018. The lowest compliant tender price was submitted by Tybo Constructors Ltd. (Tybo), in the amount of \$2,448,414.00 excluding taxes. The project is largely funded through Development Cost Charges (DCC) and the Water Capital Fund (WCF), additional funding is required to cover the site construction support services, geotechnical and environmental monitoring services and a contract contingency amount.

Opus International Consultants (Canada) Ltd. (Opus) is the City's engineering consultant for the project. In awarding the construction contract, additional services are required of Opus including construction reviews and geotechnical monitoring. This report recommends increasing the City's existing contract with Opus by \$74,000.00.

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

THAT Contract ITT-EN18-35: Albion Reservoir Expansion, be awarded to Tybo Constructors Ltd. in the amount of \$2,448,414.00 excluding taxes; and

THAT a contract contingency of \$250,000.00 be approved to address potential variations in field conditions; and

THAT the Financial Plan be amended to fund this project from Development Cost Charges and Water Capital Fund as identified in this report, and

THAT the existing Opus International Consultants (Canada) Ltd. contract for Engineering Design Services for Albion Reservoir Expansion be increased by \$74,000.00; and further

THAT the Corporate Officer be authorized to execute the contracts.

DISCUSSION:

a) Background Context:

The 2016 Drinking Water Master Plan identified a need to increase reservoir storage capacity in support of ongoing development in the Albion Area. Further studies indicated the additional storage could be located at the existing Albion Reservoir site. Construction of a third reservoir cell at this location will meet the demands of the ultimate build-out population in the Albion Area as projected in the City's Official Community Plan. This project is in the current Financial Plan.

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Tender Evaluation

An Invitation to Tender was issued through BC Bid on May 4, 2018 and closed on June 1, 2018. Five compliant tenders were submitted as noted below:

	<u>Tender Price</u> <u>(excluding taxes)</u>
Tybo Constructors Ltd	\$2,448,414.00
Drake Excavating (2016) Ltd.	\$2,490,969.00
Tri Tech Group Ltd.	\$2,515,780.00
Bevin Construction Ltd.	\$2,548,170.46
Kingston Construction Ltd.	\$4,668,236.16

A detailed review of the tenders was completed and the lowest compliant bid is \$2,448,414.00 from Tybo Constructors Ltd. Tybo has completed a number of projects with a similar scope as the Albion Reservoir Expansion project and is qualified to complete the works. Reference checks with other municipalities confirmed that Tybo is capable of completing the project successfully.

Consultant Construction Services

City staff will be providing a full-time site representative responsible for the day-to-day quality assurance of the contractor's work and coordination of site issues. However, given the complex nature of the project, the expertise of the design consultant, Opus is required to support City staff with on-site field reviews and monitoring as well as to satisfy Engineer of Record requirements. This includes geotechnical support as well as sign-offs and reviews of the structural, mechanical, electrical and other elements of the project. An increase of \$74,000.00 to the existing contract with Opus is recommended for these services during construction.

b) Desired Outcome:

The construction of a third Albion Reservoir cell will provide drinking water storage required to serve the demands of the ultimate Albion Area build-out population as projected in the City's Official Community Plan.

c) Strategic Alignment:

The Corporate Strategic Plan provides direction to manage municipal infrastructure under various initiatives such as the Drinking Water Master Plan, the Development Cost Charge (DCC) Bylaw and Smart Managed Growth. Increasing storage capacity at the Albion Reservoir site is in compliance with this mandate.

d) Citizen/Customer Implications:

The construction duration is estimated at 6 months, commencing promptly after the contract is awarded and expected to be completed by December 2018. The impact to traffic and residents in the neighbourhood will be minimal as the site is within a statutory right of way located within a private lot at the end of a rural residential cul-de-sac. No road closures are expected.

Water service to the area will not be impacted as the two existing Albion Reservoir cells will remain in service during construction of the third reservoir cell. Similarly, the new reservoir cell will be in service during the construction for modifying the piping system within the two existing reservoir cells.

Notifications will be delivered informing nearby residents of the project. The general public will be informed of the construction project and progress through the City's website and social media sources.

e) Interdepartmental Implications:

The Engineering and Operations Departments have provided input during the design stage of the project.

f) Business Plan/Financial Implications:

The original budget of \$2,500,000.00 in the approved Financial Plan was based on a preliminary cost estimate. Now that tenders have closed, the estimated overall project construction cost is \$3,045,824.00 including water utility connections, field reviews and monitoring by professional consultants, construction costs and contingencies. The projected costs and funding breakdown is as follows:

Project Costs

Expenditures to Date	\$ 223,410.00
Construction	\$ 2,448,414.00
Additional Consultant Services	\$ 74,000.00
Water Tie-ins by City Forces	\$ 50,000.00
Contract Contingency	\$ <u>250,000.00</u>
Grand Total	\$ 3,045,824.00

The project expenditures include a \$250,000.00 contract contingency that will only be utilized if required to address unforeseen conditions.

Existing Funding

2017 Water Capital Fund	\$	25,078.00
2017 Development Cost Charges	\$	2,474,922.00
Total Existing Funding	\$	2,500,000.00

Additional Funding Required

Water Capital Fund	\$	5,457.00
Development Cost Charges	\$	540,271.00
Total Required Funding	\$	545,728.00

This project is largely funded by Development Cost Charges (approx. 99%) with the balance funded through the Water Capital Fund (1%).

CONCLUSIONS:

A third reservoir cell at the Albion site will provide drinking water storage required to meet the demands of the ultimate build-out population of the Albion Area as projected in the City's Official Community Plan.

The tender price of \$2,448,414.00 excluding taxes by Tybo Constructors Ltd. for the Albion Reservoir Expansion project is the lowest compliant tendered price. It is recommended that Council approve the award of the contract to Tybo. It is further recommended that Council approve an increase to the existing Opus International Consultants (Canada) Ltd. contract for Engineering Design Services for the Albion Reservoir Expansion in the amount of \$74,000.00 for construction reviews and services. Finally, it is recommended that the Financial Plan be amended to increase funding for this project from DCC's and the Water Capital Fund in the amount of \$545,728.00.

"Original signed by Jeff Boehmer"

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

"Original signed by Trevor Thompson"

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

"Original signed by Joe Dingwall" for

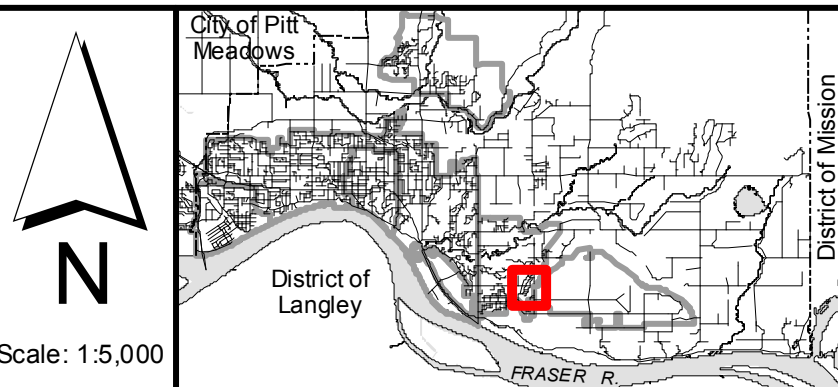
Reviewed by: **David Pollock, PEng.**
Municipal Engineer

"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



Albion Reservoir Expansion Project Map



MAPLE RIDGE
British Columbia

0 50 100 150 200 m

0 180 360 540 720 ft

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

Department: Engineering

Date: Feb 28, 2017

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	June 12, 2018
FROM:	Chief Administrative Officer	FILE NO:	11-5255-40-182
		MEETING:	Council
SUBJECT:	Award of Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street)		

EXECUTIVE SUMMARY:

The City of Maple Ridge has undertaken several road and streetscape improvements to improve the Town Centre since 2011, including Lougheed Highway, 224 Street and Selkirk Avenue. The current and last phase of Lougheed Highway to be upgraded extends from 224 Street to 226 Street, along with improvements to 225 Street between Lougheed Highway and Selkirk Avenue, and 226 Street from Royal Crescent north to Selkirk Avenue.

The Downtown Enhancement of Lougheed Highway (224 Street to 226 Street) project includes roadway excavation and construction of concrete curbs, sidewalks, planted medians, street trees complete with modular soil system, street lighting, traffic signal modifications, irrigation, pavement markings, and asphalt milling and paving. The project construction is anticipated to commence in the summer with a tight time frame with substantial completion by November 2018. The project is receiving \$2.3 million in federal and provincial funding from the Small Communities Fund that requires overall project completion by March 31, 2019.

The City has conducted a public consultation process and met with individual property owners prior to tendering to alleviate and address any concerns of residents and businesses in the area. A communications plan has been developed to ensure residents are apprised of the project works throughout construction.

An Invitation to Tender was issued on May 1, 2018 and closed on May 25, 2018. Four tenders were received. Staff have reviewed the tenders and recommend that the work be awarded to the submission that provides the City with the best overall value received by BA Blacktop Ltd. for \$2,750,859.72 excluding taxes. There is additional work to be undertaken by City crews on the water infrastructure.

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

THAT Contract ITT-EN18-37, Award of Contract ITT-EN18-37: Downtown Enhancement – Lougheed Highway (224 Street to 226 Street), be awarded to BA Blacktop Ltd. in the amount of \$2,750,859.72 excluding taxes; and

THAT a construction contingency of \$270,000.00 be approved to address potential variations in field conditions; and

THAT the Aplin & Martin Consulting Ltd., contract for Engineering Design Services for Downtown Enhancement – Lougheed Highway (224 Street to 226 Street), be amended to increase the budget by \$180,000.00 for contract administration and inspection services; and further

THAT the Corporate Officer be authorized to execute the contracts.

DISCUSSION:

a) Background Context:

The City of Maple Ridge has undertaken several road and streetscape improvements to improve the Town Centre since 2011, including Lougheed Highway, 224 Street and Selkirk Avenue. The current and last phase of Lougheed Highway to be upgraded extends from 224 Street to 226 Street, along with improvements to 225 Street between Lougheed Highway and Selkirk Avenue, and 226 Street from Royal Crescent north to Selkirk Avenue.

The Downtown Enhancement of Lougheed Highway (224 Street to 226 Street) includes roadway excavation and construction of concrete curbs, sidewalks, planted medians, street trees complete with modular soil system, street lighting, traffic signal modifications, irrigation, pavement markings, and asphalt milling and paving. The project construction is anticipated to commence in the summer with a tight time frame and plans for substantial completion by November 2018. The project is receiving \$2.3 million in federal and provincial funding from the Small Communities Fund, that requires overall project completion by March 31, 2019.

Tender Evaluation

An Invitation to Tender was issued through BC Bid on May 1, 2018 for the Downtown Enhancement Project – Lougheed Highway (224 Street – 226 Street) and closed on May 25, 2018.

Tenders were checked for completeness and compliance with the Invitation to Tender documents. Upon evaluation, staff concluded that the project references provided by the low bidder were not comparable for the project scope, as required by the Instructions to Tenderers. Based on a comparison of the project references that were provided, staff considers that BA Blacktop Ltd. demonstrates the experience and ability required to complete the work to the City's satisfaction, and that the bid submitted by BA Blacktop Ltd. provides the best overall value to the City when compared to the other bids.

Four tenders were received as noted below:

<u>Tender Price (excluding taxes)</u>	
Arsalan Construction Ltd.	\$2,699,800.00
BA Blacktop Ltd.	\$2,750,859.72
All Roads Construction Ltd.	\$3,033,000.00
Jack Cewe Ltd.	\$3,160,102.00

Staff evaluated the bids in accordance with the factors specified in the Invitation to Tender, using the information submitted within each bid. The evaluation included contacting the project references provided by each bidder.

The City's consultant has completed satisfactory reference checks on BA Blacktop Ltd. and a Consent of Surety for a performance bond is in place to assure completion of the project in a timely and cost effective manner.

Consultant Construction Services

The City's site representative will be responsible for the day-to-day quality assurance of the contractor's work and coordination of all site issues. Given the tight schedule to meet the completion date stipulated in the grant agreement and limited staff resources, a design consultant is required to support City staff as well as satisfy Engineer of Record requirements. The project consultant, Aplin & Martin Consultants Ltd. has provided a proposal of \$180,000.00 meeting these requirements.

b) Desired Outcome:

The reconstruction of Loughheed Highway between 224 Street and 226 Street will replace aging infrastructure nearing the end of its life with a pedestrian-friendly cross-section that incorporates desired features such as street lights, trees and street furniture.

c) Strategic Alignment:

The improvements on Loughheed Highway will improve walkability throughout the Town Centre area.

d) Citizen/Customer Implications:

An Open House for all impacted residents and businesses was held on March 14, 2018. Staff has made considerable effort to address all comments received and developed a design that balances multiple objectives.

Construction will commence soon after the project is awarded and attempts will be made to minimize the impact to traffic, residents, and businesses in the neighbourhood. Loughheed Highway is expected to remain open to traffic throughout the construction. A communication strategy is being developed to ensure that residents are kept informed. This will be based on the successful public consultation and communication model used in the construction of Loughheed Highway from 222 Street to 224 Street and 226 Street to 228 Street.

e) Interdepartmental Implications:

The Engineering, Operations, Parks and Planning Departments provided input during the design stage and City resources have been used where possible in the interests of cost effectiveness and efficiencies.

f) Business Plan/Financial Implications:

The estimated project construction cost is \$3,505,859.00 including all contract administration, field reviews and monitoring by professional consultants, construction costs and contingencies. The projected costs and funding breakdown is as follows:

Construction	\$ 2,750,859.00
Additional Consultant Services	\$ 180,000.00
Design Fee	\$ 40,000.00
Operations - Water Tie-ins	\$ 115,000.00
Property Restorations	\$ 150,000.00
Construction Contingency	\$ <u>270,000.00</u>
Total	\$ 3,505,859.00

Existing Funding

Grant – Small Communities Fund	\$	2,300,000.00
Grant - TransLink	\$	100,000.00
Capital Works Reserve	\$	97,707.00
Drainage Replacement	\$	200,000.00
Road Replacement	\$	500,000.00
Water Utility	\$	200,000.00
Gaming Revenue	\$	<u>317,731.00</u>
Total Funding	\$	3,715,438.00

This project is largely funded by a Ministry of Transportation & Infrastructure grant under the New Building Canada Fund (NBCF) – Small Communities Fund. The project has sufficient funds to complete the construction.

CONCLUSIONS:

The City of Maple Ridge has undertaken several road and streetscape improvements to improve the Town Centre since 2011, including Lougheed Highway, 224 Street and Selkirk Avenue. The current and last phase of Lougheed Highway to be upgraded extends from 224 Street to 226 Street, along with improvements to 225 Street between Lougheed Highway and Selkirk Avenue, and 226 Street from Royal Crescent north to Selkirk Avenue.

The tender price of \$2,750,859.72 excluding taxes by BA Blacktop Ltd. for the Downtown Enhancement of Lougheed Highway (224 Street to 226 Street) provides best overall value to the City. It is recommended that Council approve the award of the contract to BA Blacktop Ltd. and increase the value of the Aplin & Martin Consulting Ltd. contract by \$180,000.00.

“Original signed by Jeff Boehmer”

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

“Original signed by Trevor Thompson”

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

“Original signed by Joe Dingwall” for

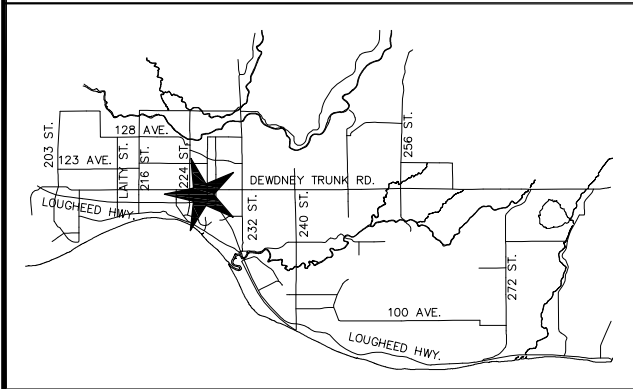
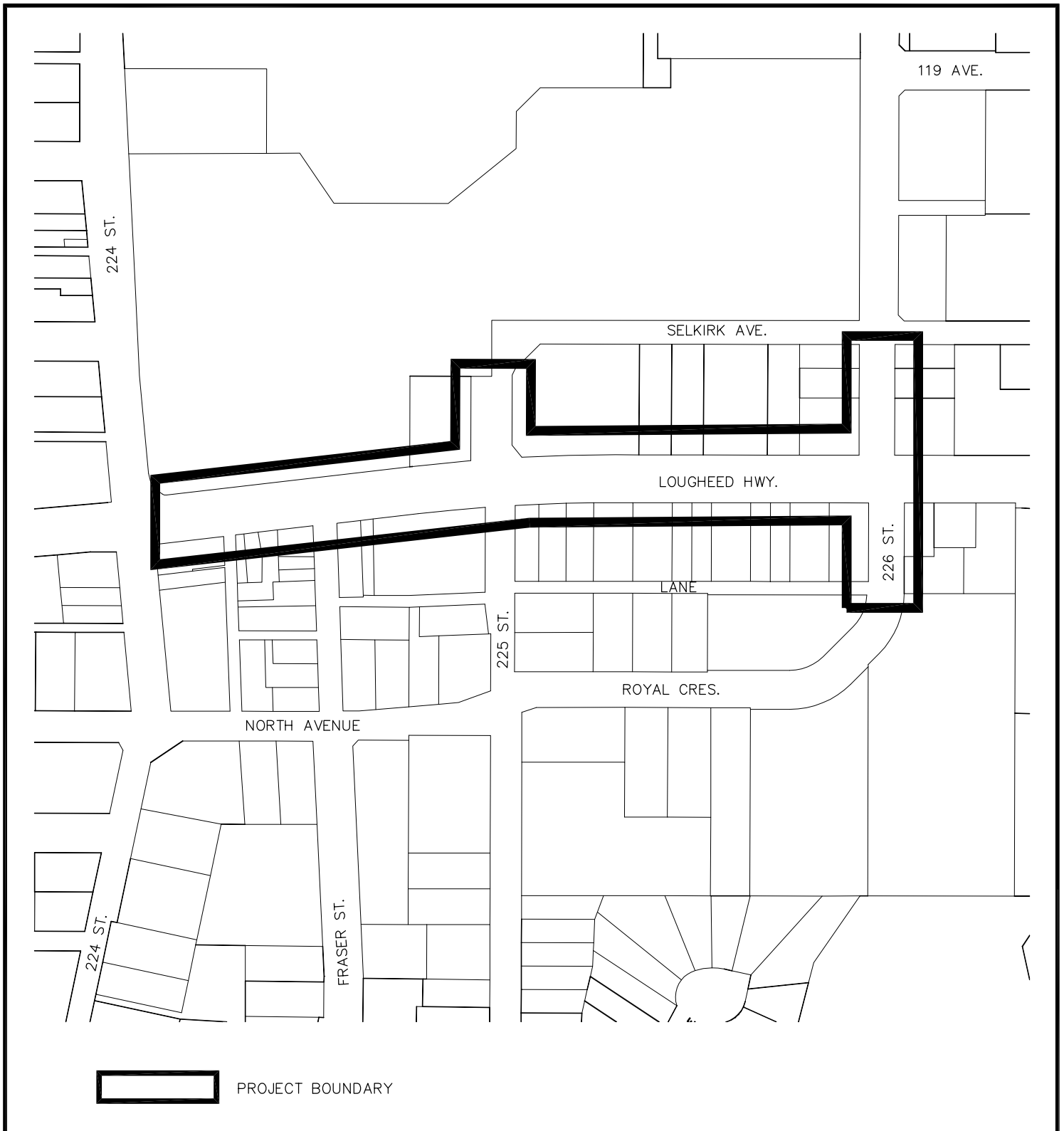
Reviewed by: **David Pollock, PEng.**
Municipal Engineer

“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



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DOWNTOWN CORE ROAD AND
UTILITY REHABILITATION PROJECT
PHASE 4

DATE: JUNE 2018

FILE/DWG No SK0412

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 12, 2018
MEETING: Council
SUBJECT: Gameday Cutz Inc. Liquor Primary Licence Application

EXECUTIVE SUMMARY:

The Liquor Control and Licensing Branch (LCLB) have received a liquor primary licence application (Appendix I) from Gameday Cutz Inc. located at 600-22709 Lougheed Highway. Gameday Cutz has operated in the Valley Fair Mall as a barbershop since 2014.

Gameday Cutz Inc. has applied to the LCLB for a Primary Liquor Licence to serve liquor as an additional service to their primary business. If their application is approved, liquor service would be in effect from 9:00 am to 9:00 pm, Monday to Friday; 9:00 am to 6:00 pm on Saturday and 10:00 am to 5:00 pm on Sunday.

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, 625 letters were sent to owners and occupants of property within 200 metres of the subject site. One (1) resident response was received, opposing the proposed amendment.

RECOMMENDATION(S):

OPTION1:

That the application for a Liquor Primary License to serve liquor as an additional service to their primary business by Gameday Cutz Inc. at 600-22709 Lougheed Highway Maple Ridge be supported and further that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.

Or

OPTION 2:

That the application for a Liquor Primary License to serve liquor as an additional service to their primary business by Gameday Cutz Inc. at 600-22709 Lougheed Highway Maple Ridge not be supported and further 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 January 23, 2017, the Liquor Control and Licensing Branch adopted a new policy to allow businesses outside the hospitality, entertainment or beverage service to apply for a liquor primary licence. The new policy allows businesses to offer liquor as an additional service to their patrons. The licensed area can overlap all or part of the business, or it can be adjacent to the primary business.

On November 14, 2017, Gameday Cutz Inc. through the Liquor Control and Licensing Branch submitted an application for a Liquor Primary Licence to serve liquor as an additional service to their primary business. The primary focus of Gameday Cutz Inc. is a barber shop offering haircuts, shaves, beard trims and selling men's grooming products. The total person capacity/occupant load would be 10 occupants (6 patrons and 4 employees). The intent is for clients to be able to have a drink while waiting for to get their haircut. There will be no entertainment other than big screen TV's and only popcorn, pretzels, chips, nuts and a variety of chocolates and sweets will be available for consumption. If their application to the LCLB for a Liquor Primary Licence is approved, liquor service would be in effect from 9:00 am to 9:00 pm, Monday to Friday; 9:00 am to 6:00 pm on Saturday and 10:00 am to 5:00 pm on Sunday.

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 Maple Ridge 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, 625 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 625 letters sent to surrounding property owners and occupants, there was one (1) resident response received, opposing the proposed amendment.

The City also posted a Public Notice in the local newspaper running in two separate editions; April 27 and May 18, 2018.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have advised that they do have concerns with this application. They note that based on an environmental scan of the area and with the calls they get to attend Valley Fair Mall at this point, they would anticipate potential additional issues should a barber shop located outside the Save On Foods have a primary liquor license.

Gameday Cutz Inc. is located inside Valley Fair Mall where there is adequate parking to satisfy and meet municipal parking requirements for this proposed change.

The three closest liquor primary licensed premises to the subject property are:

- Chances Maple Ridge – 22710 Lougheed Highway
- Rev's Bowling – 22730 119 Avenue
- Witchcraft Beer Market and Bistro – 22648 Dewdney Trunk Road

b) 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.

c) 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.

d) Interdepartmental Implications:

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public as well as the local RCMP detachment.

CONCLUSIONS:

Gameday Cutz Inc. has applied to the Liquor Control and Licensing Branch for a Liquor Primary Licence to serve liquor as an additional service to their primary business. The City of Maple Ridge has conformed to the Liquor Control and Licensing Branch requirements in processing the application. Council could choose to approve this application with or without conditions or choose not to support this application altogether.

“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

RECEIVED

NOV 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:

BARBERSHOP

Part 2: Applicant

Applicant Name:

JOE ALVES / GAMEDAY CUTZ INC

Business Number:

823949573 R10001

Mailing Address:

If different than location address.

Street

City

Province

Postal Code

Contact Person:

JOE ALVES

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.

Part 3: Contact Person

Name:

RENATA ALVES

Position:

PRESIDENT

Email:

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:

GAMEDAY CUTZ INC

4b. Physical Address:

600-22709 Lougheed Hwy Maple Ridge, BC V2X 2V5

Street

City

Postal Code

Phone:

Business Email:

GDC-PRES@G-MAIL.COM

4c. Parcel Identifier (PID):

4d. Local Government/First Nation:

4e. Local Police:

4f. Is this location zoned for liquor service? ☐ No ☒ Yes4g. If the LP licence is issued, would you like mail sent to the establishment? ☒ No ☐ Yes4h. Will this establishment overlap a food primary licence (aka dual licence)? ☒ No ☐ Yes4i. 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	1090	Ø	
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	10AM	9AM	9AM	9AM	9AM	9AM	9AM
Close	5PM	9PM	9PM	9PM	9PM	9PM	6PM

Part 6: Declaration of Signing Authority

My signature, as Applicant, indicates, with respect to the establishment:

- I am the owner of the business to be carried on at the establishment or the portion of the establishment to be licensed.
- I am the owner or lessee of the establishment or portion of the establishment to be licensed. If I have an option/offer to lease the establishment, or portion of the establishment to be licensed, prior to a licence being issued, I will obtain a completed lease that will not expire for a minimum of 12 months after the date the licence is issued.
- I understand that the general manager has the right to request the following documentation supporting valid interest at any time and I agree to provide the requested documentation in a timely manner upon request.
- I understand that loss of valid interest at any time while holding a licence is reason for the general manager to consider cancelling the licence.
- I understand that I must advise the branch immediately if at any time the potential exists to lose valid interest either during the licensing process or once a licence has been issued.
- I understand that the name(s) on documentation demonstrating valid interest must be identical to the applicant name(s).
- As the licensee, I will be accountable for the overall operation, for all activities within the establishment and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- For licensees with a catering endorsement: I will be accountable for the overall operation, for all activities at catered events and will not allow another person to use the licence without having first obtained a written approval from the general manager.
- I understand that a licence can only be renewed if I am the owner of the business carried on at the licensed establishment and I am the owner or lessee of the licensed portion of the establishment.

This form should be signed by an appropriate individual who has 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. See page 5 of the Guide for a list of accepted signing authorities.

Note: An agent, lawyer, licensee representative or third party operator may not sign the declaration on behalf of the applicant.

Signature: _____

Authorized signatory of the applicant

Name: _____

(last / first / middle)

Position: _____

(if not an individual)

Date: _____

(Day/Month/Year)

I understand and acknowledge: All of the information given is true and complete to the best of my knowledge. 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."

Part 7: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☒ Completed Liquor Primary Licence Application (this form).
- ☐ Letter of Intent (see pages 5 & 6 of the guide).
- ☐ Floor Plan (2 copies) preferably with occupant load (see page 6 & 7 of the guide).
- ☐ Site Map that shows the location of your proposed establishment, all features of the property, parking and road access. Identify any other liquor licences and businesses operating at the same site.
- ☐ Applicant documents based on applicant type (see pages 7 & 8 of the guide). Including:
 - ☐ Personal History Summary form (LCLB004).
 - ☐ Copy of Criminal Record Search completed by local RCMP/Police Detachment.
 - ☐ Corporate documents as needed based on applicant type.
- ☐ Proposed Signage (see page 9 of the guide).
- ☐ Golf Courses and Vessels: additional documents listed on pages 9 of the guide.
- ☐ Family Food Service, if applicable (see Appendix I on page 10 of the guide).
- ☐ Patio(s), if applicable (see Appendix II on page 11 of the guide).
- ☐ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application form, letter of intent and floor plan to Local Government/First Nation (Part 8 below).
- ☐ After Part 8 is completed, submit your application package to the Branch (Parts 9 and 10 below).

Part 8: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name):

City of Maple Ridge

Name of official:

Jaci Diachuk

Title/Position:

Admin Assistant

Email:

jdiachuk@mapleridge.ca

Phone:

604-467-7391

Signature of Official:

Jaci Diachuk

Date Received:

Nov. 14/17

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is this establishment located on Treaty First Nation land? ☐ No ☐ Yes

Is a zoning amendment required for the proposed site? ☐ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a new liquor licence is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with a resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed LP application form, letter of intent and floor plan to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 8 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
 - The impact on the community if the application is approved.
 - The views of residents and a description of the method used to gather views.
 - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
-
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
 - If more than 90 days is required, provide a written request for extension to the Branch.
 - If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

Part 9: Submit Application Package

Once signed by local government/First Nation, submit your complete application package to:

Liquor Control and Licensing Branch
Courier: 4th Floor, 3350 Douglas St., Victoria BC V8Z 3L1
Mail: PO Box 9292 Stn Prov Govt Victoria, BC V8W 9J8
E-mail: liquor.licensing@gov.bc.ca

If you have any questions, contact us toll-free at 866-209-2111 and ask to speak to the Senior Licensing Analyst for your geographic area. Or email us at liquor.licensing@gov.bc.ca or visit our website for more information: www.gov.bc.ca/liquorregulationandlicensing

Part 10: Application Fee \$2,200 (non-refundable)

In accordance with Payment Card Industry Standards, the branch is no longer able to accept credit card information via email.

Payment is by (check (☐) one):

- ☒ Cheque, payable to Minister of Finance (if cheque is returned as non-sufficient funds, a \$30 fee will be charged)
- ☐ Money order, payable to Minister of Finance
- ☐ Credit card: ☐ VISA ☐ MasterCard ☐ AMEX
- ☐ I am submitting my application by email and I will call with my credit card information. I will call Victoria Head Office at 250-952-5787 or 1-866-209-2111 and understand that no action can proceed with my application until the application fee is paid in full.
- ☐ I am submitting my application by fax or mail and have given my credit information in the space provided at the bottom of the page.

The information requested on this form is collected by the Liquor Control and Licensing Branch under Section 26 (a) and (c) of the *Freedom of Information and Protection of Privacy Act* and will be used for the purpose of liquor licensing and compliance and enforcement matters in accordance with the *Liquor Control and Licensing Act*. Should you have any questions about the collection, use, or disclosure of personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROQ GVT, Victoria, BC, V8W 9J8 or by phone toll free at 1-866-209-2111.

Credit Card Information (To be submitted by fax or mail only)

Name of cardholder (as it appears on card): _____

Credit card number: _____ Expiry date: _____ / _____
(Month) (Year)

Signature: _____

LETTER OF INTENT

PRIMARY FOCUS OF THE BUSINESS

The business is first and foremost a Barber Shop. Great haircuts, Shaves, Beard trims. In addition we also sell Men's grooming products.

OPERATING HOURS

9 AM TO 9 PM Monday thru Friday.

9 am to 6 pm Saturdays

10 am to 5 pm Sundays

At no time will the primary focus of the business be anything other than the above.

ENTERTAINMENT/FOOD

There will not be any entertainment provided at the shop other than big screen TV'S. FOOD, will be only popcorn, pretzels, chips, nuts and a variety of chocolates and sweets.

COMPOSITION OF NEIGHBORHOOD

We are located in a strip mall that has a few liquor licences establishments. The Neighborhood surrounding consists of residential, commercial and Industrial.

POTENTIAL NOISE OR OTHER DISTURBANCES

There are not any of these.

We are a Barbershop and only want to be able to provide liquor for our customer as the wait for their haircut.

We are not having customers only come in for a drink or two.

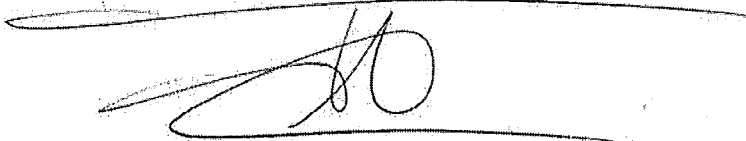
Our goal is simply to provide an exceptional customer experience.

And provide Maple Ridge with a new destination spot that will bring customers from not only Maple Ridge but also for the surrounding area.

Thank you for your consideration.

Joe Alves
President

GAMEDAY CUTZ INC.





CITY OF MAPLE RIDGE

Business Licensing, Permits, and Bylaws - Phone: 467-7311, Fax: 467-7461

24 HOUR INSPECTION LINE - 604-467-7380

(3:00 pm is the cut-off time for next day inspections)

Permit Number: 2017-128941-000-00-BG

Building Permit/Commercial/Occupant Load Calculation

Construction Location: 22709 LOUGHEED HWY Unit: 600
22709 LOUGHEED HWY Unit 600

Owner Name: GAMEDAY CUTZ INC *JOE ALVES* Phone: /

Property Roll: 3194537010 Legal Description: Lot: 1 Plan: LMP46901

Zone: C-3

Occupant load.
Total 10 people
6 patrons
4 employee
For Liquor Control - Liquor Primary Application

Details:

Description	Value	Description	Value
Number of stories	1	Proposed Seating Capacity	10
Will Any Plumbing Work be Done?	Yes	Sanitary or Septic	Sanitary
BC Building Code Year	2012	Is Use Permitted?	Yes
Occupier/Tenant	gameday cutz		

Name of Owner or Agent (Please Print)

Date

Signature of Owner or Agent

Issued By

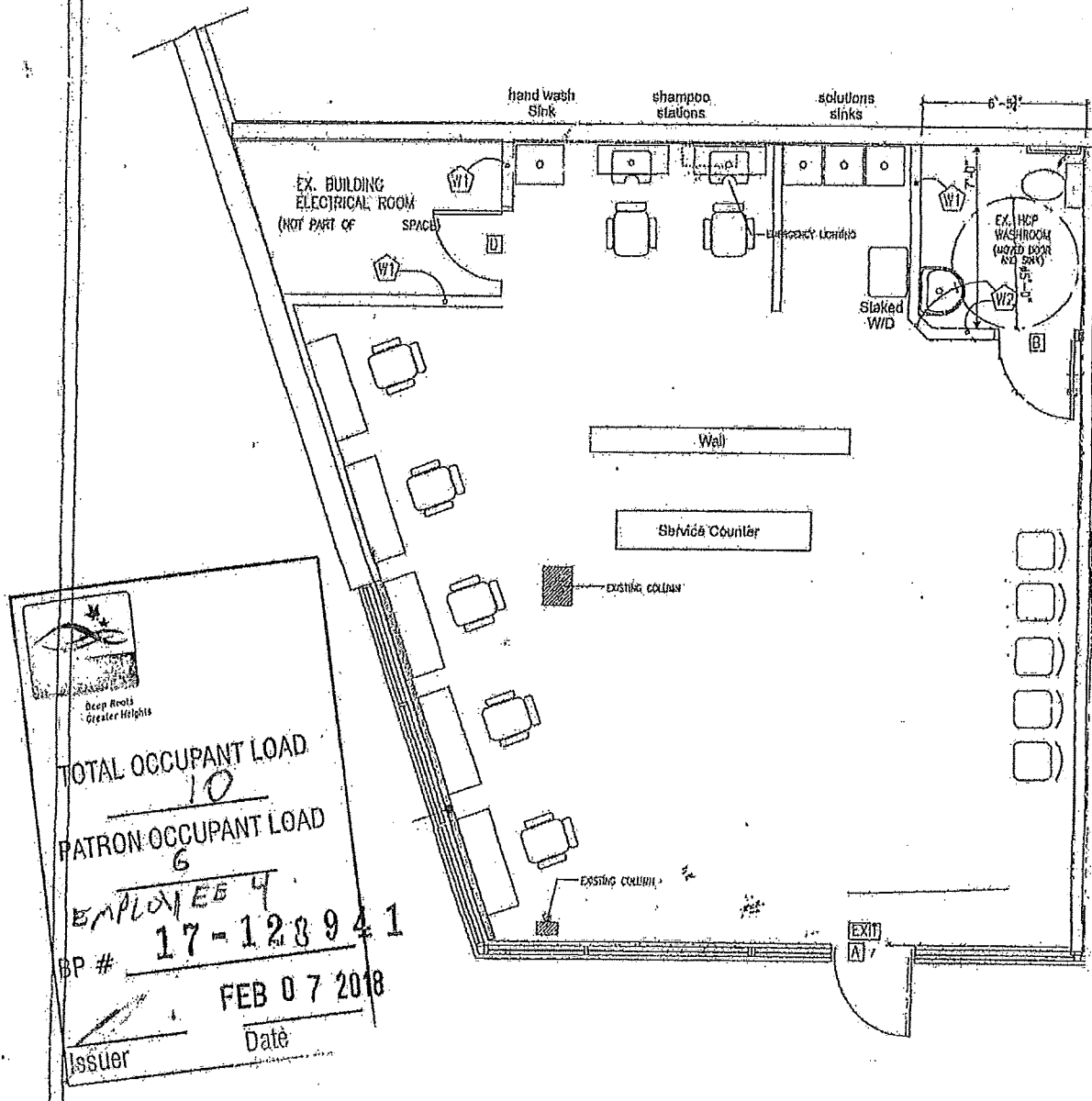
Issue Date: Feb 07, 2018

Expiry Date: Feb 07, 2020

If the permit applied for is granted, I agree to conform to all requirements of the Maple Ridge Building Bylaw and the B.C. Building Code and Statutes in force in the City of Maple Ridge and to indemnify and release the City from all claims, liabilities, judgements, costs and expenses of whatsoever kind which may accrue against the City of Maple Ridge, in consequent of and incidental to the granting of this permit, if issued.

600-22709-LH.

APPLICANT'S COPY



Kiliban Designs

5568 Blackburn Road
Chilliwack, B.C. V2R 4P1

email kiliban@shaw.ca (604) 614-7052 www.kilibandesigns.com

Gameday Cutz

Unit Valley Fair Mall

Scale 1/4" = 1'

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 12, 2018
MEETING: Council
SUBJECT: Maple Meadows Brewing Company Ltd. - Brewery Lounge Endorsement.

EXECUTIVE SUMMARY:

The Liquor Control and Licensing Branch (LCLB) have received an application from Maple Meadows Brewing Company Ltd. located at 22775 Dewdney Trunk Road for a manufacturer brewery lounge endorsement (Appendix I).

The applicant has applied for brewery lounge endorsement as an amendment to their manufacturing license. The lounge endorsement, if approved, would allow alcohol consumption from 9:00 am to 11:00 pm Sunday to Saturday. Maple Meadows Brewing Company Ltd. is a small brewery with a seating capacity of 10 and they currently offer popcorn, pretzels, chips and other small snacks. If the lounge endorsement licence is approved, they will also provide baked goods made by the Hansel and Gretel bakery and pizza from Papa John's Pizza both of these business are located next door to the microbrewery. They also intend to offer bottled water and soft drinks.

One of the considerations utilized by the LCLB in reviewing an application for an amendment to a liquor primary license 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.

RECOMMENDATION(S):

That the application for a brewery lounge endorsement, as an amendment to their manufacturing license, by Maple Meadows Brewing Company Ltd. located at 22775 Dewdney Trunk Road Maple Ridge be supported and further 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 March 26, 2018, the owner of Maple Meadows Brewing Company Ltd. through the Liquor Control and Licensing Branch (LCLB) submitted an application for a brewery lounge endorsement to their manufacturing brewery licence.

The lounge endorsement, if approved, would allow alcohol consumption from 9:00 am to 11:00 pm Sunday to Saturday. Maple Meadows Brewing Company Ltd. is a small brewery with a seating capacity of 10 and they currently offer popcorn, pretzels, chips and other small snacks. If the lounge endorsement licence is approved, they will also provide baked goods

made by the Hansel and Gretel bakery and pizza from Papa John's Pizza both of these business are located next door to the microbrewery. They also intend to offer bottled water and soft drinks.

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 licensed Brewery license at this particular location. 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, 442 notices 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. In total staff received 6 responses to the public notice, all in favour of this application. 5 responses from residents within the 200 meter mail out area, and 1 response from a Mission area resident who works in Maple Ridge.

The City also posted a Public Notice in the local newspaper running in two separate editions; April 27 and May 18, 2018.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have confirmed they do not have any concerns with this application.

The three closest liquor primary licensed premises to the subject property are:

- Witchcraft Pub – 22648 Dewdney Trunk Road
- Ridge Brewing – #2 – 22826 Dewdney Trunk Road
- Chances Maple Ridge – 22710 Lougheed Highway

b) Desired Outcome(s):

That Council support the application from Maple Meadows Brewing Company Ltd. for a brewery lounge endorsement as requested.

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 Bylaw & Licensing Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

f) Alternatives:

To approve the application and provide conditions to the approval in the form or recommendations to forward to the LCLB.

CONCLUSIONS:

That Council pass the necessary resolution supporting the application from Maple Meadows Brewing Company Ltd. as submitted based upon the staff findings set out in this report.

“Original signed by R. MacNair”

***Prepared by:* R. MacNair**
Manager of 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

RM/jd

Attachments:

Appendix I – Application Summary



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: 1 866 209-2111 Fax: 250-952-7066

LOUNGE AND SPECIAL EVENT AREA APPLICATION

Liquor Control and Licensing Form LCLB049A

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

☒ Lounge Endorsement ☐ Special Event Area Endorsement

office use only

Job No:

Note: Do not apply for special event area if it will occupy same footprint as the lounge.

Are you submitting an application for a manufacturing licence with this application? ☒ No ☐ Yes

Are you submitting an application to transfer the location of the manufacturing facility with this application? ☒ No ☐ Yes

Part 2: Applicant

Manufacturer Licence Number (if licensed): 306329

Applicant/Licensee Name: Carlo Baroccio

Mailing Address:

22775 Dewdney Trunk Road

Street

Maple Ridge

City

BC

Province

V2X 3K4

Postal Code

Phone number:

E-mail address:

Note: An authorized signing authority of a licensee can appoint a representative to interact with the branch on their behalf by completing form LCLB101 Add, Change or Remove Licensee Representative

Part 3: Application Contact Person

Name: Brian Hughes

Phone number:

Position: Manager

E-mail address:

Note: The applicant authorizes the person above to be the primary contact for the duration of the application process only.

Part 4: Establishment

Establishment Name: Maple Meadows Brewing Company LTD

Manufacturer Address:

22775 Dewdney Trunk Road

Street

Maple Ridge

City

BC

Province

V2X 3K4

Postal Code

4a. Parcel Identifier (PID): 800-005-988

4b. Local Government/First Nation: Maple Ridge

Local Police: Ridge Meadows RCMP

4c. Is this location zoned for liquor service? ☐ No ☒ Yes

4d. Is this manufacturing site part of the Agricultural Land Reserve (ALR)? ☒ No ☐ Yes

4e. If the proposed site is on ALR land, have you reviewed the ALR policies regarding a lounge and/or special event area? ☐ No ☐ Yes

Part 5: Lounge Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site map.

5a. Proposed Service Areas:

Complete the following based on your establishment floor plan and occupant load (see page 5 of guide):

Area No.	Floor Level (e.g. Basement, Main, 2nd)	Indoor	Patio	Occupant Load
1.	MAIN	✓	N/A	9 plus 1 staff
2.				
3.				
4.				
5.				
Total Occupant Load (of all licensed areas):				

5b. Hours of Liquor Service:

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Open	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM	9:00 AM
Close	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM	11:00 PM

Part 6: Special Event Area Proposal

This section requires several supporting documents to be submitted with your application. Please see the checklist on page 3 below for more information regarding letter of intent, floor plan and site plan.

6a. Proposed Service Areas:

Complete the following chart based on your establishment floor plan. Occupant load is required for indoor and patio areas (see page 5 of guide). If you want an outdoor area that is not a patio see 6b:

Area No.	Floor Level (e.g. Main, Mezzanine)	Indoor	Patio	Occupant Load
1.				
2.				
3.				
4.				
Total Occupant Load (of all licensed areas):				

6b. Complete the following chart if you will have an outdoor event area (not a patio). Outdoor areas require a person capacity not occupant load (see page 5 of guide):

Area No.	Outdoor Area Identify by location or name	Capacity
1.		
2.		
3.		
4.		
Total Person Capacity for all Outdoor Areas:		

6c. Hours of Liquor Service

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Open							
Closed							

Part 7: 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 licensee or authorized signatory of the licensee, I understand and affirm that all of the information provided is true and complete.

Signature: _____
Authorized signatory of the licensee

Name: CARLO BAROCCIO
(last / first / middle)

Position: MANAGER
(if not an individual)

Date: 05/03/2018
(Day/Month/Year)

Note: An agent, lawyer or third party operator may not sign the declaration on behalf of the licensee.

This form should be signed by an individual with the authority to bind the applicant. The Branch relies on the licensee to ensure that the individual who signs this form is authorized to do so. Typically, an appropriate individual will be as follows:

- If the licensee is an individual or sole proprietor, the individual himself/herself
- If the licensee is a corporation, a duly authorized signatory who will usually be an officer or, in some cases, a director
- If the licensee is a general partnership, one of the partners
- If the licensee is a limited partnership, the general partner of the partnership
- If the licensee is a society, then a director or a senior manager (as defined in the *Societies Act*)

If an authorized signatory has completed the *Add, Change or Remove Licensee Representative* form (LCLB101) and they have specifically permitted a licensee representative to sign this form on the licensee's behalf, the branch will accept the licensee representative's signature.

Part 8: Checklist

Your application package must include the following documents. An incomplete application will delay the licensing process.

- ☒ Completed Lounge & Special Event Area Application (this form).
- ☒ Letter of Intent for each type of endorsement (page 5 of the guide).
- ☒ Lounge Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Special Event Area Floor Plan (2 copies) preferably with occupant load (page 5 & 6 of the guide).
- ☐ Site plan for any outdoor endorsement area (see page 6 of guide).
- ☐ Patio(s) (see Appendix I on page 8 of the guide).
- ☐ Any additional information (labelled per question number on application form) if there is not sufficient space to answer a question on the application form.
- ☐ Take your application package to Local Government/First Nation (Part 9 below). Note: This step is not required if you are applying for this endorsement(s) on a second manufacturing licence located at the same site (see # 3 on page 2 of guide).
- ☐ After Part 9 is completed, submit your application package to the Branch (Parts 10 and 11 below).

Part 9: Local Government/First Nation (LG/FN) Confirmation of Receipt of Application

This is to be filled out by your local government/First Nation office prior to submitting this application to the branch.

Local government/First Nation (name): City of Maple Ridge

Name of official: Jaci Diachuk Title/Position: Admin. Program Assistant

Email: jdiachuk@mapleridge.ca Phone: 604-467-7391

Signature of Official: [Signature] Date Received: March 21/18

Check here if the LG/FN will not be providing comment: ☐ Yes, opting out of comment.

Note: The LG/FN cannot provide comment for their own application.

Is the manufacturing site located on Treaty First Nation land? ☒ No ☐ Yes

Instructions for Local Government/First Nation (LG/FN)

This serves as notice that an application for a lounge and/or special event area endorsement is being made within your community. The Branch requests that you consider this application (application form, letter of intent, and floor plan) and provide the Branch with resolution within 90 days of the above received date. Alternatively, LG/FN can delegate staff with the authority to provide comment.

- The applicant will bring their completed application form, patio appendix (if applicable), letter of intent, floor plan and site map (for outdoor areas) to LG/FN.
- If there are any major issues (e.g. zoning), LG/FN may hold off signing the application until the issues are resolved or they have a plan to deal with the issues.
- When LG/FN is comfortable with the application proceeding, LG/FN staff will sign Part 9 of the application form and return it to the applicant. LG/FN will keep a copy of the signed application form and all supporting documents.
- The applicant will submit the signed application package (with all required documents) to the Branch.
- Branch staff will contact LG/FN to confirm receipt of the application and identify the Branch staff responsible for processing the application.
- Branch staff and LG/FN staff will advise each other if there are any concerns with the proposed application.

To provide a resolution or comment:

- Gather public input for the community within the immediate vicinity of the establishment.
- Consider these factors which must be taken into account when providing resolution/comment:
 - The location of the establishment.
 - The person capacity and hours of liquor service of the establishment.

Provide a resolution/comment with comments on:

- The impact of noise on nearby residents.
 - The impact on the community if the application is approved.
 - The view of residents and a description of the method used to gather views.
 - The LG/FN recommendations (including whether or not the application be approved) and the reasons on which they are based.
- Provide any reports that are referenced in, or used to determine, the resolution/comment.
 - If more than 90 days is required, provide a written request for extension to the Branch.
 - If LG/FN opts out, or is the applicant, the Branch will gather public input and contact LG/FN staff for information to assist the Branch in considering the regulatory criteria.

If you have any questions, or the establishment is located on Treaty First Nation land, please call the Branch toll-free at 1-866-209-2111 to speak to the Senior Licensing Analyst.

Maple Meadows Brewing Company LTD

Application for Lounge Endorsement

Maple Meadows Brewing Company (Maple Meadows) has been serving the Community of Maple Ridge since 2014. Since that time, two competing microbreweries have opened for business in the Maple Ridge area – Ridge Brewing and Silver Valley Brewing. Maple Meadows provides quality, locally-brewed beer, and over the last 3 years our company has developed a strong local following. We are involved in the local community, and provide employment opportunities to those living in Maple Ridge.

Our customers are very happy with our product, so it's not surprising that we have had countless requests for onsite beer consumption. Adding a Lounge Endorsement to our existing Manufacturer License would help Maple Meadows satisfy the demands of our existing customers, remain competitive with Silver Valley Brewing which already holds a Lounge Endorsement, optimize our production, create new employment opportunities, and increase community involvement by establishing community days in support of local clubs, charities, and organizations.

A Lounge Endorsement would help Maple Meadows achieve sufficient sales volume to increase our production from the current 50% of capacity to 80% or greater. This increase in production is necessary for us to reduce costs and ensure our business remains viable.

We are passionate about top-quality beer making, and as Maple Ridge has offered our young company such generous support, we would like to increase our involvement in the community. A Lounge Endorsement would ensure better production efficiency and open up employment opportunities for the community of Maple Ridge, including brewers, lounge hosts, drivers, and clerical staff.

Food Service

Maple Meadows is a small brewery with a seating capacity of 10. Our facility is too small to accommodate on-site food preparation. We currently offer popcorn, pretzels, chips, and other simple snacks. If our application for a Lounge Endorsement is approved, we will also add baked goods made by Hansel and Gretel Bakery, and pizza from Papa John's Pizza. Both of these businesses are located next door to our microbrewery, and we have already started negotiations with them to supply our customers with fresh, locally-produced food items. We will also offer bottled water and soft drinks as non-alcoholic options for our customers.

Entertainment

Maple Meadows has no plans to offer entertainment as part of our activities, as there is no space for live entertainment in our lounge.

Neighbourhood

Maple Meadows is located in a strip mall at Dewdney Trunk Road and 228th Street. Our neighbors to the east, south, and west are commercial and light industrial, and residential to the north.

Traffic & Noise

We have never received any complaints from neighbours or other tenants in our complex in our 3 years of operation. Our manufacturing process has minimal noise levels, and with our seating area limited to 10 people, we do not anticipate noise ever being an issue if the lounge endorsement is approved.

Parking

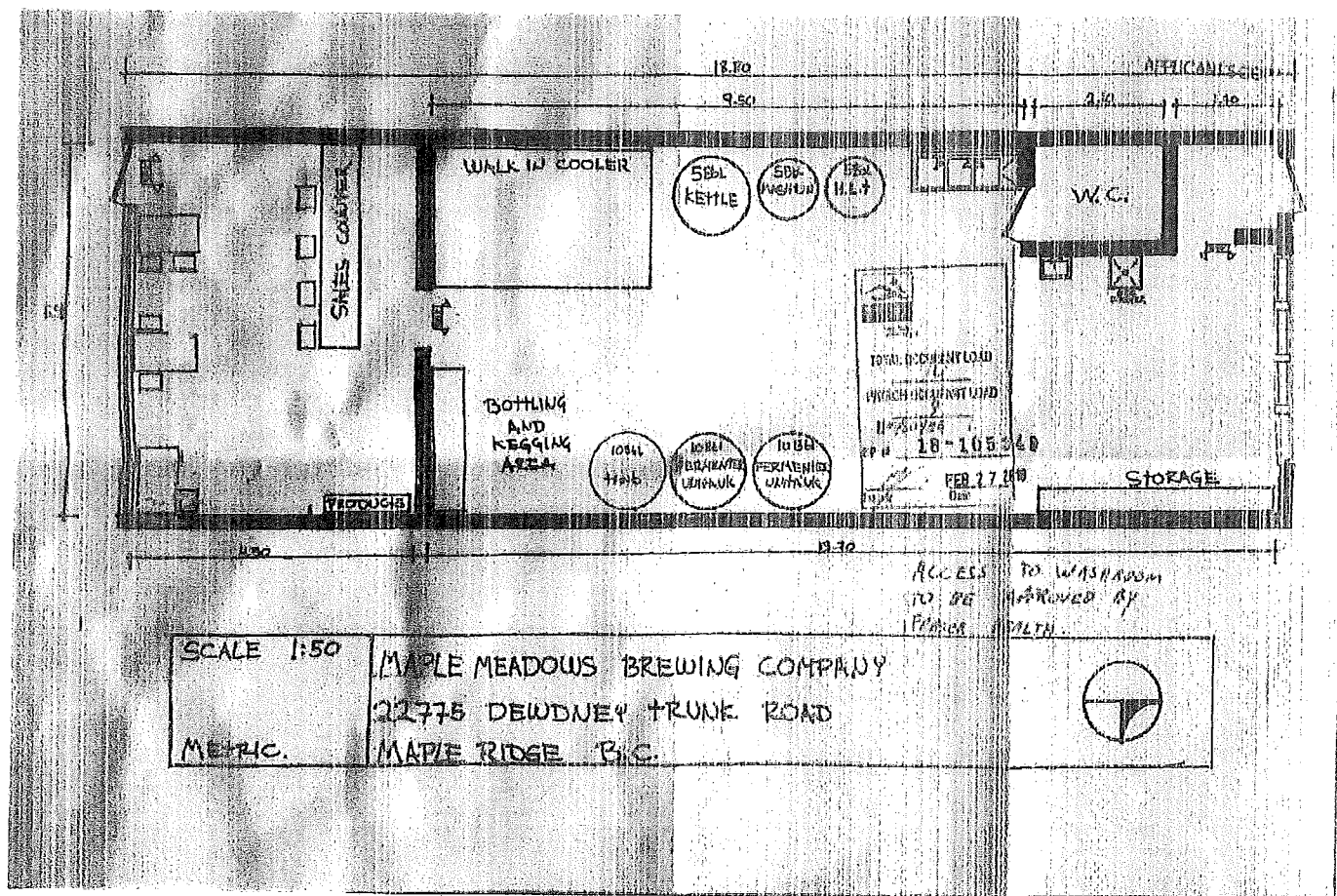
There is sufficient parking at the strip mall to accommodate an increase in customer traffic to Maple Meadows.

Operating Hours

Our existing Manufacturer License allows for liquor service from 9:00 am to 11:00 pm. Ideally, we would like the hours of liquor service of our Lounge License to match the hours of our existing Manufacturer License. We have also researched hours of liquor sales at several nearby establishments; as they end between 10:00 pm and midnight, we feel our 11:00 pm closing time would fit well with the established customer hours in our neighbourhood.

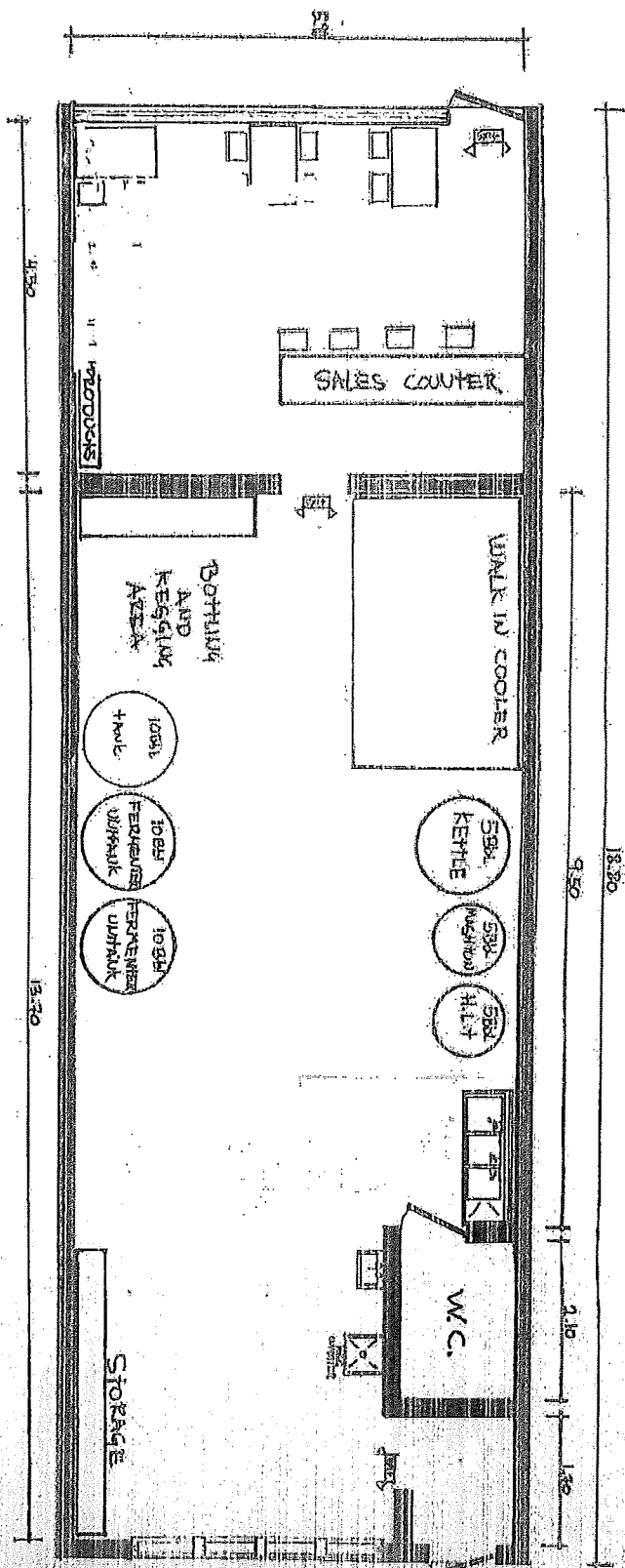
After 3 years in business, the owners of Maple Meadows are sensitive to concerns and issues associated with serving alcohol. Our management and our staff have experience with limiting alcohol sales to avoid the adverse effects of intoxication, and we work in strict compliance with *serving it right*. We have noticed that our brewery tasting room promotes very different drinking habits than that of a liquor primary establishment. Sushi Sama restaurant, which is located in our industrial complex, already holds a liquor license. A Lounge Endorsement would help our brewery to continue providing a positive environment for social gathering, while encouraging local food consumption, socializing, learning about beer production, and sampling and consuming locally-produced craft beer.

We thank you for taking the time to review our application for a Lounge endorsement.



SCALE 1:50
METRIC.

MAPLE MEADOWS BREWING COMPANY
22775 DEWDNEY TRUNK ROAD
MAPLE RIDGE B.C.



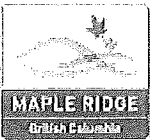
SCALE 1:50

MAPLE MEADOWS BREWING COMPANY

22775 DEWDNEY TRUNK ROAD

METRIC. MAPLE RIDGE B.C.





CITY OF MAPLE RIDGE

Business Licensing, Permits, and Bylaws - Phone: 467-7311, Fax: 467-7461

24 HOUR INSPECTION LINE - 604-467-7380

(3:00 pm is the cut-off time for next day inspections)

Permit Number: 2018-105349-000-00-BG

Building Permit/Commercial/Occupant Load Calculation

Construction Location: 22775 DEWDNEY TRUNK RD
22775 DEWDNEY TRUNK RD

Property Roll: 5285401008

Legal Description: Lot: 327 Plan: NWP52750

Zone: CS-1

Total Occupant load 10
Patron 9
Employee 1

Occupant load is subject to access to the washroom approved by Fraser Health.

Details:

Description	Value	Description	Value
Number of stories	1	Use of Building	BREWERY
Existing Seating Capacity	10	Proposed Seating Capacity	10
Will Any Plumbing Work be Done?	No	Sanitary or Septic	Sanitary
's Use Permitted?	Yes	Total Floor Area (m2)	
BC Building Code Year	2012 Part 9.32 & 9.36	Occupier/Tenant	MAPLE MEADOWS BREWERY

Name of Owner or Agent (Please Print)

Date

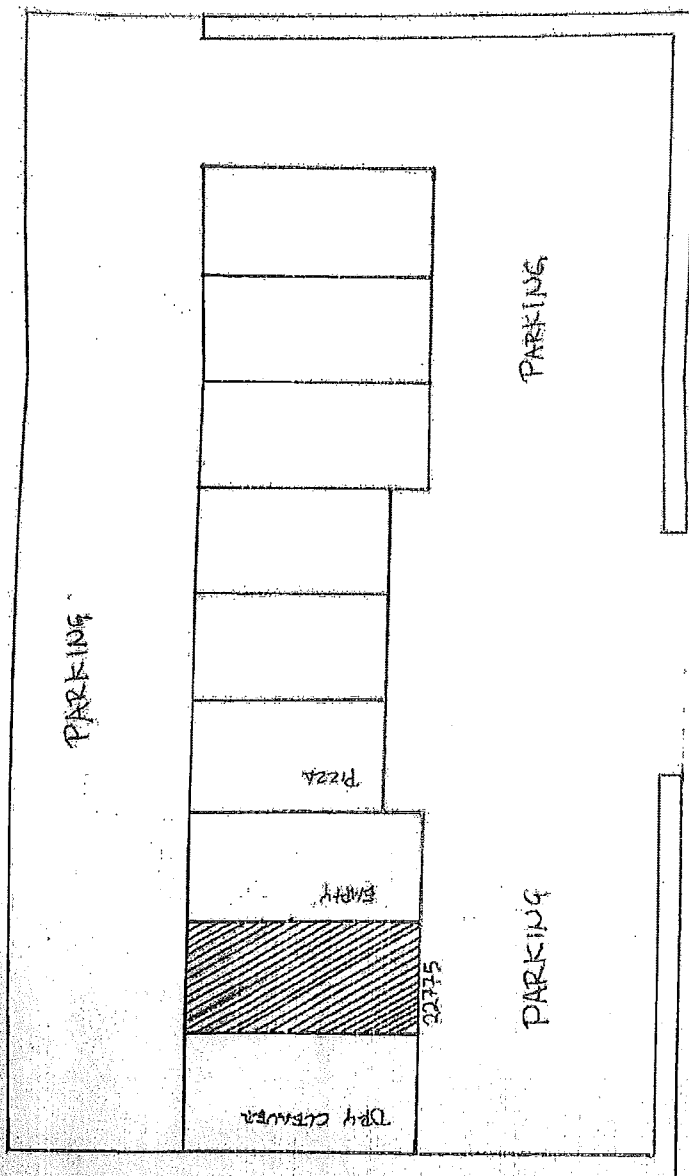
Signature of Owner or Agent

Issued By

Issue Date: Feb 28, 2018

Expiry Date: Feb 28, 2020

If the permit applied for is granted, I agree to conform to all requirements of the Maple Ridge Building Bylaw and the B.C. Building Code and Statutes in force in the City of Maple Ridge and to indemnify and release the City from all claims, liabilities, judgements, costs and expenses of whatsoever kind which may accrue against the City of Maple Ridge, in consequent of and incidental to the granting of this permit, if issued.



DEWDNEY TRUNK RD.

228 st.

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: June 12, 2018
MEETING: Council
SUBJECT: Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7467-2018

EXECUTIVE SUMMARY:

The Bylaw & Licencing Department is transitioning to a new computer program (Tempest) to handle all aspects of business licencing. This program was previously adopted to handle the parking system with great success.

One of the necessary steps was to completely review the Business Licencing and Regulation Bylaw with the aim of streamlining, removing redundancies and making it a clear and consistent document that is user friendly. With this in mind, staff have produced several amendments to the bylaw.

RECOMMENDATION(S):

That Maple Ridge Business Licencing and Regulation Amending Bylaw No.7467-2018 be given first, second and third readings.

DISCUSSION:

a) Background Context:

Staff continually reviews City of Maple Ridge bylaws to ensure that they are current and consistent. The transition to a new computer program has provided staff with the opportunity to do another review. This review has revealed several areas in the Business Licence Bylaw that can be improved providing for greater clarity and consistency.

Several new definitions have been added and some obsolete definitions have been removed. Some of the Sections have been reworded to align with current business practices.

After the detailed review of the Business Licence Bylaw, it was determined that these amendments were necessary to ensure that the document is current and consistent.

CONCLUSIONS:

These amendments along with the new program will provide a high level of customer service.

"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 Business Licencing and Regulation Amending No. 7467-2018

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. 7467-2018.
2. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing from **Part 5 Definitions** the definition of **Body Rub** and **Body Rub Studio**.
3. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding to **Part 5 Definitions**, the following definition: **Massage Therapy** means a medical, therapeutic or cosmetic massage treatment given by a person duly licensed or registered under any statute of the Province of British Columbia governing such activities.
4. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding to **Part 5 Definitions**, the following definition: **Spa Services** means the provision of specific services to a person including but not limited to body painting, esthetics, eyebrow and eyelash services, manicures, pedicures, reflexology, reiki, and massage therapy.
5. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing section 6.3.2 in its entirety and replacing it with: 6.3.2 Notwithstanding section 6.3.1, the **Licence** fee prescribed in Schedule "A" is subject to a late payment fee of \$25 if not paid in full by December 31 in any calendar year.
6. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **16. CONTRACTORS** by changing category op. Irrigation to p. Irrigation and adding category q. Landscaper and furthermore by re-lettering all subsequent categories accordingly.
7. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **22. FINANCIAL AND INSTITUTIONAL SERVICES** by adding the following new category n. Trustee with a Licence Fee of \$110.
8. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by removing from **Schedule A** section **32. PERSONAL SERVICES** categories j., k. and l. and adding a new j. Spa Services and furthermore by re-lettering all subsequent categories accordingly.
9. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **43. SECOND HAND DEALER** under the heading **Licence Fee**, across from letter a., by adding the sentence \$110 for all categories. The Licence Fee under category j. Pawn is to remain the same as it is currently.

10. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended in **Schedule A**, section **43. SECOND HAND DEALER** by removing all wording between category i and j.

11. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by updating the table of contents to reflect the current page numbers.

READ A FIRST TIME this ____ day of _____, 2018.

READ A SECOND TIME this ____ day of _____, 2018.

READ A THIRD TIME this ____ day of _____, 2018.

ADOPTED this ____ day of _____, 2018.

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

DATE: June 12, 2018

FILE NO:

FROM: Chief Administrative Officer

MEETING: Council

SUBJECT: Award of Contract: Municipal Equipment Replacement, Three (3) Single Axle Recycling Trucks

EXECUTIVE SUMMARY:

The City of Maple Ridge is a leader in the Metro Vancouver Region in the provision of recycling services and a strong partnership with the Ridge Meadows Recycling Society is the basis for the City's ability to provide a collection and processing system that results in high quality recyclable products. The ability to provide high quality recycling services is in part a result of having a well maintained vehicle fleet.

The approved Financial Plan includes funding for the replacement of 3 single axle recycling trucks. A public request for proposals for the supply and delivery of the three recycling trucks was issued and closed April 25, 2018. Harbour International Trucks Ltd was the only bidder with 3 options proposed. Following a detailed evaluation of the submissions, it is recommended that the contract to supply the trucks be awarded to Harbour International Trucks Ltd. with Fort Fabrication body.

RECOMMENDATION:

That the contract for the purchase of three (3) single axle recycling trucks be awarded to Harbour International Trucks Ltd. In the amount of \$706,257.00 plus applicable taxes; and further that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The normal life cycle replacement for trucks of this nature is 7 years. An addition 3 years has been extracted from the three trucks that now need replacement. After 10 years of service these trucks are frequently incurring a range of mechanical and safety issues. The approved Financial Plan through the Equipment Replacement Reserve Fund includes the funding for the three replacement trucks.

A Request for Proposals (RFP-OP18-03) for the supply of three single axle recycling trucks was publicly advertised on February 28th, 2018 and closed April 25, 2018. Harbour International Trucks Ltd was the only bidder with 3 options proposed. The results of the detailed evaluations for best value recommends award of a contract for the purchase of three (3) single axle recycling trucks to Harbour International Trucks Ltd.

b) Financial Implications:

The cost of the trucks is within the approved fleet replacement budget. Total purchase price for the units is \$706,257.00 plus applicable taxes.

CONCLUSION:

Following a public request for proposals and analysis of the received submissions, it is recommended that the contract to supply 3 single axle recycling trucks be awarded to Harbour International Trucks Ltd.

“Original signed by Walter Oleschak”

Prepared by: Walter Oleschak
Superintendent Roads and Fleet

“Original signed by Daniela Mikes”

Reviewed by: Daniela Mikes
Manager of Procurement

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson
Chief Financial Officer

“Original signed by James Storey”

Approved by: James Storey
Director of Engineering Operations

“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

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract - Municipal Replacement Combination Tandem Axle Sander
Dump Truck with Underbody Plow

MEETING DATE: June 12, 2018
FILE NO: RFP OP18-40
MEETING: Council

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the replacement of one (1) Tandem Axle Combination Sander Dump Truck. A public request for proposals to supply the tandem axle resulted in one bidder, Harbour International Truck Ltd. who submitted three options. Following a detailed evaluation of the proposals, it is recommended that the contract to supply the tandem axle combination Dump Truck with underbody plow be awarded to Harbour International Trucks Ltd with Drive Products Body. The truck is an essential component of the City's snow response in winter and the operation and maintenance of roads, water, sewer and storm water utilities through the remainder of the year.

RECOMMENDATION(S):

That the contract for the purchase of one (1) combination tandem axle Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd. in the amount of \$233,640.00 plus applicable taxes of approximately \$28,036.80 and furthermore, that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

Request for Proposal (RFP-OP18-40) for the supply of one (1) tandem axle dump truck was publicly advertised on March 28, 2018 and closed April 26, 2018. Harbour International Truck Ltd. were the only bidder with three options submitted and evaluated. The results of the evaluations recommend award of Drive Products dump truck body with a 2019 International HV613 SBA 6X4 Tandem Axle Cab and Chassis to Harbour International Trucks Ltd.

b) Financial Implications:

The cost of the truck is within the approved budget and funded through the Equipment Replacement Reserve Fund. Total purchase price for the unit is \$233,640.00 plus applicable taxes of approximately \$28,036.80.

CONCLUSIONS:

Following a public request for proposals, and analysis of the received submissions, it is recommended that the contract to supply one (1) Tandem Axle Combination Sander Dump Truck with Underbody Plow be awarded to Harbour International Trucks Ltd.

“Original signed by Walter Oleschak”

Prepared by: Walter Oleschak
Superintendent of Roads and Fleet

“Original signed by James Storey”

Approved by: James Storey
Director of Engineering Operations

“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

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Amendment to Council Compensation

MEETING DATE: 12-June-2018
MEETING: Council

EXECUTIVE SUMMARY:

The attached report regarding Council compensation was received by the Audit & Finance Committee at their June 5, 2018 meeting. The Committee endorsed a recommendation to amend Council Remuneration Bylaw No. 7330-2017. Council Remuneration Amending Bylaw No. 7448-2018 is attached for consideration.

RECOMMENDATION:

That on the recommendation of the Audit & Finance Committee Council Remuneration Amending Bylaw No. 7448-2018 be given first, second and third reading

DISCUSSION:

On June 5, 2018 the Audit & Finance Committee discussed a change to the Income Tax Act that will take effect on January 1, 2019 eliminating a provision deeming 1/3 of elected officials compensation to be income tax exempt. The effect of this change will be a reduction in after-tax income for Council members.

The base salary for a councillor is currently set at 40% of the base salary for the Mayor. The Committee endorsed a recommendation to adjust the Mayor's base compensation to offset the reduction in after-tax income and to set the councillors base salary at 40% of that amount. This will result in a one-time adjustment increasing the Mayor's base salary to \$114,250 and the councillors to \$45,700 effective January 1, 2019. After factoring in employer costs, this would require a budget adjustment of \$55,000 in 2019.

As provided for in Council's Remuneration Bylaw, CPI increments are to be applied on June 1 of each year, based on the change in Vancouver CPI for the previous calendar year. On June 1, 2018 a 2.2% increase was applied.

"Original signed by Catherine Nolan"

Prepared by: Catherine Nolan, CPA, CGA
Corporate Controller

"Original signed by Frances King"

Reviewed by: Frances King, MA, CPHR
Director of Human Resources

"Original signed by Trevor Thompson"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

City of Maple Ridge

TO: Audit & Finance Committee **MEETING DATE:** 5-June-2018
FROM: Corporate Controller **MEETING:** Audit & Finance
SUBJECT: Council Compensation

EXECUTIVE SUMMARY:

In 2017, the Federal Government announced that, effective January 1, 2019, the Income Tax Act will be changed to eliminate a provision deeming 1/3 of elected officials' compensation to be income tax exempt. The effect of this change will be a reduction in after-tax income for Council members.

Staff has been monitoring other municipalities to see what trends are emerging to address this. Some municipalities are not taking any action at this time and are leaving the matter for the next Council to address. A few municipalities have opted to do something now and have adjusted compensation levels to mitigate the impact of the reduction in after-tax income. Some municipalities link their council compensation policy to the average of selected communities so changes made by the selected municipalities will impact their compensation.

The tax impact of the change to the Income Tax Act will vary from person to person and there is no single adjustment that will work for everyone. At the end of the day, the methodology that is applied must be transparent and easy to understand and explain.

At the present time, the base compensation for Councillors is set at 40% of the base salary for the Mayor. Staff recommends an adjustment to the Mayor's base compensation to offset the reduction in after-tax income. Councillors' compensation would be set at 40% of the adjusted amount of the Mayor's salary. This would be a one-time adjustment and, procedurally, an amendment to the Council Remuneration Bylaw with the following changes:

- Increase the base salary for the Mayor to \$114,250 effective January 1, 2019
- Increase the base salary for the Councillors to \$45,700 effective January 1, 2019

After factoring in employer costs, this would require a budget adjustment of \$55,000 in 2019.

As provided for in Council Remuneration Bylaw No. 7330-2017, CPI increments are to be applied on June 1 of each year, based on the change in Vancouver CPI for the previous calendar year. On June 1 of this year, an increase of 2.2% was applied.

RECOMMENDATION:

That Council Remuneration Bylaw No. 7330-2017 be amended, as outlined in the staff report dated June 5, 2018 and brought forward for Council consideration.

DISCUSSION:

In 2017, the Federal Government announced that, effective January 1, 2019, the Income Tax Act would be changed to eliminate a provision deeming 1/3 of elected officials' compensation to be a non-accountable allowance. The effect of this change will be to bring the full amount of Council's compensation into income, resulting in a reduction to after-tax income.

The pending change was last discussed at the March 6, 2018 Audit Committee meeting where it was noted that the impact of the change will vary between Council members and there is no single adjustment that will work for everyone. It is important that the methodology that is applied to any adjustment be transparent and easy to understand and explain.

This report provides information on trends that are emerging in other communities and a recommended approach for a one-time adjustment to compensation levels on January 1, 2019.

What Others Are Doing:

Staff has been monitoring other municipalities to see what trends are emerging to address this change to the Income Tax Act. Some municipalities are not taking any action at this time and are leaving the matter for the next Council to address. A few municipalities have opted to do something now and have adjusted compensation levels to mitigate the impact of the reduction in after-tax income. Some municipalities link their council compensation policy to the average of selected communities, so changes made by the selected municipalities will impact their compensation.

Adjustment to Compensation

At the present time, the base salary for Councillors is set at 40% of the base salary for the Mayor. Staff recommends that the Mayor's compensation be adjusted to offset the reduction in after-tax income and that the Councillors' base salaries be set at 40% of the adjusted Mayor's salary. This would be a one-time adjustment. Any adjustments in future years would follow existing bylaw provisions.

This methodology would see an increase of approximately 20% to the base salary for the Mayor's position, bringing it to \$114,250. The Councillors' base salary would be set at 40% of this, \$45,700. Following Council's Compensation Bylaw, the Acting Mayor provision will continue to be set at 20% of the Mayor's base salary, \$22,850.

After factoring in employer costs, this would require a one-time budget adjustment of \$55,000 in 2019.

As provided for in Council Remuneration Bylaw No. 7330-2017, CPI increments are to be applied on June 1 of each year, based on the change in Vancouver CPI for the previous calendar year. On June 1 of this year, an increase of 2.2% was applied.

CONCLUSIONS:

The impact of the change to the Income Tax Act will vary between Council members and there is no single adjustment that will work for everyone. The approach outlined herein is relatively easy to understand and explain and should be implemented to help offset the reduction in after-tax income.

“Original signed by Catherine Nolan”

Prepared by: Catherine Nolan, CPA, CGA
Corporate Controller

“Original signed by Frances King”

Reviewed by: Frances King, MA, CPHR
Director of Human Resources

“Original signed by Trevor Thompson”

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

“Original signed by Paul Gill”

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

CITY OF MAPLE RIDGE

BYLAW NO. 7448-2018

A bylaw to amend Council Remuneration Bylaw No. 7330-2017

WHEREAS the Council of the City of Maple Ridge deems it expedient to amend the Maple Ridge Council Remuneration Bylaw No.7330-2017.

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

1. This Bylaw may be cited as Maple Ridge Council Remuneration Amending Bylaw No. 7448-2018.
2. Maple Ridge Council Remuneration Bylaw No. 7330-2017 is amended by inserting the following as paragraph 6:

“On January 1, 2019, the Mayor’s annual remuneration will be increased to a base salary of \$114,250 plus a car allowance of \$7,125. The base salary must be adjusted annually thereafter in accordance with section 5 of this Bylaw”, and

3. Inserting the following as paragraph 7 and that subsequent sections be re-numbered as paragraphs 8 and 9:

“On January 1, 2019, Councillors’ annual remuneration will be increased to a base salary of \$45,700 plus a car allowance of \$2,423. The base salary must be adjusted annually thereafter in accordance with section 5 of this Bylaw.”

READ a first time on the day of , 2018.

READ a second time on the day of , 2018.

READ a third time on the day of , 2018.

ADOPTED on the day of 2018.

PRESIDING MEMBER

CORPORATE OFFICER

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract - Blaney Hamlet Neighbourhood Park Construction

MEETING DATE: June 12, 2018
DOC NO: 1950858
MEETING: Council

EXECUTIVE SUMMARY:

The Blaney Hamlet Neighbourhood Park site, 1.47 hectares in size, is intended to form the visual, physical and social focus of the neighbourhood. The park development is in the City's approved 2018 Financial Plan and neighbourhood consultation was initiated in May 2017 with the intent to develop the park in 2018. A design concept was developed through feedback from the neighbourhood consultation process and provides for a variety of play opportunities including a small water play feature, picnicking, sports court, trails and an open grass area to enjoy informal sports. The design concept has received a high degree of support from the residents.

After detailed design was completed along with the Class 'A' estimate which confirmed that the planned components could be achieved within budget, an Invitation to Tender was issued for park construction and four submissions were received in response. However, the construction pricing received exceeds the project funding and the total project budget would need to be increased by \$49,957 to cover the remaining costs. Staff has reviewed the tender and recommend that the contract be awarded to the lowest compliant bid, received from Wilco Civil Ltd., as best value for the City. Council approval to increase the project budget and award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract ITT-PL18-23: Blaney Hamlet Park Construction be awarded to Wilco Civil Inc. in the amount of \$376,642 plus taxes; and

That the budget shortfall of \$49,957 be made up proportionally from the Park Development Cost Charge fund and the General Revenue fund; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The design process included consultation with the neighbourhood to determine the preferred park amenities and an open house was held at the Maple Ridge Library in May 2017, advertised through neighbourhood mail outs, social media, park development signage and on the City's Blaney Hamlet Park development webpage. After the open house, the presentation materials were posted on the park development webpage, providing an

opportunity for residents to review the material at their leisure. Approximately 30 people attended the open house with a total of 90 comment sheets submitted at the event as well as online submissions received for an additional three weeks. What we heard was that respondents' top amenities were playground and play components, sports court for hockey and basketball, pathways and trails, a small water play area and an informal grass field. Respondents also highly valued the natural features of the park site. A design concept was developed from this and then shared on the Blaney Hamlet Park development webpage. Feedback received indicated a high level of support.

Subsequently, the detailed design was completed and a 'Class A' cost estimate was prepared by the design Consultant which indicated that the park construction costs were expected to be within the project budget. The proposed work includes the top amenities of playground, sports court, trails, small water play area and an informal grass field. Optional price items were included within the tender to provide the ability to select additional elements for inclusion should the pricing submitted be favourable. Based on the Class 'A' estimate provided, the project was tendered.

Project Funding Breakdown:

Design, Geotechnical, Survey:	\$ 33,315
Construction Budget:	<u>\$326,685</u>
Total Approved Funding:	\$360,000

Tender Evaluation

The Invitation to Tender for the park construction works was issued through BC Bid on March 14, 2018 and closed on April 10, 2018. Four tenders were received including Basic Work and optional extras, and staff reviewed for compliance. The bid results are listed below from lowest to highest:

	Basic Work	Total Tender Price (incl. optional extras)
• Wilco Civil Inc.	\$376,642.00	\$470,712.00
• Canadian Landscape and Civil Services		\$471,247.24
• TGK Irrigation		\$485,214.37
• Cedar Crest Lands BC Ltd.		\$648,572.00

The Tender submitted by Wilco Civil Inc. included a price for Basic Work in the amount of \$376,642.00, which is the lowest price for Basic Work submitted by any of the Tenderers. This pricing exceeds the approved project funding of \$360,000 by \$49,957 when the overall project costs for survey, geotechnical and design work are included. Staff recommends that Council increase the construction budget by \$49,957 to provide for the basic contract without optional extras.

Wilco Civil Inc. is experienced in park construction with recent projects satisfactorily completed in Vancouver, Coquitlam and New Westminster. Wilco has tendered the lowest price and is considered the best value.

b) Desired Outcome:

The desired outcome is to provide a neighbourhood park in Blaney Hamlet that includes the amenities desired by local residents, with park development commencing in June 2018 and completion targeted for September 2018.

c) Strategic Alignment:

The 2010 Parks, Recreation and Culture Master Plan contains a strategic objective to design parks that are safe and provide opportunities for a wide variety of activities, age groups, and ability levels, keeping current with trends.

d) Citizen/Customer Implications:

This project will enhance the City's inventory of public amenities available to all citizens, and Blaney Hamlet residents in particular will benefit from having neighbourhood outdoor recreation and social opportunities within an easy walking distance.

e) Interdepartmental Implications:

Both the Engineering department and the Environmental division were consulted during the detailed design process to ensure site servicing is to City standards and environmental concerns are addressed.

f) Business Plan/Financial Implications:

Development of Blaney Hamlet Park is consistent with the Parks & Facilities Business Plan. Funding in the amount of \$360,000 is contained within the 2018 Adopted Financial Plan for this park development and consists of \$305,000 from Development Cost Charges and \$55,000 from General Revenue.

The construction pricing came in higher than the Class 'A' estimate received from the design Consultant. Optional extra priced items have been removed to reduce the overall cost while still delivering most of the park amenities desired by hamlet residents.

Staff recommends increasing the project funding by \$49,957 for a total of \$409,957 to include construction costs of \$376,642 and soft costs of \$33,315 which includes geotechnical, survey and design work, funded from Development Cost Charges.

g) Alternatives:

The tender could be collapsed and the park redesigned to reduce overall construction costs to fit within the existing project funding. This is not recommended as there would be costs associated with the redesign, desired amenities may need to be reduced or eliminated, and construction scheduling would be significantly delayed into 2019.

CONCLUSIONS:

The planned development of Blaney Hamlet Neighbourhood Park will provide area residents with desired outdoor recreation and social opportunities within an easy walking distance. Through the neighbourhood consultation process, residents identified their desired park amenities and highly supported the design created from this input. The total project budget would need to be increased by \$49,957 to cover the remaining costs. Council approval to increase the project budget and award the contract is required to enable the park to be developed this summer.

“Original signed by Valoree Richmond”

Prepared by: Valoree Richmond, MBCSLA
Manager of Parks Planning and Operations

“Original signed by David Boag”

Reviewed by: David Boag, Director of Parks and Facilities

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Chief Financial Officer

“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) Neighbourhood Feedback Infogram
- (2) Blaney Hamlet Neighbourhood Park: Detailed Design Drawing

WHAT WE HEARD ABOUT BLANEY HAMLET PARK

Parks, Recreation & Culture staff held a public open house in May 2017 to gather neighbourhood input into the new Blaney Hamlet Park. Below you will see the results of neighbourhood consultation and how your suggestions influenced the concept plan for the park.



Keep the
natural
setting.

The natural features of the park was important to many respondents.

TOP 5 AMENITIES REQUESTED BY YOU:

1

Playground & Play Components

**2**Picnic
Tables**3**Sport Court
(Hockey or Basketball)**4**

Trails

5Informal
Grass Field

THE NEW BLANEY HAMLET PARK

Here is a sneak peek at features of the new Blaney Hamlet Park! See www.mapleridge.ca/1441 for the full concept plan.

**NATURAL SETTING | SENSORY PLAY AREA | JUNIOR ZIPLINE | TRAILS
PLAYGROUND | SPORTS COURT | INFORMAL PLAY FIELD | PICNIC TABLES**



TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Age-friendly Initiative Community Implementation Plan

MEETING DATE: June 12, 2018
DOC NO: 1926462
MEETING: Council

EXECUTIVE SUMMARY:

On December 12, 2017, Council approved that the Maple Ridge Pitt Meadows Katzie Age-friendly Initiative sub-committee (“the subcommittee”) be endorsed as a sub-committee of the Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI). Since this time, the AFI sub-committee has worked with community partners to develop an Age-friendly Initiative Community Implementation Plan (Attachment 1) for Council’s consideration.

The Plan includes recommendations from the 2016 Age-friendly Community Action Plan. It also reflects key features of an age-friendly community as defined by the World Health Organization, and ensures citizens are supported to age in place. Key partners in the development of the Plan include the Maple Ridge Pitt Meadows Katzie Seniors Network (SN) and its affiliated members, Maple Ridge/Pitt Meadows Community Services and Ridge Meadows Seniors Society. With Council’s endorsement, the subcommittee would proceed with carrying out the Plan for the benefit of our aging community.

RECOMMENDATION:

That the Age-friendly Community Implementation Plan as presented in the June 12, 2018 report titled “Age-friendly Initiative Community Implementation Plan” be endorsed.

DISCUSSION:

a) Background Context:

The City has been involved in age-friendly planning since 2008 when extensive consultation began as part of the Age-friendly Communities Initiative to support residents aging in place. Several community organizations and agencies have collaborated with the City on this initiative including MACAI, the Maple Ridge Pitt Meadows Katzie Seniors Network and a variety of local, provincial and federal service providers.

Over the past several months, the AFI sub-committee has met regularly with these stakeholders to develop an implementation strategy of the Age-friendly Community Action Plan. The Plan includes timelines and funding sources in addition to prioritizing the recommendations based on the following terms:

- Short Term (1-2 years);
- Medium Term (3-6 years);
- Long Term (7-10 years);
- In Progress;
- Ongoing (actions considered essential); and
- Complete.

While some of the actions are considered short or medium term, they may take some time to implement as they are dependent on available funding. Furthermore, while the City has influence over many aspects that affect our senior population, certain issues fall outside of local government jurisdiction and will rely on support, funding, or guidance from senior levels of government, other agencies and local community organizations. Implementation of the Plan overall will require continued communication, collaboration and action by many partners through the ongoing work of the Age-friendly sub-committee and will be woven into the City's business planning cycle where appropriate.

b) Desired Outcome:

The desired outcome is to ensure proper resources and supports are in place for our aging population to engage fully in community life.

c) Strategic Alignment:

The Plan aligns with the Age-friendly Community Action Plan, endorsed by Council in 2016, and with MACAI's mandate to advise the City of Maple Ridge, community agencies and the general public on accessibility and inclusiveness.

d) Citizen/Customer Implications:

The Plan provides staff and partners with a road map to achieve the healthy development of the City's senior population and support older adults to age in place.

e) Business Plan/Financial Implications:

While most actions and goals of the Plan can be achieved through existing funding envelopes, others will require additional resources. Any financial implications related to the Plan will be brought forward for Council's consideration as part of future business planning processes.

CONCLUSIONS:

The Age-friendly Initiative (AFI) Community Implementation Plan is the result of a coordinated effort between the City of Maple Ridge, MACAI, the SN and other key partners and stakeholders to ensure that the goals identified in the Age-friendly Community Action Plan are completed in a timely and collaborative manner. The Plan ensures that the proper resources and supports are in place for our aging population to feel and be supported to engage fully in community life.

“Original signed by Petra Frederick”

Prepared by: Petra Frederick, Recreation Coordinator, Community Services

“Original signed by Tony Cotroneo”

Reviewed by: Tony Cotroneo, Manager of Community Services

“Original signed by Danielle Pope”

Reviewed by: Danielle Pope, Director of Recreation & Community Services

“Original signed by Kelly Swift”

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

“Original signed by Paul Gill”

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

Attachments:

- (1) Age-friendly Community Implementation Plan
- (2) Age-friendly Community Consultation Report
- (3) Age-friendly Action Plan



AGE-FRIENDLY COMMUNITY IMPLEMENTATION STRATEGY

2018

City of Maple Ridge

Seniors Engaged and Energized in Community
Implementation Plan

Provincial funding administered by Union of BC Municipalities



AgeFriendlyBC

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IMPLEMENTATION

The Age-friendly implementation plan is comprehensive and includes the goals and recommendations of the Age-friendly Action Plan endorsed by Maple Ridge Council in 2016. When possible, associated actions have been combined to provide efficiencies within the plan.

The plan is intended to guide City staff in determining future projects as part of Business Planning activities that the City may wish to consider toward implementing the strategies outlined.



ROLES

CITY LEAD

A lead City department has been identified for each strategy in the Action Plan. The lead department will be responsible for managing and initiating the implementation of the strategy, as well as ongoing administration. This may involve collecting data; liaising with identified stakeholders and partners; collating all necessary resources and reports; finalizing and administering necessary submissions to Council or government agencies; monitoring progress; and other day-to-day tasks required for implementing each strategy.

SENIORS PLANNING TABLE – SENIORS NETWORK

The Maple Ridge Pitt Meadows Katzie, Seniors Network played an essential role in the development of this plan. Going forward, the Age-friendly Task Group will report to the Municipal Advisory Committee on Accessibility and Inclusiveness, who in turn, report to Council. The Seniors Network and its members will continue to play a key role in the implementation of the Age-friendly strategies.

COMMUNITY PARTNERS

For this strategy, community partners have been identified. This is particularly important where the related tasks and responsibilities do not fall under the authority of the City, are out of the City's typical functions, or where the City lacks the resources or connections to successfully implement the strategy independently. In these cases, the City may provide a supporting or secondary role.



ABBREVIATIONS

City of Maple Ridge

Parks, Recreation, and Culture	CMR
Operations	PRC
Engineering	Ops.
Communications	Eng.
Information Technology	Comm.
	IT

City of Maple Ridge, Committees of Council

Municipal Advisory Committee on Accessibility and Inclusiveness	MACAI
Municipal Advisory Committee on Accessibility and Inclusiveness – Age-friendly Sub Committee	AFSC
Social Policy Advisory Committee	SPAC
Active Transportation Advisory Committee	ATAC

Community Agencies and Organizations

Business Improvement Association	BIA
Seniors Network, Planning Table	SN
Fraser Health	FH
Community Services	CS
Maple Ridge and Pitt Meadows School District 42	SD42
CEED Centre Society	CEED
Insurance Corporation of British Columbia	ICBC
Ridge Meadows Seniors Society	RMSS

Abbreviated Miscellaneous Words

Department	Dept.
Not Applicable	NA
Opportunity	Opp.

Seniors	55+ Population
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Priority Level/Time Frame

Short Term (1 – 2 years)	Pressing issues within the community
Medium Term (3 – 6 years)	Less critical issues
Long Term (7 – 10 years)	Particularly costly or outside of the City's mandate
Ongoing	Related to similar or existing initiative and/or policies
In Progress	Deliverables currently underway by City staff or community agencies/partners

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Improve road safety and pedestrian safety	Research viability to reduce the speed limit along 224th	ATAC	Engineering, MACAI	Within existing staff resources	In Progress	Outdoor Spaces & Buildings
Improve cycling opportunities	Promote cycling for all ages and all abilities (Age-friendly)	ATAC	Engineering, MACAI, PRC, SN, FH	Within existing staff resources	Ongoing	Outdoor Spaces & Buildings
Improve employment and volunteer opportunities for seniors	Fund a Coordinator for the Seniors Planning table	CMR	SN, SPAC, MACAI	Funding secured (\$25,000 annual)	Completed	Civic Participation & Employment
Improve community emergency preparedness	Establish emergency response protocol to support seniors in the event of a community emergency	Emergency Services	PRC, SN, MACAI	Within existing staff resources	Short	Emergency Preparedness
Improve green spaces and walkways	Increase bench seating (with arm rests) along seniors' walking routes	Engineering	Ops, Planning, PRC, MACAI, SN	Park Gift Program and/or Engineering street furniture budget	Ongoing	Outdoor Spaces & Buildings
Improve road safety and pedestrian safety	Enhance crosswalk design and safety equipment	Engineering	MACAI	Existing funding envelope	Ongoing	Outdoor Spaces & Buildings
Improve accessibility of health services	Improve health outreach to seniors	FH	SN	Within existing partner resources	In Progress	Community Support & Health Services
Expand and strengthen community health supports available to seniors	Increase adult day programming options and hours of respite for individuals living independently.	FH	SN	Within existing staff resources - FH	In Progress	Community Support & Health Services
Improve accessibility of health services	Research improved parking for seniors at medical facilities	FH	SN, Bylaws	Within existing partner resources	Ongoing	Community Support & Health Services
Improve communication to seniors	Explore amplification equipment in city meeting rooms and senior centres	IT	PRC	Long Term Capital	Medium	Communication & Information
Improve accessibility of public buildings	Make recommendations for improve weather response services for seniors	MACAI	Ops, By-laws, PRC, Communications Dept.	Within existing staff resources	In Progress	Outdoor Spaces & Buildings

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Improve parking and accessibility	Research best practices for accessible parking stalls (locations and design)	MACAI	Engineering, Bylaws, SN	Within existing staff resources	In Progress	Transportation
Improve local and regional transportation services for local seniors	Advocate for improved age-friendly Translink & HandyDart services	MACAI	CMR Council, Engineering, PRC, SN	Within existing staff/partner resources	Ongoing	Transportation
Encourage senior specific housing development within the city limits	Create opportunities for building and development incentives	Planning	Finance, MACAI, SPAC, SN, FH	As per Housing Action Plan	In Progress	Housing
Encourage senior specific housing development within the city limits	Implement recommendations as outlined in the City endorsed Housing Action Plan	Planning	SPAC, MACAI, SN	As per Housing Action Plan	Ongoing	Housing
Involve local seniors in assessing and planning for new housing developments	Ensure local seniors' housing needs are represented	Planning	MACAI, SPAC, SN	Within existing staff resources	Ongoing	Housing
Improve accessibility of public buildings	Improve visibility of wayfinding signage, for lifecycle replacement and new development.	PRC	Engineering, Economic Development, Communication Dept., SN	Within existing funding envelope	In Progress	Outdoor Spaces & Buildings
Improve green spaces and walkways	Improve walking access to waterfront areas	PRC	Ops, Engineering, MACAI	TBD	Long	Outdoor Spaces & Buildings
Improve accessibility of community events and festivals	Create educational material that promotes age-friendly community events	PRC	MACAI, SN, FH	Within existing staff resources	Medium	Social Participation
Improve employment and volunteer opportunities for seniors	Ensure senior representation on Committees of Council	PRC	MACAI, SPAC, ATAC	Within existing staff resources	Ongoing	Civic Participation & Employment
Expand outdoor recreation for seniors	Develop, implement and evaluate park-based services and programs targeting seniors	PRC	SN, MACAI, FH	Within existing staff resources	Ongoing	Outdoor Spaces & Buildings

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Improve green spaces and walkways	Create additional adequate and safe green spaces throughout the community, specifically in central Maple Ridge	PRC	MACAI, SN, FH	Existing funding envelope	Ongoing	Outdoor Spaces & Buildings
Improve green spaces and walkways	Create additional off-leash dog areas for small dogs within central Maple Ridge	PRC	Parks, MACAI, SN	Long Term Capital	Ongoing	Outdoor Spaces & Buildings
Increase older adult use of recreation facilities and programs	Promote recreation subsidies to older adults	PRC	RMSS, CN, SN	Within existing staff/partner resources	Ongoing	Respect & Inclusion
Improve road safety and pedestrian safety	Provide opportunities for seniors, City staff and stakeholders to provide feedback for improved road and pedestrian safety	PRC/ATAC	Engineering, Planning, Ops, SN, MACAI	Within existing staff resources	Ongoing	Outdoor Spaces & Buildings
Expand recreational opportunities for low-income seniors	Prioritize the importance of planning, programming, and implementing leisure and recreational services for seniors	RMSS	SN, CS, PRC	Within existing staff resources - RMSS	In Progress	Social Participation
Increase opportunities for connection between generations	Engage seniors in intergenerational social, learning and recreational opportunities	RMSS	PRC, CS, CEED	Within existing partner resources	Ongoing	Respect & Inclusion
Expand recreational opportunities for low-income seniors	Create new social and recreational programs for low-income seniors	RMSS	SN, CS, PRC	Within existing partner resources	Ongoing	Social Participation
Improve employment and volunteer opportunities for seniors	Promote volunteer opportunities for older adults	RMSS	PRC, CS	Within existing partner resources	Short	Civic Participation & Employment
Improve road safety and pedestrian safety	Provide public education workshops focusing on pedestrian safety	RMSS	PRC, Engineering, Ops, Planning, SN	Within existing partner resources	Short	Outdoor Spaces & Buildings
Improve continuing education opportunities	Research best practices for elder education	SN	PRC, CEED, FH	Within existing staff resources	Medium	Respect & Inclusion

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Expand and strengthen community health supports available to seniors	Improve non-medical outreach to seniors in the community.	SN		Existing grant funding	In Progress	Community Support & Health Services
Expand and strengthen community health supports available to seniors	Create and support a Dementia Friendly Communities Project.	SN	CMR, AFSC, CEED Centre, Alzheimer's Society	CMR Community Grant funding secured (\$20,000)	In Progress	Community Support & Health Services
Improve local accessible group transportation	Research opportunities to improve/provide accessible group outing transportation	SN	MACAI, FH	UBCM Grant Funding (\$15,000 rec'd)	In Progress	Transportation
Improve local and regional transportation services for local seniors	Nominate/support senior representative for the regional transportation board	SN	MACAI, SPAC	Within existing staff resources	In Progress	Transportation
Improve communication to seniors	Map community services and programs	SN	IT, SN, MACAI, PRC	Dependent on grant funding	Medium	Communication & Information
Improve community emergency preparedness	Work with seniors rental complex building managers to establish building emergency planning programs	SN	Emergency Preparedness, Fire, RCMP, MACAI, PRC	Dependent on grant funding	Medium	Emergency Preparedness
Support seniors aging in place in a healthy and inclusive community	Develop a seniors housing referral service	SN		Dependent on grant funding	Medium	Housing
Improve communication to seniors	Create opportunities to use a variety of communication modes for seniors	SN	Fraser Valley Library, Division of Family Practice	Within existing partner resources	Ongoing	Communication & Information
Improve communication to seniors	Support, review and create a sustainable model for the printing and distribution of the Seniors Resource Guide	SN	PRC, Communications, Division of Family Practice, MR News	Within existing staff resources	Ongoing	Communication & Information
Improve communication to seniors	Provide local resource information	SN	PRC	Within existing staffing resources	Ongoing	Communication & Information

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Expand and strengthen community health supports available to seniors	Support building managers of seniors' rental complexes	SN	SPAC, MACAI, Housing Planning Table	Within existing partner resources	Ongoing	Community Support & Health Services
Improve accessibility of health services	Explore alternative transportation opportunities to specialist appointments within and outside of the community	SN		Within existing partner resources	Ongoing	Community Support & Health Services
Improve community emergency preparedness	Offer emergency preparedness education	SN	Emergency Preparedness, Fire, RCMP, PRC, MACAI	Grant funding received - New Horizons Federal funding	Ongoing	Emergency Preparedness
Improve green spaces and walkways	Identify senior friendly walking routes	SN	Engineering, Ops, Economic Development, PRC, MACAI, FH	Within existing staff resources	Ongoing	Outdoor Spaces & Buildings
Improve local and regional transportation services for local seniors	Advocate for improved taxi services for seniors	SN	FH, MACAI	Within existing partner resources	Ongoing	Transportation
Improve community supports for seniors' dental care	Advocate for improved access to affordable dental services for seniors	SN	FH, BC Dental Association	Dependent on grant funding	Short	Community Support & Health Services
Support seniors aging in place in a healthy and inclusive community	Advocate for improved non-medical home supports for seniors living in the community	SN	PRC, Seniors Housing Planning Table (if established)	Within existing partner resources	Short	Housing
Support seniors aging in place in a healthy and inclusive community	Increase awareness of personal safety programs for seniors	SN	RMSS	Existing funding envelope (SN/RMSS)	Short	Housing
Improve green spaces and walkways	Improve access to public washrooms within the downtown core area	SN	Economic Development, BIA, PRC	Within existing staff resources	Short	Outdoor Spaces & Buildings

Strategy	Associated Actions	Lead Dept/Agency	Key Partners	Budget Implications	Priority	Community Feature
Improve accessibility of public buildings	Promote the importance of accessible and inclusive shopping opportunities for seniors	SN	MACAI, PRC, Building Dept., BIA	Within existing staffing resources	Short	Outdoor Spaces & Buildings
Improve accessibility and inclusiveness of local businesses and services	Develop a program recognizing and encouraging age-friendly shopping and services	SN	PRC, Economic Development, MACAI, BIA	Dependent on grant funding	Short	Respect & Inclusion
Involve local seniors in assessing and planning for new housing developments	Advocate for increased housing subsidies	SPAC	MACAI, SN, PMSS, CS, CMR Council	Within existing staffing resources	Completed	Housing
Improve employment and volunteer opportunities for seniors	Promote employment for older adults	WorkBC		Within existing staff resources (WorkBC)	Ongoing	Civic Participation & Employment

AGE-FRIENDLY COMMUNITIES INITIATIVE



2015

Maple Ridge

Seniors Engaged, Energized, and Collaborative:
Community Dialogue and Action Planning

Acknowledgments

Age-friendly Advisory Committee

Thank-you to the following committee members who contributed their time and expertise to the implementation of the Age-friendly Communities Initiative:

Mana Bayanzadeh, Community Health Specialist – Maple Ridge & Pitt Meadows, Fraser Health

Tony Cotroneo, *Recreation Manager, Youth, Seniors & Neighbourhood Development*; Maple Ridge/Pitt Meadows Parks and Leisure Services

Delaram Farshad, Community Health Specialist – Maple Ridge & Pitt Meadows, Fraser Health

N.R. Bob Foster, *Chair*, Maple Ridge, Pitt Meadows, Katzie, Seniors Network

Petra Frederick, *Recreation Access Coordinator*, Maple Ridge/Pitt Meadows Parks and Leisure Services

Carole Goegan, *Executive Committee*; Maple Ridge, Pitt Meadows, Katzie, Seniors Network

Joanne Leginus, *Director of Administration & Senior Services*; Maple Ridge/Pitt Meadows Community Services

Fran Pattison, *Seniors Housing Task Group*, Maple Ridge, Pitt Meadows, Katzie, Seniors Network

Sheila Pratt, *Executive Committee*; Maple Ridge, Pitt Meadows, Katzie, Seniors Network

Bernice Rolls, *Member*, Maple Ridge & Pitt Meadows Municipal Advisory Committee on Accessibility Issues

Heather Treleaven, *Coordinator*; Maple Ridge, Pitt Meadows, Katzie, Seniors Network

Maple Ridge & Pitt Meadows

Municipal Advisory Committee on Accessibility Issues

The Maple Ridge & Pitt Meadows Municipal Advisory Committee on Accessibility Issues (MACAI) advises Council on civic matters which affect people with disabilities. MACAI strives to remove the social, physical and psychological barriers that prevent people from fully participating in all aspects of community life. The committee's focus is to create equal access in the areas of employment, education, housing, transportation and recreation. Projects include sensitivity training for City staff and residents, to create a greater awareness regarding accessibility issues, public facility design consultations and an annual award program.

Maple Ridge, Pitt Meadows, Katzie, Seniors Network

The Seniors Network is a seniors' community planning table that formed in 2008. The Seniors Network promotes and supports working in collaboration with community members in order to improve the health and well-being of seniors in Maple Ridge, Pitt Meadows and the Katzie First Nation. The primary goal of the Seniors Network is to strengthen the availability and quality of services, programs and resources for seniors and to develop a seamless approach to seniors' service delivery. The Table was funded, along with tables in eight other communities, by the United Way of the Lower Mainland from 2008 to mid-2015.



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AgeFriendlyBC

Provincial funding administered by Union of BC Municipalities

Age-friendly Communities Initiative

MAPLE RIDGE

What is an Age-friendly City?

An age-friendly community is one where older adults can enjoy good health, support and feel a sense of security as they engage and participate in the community. In practice, an age-friendly city works to ensure its structures and services are accessible and inclusive for older people with varying needs and capacities.

In 2004, the Union of BC Municipalities launched the Seniors' Housing and Support Initiative (SHSI) to assist local governments to prepare for an aging population. In 2007, the Ministry of Healthy Living and Sport provided resources to further support the initiative and local age-friendly projects.

Age-friendly planning in British Columbia is based on guidelines established by the World Health Organization (WHO). In 2007, the WHO released *Global Age-Friendly Cities: A Guide*, which identified eight aspects or 'dimensions', of community life that overlap and interact to directly affect older adults. This policy framework recognizes that older people face increasing challenges due to the sensory, physiological and other changes that age brings.

Key Features of an Age-friendly Community	
Outdoor Spaces & Buildings	Outdoor spaces and public buildings are pleasant, clean, secure and physically accessible.
Transportation	Public transportation is accessible and affordable
Housing	Housing is affordable, appropriately located, well built, well designed and secure.
Social Participation	Opportunities exist for social participation in leisure, social, cultural and spiritual activities with people of all ages and cultures.
Respect & Social Inclusion	Older people are treated with respect and are included in civic life.
Civic Participation and Employment	Opportunities for employment and volunteerism cater to older persons' interests and abilities.
Communication and Information	Age-friendly communication and information is available.
Community Support and Health Services	Community support and health services are tailored to older persons' needs.
Adapted from WHO, <i>Global Age-Friendly Cities: A Guide</i>	
* Emergency Preparedness	Emergency plans and procedures are in place to care for our older adults in the event on an emergency or natural disaster.

*Although not originally identified by the WHO, this feature was highlighted at the community level as being important to local age-friendly planning.

Building an Age-friendly City

The World Health Organization determined communities can encourage a good “quality of life” in three ways:

Society – seniors are supported to age actively, enjoy good health, remain independent and stay involved in communities.

Economy – Businesses are better able to support older workers and benefit from support of older customers.

Physical environment – Buildings and streets are safe and barrier-free, with better access to local businesses and facilities. Cities have adequate green spaces.

Everyone benefits when we have safer streets and sidewalks, more inclusive and accessible facilities and services and significant contributions to our communities from seniors. Secure neighbourhoods are safe for children, youth, women and older adults. Families experience less worry and stress when their older relations have the services and supports they need. Older people are a resource for their families, communities and economies in supportive and enabling living environments. Ensuring cities are age-friendly is one of the most effective ways to respond to our aging demographic.

Building an Age-friendly Action Plan

The Age-friendly Communities Initiative is a collaboration between the City of Maple Ridge, our local seniors planning table the Maple Ridge, Pitt Meadows and Katzie, Seniors Network under the guidance of Maple Ridge/Pitt Meadows Parks and Leisure Services’, and the Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility Issues (MACAI).

This council endorsed initiative brought together residents, stakeholders and resource people to

Everyone benefits when we have safer streets and sidewalks, more inclusive and accessible facilities and services and significant contributions to our communities from seniors.

look at optimizing opportunities for health, participation, and security in order to enhance quality of life as our resident’s age.

This Age-friendly Assessment Report is a series of recommendations identified during the Age-friendly Communities Initiative held in Maple Ridge in 2015.

Funding for the Age-friendly Communities Initiative was provided through the 2014 Seniors Housing and Support Initiative offered by the Union of BC Municipalities (UBCM) and the Healthy Families of BC program. UBCM launched this initiative in 2004 to assist local governments with preparing for an aging population.

Background & Previous Projects

Age-friendly planning has been ongoing in Maple Ridge for many years through the work of the Maple Ridge/ Pitt Meadows Municipal Advisory Committee on Accessibility Issues (MACAI) and the Maple Ridge, Pitt Meadows, Katzie, Seniors Network. An initial Age-friendly Inventory Assessment and Seniors Community Forum were held in 2009. Over 200 residents participated in these events and the priorities identified have been incorporated into a variety of city and community work plans. To date, the following initiatives have been accomplished:

- Sustained operation of the seniors planning table – Seniors Network
- Consultation evenings with ICBC, RCMP and Engineering Departments to improve community safety
- MACAI published Universal Design Guidelines for Outdoor Spaces
- Seniors Network published three editions of a Seniors Resource Guide
- Offered “Aging Gracefully” free education series at public libraries for three years
- Supported the creation of a senior mentorship program “Grand Buddies”
- Volunteer management program developed by RMSS
- Construction of the Intergenerational Garden (22527 121 Ave., Maple Ridge)
- Establishment of Seniors’ Housing, Transportation and Outreach Task Groups
- Maple Ridge/Pitt Meadows became pilot community for the Better at Home program (provincially funded home support services for seniors)
- Resource seminar held for building managers of seniors’ housing complexes
- Free Seniors Housing Advisor service offered
- Annual community promotion of BC Seniors Week celebration
- Recognition of contributions of senior volunteers

Community Engagement Process

The Age-friendly Advisory Committee, comprised of seniors, community agencies and organizations, community facilitators and staff, made it a priority to reach out to as many organizations, agencies, businesses, non-profit groups and segments of society as possible in just a few months.

Seniors from both cities played an active role in our age-friendly communities’ assessments, providing essential input into each city’s positive characteristics and barriers and suggesting priorities for change. Engaging seniors, their caregivers and service providers was important to ensure we focused on the actions that are most needed to ensure Maple Ridge is an age-friendly community.

Phase One: Community Consultation

The first phase of the Age-friendly project was a day long Community Consultation event held in June. Professional facilitators led the discussions around the eight key Age-friendly Cities topic areas and focused around the “lived” experience of older people – what seniors experience in their daily lives. The goal was to assess both communities’ strengths and weaknesses in promoting active aging. Almost 100 residents from Maple Ridge and Pitt Meadows attended. The participants were primarily English speaking, age 55 and older and of multiple diverse abilities.

Phase Two: Age-friendly Solutions Workshops

Age-friendly Solutions workshops were held in Maple Ridge (October 1, 2015). The goal of this workshop was to review the opportunities and challenges specific to Maple Ridge that were identified during the Community Consultation earlier in the year.

Participants included older adults, caregivers, City staff, community associations and local service providers representing agencies such as Maple Ridge/Pitt Meadows Community Services, Fraser Health, and HandyDART etc.

Workshops were held on each of the eight key age-friendly topics and the groups collaborated to develop recommendations for change. There were between 50 and 60 participants in each workshop ranging in age, ability and professional expertise. The discussions were focused on generating recommendations for the Age-friendly Action Plan.

Surveys, Note Boards and Focus Groups

Efforts were made to gather feedback from as wide a cross section of the two communities as possible. To help achieve this, a survey was developed by the Age-friendly Advisory Committee. The survey was made available in print and on-line and was distributed to key locations (recreation centres, seniors' centres, community events, etc.) in the community. The number of survey returns was small (57 total) and not statistically significant. However, it did allow the committee to include an additional segment of the population in the community consultation process. The survey data is included in Appendix A of this report.

In addition to the surveys, Post-it Note Boards were displayed for several months at similar locations to capture quick comments from those who did not have time to complete a full survey.

To ensure as much representation as possible in data collection, three focus group discussions were added with First Nations Elders, private retirement home residents and residents of a low-income independent rental building.

Local Voices, Community Actions

Maple Ridge is quickly growing in population and evolving from a rural community into a major urban centre. Fortunately, the community has maintained much of its small town atmosphere. The City is large enough to support many services and yet small enough that residents still know their neighbours and look after one another. Volunteer **transportation** services such as those offered by the Ridge Meadows Seniors Society and Maple Ridge/Pitt Meadows Community Services ensure our older adults are able to get to medical appointments locally and around the lower mainland. Very few seniors rely on the Translink service to access other communities as it is inadequate to meet their needs.

Access to adequate **seniors' affordable rental housing** is an issue in Maple Ridge just as it is in many communities in British Columbia. At the time of writing, there were 15 homeless seniors on the streets of Maple Ridge and likely many more living at risk of losing their housing. The cutting of federal subsidies for co-op housing developments is a major concern for local residents. Waitlists for existing accessible, affordable and appropriate seniors rental units are long, and in several cases, can take multiple years.

What is the role of the community and the City in supporting the “**vulnerable**” seniors in Maple Ridge? Population groups defined as vulnerable, in general, identify with some type of barrier to accessing a good quality of life. Dimensions of vulnerability could include but are not limited to:

- Economic insecurity
- Social isolation
- Inadequate, inaccessible and unaffordable housing
- Poor mental and physical health
- Inaccessible transportation and built environments
- Food insecurity
- Physical mobility limitations
- Marginalized identities and cultures
- Barriers to multi-lingual communication and lack of multi-lingual services

The United Way of the Lower Mainland Report (2007) “Towards and age-friendly community,” highlighted the lack of advocacy and information and referral services for seniors in Maple Ridge. In 2008, the community came together and the local seniors planning table – The Maple Ridge, Pitt Meadows, Katzie, Seniors Network was formed. This table has been filling this information and advocacy gap since that time.



Age-friendly Community Consultation – June 10, 2015
Photo by Herb Croft

Recommendations

Maple Ridge

The following recommendations came out of the community consultation event and age-friendly solutions workshops and ongoing engagement with the local community. Thank you to everyone who participated in the process and shared their experiences, ideas and suggestions. The residents of Maple Ridge are a valuable resource and this work was made possible through their generous participation.

Our hope is that this **Age-friendly Assessment Report** and the subsequent **Age-friendly Action Plan** will be living documents that grow and flex to meet the changing needs of our communities. A lot of work has already been done in Maple Ridge to ensure we meet the needs of our growing senior's population. The goal of this document is to celebrate that work, identify new priorities and keep looking for ways to improve.

Two important pieces of age-friendly work to note are the publication a report entitled, "Universal Design Guidelines for Outdoor Spaces: Plan and Design for Choice in January 2009 by the Municipal Advisory Committee on Accessibility Issues. This document has been an excellent reference for new development of community outdoor spaces and playgrounds. In 2014 the City of Maple Ridge published a Housing Action Plan which also provides valuable recommendations and background for the development of new housing. Information on how to access this report is available in the Reference section on pg. 27.



*Age-friendly Solutions Workshop – Pitt Meadows
Photo by Ron Harris*

Community Profiles

Maple Ridge

The Maple Ridge Local Health Area encompasses the Cities of Maple Ridge and Pitt Meadows and is also known as Ridge Meadows. Maple Ridge measures 266 km² and Pitt Meadows 86.5 km².

This area is experiencing unprecedented population growth. The total estimated population in Ridge Meadows in 2014 was 97,592, 14 percent of which or 13,663 of residents were age 65 and over.

Population 2011 Census:

Maple Ridge- 76,052

Total 93,788

In the next ten years it is anticipated the senior's population in Ridge Meadows will grow by 62 percent, (compared to 53% in the overall Fraser Health Region) adding an additional 8,494 seniors to the area. By 2027 it is projected one in five residents of Ridge Meadows will be over 65 and the older age groups (75+ and 85+) will make up around 8% and 2% of the community's total population, respectively. (UW Moving Towards Age-Friendly Communities).

In 2014, according to the Fraser Health; My Health, My Community Report, over 93% of the population in the area reported English as their home language followed distantly by Korean (1%) and Punjabi (1%).

Census Canada reported in 2011 that 27% of seniors in Maple Ridge lived alone. 13% of Maple Ridge and Pitt Meadows seniors were low-income (living below the Low-income Cut-Off line as defined by Statistics Canada).



Maple Ridge

Features of Age-friendly Cities



Outdoor Spaces and Buildings

Does the natural and built environment help older persons get around easily and safely in the community and encourage active community participation?

Community Strengths

Age-friendly Initiative participants expressed appreciation of the parks and green spaces in Maple Ridge. The work by the City to improve traffic and pedestrian safety along 224th street in the past few years was also acknowledged. The construction and operation of the Intergenerational Garden in the downtown core has been a successful addition to the neighbourhood.

Current Initiatives

The Municipal Advisory Committee on Accessibility issues has been surveying residents to get detailed feedback about the accessibility of both cities. Increased security patrols in the downtown core of Maple Ridge have improved residents feelings of safety.

Recommendations and Actions
1. Green Spaces and Walkways
Provide more opportunities for urban parks within core town areas including: <ul style="list-style-type: none"> • Access to public washrooms • Off leash dog area (small dogs within the core town area; close to high density age-friendly living areas) • Age-Friendly, accessible urban walking routes with accessible surfacing (wheelchair/walkers/scooters etc.) • Adequate green spaces and walkway overhead lighting
Improve the access (walkability) to waterfront area: <ul style="list-style-type: none"> • Surfacing • Gradient • Lighting • Safety
Work with Ridge Meadows Seniors Society and Parks and Leisure Services to develop, implement and evaluate park-based programming: <ul style="list-style-type: none"> • Walking groups • Park exercise groups
2. Outdoor Seating
Increase bench seating (with arm rests) along specific seniors' walking routes within the core community area, including urban park areas and downtown core areas.
3. Roads Safety and Pedestrian Safety
Provide an opportunity for senior populations, City staff (engineering, parks, planning) and like organizations to walk the community (walkability study) looking specifically at: <ul style="list-style-type: none"> • Sidewalk safety (roots and vegetation growth) • Street crossing safety • Lighting • Sidewalk surfacing and cracks • Curb letdowns • Street parking impeding pedestrian crossing (visibility at crosswalks when cars parked)

on the street)
Look at feasibility of lowering speed limit within the core area of the city <ul style="list-style-type: none"> • Lower speed limits along 224th street • Lower speed limits along 222nd street
Identify and enforce specific truck routes within the down town core area.
Work with engineering to evaluate local automated crosswalk systems: <ul style="list-style-type: none"> • Increase the duration of time allowed for crosswalks • Increase the volume of the automated systems
Educate the public on crosswalk safety and the walk/hand signals
Provide scooter safety education: <ul style="list-style-type: none"> • Maneuvering tips • Right of way
4. Traffic
Provide driver education and enforcement of right of way on right hand turns when pedestrians are in the cross walks.
5. Cycle Paths
Partner with the local cycling HUB: Your Cycling Connection (formerly Vancouver Area Cycling Coalition) to promote age-friendly cycling: <ul style="list-style-type: none"> • Adult trikes • Wheelchairs with hand cycle attachments
Develop more cycling specific routes with separation from high traffic areas.
6. Safety
Please see 'Walkability Study' (#3) to include an assessment on: <ul style="list-style-type: none"> • Downtown core safety • Downtown core lighting • Vegetation overgrowth
7. Buildings
Develop/distribute accessibility materials for local businesses highlighting the importance of: <ul style="list-style-type: none"> • Accessible front door access • Accessible products and services (shelving, width of isles etc.) and washrooms
8. Public Toilets and Services
Provide access to public washrooms within the downtown core area and specifically after public building and business hours, including public events and festivals.
Provide access to public drinking fountains and water sources within the core of the community, urban parks and open spaces.
9. Weather Related Concerns
Educate residents and business owners regarding the City snow removal bylaw and enforce regulations.
Partner with community agencies/organizations to reinstate the Snow Angels program (neighbours helping neighbours): <ul style="list-style-type: none"> • Local high schools • Faith organizations • Community service clubs

10. Directional Signage and Wayfinding

Develop a signage and wayfinding policy for all City streets and buildings that is age-friendly and accessible:

- Improve visibility of wayfinding signage (font sizing)
- Incorporate visual clues within signage (multi-lingual and dementia-friendly)
- Develop consistency within signage and wayfinding

Ensure there is an adequate and up to date printed map available for the community, highlighting points of interest (shopping/ health services/ recreation/ parks etc.).



Transportation

Can older persons travel wherever they want to go in the community, conveniently and safely?

Community Strengths

Residents benefit significantly from the volunteer driving services offered through the Ridge Meadows Seniors Society and Maple Ridge/Pitt Meadows Community Services which provide transportation both locally and throughout the lower mainland respectively.

Current Initiatives

The Seniors Network continues to advocate to Translink for the improvement of local bus transportation. The Consumer Advocate for HandyDART regularly attends the Network's meetings and offers information sessions in the community. RMSS is working to expand the number of users of its volunteer transportation service.

Recommendations and Actions
1. Provide input into regional transit issues
Form a local, transportation advisory committee to represent the needs of Ridge Meadows residents to Translink and the provincial government.
Reliability and frequency
Advocate to Translink to ensure: <ul style="list-style-type: none"> • Adequate and appropriate bus connections, specific to age-friendly travel destinations (medical appointments/ hospital visits etc.); • Service is reliable and frequent to meet the needs of age- friendly demands (afterhours access to metropolitan areas for medical appointments) • Adequate weekend and evening service
3. Specialized Services
Advocate to HandyDART to improve: <ul style="list-style-type: none"> • Advance booking system (one time appointments) • Providing reliable and adequate service for specialist appointments that fall within and outside regular scheduled time frames and service locations (Pitt Meadows/ Maple Ridge to Mission/ Abbotsford area) • Decrease denial rate • Security of transfer points, specifically in rural areas.
1. Transport Stops and Stations
Ensure all bus stops are accessible and provide shelter and adequate seating and washrooms.
2. Information
Advocate to Translink to ensure bus schedules are easily accessible either in print format or electronically and provides adequate details.
3. Taxis
Offer education and sensitivity training to local taxi companies pertaining to: <ul style="list-style-type: none"> • Supporting older adults • Accessibility and affordability of services • Safety

4. Parking
Review accessible parking design with city engineering, specifically: <ul style="list-style-type: none"> • Proximity to buildings • Width of parking stalls • Time limits
Create more: <ul style="list-style-type: none"> • Drop off zones in front of public buildings • Drop off zones in front of medical (service agency) buildings • Free, long-term, downtown parking
Establish an inventory of: <ul style="list-style-type: none"> • Current accessible parking within the core town • Need for additional accessible parking
5. Ridership Education
Provide local ridership education, specific to age-friendly access to public transit: <ul style="list-style-type: none"> • Scooter, wheelchair and walker access on public transit, Compass card (payment format), etc.



Age-friendly Solutions Workshop – Maple Ridge
Photo by Heather Treleaven

Housing

Do older persons have housing that is safe and affordable and which allows them to stay independent as their needs change?

Community Strengths

Residents benefit from the location of many health and social services in the downtown core. Three non-profit housing societies operate affordable, seniors' rental accommodation (Baptist Housing, Affordable Housing Society, Royal Canadian Legion). A significant amount of new, multi-unit housing stock is being built in the downtown core which provides the opportunity for the addition of some subsidized units.

Current Initiatives

The Seniors Housing Task Group of the Seniors Network has held several community events to raise awareness about the need for new, affordable, senior's rental housing. The group continues to build relationships and research how to move forward with this initiative. The Maple Ridge Housing Action Plan includes some positive recommendations that will also hopefully help to improve the amount of affordable, seniors', rental housing.

Recommendations and Actions
1. Affordability
Advocate to the provincial government to increase the local stock of affordable rental housing for the seniors' population.
Advocate to the provincial government to increase the 'SAFER' subsidy available through BC Housing for the senior population with lower income.
Advocate to the provincial government to reinstate co-op subsidies (this topic was discussed and voted on at the 2015 UBCM).
2. Accessibility
Form a Seniors Housing Coalition <ul style="list-style-type: none"> • represent the needs of local seniors • conduct a needs assessment • develop strategic partnerships to encourage the development of new, affordable, rental accommodation for older adults
3. Design
Develop and endorse a bylaw specific to accessible housing in new multi-level building applications. Include a higher standard of the basic building code to ensure that accessibility modifications are implemented and easily achieved.
Work with City government (planning department) to ensure that rental and affordable units are adequate in size.
4. Community Integration
Develop a program for peer relationship – seniors visiting seniors (to combat isolation and improve security)
In partnership with Ridge Meadows Seniors Society and RCMP, develop a senior neighbourhood watch program.
5. Living Environment
Educate building managers of seniors' housing complexes and rental units, on the importance of developing a pet-friendly policy allowing seniors to age in place with pets.

6. Housing Action Plan
Implement all recommendations as outlined in the City endorsed Housing Action Plan as it relates to the seniors' population.
7. Building Incentives
Encourage the development of affordable housing by waiving development cost charges, applying inclusionary zoning and density bonuses and other methods.
8. Housing Referral
Develop a seniors housing referral service to: <ul style="list-style-type: none"> • Keep an up-to-date database of all affordable and accessible housing available within the community, • Assist and advocate for seniors who are needing support in locating and accessing affordable housing (filing of appropriate documents and applications etc.)



*Age-friendly Solutions Workshop – Maple Ridge
Photos by Heather Treleaven*

Respect & Social Inclusion

Are public services, media, commercial services, faith communities and civic society respectful of the diversity of needs among seniors and willing to accommodate seniors in all aspects of society?

Community Strengths

Several age-friendly initiative participants expressed appreciation for the residents of the area, noting that overall people are courteous, helpful and kind. Particular mention was made of the youth population and how respectful and helpful they can be toward seniors.

Current Initiatives

Homeless Action Week activities provide an opportunity to raise awareness of the needs and compassion for the local homeless population. Awareness of the annual Seniors Week celebration continues to grow as does the number of groups who offer events and programming during the week.

Recommendations and Actions
1. Respectful and Inclusive Services
Create an age-friendly business recognition award and age-friendly business accreditation process.
Develop a business related sensitivity training program specific to supporting and serving older adults.
2. Intergenerational and Family Interactions
Engage seniors with a variety of local youth and children through intergenerational learning opportunities (tapping into the knowledge of seniors and sharing experiences): <ul style="list-style-type: none"> • School reading buddies • School art buddies • Community festivals and events
Create opportunities for the local seniors to engage with young mom's: <ul style="list-style-type: none"> • Community kitchens • Seniors helping young mom's (mentoring programs)
3. Public Education
Work with local post-secondary and continuing education facilities to develop age-friendly learning opportunities: <ul style="list-style-type: none"> • Free or low cost
4. Economic Inclusion
Promote the availability of subsidized recreation fees for low-income seniors.

Social Participation

Do seniors have opportunities for developing and maintaining meaningful social networks in their neighbourhoods?

Are the needs and preferences of seniors considered in planning by a diverse range of agencies and institutions?

Community Strengths

During the community engagement process many older adults expressed appreciation for the quality and variety of activities and programs offered by the Ridge Meadows Seniors Society. Although the membership fees are quite low, some still find the cost to participate in programming at the Seniors Centre and Leisure Centre prohibitive.

Current Initiatives

The Community Dinner offered by Golden Ears United Church and Community Kitchens operated by Golden Ears FEAST provide an opportunity for isolated, older adults to connect with community. The Grand Buddies program at Eric Langton Elementary school is growing and connecting more at-risk students with senior mentors (Grand Buddies).

Recommendations and Actions
1. Accessibility of Events and Activities
Educate event organizers on the importance of planning age- friendly events: <ul style="list-style-type: none"> • Ensure adequate and accessible washroom facilities, event seating and accessible transportation and walkways etc.
2. Affordability
Work in partnership with the Ridge Meadows Seniors Society and Parks and Leisure Services, exploring and planning social opportunities for seniors with lower income.
Offer affordable recreational activities for low-income seniors.
3. Leisure and Recreation
Connect RMSS and Parks and Leisure Services to ensure the leisure and recreation needs of all seniors (and more specifically the newly retired seniors 55+) are being met (evening and weekend programming): <ul style="list-style-type: none"> • Physical, social, mental, emotional wellbeing • Outreach to senior populations • Senior specific programming • Senior specific inclusion marketing
Educate Parks and Leisure staff on the importance for planning, programming, implementing and working with the seniors' population.

Communication & Information

Are seniors aware of the diverse range of programs and services available within their community?

Is information readily available, appropriately designed and delivered to meet the needs of seniors?

Community Strengths

Maple Ridge benefits from two community-minded newspapers and a monthly magazine all of which generously support seniors' service organizations. The City of Maple Ridge operates an electronic reader board with event information. Council meetings are live streamed and televised and social media employed to share information.

Current Initiatives

RMSS continues to improve its print and online publications and information resources. The Seniors Network is preparing to print the fourth edition of its Seniors Resource Guide which helps connect seniors to community programs and resources.

Recommendations and Actions
1. Oral Communication
Offer a local resource and referral information line (live and/or answering service): <ul style="list-style-type: none"> • Local government agencies and services • Local housing • Local social and special events information
2. Printed Information
Review and evaluate distribution of print material: <ul style="list-style-type: none"> • Meals on Wheels • Library program (home delivery) • Kiosk information (events, programs, services) • Information sheets/resources available at frequently visited locations (Doctor Offices/ pharmacists etc.)
3. Automated Communication and Equipment
Evaluate the need for FM equipped public meetings rooms to provide individuals with hearing devices the ability to actively participate in discussions.
4. Computers and the Internet
Advocate for City websites to be user-friendly and accessible to people of all abilities.
5. Asset Mapping
Develop a mapping system that will highlight all age-friendly services/opportunities within the community (including but not limited to the following): <ul style="list-style-type: none"> • Places of worship • Health Service providers • Shopping centres/grocery stores • Parks and recreational opportunities • Senior Centres

Civic Participation & Employment

Do older persons have opportunities to participate in community decision-making?

Do older persons have opportunities to contribute their experience and skills to the community in paid or unpaid work?

Community Strengths

The City of Maple Ridge invites community engagement through its Municipal Advisory Committees. The broadcast of Council meetings and availability of information through social media was acknowledged. The proportion of residents, particularly older adults, who support their community through volunteer activities is very high.

Current Initiatives

Through the Age-friendly Communities Initiative connections between Work BC and the seniors' population were improved and will lead to future information sessions and the promotion of the availability of older adult workers to employers. RMSS and Maple Ridge/Pitt Meadows Community Services continue to try and recruit younger senior volunteers to assist with their programs.

Recommendations and Actions

1. Volunteering Options

Host a volunteer fair specific to the senior population wishing to volunteer.

2. Employment Options

Develop and promote employment opportunities for older adults.

3. Civic Participation

Create a Seniors Advisory Committee that reports directly to the local government on senior-related city, provincial, and federal issues.



Community Support & Health Services

Do older persons have access to social and health services they need to stay healthy and independent?

Community Strengths

The Ridge Meadows Division of Family Practice has been very successful at recruiting new GPs (doctors) to open practices in the area. The majority of survey participants (97% in Maple Ridge) have a family doctor. Maple Ridge/Pitt Meadows Community Services operates the Better at Home program which provides home support services for seniors on a sliding scale based on income. It is possible for very low-income seniors to receive services under this program. The Golden Seniors Wellness Clinic operated by RMSS at the Maple Ridge Seniors Centre is a tremendous asset.

Current Initiatives

The Seniors Network is advocating for the creation of a seniors clinic in Ridge Meadows similar to those offered by Fraser Health in Abbotsford and Surrey. It would be a one-stop clinic that offered GP offices as well as a pharmacy, social workers, connection to community programs, etc. The need for a dedicated Seniors Outreach Worker has been identified and the Seniors Network is coordinating efforts to establish funding for the position.

Recommendations and Actions
1. Service Accessibility
See Transportation – ensure adequate availability of transportation to specialist appointments within and outside of the community.
Build an open seniors clinic with multiple services available in one location: <ul style="list-style-type: none"> • MD • Pharmacists • Home care • Social work • Physiotherapy • Occupational therapy • Mental health (information and assessments) • Day programs • Dental services
Explore alternatives to pay parking for seniors and/or all users of the medical services.
2. Offer of Services
Offer adult respite services: <ul style="list-style-type: none"> • Increase in adult day programming options • Increase respite hours available to older adults who continue to live independently (aging in place)
Explore funding opportunities to create and support a ‘Dementia-Friendly Communities Project’
Hire a ‘Seniors Outreach Worker’ to assist seniors with: <ul style="list-style-type: none"> • System navigation • Hospital discharge planning and follow-through • Isolation intervention including light to moderate shopping and housework etc.

Support building managers of seniors rental complexes: <ul style="list-style-type: none"> • Connect residents to home support programs and services • Provide assistance with obtaining mental health assessments
3. Dental Options
Work with the BC Dental Association and local dentists, to advocate for affordable dental services for low-income seniors: <ul style="list-style-type: none"> • Reinstate Community Dental Day – once a year event where low-income residents can receive a free dental check-up and cleaning • Advocate for the creation of a local, low-cost dental clinic



Emergency Preparedness

In the event of an emergency or natural disaster are adequate plans and procedures in place to care for our older adults? – (This category was developed by the local Age-friendly Advisory Committee to respond to local concerns).

Community Strengths

The RMSS Wellness Clinic offers a free information session to older adult groups on how to prepare for an unexpected hospital visit. The Maple Ridge Fire Department promotes fire safety and the need for working smoke detectors. In the event of a major fire, the community is very generous and supportive of its fellow residents.

Current Initiatives:

The recent apartment fire in Maple Ridge has raised awareness in the community of the need for emergency preparedness plans to support vulnerable populations. The Seniors Network has applied for funding through the New Horizons for Seniors Program to create an Emergency Preparedness book for seniors. Funding approval is pending.

Recommendations and Actions
1. Community Emergency Preparedness
Establish an seniors' emergency preparedness protocol including: <ul style="list-style-type: none"> • Mapping location of vulnerable residents • Developing evacuation procedures/protocol • Sheltering protocol for vulnerable residents • Attending to medical needs of vulnerable residents
2. Senior Specific Emergency Preparedness
Offer education to vulnerable populations regarding importance of emergency preparedness: <ul style="list-style-type: none"> • Notification of fire hall regarding physical evacuation needs • 72 hours self-sufficient preparedness • How to communicate in a major emergency • Education regarding earthquake and fire preparedness • Pet preparedness

Next Steps

Develop and Publish an Age-friendly Action Plan

The Age-friendly Assessment Report provides an overview of the assets, barriers and strengths of Maple Ridge with regards to encouraging quality of life for its older adults. The key priorities and outcomes outlined in this report can be further developed into an Action Plan with goals, objectives, timing, lead agencies, funding and other resources and target measures.

Once an Action Plan has been approved by Council, application can be made for Age-friendly BC Recognition for the respective city. Recognition applications are accepted throughout the year and awards are made once a year.

Engage Lead Agencies

Many local service agencies and organizations participated in the Age-friendly Communities Initiative. Their participation has been integral to the depth and breadth of recommendations that have been generated by the project. Going forward the participation of these organizations will be essential to the success of implementing solutions and moving forward as age-friendly communities.

Conduct Annual Action Planning

Annual Action Planning will ensure that the Age-friendly Action Plan continues to be a living process and, most importantly, that it creates on-the-ground action and results. Those involved in the action planning should review the results of past actions, evaluate the most recent performance data, assess local and regional opportunities, and present a recommended set of actions for the following year. Ongoing communication and collaboration between community and service providers is essential to this process to ensure service gaps are identified and agencies work collaboratively to avoid duplication and create new programs and services where required.



References

Age-friendly British Columbia: Lessons Learned, 2010, by Elaine Gallagher and Angie Mallhi submitted by Gerotech Research Associates to the Seniors' Healthy Living Secretariat, Ministry of Health Services

Becoming an Age-friendly Community: Local Government Guide, 2011, Seniors Healthy Living Secretariat, BC Ministry of Health

Global Age-friendly Cities: A Guide, 2007, World Health Organization

Maple Ridge Housing Action Plan: mapleridge.ca/246/Housing-Action-Plan

My Health, My Community Report, 2014, Fraser Health: myhealthmycommunity.org

Seniors Vulnerability Report, 2011, United Way of the Lower Mainland

Plan and Design for Choice: Universal Design Guidelines for Outdoor Spaces, pittmeadows.bc.ca/assets/Planning/pdfs/accessibility_guide09.pdf









Appendices

A. Age-friendly Communities Initiative Participants



Affordable Housing Society	Katzie First Nation Elders
Agency for Cooperative Housing	Maple Ridge City Council
Alzheimer Society of BC	Maple Ridge Group for the Visually Impaired
Baptist Housing	Maple Ridge/Pitt Meadows Community Services
BC Federation of Housing Co-ops, Aging in Place Committee	Maple Ridge, Pitt Meadows, Katzie, Seniors Network
BC Non Profit Housing Association	Maple Ridge Pitt Meadows Parks and Leisure Services and Neighbourhood Development
Begin Again Widow's Support Group	Maple Ridge Towers Residents
Chartwell Willow Retirement Community	Ministry of Health
CEED Centre Society	MLA Doug Bing
City of Maple Ridge: Engineering, Bylaws, Communications, Operations, Transportation, Social Planning	City Advisory Committee on Accessibility Issues
Coast Mountain Bus, HandyDART Consumer Advocate	Parkinson's Society of BC
Comfort Keepers	Raging Grannies
Downtown Maple Ridge Business Improvement Association	Red Hat Society, Ridge Meadows Chapter
Fraser Health (Bailey House, Built Environment, Fall & Injury Prevention, Home Health, Ridge Meadows Hospital, Nurse Practitioners, Public Health)	Ridge Meadows Community Network
Fraser River All Nations Aboriginal Society	Ridge Meadows Division of Family Practice
Golden Ears FEAST	Ridge Meadows Hospice Society
Golden Seniors Wellness Clinic, Ridge Meadows Seniors Society	Ridge Meadows Seniors Society
Haney Farmer's Market Society	Royal Canadian Legion, Branch 88, Housing Committee
HUB Cycling Committee	Senior Citizens Association of BC, Branch 149
Immigrant Services Society	Seniors Helping Seniors, Ridge Meadows Seniors Society
	Work BC

B. Detailed Survey Results – Maple Ridge

Age Range:

Response	Chart	Percentage	Count
40-54		17.0%	8
55-60		12.8%	6
61-69		17.0%	8
70-79		19.1%	9
80-89		23.4%	11
90 +		10.6%	5
		Total Responses	47




Gender:

Response	Chart	Percentage	Count
Male		30.4%	14
Female		69.6%	32
		Total Responses	46
		Total Responses	47

What is it like for you to live in Maple Ridge? Please comment below:




- Majority of respondent's stated that Maple Ridge is a great community with wonderful access to parks, green space, community events and services, including Ridge Meadows Seniors Services.
- Some residents expressed concerns with lack of public and private transportation options, neighbourhood safety (including affordable housing options for the soon to be or homelessness population), and the lack of local shopping within walking distance.

2. Are local parks and walking trails accessible to you?

Response	Chart	Percentage	Count
Yes		51.1%	23
No		22.2%	10
Comment:		26.7%	12
		Total Responses	45




- Main barrier to accessing parks and walking trails is the lack of public transportation outside of the core area and in some cases the costs to camping within the provincial park.
- Some respondents mentioned personal access issues for individuals with walking and mobility impairments and feelings of personal insecurities (personal safety).

3. Do you find it easy to access buildings, such as public offices or stores?

Response	Chart	Percentage	Count
Yes		78.3%	36
No		4.3%	2
Comment:		17.4%	8
		Total Responses	46




- Most respondents mentioned the lack of accessible parking within the downtown core area, with some mentioning difficulties accessing specific buildings with stairs and steps.

4. Do you feel safe in your community?

Response	Chart	Percentage	Count
Yes		64.4%	29
No		4.4%	2
If not, why not?		31.1%	14
		Total Responses	45

- Many respondents mentioned feeling unsafe within the downtown core area after dark (lack of policing resources, increased homelessness etc.), and unsafe pedestrian crossings.

5. Do you use public or community transportation?

Response	Chart	Percentage	Count
Yes		17.8%	8
No		24.4%	11
If not, why not?		57.8%	26
		Total Responses	45

- The majority of respondents stated that they are still driving and have reliable access to a private car.
- The main reason for not using public or community transportation is:
 - Unreliable;

- Inconvenient;
- Lack of public transit (rural areas);
- Takes too long to get to destination.

6. Are there places you would like to go/need to go that you cannot get to?

Response	Chart	Percentage	Count
Yes		9.1%	4
No		72.7%	32
Comment:		18.2%	8
Total Responses			44

- Some respondents mentioned that they avoid going out due to unreliable HandyDART drop off and pick-ups.
- One respondent mentioned that she would like to see more evening opportunities for seniors to be active – currently all opportunities happen during the day.

7. Are you happy where you live now?

Response	Chart	Percentage	Count
Yes		73.3%	33
No		0.0%	0
Comment:		26.7%	12
Total Responses			45



- Majority of residents stated they like where they live. However many noted most of their income, pension is being directed to their rent and living expenses.

8. If your needs change, do you have choices for housing in the community?

Response	Chart	Percentage	Count
Yes		46.7%	21
No		20.0%	9
Comment:		33.3%	15
Total Responses			45

- Majority of residents mentioned that if they had to find new housing that they would not be able to due to high rent (low-income seniors)
- Some residents mentioned that there is need for rental properties that are pet friendly (dogs and cats)

9. Do you have a family doctor?




Response	Chart	Percentage	Count
Yes		97.8%	45
No		2.2%	1
Total Responses			46

10. Tell us about your experience with the health and social services locally?

A variety of comments were record:




- Some respondents stated that the services are good, accessible and appropriate if you are connected to the systems through a GP
- Some respondents do not feel supported within the Health Care system, having to access services outside of the community (specifically - supported public housing – living last several months or years outside of the community)

11. Does your community show respect for you as an older person?

Response	Chart	Percentage	Count
Yes		79.5%	35
No		6.8%	3
Comment:		13.6%	6
Total Responses			44


- Most respondents stated most of the time they feel respected. Several noted that at other times, 'people are people'.

12. Is it easy to socialize in your community?

Response	Chart	Percentage	Count
Yes		68.9%	31
No		17.8%	8
Comment:		13.3%	6
Total Responses			45

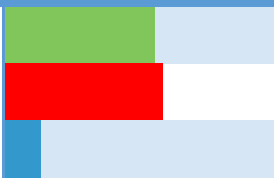
- Some respondents believe that Maple Ridge is a social place, especially considering all the special events, and public community centres (library, community centres RMSS etc.)
- Some respondents find it difficult to socialize and make new friends due to negative past social and emotional experiences.

13. Do you have difficulty getting information about events and services?

Response	Chart	Percentage	Count
Yes		11.1%	5
No		77.8%	35
Comment:		11.1%	5
Total Responses			45

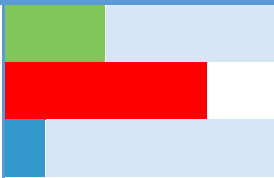
- Some respondents stated community and agency based information is readily available on-line and easily accessible if you are computer literate.
- Others mentioned turning to the local newspapers and library
- Some residents do find it difficult for they are not able to access internet information and find that too much communication/marketing is done on-line only.

14. Do you volunteer?

Response	Chart	Percentage	Count
Yes		43.5%	20
No		45.7%	21
Comment:		10.9%	5
Total Responses			46




- Many responding reported they are not able to volunteer due to varying abilities.

Are you working or looking for paid-work?

Response	Chart	Percentage	Count
Yes		29.3%	12
No		58.5%	24
Comment:		12.2%	5
Total Responses			41




- Most responding stated they are not actively working or looking for work as they are retired.

15. Do you participate in City committees?

Response	Chart	Percentage	Count
Yes		22.7%	10
No		54.5%	24
If not, why not?		22.7%	10
		Total Responses	44

- Many responding stated they do not participate in municipal committees due to the timing of the meetings and feeling unsafe being out after dark.

16. Do you think City planning processes consider the needs of seniors?

Response	Chart	Percentage	Count
Yes		34.1%	15
No		34.1%	15
Comment:		31.8%	14
		Total Responses	44

- Many residents believe city planning does consider some senior needs but more can be done to consult seniors early in the planning process (safety, public washroom access, pedestrian safety, etc.)
- Some residents also stated they feel seniors' needs are only highlighted during election time and then the issues are lost.

17. Is there anything else you would like to tell us?

- I love Maple Ridge and the consideration they give to SENIORS, my only complaint, is the state of the sidewalks, DEPLORABLE and TERRIBLY UNSAFE.
- Great work by all involved in making this age-friendly initiative happen
- In view of the recent warm/hot weather, I hope future planning will allow for more trees to be added in civic areas. I miss the trees near the municipal buildings ...taken out to make way for road improvements. Addition of more shade trees and benches (especially for seniors to access) would be helpful.
- Adequate affordable housing for seniors is lacking.
- I see that many seniors in my local community are out and about walking and accessing local stores etc. I would just like to ensure safety of these vulnerable people so that they can continue to enjoy their community independently as long as possible. More lighting, safer streets and well-marked crosswalks are all steps to ensure their safety (especially along 224th street).

- I worry about crime in Maple Ridge and the amount of policing. If I were an elderly person living downtown (and I believe most do) then I would be concerned about the amount of homelessness and drug users in downtown Maple Ridge.
- Maple Ridge is a beautiful community, it is noticeably without parks where children can play, people can socialize and walk their dogs, sit, read, etc. Maple Ridge is rapidly expanding, people are moving in resulting in road development that is unable to keep up with the increased traffic. New housing is on the outskirts resulting in urban sprawl, increased traffic and construction. This construction is negative to the natural beauty and rural feel of Maple Ridge. I suspect the only people benefiting from this fast paced and ill-planned development is developers and realtors. Perhaps the taxes are increasing for the city but with the increased commuting this money comes with a damaging price for the environment. Maple Ridge is becoming a bedroom community and losing the feel of the small town inclusiveness, this saddens me.
- Maple Ridge used to be a nice quiet place to live. Now it is like living in the city. I don't like it. It is too busy, too much traffic and not enough places to swim and go camping.
- Try engaging with local youth on a regular basis as they enjoy supporting and working with seniors.
- Fix the homeless problem.
- It seems to me that the City would prefer it if businesses could proceed with out and community input.
- A small park with water feature, flowers, winding paths, benches for conversation, well-lit for seniors.
- More small stores in seniors' communities.
- Lower land taxes.
- More shopping - big box stores.
- Need more handicapped parking.
- Too far to walk - need more than one seniors centre.
- New buildings are more for families –i.e. condos - not for seniors.



AGE-FRIENDLY COMMUNITY ACTION PLAN

2016

Maple Ridge

Seniors Engaged, Energized, and Collaborative:
Community Dialogue and Action Planning



AgeFriendlyBC

Provincial funding administered by Union of BC Municipalities

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1. Outdoor Spaces & Buildings

Does the natural and built environment help older persons get around easily and safely in the community and encourage active community participation?

Goal 1: Improve green spaces and walkways				
Objective <ul style="list-style-type: none"> To provide safe and accessible outdoor spaces, offering seniors and all populations a common place to socialize, interact and exercise. To provide a safe and accessible space for small dogs and their owners to exercise and socialize. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic enjoys outdoor spaces; however feel there is opportunity to improve safety and accessibility. That this demographic are pet owners and are looking for opportunities to exercise small pets in safe urban settings. 		Performance Measure/Target <ul style="list-style-type: none"> Record yearly, the number of new accessible and safety features added within the community. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Improve access to public washrooms.	High	Funding not yet identified	Working on stagey (identified in 2016 work plan)	<ul style="list-style-type: none"> City of Maple Ridge - • Parks Department • Engineering Department • BIA
Create adequate and safe green spaces: <ul style="list-style-type: none"> • Accessible walkways; • Accessible surfacing; • Adequate and safe lighting. 	High	Funding identified within development budgets	Considered within design and development of new spaces <i>*Follow municipal standards for new community park designs</i>	<ul style="list-style-type: none"> City of Maple Ridge - • Parks Department
Increase bench seating (with arm rests) along specific seniors' walking routes: <ul style="list-style-type: none"> • Downtown Core; 	Medium	Allocated within special project budgets.	On-going – seating is being incorporated in to new and retrofit	<ul style="list-style-type: none"> City of Maple Ridge - • Parks Department • Operations Depart.

Urban parks.		<p><i>*Well established Park Gift program</i></p> <p><i>**Placement of seasonal additional picnic table seating in high traffic community parks</i></p>	construction	<ul style="list-style-type: none"> • Planning Department • Municipal Advisory Committee on Accessibility Issues • BIA
<p>Create accessible urban walking routes:</p> <ul style="list-style-type: none"> • Accessible surfacing; • Adequate and safe lighting. <p><i>*identified in OCP – Transportation</i></p>	Medium	\$400,000 annual budget – Pedestrian/ sidewalk improvements (new, existing and retrofit funding)	On-going – as identified and recommended by City staff and stakeholders	<ul style="list-style-type: none"> • City of Maple Ridge - • Engineering Department • Operations Depart.
<p>Improve the access (walkability) to waterfront areas:</p> <ul style="list-style-type: none"> • Surfacing; • Gradient; • Lighting; • Safety <p><i>*Specific Locations to include:</i></p> <ul style="list-style-type: none"> • Haney Wharf; • 216th Dyke Access. 	Low	To be determined	<p>Identified issues will be explored by appropriate internal departments and dealt with/ resolved</p> <p><i>*216th Dyke Access – Identified and planning is in progress (2016)</i></p> <p><i>*identified in OCP – Transportation Plan and the P&LS Master Plan</i></p>	<ul style="list-style-type: none"> • City of Maple Ridge - • Parks Department • Operations Depart. • Engineering Department
<p>Create additional off-leash dog area (small dogs within the core town area; close to high density age-friendly living areas).</p>	Low	<p>Long Term Capital Budget</p> <p><i>*Potential to look at following Urban Locations</i></p> <ul style="list-style-type: none"> • Noki Park (2018/2019) 	<ul style="list-style-type: none"> • 2016 –future locations to be identified and consideration. • 2016 locations approved in 2015 process to be completed. • Westview Park – 	<ul style="list-style-type: none"> • City of Maple Ridge - • Park Department.

		<ul style="list-style-type: none"> • <i>St Ann Park (2017)</i> • <i>Raymond Park (2017)</i> 	<p>completed.</p> <ul style="list-style-type: none"> • Upper Maple Ridge Park – In Progress. • Hammond Park – Approved and in process of confirming final Location. <p>(*Identified in the P&LS Master Plan</p>	
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Goal 2: Expand outdoor recreation for seniors				
Objective <ul style="list-style-type: none"> To provide community based active and social outdoor recreational opportunities, specifically targeting older adults. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic enjoys participating in outdoor social and active based recreational opportunities. 		Performance Measure/Target <ul style="list-style-type: none"> Create an inventory of ongoing accessible outdoor recreational opportunities. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Develop, implement and evaluate park based services and programming:				
<ul style="list-style-type: none"> Expand walking groups; 	High	2016 Maple Ridge/ Pitt Meadows Community Services – Grant funding *confirmed*	For Consideration in 2017 business planning (RMSS)	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreational Services. Ridge Meadows Seniors Society Maple Ridge and Pitt Meadows Community Services
<ul style="list-style-type: none"> Create park based Pickle Ball Courts; 	High	2016 capital budget	2016 business plan – Q2	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Parks Department. Leisure and Recreation Department
<ul style="list-style-type: none"> Design and install senior friendly park signage, including trail signage; 	High	Long Term Capital Budget	To be considered within new park development *1 court established in Hammond Park. **2 courts established at Garibaldi park.	<ul style="list-style-type: none"> City of Maple Ridge <ul style="list-style-type: none"> Parks Department Leisure and Recreation Department

<ul style="list-style-type: none">• Registered Programming opportunities for outdoor Pickle Ball.	High			<ul style="list-style-type: none">• City of Maple Ridge -<ul style="list-style-type: none">• Leisure and Recreation Department• Parks Department
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Goal 3: Improve road safety and pedestrian safety				
<u>Objective</u> To provide opportunities for this demographic to communicate with community officials regarding specific built environment access issues.	<u>Assumptions/Constraints</u> That this demographic enjoys local shopping opportunities; however, find the build environment to be inaccessible and unsafe.		<u>Performance Measure/Target</u> <ul style="list-style-type: none"> Record number of recommendations implemented from annual forum/meeting/workshop with city staff and stakeholder. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
<u>Actions</u>	<u>Priority</u>	<u>Budget</u>	<u>Timing</u>	<u>Key Organizations</u>
Provide an opportunity for senior populations, City staff (engineering, parks, planning) and like organizations to walk the community (walkability study) looking specifically at: <ul style="list-style-type: none"> sidewalk safety (roots and vegetation growth); Street crossing safety; lighting; sidewalk surfacing and cracks; curb letdowns 	High	Not Applicable	2016 Q2	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreation Department Engineering Department Operations Department Parks Department Council Representation Municipal Advisory Committee on Accessibility Issues Seniors Network Ridge Meadows Seniors Society BIA
Public education on: <ul style="list-style-type: none"> Cross walk safety Walk/hand signals Scooter Safety (Maneuvering tips and Right of way standards) Driver/walker right of ways at intersections.	High	Exploring Grant opportunities and/or sponsorship	2016 Q3 <i>*RMSS will be the host of the event and is investigating opportunities currently.</i>	<ul style="list-style-type: none"> Senior Network Committee City of Maple Ridge - <ul style="list-style-type: none"> Parks and Leisure Services Department Engineering

				Department <ul style="list-style-type: none"> • ICBC • RCMP • Ridge Meadows Senior Society
Review crosswalk systems: <ul style="list-style-type: none"> • Look at and evaluate automated cross walk (time allocation, pole locators etc.) • Multi lane cross walk safety (amber flashing cross walk control, street parking sight lines). 				<ul style="list-style-type: none"> • City of Maple Ridge - Engineering Department.
	High	NA – evaluation is currently under way	2016 – evaluation 2017 – installation	
	High	Capital – Engineering budget	2016 – Q4 evaluation with possible installation	
Explore opportunities to lower speed limit: <ul style="list-style-type: none"> • Along 222nd Street; • 224th Street. 	*Road design is considered in all new and retrofit projects. <i>**This issue has been explored and is not recommended based on 'best practices' within traffic engineering (studies); however reducing driving speeds is achievable through changes in road formation.</i>			<ul style="list-style-type: none"> • City of Maple Ridge - Engineering Department.
Identify and enforce specific truck routes within the down town core area.	*This is achieved naturally, through the design of road networks. <i>**It is noted that if trucks are on other (secondary) roads this is like due to fact that they are traveling to a delivery site.</i>			<ul style="list-style-type: none"> • City of Maple Ridge - Engineering Department. • Ridge Meadows RCMP

Goal 4: Improve cycling opportunities				
Objective <ul style="list-style-type: none"> To provide opportunities for this demographic to use alternative forms of transportation. To provide this demographic with the necessary resources and equipment to participate in alternative forms of transportation. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic is active and explores alternative modes of transportation, including cycling options. 	Performance Measure/Target <ul style="list-style-type: none"> Record yearly, the number of existing and new multi use paths. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 		
Actions	Priority	Budget	Timing	Key Organizations
Partner with the local cycling community to promote age-friendly cycling: <ul style="list-style-type: none"> Adult trikes; Wheelchairs with hand cycle attachments. 	Medium	Dependent on grants and partnership opportunities.	Dependent on grants and partnership opportunities.	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreation Services Department Department Cycling Community (HUB) <i>*potential to partner with private sector</i>
Develop more cycling specific routes to include: <ul style="list-style-type: none"> Wayfinding cycling signage; Separation from high traffic areas 	Medium		<ul style="list-style-type: none"> 2016 - Ongoing construction-128th Ave, Multi use path. 117Ave corridor – work complete. Lougheed Hwy btw. Laity Street and 216th St. Multi Use Path joining existing cycling network – complete. 132 Ave Multi use 	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Engineering Department Cycling Community (Hub)
		\$20,000 annually		
		Built into project costs		

<ul style="list-style-type: none"> • surfacing 		Built into project costs	path – complete. <i>*identified in OCP – Transportation.</i>	
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Goal 5: Improve accessibility of public buildings				
<u>Objective</u> To make it easier, safer and more comfortable for this demographic access public buildings.	<u>Assumptions/Constraints</u> <ul style="list-style-type: none"> • That this demographic enjoys shopping locally and look for store owners who provide exceptional and accessible services. • That this demographic relies on appropriate and accessible signage and wayfinding. • That Snow removal is important and necessary. • That this demographic relies on access to public and accessible washroom within shopping areas and the community. 		<u>Performance Measure/Target</u> <ul style="list-style-type: none"> • Record yearly, the number of stakeholder complaints that are resolved, pertaining to inaccessible public buildings and/or bylaw violations. • Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Develop/distribute accessibility materials for local businesses highlighting the importance of: <ul style="list-style-type: none"> • Accessible entrances; • Accessible products and services (shelving, width of isles etc.); • Accessible and available washrooms for public use. 	Medium	Not yet Identified	To be explored in 2017	<ul style="list-style-type: none"> • Senior Network Committee • Downtown Maple Ridge BIA • Ridge Meadows Chamber of Commerce • City of Maple Ridge- <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Maple Ridge/ Pitt Meadows Municipal Advisory Committee on Accessibility Issues
Develop a signage and wayfinding policy for all City streets and buildings that is age-friendly and accessible: <ul style="list-style-type: none"> • Improve visibility of wayfinding 	Medium	Funding built into projects and maintenance budgets	Ongoing – incorporated into new building and retrofit projects. *Signage is being	<ul style="list-style-type: none"> • City of Maple Ridge- <ul style="list-style-type: none"> • Leisure and Recreation Services Department

signage (font sizing); • Multi-lingual; Dementia-Friendly.	<i>*municipality adopted National standard as set forth by provincial and federal bodies.</i>		developed for parks and trail heads to include location, degree of difficulty, estimated time of completion etc.	• Parks Department • Engineering Department • Communications Department
Ensure there is an adequate and up to date printed map available for the community, highlighting points of interest: • Age Friendly Shopping • Health Services • Recreation and Parks Place of Worship	Medium	Not yet Identified	For future consideration, Business planning 2017/18	• Seniors Network • City of Maple Ridge- Leisure and Recreation Services Department • Parks Department • Communications Department
Educate residents and business owners regarding the City snow removal bylaw and enforce regulations.	Low	Not Applicable	Ongoing and as opportunity presents itself (Snow days etc.)	• City of Maple Ridge- Bylaw Enforcement • Leisure and Recreation Services Department
Partner with community agencies and organizations to reinstate the Snow Angels program.	Low	Not yet Identified	For future consideration, Business planning 2017/18	• Senior Network • City of Maple Ridge- Leisure and Recreation Services Department • Maple Ridge/ Pitt Meadows Municipal Advisory Committee on Accessibility

2. Transportation

Can older persons travel wherever they want to go in the community, conveniently and safely?

Goal 1: Improve regional transportation services for local seniors				
Objective	Assumptions/Constraints		Performance Measure/Target	
<ul style="list-style-type: none"> To advocate that this demographics' transportation needs are met by regional services. To advocate safe and reliable local and regional transportation services. To ensure representation for this demographic at the regional transportation board. (Transportation User Advisory Committee) 	<ul style="list-style-type: none"> That public transportation is an important and vital service and needs to be more reliable and accessible to all users. 		<ul style="list-style-type: none"> Record the number of participants attending a joint meeting. Record the number of stakeholder complaints resolved. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Appoint representation from this demographic to one or more of the following council tables to represent senior transportation needs and issues: <ul style="list-style-type: none"> Municipal Advisory Committee on Accessibility Issues; Social Policy Advisory Committee; Active Transportation Committee. 	High	Not Applicable	2016 – Q2	<ul style="list-style-type: none"> Seniors Network City of Maple Ridge- <ul style="list-style-type: none"> Leisure and Recreation Services Department Municipal Advisory Committee on Accessibility Issues Social Policy Advisory Committee
<ul style="list-style-type: none"> Appoint representation from this demographic to the existing Translink and/or Coast Mountain Bus Company User Committee. 	High	Not Applicable	2016 – Q1 *Completed	<ul style="list-style-type: none"> Senior Network

<p>Advocate to Translink to ensure:</p> <ul style="list-style-type: none"> • Adequate and appropriate bus connections, specific to age-friendly travel destinations (medical appointments/ hospital visits etc.); • Service is reliable and frequent to meet the needs of age- friendly demands (afterhours access to metropolitan areas for medical appointments); • Adequate weekend and evening service; • Ensure all bus stops are accessible and provide shelter and adequate seating and washrooms; • Bus schedules are easily accessible either in print format or electronically and provide adequate details. 	Medium	<p>N/A</p> <p><i>*RMSS receives lots of direct customer feedback – very invested in advocacy</i></p>	<p>On-going</p> <p><i>*Accessible bus stops – on going as identified.</i></p> <p><i>**identified in OCP – Transportation</i></p> <p><i>***Identified in the P&LS Master Plan</i></p>	<ul style="list-style-type: none"> • Ridge Meadows Senior Society • City of Maple Ridge- <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Engineering Department • Municipal Advisory Committee on Accessibility Issues
<p>Advocate to HandyDART to:</p> <ul style="list-style-type: none"> • Improve advance booking system (one time appointments); • Provide reliable and adequate service for specialist appointments that fall within and outside regular scheduled time frames and service locations (Pitt Meadows/ Maple Ridge to Mission/ Abbotsford area); • Decrease denial rate; • Improve security of transfer points, specifically in rural areas. 	Medium	<p><i>*RMSS receives lots of direct customer feedback – very invested in advocacy.</i></p>	<p>On-going</p> <p><i>*identified in OCP – Transportation</i></p> <p><i>*Identified in the P&LS Master Plan</i></p>	<ul style="list-style-type: none"> • Ridge Meadows Senior Services • City of Maple Ridge- <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Engineering Department • Municipal Advisory Committee on Accessibility Issues

Goal 2: Improve taxi service for seniors				
Objective To advocate for safe, accessible and adequate alternative transportation services are available within the community.	Assumptions/Constraints <ul style="list-style-type: none"> That alternative modes of transportation which are accessible and reliable are an important and vital service. 		Performance Measure/Target <ul style="list-style-type: none"> Will design and implement one educational session per year targeting staff of alternative modes of transportation. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions Develop and deliver education material to local alternative transportation companies regarding: <ul style="list-style-type: none"> Supporting older adults; Accessibility and affordability of services; Needs and considerations supporting this demographic; Dementia Training; and, Safety. 	Priority High	Budget Explore opportunities for sponsorship (minimal costs associated with item)	Timing 2016 – Q3	Key Organizations <ul style="list-style-type: none"> Seniors Network Ridge Meadows Senior Society

Goal 3: Improve parking and accessibility				
Objective <ul style="list-style-type: none"> • To increase safe, accessible and adequate parking within the city. • To increase safe, adequate and standardized drop off zones. 	Assumptions/Constraints <ul style="list-style-type: none"> • That this demographic relies heavily on personal and private modes of transportation and need accessible parking options. 		Performance Measure/Target <ul style="list-style-type: none"> • Record additional accessible parking and drop off zones as opportunities arise. • Record the number of resolved municipal complaints pertaining to accessible parking. • Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Review accessible parking design with city engineering, specifically: <ul style="list-style-type: none"> • Proximity to buildings; • Width of parking stalls; • Time limits. 	Medium	Operating Budget	Completed upon request, pending an engineering evaluation.	<ul style="list-style-type: none"> • City of Maple Ridge - • Engineering Department • Municipal Advisory Committee on Accessibility Issues
Create more: <ul style="list-style-type: none"> • Drop off zones in front of public buildings; • Drop off zones in front of medical (service agency) buildings; • Free, long-term, downtown parking. 	Medium	Operating Budget	Completed upon request, pending an engineering evaluation.	<ul style="list-style-type: none"> • City of Maple Ridge - • Engineering Department • Municipal Advisory Committee on Accessibility Issues
Establish an inventory of: <ul style="list-style-type: none"> • Current accessible parking within the core town; • Need for additional accessible parking. 	Medium	Within existing budget	2016 – Develop an internal plan to complete this work.	<ul style="list-style-type: none"> • City of Maple Ridge - • Engineering Department • Municipal Advisory Committee on Accessibility Issues • By Law Enforcement

3. Housing

Do older persons have housing that is safe and affordable and which allows them to stay independent as their needs change?

Goal 1: For local seniors to be involved in assessing and planning for new housing development				
Objective To work towards securing and supporting options for accessible, affordable and independent senior living.	Assumptions/Constraints That affordable and accessible housing for all populations is in high demand and needs to be addressed at all levels of the government.		Performance Measure/Target <ul style="list-style-type: none"> Record the number of implemented action items as outlined in the Maple Ridge Housing Action Plan. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Form a Seniors Housing Coalition to: <ul style="list-style-type: none"> Represent the needs of local seniors; Conduct a needs assessment; Develop strategic partnerships to encourage the development of new, affordable, rental accommodation for older adults. 	High	Minimal – Not yet Identified	2016 – Q4	<ul style="list-style-type: none"> Seniors Network City of Maple Ridge Leisure and Recreation Services Department
Advocate to the provincial government to increase the local stock of affordable rental housing for the seniors' population.	High	Not Applicable	To be explored in 2017	<ul style="list-style-type: none"> Seniors Network City of Maple Ridge Leisure and Recreation Services Department
Advocate to the provincial government to increase the 'SAFER' subsidy available through BC Housing for the senior population with lower income.	High	Not Applicable	Dependent on above action.	<ul style="list-style-type: none"> Seniors Network City of Maple Ridge Leisure and Recreation Services Department
Advocate to the provincial government to reinstate co-op subsidies.	High	Not applicable	<i>*This topic was discussed and voted on at the 2015 UBCM.</i>	<ul style="list-style-type: none"> Seniors Network City of Maple Ridge Leisure and Recreation Services

Goal 2: For Mayor and Council to take a lead role in encouraging seniors housing development				
Objective <ul style="list-style-type: none"> To work towards improving the stock of affordable and accessible rental housing for this demographic within Maple Ridge. To ensure that the local accessible building standard exceeds the current BC accessible building standards. 	Assumptions/Constraints <ul style="list-style-type: none"> That affordable and accessible housing for all populations is in high demand and needs to be addressed and endorsed within local government. That the City of Maple Ridge needs to work with developers, encouraging accessible and affordable housing options within multi unit developments. 		Performance Measure/Target <ul style="list-style-type: none"> Record the number of implemented action items as outlined in the Maple Ridge Housing Action Plan. Record the number of new developments that focus on/or commit to building accessible and affordable rental housing. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Implement all recommendations as outlined in the City endorsed Housing Action Plan as it relates to the seniors' population.	High	As per the Housing Action Plan Report - Implementation Plan	Housing Action Implementation Plan has been developed and approved by council - ongoing	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department
Encourage the development of affordable housing by waiving development cost charges, applying inclusionary zoning and density bonuses and other methods.	Medium	As per the Housing Action Plan Report - Implementation Plan	<i>*Identified in the Housing Action Implementation Plan – Medium Term</i> <i>*identified in OCP – Neighbourhoods & housing</i>	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Planning Department Bylaws Department
Develop and endorse a bylaw specific to accessible housing in new multi-level building applications. Include a higher standard of the basic building code to ensure that accessibility modifications are implemented and easily achieved.	Medium	As per the Housing Action Plan Report - Implementation Plan	<i>*Identified in the Housing Action Implementation Plan – Medium Term</i>	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Planning Department Bylaws Department
Work with City government (planning department) to ensure that rental and affordable units are adequate in size.	Medium	As per the Housing Action Plan Report - Implementation Plan	<i>*Identified in the Housing Action Implementation plan – ongoing</i>	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department

			<i>*identified in OCP – Neighbourhoods & housing</i>	<ul style="list-style-type: none">• Planning Department• Bylaws Department
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Goal 3: For the community to support seniors aging in place in a healthy and inclusive way				
Objective <ul style="list-style-type: none"> To ensure that this demographic is supported and safe within their homes. To ensure that this demographic has access to necessary supports and services in order to age in place. To provide this demographic with accessible and up-to-date housing referral options, including support with the application process. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic would prefer to age in place; however need financial and physical assistance with property up keep. That this demographic relies on peer supports and community programs to ensure they do not become isolated and/or shut-in. 		Performance Measure/Target <ul style="list-style-type: none"> Record the number of peer relationship matches made. Record the number of individuals waiting for peer relationship matches. Record the number of seniors accessing the referral service. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Educate building managers of seniors' housing complexes and rental units, on the importance of developing a pet-friendly policy allowing seniors to age in place with pets.	High	Not Applicable	Ongoing - opportunities for pet friendly education to be included <i>*Identified in the Housing Action Implementation plan</i>	<ul style="list-style-type: none"> City of Maple Ridge <ul style="list-style-type: none"> Leisure and Recreation Services Department Senior Network - Housing Planning Table
Develop a seniors housing referral service to: <ul style="list-style-type: none"> Keep an up-to-date database of all affordable and accessible housing available within the community; Assist and advocate for seniors who need support in locating and accessing affordable housing (filing of appropriate documents and applications etc.). 	High	Not yet Identified	To be explored in 2017 business planning <i>*Identified in the Housing Action Implementation plan - ongoing</i>	<ul style="list-style-type: none"> Senior Network City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreation Services Department CEED Centre Ridge Meadows Senior Society
Develop a senior neighbourhood watch program.	Low	Not yet Identified	To be explored in 2017 business planning	<ul style="list-style-type: none"> Ridge Meadows Senior Society Senior Network Ridge Meadows RCMP

Develop a program for peer relationship – seniors visiting seniors (to combat isolation and improve security).	Low	Not yet Identified	<p>To be explored in 2017 business planning</p> <p><i>*RMSS currently offers – Peer Counselling, Peer phone check-in, and Seniors helping Seniors (programs need to be branded and promoted)</i></p>	<ul style="list-style-type: none"> • Ridge Meadows Senior Society • Senior Network • MR/PM Community Services
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4. Respect & Inclusion

Are public services, media, commercial services, faith communities and civic society respectful of the diversity of needs among seniors and willing to accommodate seniors in all aspects of society?

Goal 1: Improve accessibility and inclusiveness of local businesses and services				
Objective <ul style="list-style-type: none"> To ensure that this demographic is supported and welcome within local businesses and shopping districts. To ensure that this demographic has access to accessible and safe local shopping. To ensure that this demographic is treated with respect and dignity when shopping locally. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic contributes to community and need to feel welcomed and valued. 	Performance Measure/Target <ul style="list-style-type: none"> Record the number of businesses participating in the AFI business accreditation program. Record the number of businesses nominated and/or receiving AFI award recognition. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 		
Actions	Priority	Budget	Timing	Key Organizations
Develop a business related model to include: <ul style="list-style-type: none"> Sensitivity training; Age Friendly Award Recognition Program; Age Friendly Business Accreditation Program; Program specific to supporting and serving older adults. 	Medium	Will be explored	<ul style="list-style-type: none"> 2016 – Initial discussions and process etc. 2017 - Implementation 	<ul style="list-style-type: none"> Senior Network Downtown Maple Ridge Business Improvement Association (BIA) Ridge Meadows Chamber of Commerce City of Maple Ridge <ul style="list-style-type: none"> Leisure and Recreation Services Department Municipal Advisory Committee on Accessibility Issues

Goal 2: Increase opportunities for connection between generations				
Objective <ul style="list-style-type: none"> To ensure that this demographic is supported and welcomed within local businesses and shopping districts. To ensure that this demographic has access to accessible and safe local shopping To ensure that this demographic is treated with respect and dignity when shopping locally. 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic has life experiences and skills to offer a community and are looking for opportunities to share their knowledge and experiences with other populations. 		Performance Measure/Target <ul style="list-style-type: none"> Record the number of businesses participating in the AFI business accreditation program. Record the number of businesses nominated and/or receiving AFI award recognition. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Create a second intergenerational garden, partnering with a local elementary school and the local senior centre.	High	Long Term Capital Budget 2017	2017 Business Plan *highlighted in P&LS Master Plan	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Parks Department Ridge Meadows Senior Services
Engage seniors with a variety of local youth and children through intergenerational learning opportunities: <ul style="list-style-type: none"> School reading buddies; School art buddies; Community festivals and events. 	Medium	Highlighted in 2016 P&LS, Community Services Budget and Ridge Meadows Seniors Society	Highlighted in 2016 business plan and Ridge Meadows Seniors Society *Programs already in existence include the computer program and the intergeneration garden. *Identified in the P&LS Master Plan	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Ridge Meadows Senior Society Senior Network SD 42

<p>Create opportunities for the local seniors to engage with young mom's:</p> <ul style="list-style-type: none"> • Community kitchens; • Seniors helping young mom's (mentoring programs). 	Medium	<ul style="list-style-type: none"> • Highlighted in 2016 P&LS, Community Services Budget 	<ul style="list-style-type: none"> • Highlighted in 2016 business plan <i>*Identified in the P&LS Master Plan</i> 	<ul style="list-style-type: none"> • Ridge Meadows Senior Society • City of Maple Ridge - • Leisure and Recreation Services Department • Golden Ears Feast Society • Senior Network
	Medium	<ul style="list-style-type: none"> • Highlighted in 2016 P&LS Community Services budget 	<ul style="list-style-type: none"> • Highlighted in 2016 business plan <i>*Identified in the P&LS Master Plan</i> 	<ul style="list-style-type: none"> • City of Maple Ridge - • Leisure and Recreation Services Department • Ridge Meadows Senior Society • Senior Network

Goal 3: Improve continuing education opportunities				
Objective To ensure access and opportunities for affordable continuing education.	Assumptions/Constraints <ul style="list-style-type: none"> That this demographics values learning opportunities through continuing education opportunities. 		Performance Measure/Target <ul style="list-style-type: none"> Record the number of free and/or low cost educational opportunities. Record the number of seniors registering in free and/or low cost educational opportunities. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Work with local post-secondary and continuing education facilities to develop age-friendly learning opportunities: <ul style="list-style-type: none"> Free or low cost. 	Medium		Dependent on Grant opportunities - Funding	<ul style="list-style-type: none"> CEED Centre City of Maple Ridge Municipal Council

Goal 4: Increase older adult use of recreation facilities and programs				
Objective To ensure access to meaningful and affordable facility based recreational programming.	Assumptions/Constraints That this demographic is looking for opportunities to participate in social and active recreational opportunities.		Performance Measure/Target <ul style="list-style-type: none"> Record the number of seniors who apply for and receive financial subsidy through the local Parks and Recreation department. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Promote the availability of subsidized recreation fees for low-income seniors.	High	Not Applicable	2016 – Q3 <i>*RMSS – currently exploring subsidized services for its membership.</i>	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreation Services Department Ridge Meadows Senior Society

5. Social Participation

Do seniors have opportunities for developing and maintaining meaningful social networks in their neighbourhoods?

Are the needs and preferences of seniors considered in planning by a diverse range of agencies and institutions?

Goal 1: Improve accessibility of community events and festivals				
Objective	Assumptions/Constraints		Performance Measure/Target	
<ul style="list-style-type: none"> To ensure that all community events are inclusive. To ensure that all community events provide accessible and adequate service. 	That this demographic enjoys participating in inclusive and accessible community events and festivals.		<ul style="list-style-type: none"> Record the number of community events targeting this demographic. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Educate event organizers on the importance of planning age-friendly events:				
<ul style="list-style-type: none"> Ensure adequate and accessible washroom facilities; 	Medium	NA	For future consideration, Business planning 2017/18	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Parks Department
<ul style="list-style-type: none"> Ensure adequate and accessible event seating; 	Medium	NA	For future consideration, Business planning 2017/18	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Parks Department Municipal Advisory Committee on Accessibility Issues Seniors Network

<ul style="list-style-type: none"> • Ensure adequate and accessible transportation; • Ensure adequate and accessible transportation options; • Ensure adequate and accessible alternative transportation options is event involves road and/or walkway closures. 	Medium	NA	For future consideration, Business planning 2017/18	<ul style="list-style-type: none"> • City of Maple Ridge - <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Parks Department • Municipal Advisory Committee on Accessibility Issues • Senior Network
	Medium	NA	For future consideration, Business planning 2017/18	<ul style="list-style-type: none"> • City of Maple Ridge - <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Parks Department • Municipal Advisory Committee on Accessibility Issues • Senior Network
	Medium	NA	For future consideration, Business planning 2017/18	<ul style="list-style-type: none"> • City of Maple Ridge - <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Parks Department • Municipal Advisory Committee on Accessibility Issues • Senior Network

Goal 2: Expand recreation opportunities for low-income seniors				
Objective <ul style="list-style-type: none"> To create opportunities for this demographic to participate in affordable and accessible recreational programming. To create additional recreational programming and opportunities from this demographic. 	Assumptions/Constraints That this demographic enjoys social and recreational opportunities; however may have financial constraints that limit their ability to participate.		Performance Measure/Target <ul style="list-style-type: none"> Record the number of affordable and accessible recreational programming offered through the Ridge Meadows Senior Society. Record the number of participants partaking in programs and services offered through the Ridge Meadows Senior Society. Record the number of affordable and accessible recreational programming opportunities offered through the municipal parks and leisure services. Record the number of participants partaking in programs and services offered through municipal parks and leisure programs. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Develop new social and recreational programs for low-income seniors.	High	To be considered in future financial plans	For future consideration, business planning 2017.	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Ridge Meadows Senior Services
Educate Parks and Leisure staff on the importance for planning, programming, implementing and working with the seniors' population.	Medium	To be considered in future financial plans	For future consideration, business planning 2017.	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department Ridge Meadows Senior Services
Connect RMSS and Parks and Leisure Services to ensure the leisure and recreation needs of all seniors (and more specifically the newly retired seniors 55+)	Medium	To be considered in future financial plans	For future consideration, business planning 2017.	<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Department

<p>are being met (evening and weekend programming):</p> <ul style="list-style-type: none"> • Physical, social, mental, emotional wellbeing; • Outreach to senior populations; • Senior specific programming; • Senior specific inclusion marketing. 				<ul style="list-style-type: none"> • Ridge Meadows Senior Services
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6. Communications & Information

Are seniors aware of the diverse range of programs and services available within their community?

Is information readily available, appropriately designed and delivered to meet the needs of seniors?

Goal 1: Improve communication of information to seniors				
Objective	Assumptions/Constraints		Performance Measure/Target	
<ul style="list-style-type: none"> To ensure that there are a variety of communication tools. To ensure that communication tools are readily accessible and available. To ensure that communication is widely distributed to all individuals. 	That this demographic is interested in being informed about community resources, events and happenings; however are limited in their ability to access information due to technology advancements and transportation constraints.		<ul style="list-style-type: none"> Record the number of publications/communications specifically targeting this demographic. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Develop a mapping system that will highlight all age-friendly services/opportunities within the community (including but not limited to the following): <ul style="list-style-type: none"> Places of worship; Health Service providers; Shopping Centres/grocery stores; Parks and recreational opportunities; Senior Centres.	High	Funding Dependent – Grant Opportunities	<ul style="list-style-type: none"> Funding Dependent – Grant Opportunities 	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Leisure and Recreation Services Department Information Services Department GIS Department Communications Department Municipal Advisory Committee on Accessibility Issues Ridge Meadows Senior Society
Offer a local resource and referral information line (live and/or answering service): <ul style="list-style-type: none"> Local government agencies and services; 	Medium	Not yet identified	<ul style="list-style-type: none"> Short Term – City hall Switch board operator Long Term – Include senior 	<ul style="list-style-type: none"> City of Maple Ridge - <ul style="list-style-type: none"> Communication Department (LA) Leisure and Recreation Services

<ul style="list-style-type: none"> • Local housing; • Local social and special events information. 			needs within the Municipal Customer Service Strategy	Department <ul style="list-style-type: none"> • Ridge Meadows Senior Society
Review and evaluate distribution of print material: <ul style="list-style-type: none"> • Meals on Wheels; • Library program (home delivery); • Kiosk information (events, programs, services); • Information sheets/resources available at frequently visited locations (Doctor Offices/ pharmacists etc.). 	Medium	Funding Dependent – Grant Opportunities	Funding Dependent – Grant Opportunities	<ul style="list-style-type: none"> • Ridge Meadows Senior Society (LA) • City of Maple Ridge - <ul style="list-style-type: none"> • Leisure and Recreation Services Department • Communications Department
Evaluate the need for FM equipped public meetings rooms to provide individuals with hearing devices the ability to actively participate in discussions, including civic meetings.	Medium	Funding Dependent – Grant Opportunities	Funding Dependent – Grant Opportunities	<ul style="list-style-type: none"> • City of Maple Ridge - <ul style="list-style-type: none"> • (LA) Information Services Department • Leisure and Recreation Services Department
Make City websites user-friendly and accessible to people of all abilities.	Communication Department will offer annual Age Friendly Web access training to include: <ul style="list-style-type: none"> • City Website access and accessibility • General Web search accessibility • Etc. Communication Department exploring opportunities to film and post simple self help YouTube videos: <ul style="list-style-type: none"> • Municipal Website Navigation • On line payment options • Etc. 			<ul style="list-style-type: none"> • City of Maple Ridge - <ul style="list-style-type: none"> • (LA) Communication Department • Leisure and Recreation Services Department • Communications Department • Information Services Department

Civic Participation & Employment

Do older persons have opportunities to participate in community decision-making?

Do older persons have opportunities to contribute their experience and skills to the community in paid or unpaid work?

Goal 1: Improve employment and volunteer opportunities for seniors				
Objective <ul style="list-style-type: none"> To ensure that this demographic has access to meaningful volunteer opportunities. To ensure that this demographic has access to meaningful employment opportunities 	Assumptions/Constraints <ul style="list-style-type: none"> That this demographic enjoys volunteerism and would like the opportunity to support their community further, however face a number of constraints, including expenses, transportation issues and accommodation needs. That this demographic would like the opportunity to work part time; however face a number of constraints, including transportation issues, technology issues and the need for potential workplace accommodations. 		Performance Measure/Target <ul style="list-style-type: none"> Record the number of seniors involved in community based volunteering (RMSS/ PL&S/ Community Volunteer hub etc.). Record the number of volunteer hours contributed by this population to community (RMSS/ PL&S/ Community Volunteer hub etc.). Record the number of seniors accessing Work BC employment opportunities. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Create a Seniors Advisory Committee that reports directly to the local government on senior-related city, provincial, and federal issues.	High			<ul style="list-style-type: none"> City of Maple Ridge - Leisure and Recreation Services Municipal Advisory Committee on Accessibility Issues Social Policy Advisory Committee
Develop and promote employment opportunities for older adults.	Medium			WorkBC
Host a volunteer fair specific to the senior population wishing to volunteer.	Low	Highlighted in 2017 Budget	Highlighted in 2017 RMSS business Plan	Ridge Meadows Senior Society

7. Community Support & Health Services

Do older persons have access to social and health services they need to stay healthy and independent?

Goal 1: Improve accessibility of health services				
<u>Objective</u> To ensure access to reliable, affordable and timely health services.	<u>Assumptions/Constraints</u> That health services are largely un-affordable, unreliable and inaccessible.		<u>Performance Measure/Target</u> <ul style="list-style-type: none"> Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
<u>Actions</u>	<u>Priority</u>	<u>Budget</u>	<u>Timing</u>	<u>Key Organizations</u>
Adequate availability of transportation to specialist appointments within and outside of the community.	See Transportation	See Transportation	See Transportation	See Transportation
Build an open seniors clinic with multiple services available in one location: <ul style="list-style-type: none"> • MD; • Pharmacists; • Home care; • Social work; • Physiotherapy; • Occupational therapy; • Mental health (information and assessments); • Day programs; • Dental services. 	Medium	For future consideration	For future consideration	Fraser Health
Alternatives to pay parking for seniors and/or all users of the medical services.	Low	For future consideration	For future consideration	<ul style="list-style-type: none"> • Fraser Health • City of Maple Ridge - • Bylaw Department

Goal 2: Expand and strengthen community health supports available to seniors				
Objective To ensure seniors have access to a variety of health based programs and services.	Assumptions/Constraints That programs and services specifically related to health services are largely un-affordable and accessible.		Performance Measure/Target <ul style="list-style-type: none"> Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Hire a 'Seniors Outreach Worker' to assist seniors with: <ul style="list-style-type: none"> • System navigation; • Hospital discharge planning; • Isolation intervention; • In home support (including light to moderate shopping and housework). 	High	Funding Dependent – Grant Opportunities	Funding Dependent – Grant Opportunities <i>*RMSS – Enhancement of existing Wellness program</i>	<ul style="list-style-type: none"> • Maple Ridge and Pitt Meadows Community Services • Seniors Network • Ridge Meadows Senior Society
Support building managers of seniors rental complexes: <ul style="list-style-type: none"> • Connect residents to home support programs and services; • Provide assistance with obtaining mental health assessments. 	High	For future consideration	For future consideration	Housing Planning Table Seniors Network
Offer adult respite services: <ul style="list-style-type: none"> • Increase in adult day programming options; Increase respite hours available to older adults who continue to live independently (aging in place).	Medium	For future consideration	For future consideration	Fraser Health
Explore funding opportunities to create and support a 'Dementia-Friendly Communities Project'.	Medium	For future consideration	For future consideration	Seniors Network

Goal 3: Improve community supports for seniors' dental care				
Objective To ensure that this demographic has access to adequate and affordable dental care.	Assumptions/Constraints That local dental service is largely un-affordable and/or accessible.		Performance Measure/Target <ul style="list-style-type: none"> Record the number of low cost dental clinic opportunities. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions Advocate for affordable dental services for low-income seniors: <ul style="list-style-type: none"> Reinstate Community Dental Day – once a year event where low-income residents can receive a free dental check-up and cleaning; Advocate for the creation of a local, low-cost dental clinic. 	Priority High	Budget For future consideration	Timing For future consideration	Key Organizations Seniors Network BC Dental Association

8. Emergency Preparedness

In the event of an emergency or natural disaster are adequate plans and procedures in place to care for our older adults? – (This category was developed by the local Age-friendly Advisory Committee to respond to local concerns).

Goal 1: Improve community emergency preparedness				
Objective	Assumptions/Constraints		Performance Measure/Target	
<ul style="list-style-type: none"> To ensure that this demographic is included in all emergency planning initiatives. To ensure that this demographic has the necessary tools to plan in the event of an emergency. 	<ul style="list-style-type: none"> That this demographic is un aware of programs and services that can aid in the event of a catastrophic and/or natural emergency. That Emergency Preparedness programs and services are unaware of the specialized needs of this demographics. 		<ul style="list-style-type: none"> Record the number of participants attending an emergency planning session. Create and implement a survey every 3 years that captures stakeholder participation and satisfaction rates. 	
Actions	Priority	Budget	Timing	Key Organizations
Offer education to vulnerable populations regarding importance of emergency preparedness: <ul style="list-style-type: none"> Notification of fire hall regarding physical evacuation needs; 72 hours self-sufficient preparedness; Education regarding earthquake and fire preparedness; Pet preparedness.	Medium	For future consideration	For future consideration	<ul style="list-style-type: none"> City of Maple Ridge Emergency Preparedness Department Fire Department Leisure and Recreation Services Department Ridge Meadows RCMP Ridge Meadows Senior Services
Establish a seniors' emergency preparedness protocol including: <ul style="list-style-type: none"> Mapping location of vulnerable residents; Develop evacuation procedures; Sheltering protocol ; 	Low	For future consideration	For future consideration	<ul style="list-style-type: none"> City of Maple Ridge Emergency Preparedness Department Fire Department Leisure and

•Meeting medical needs.				<div>Recreation Services Department</div> <ul style="list-style-type: none">• Ridge Meadows RCMP• Ridge Meadows Senior Services
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Next Steps

Engage Lead Agencies

Many local service agencies and organizations participated in the Age-friendly Communities Initiative. Their participation has been integral to the depth and breadth of recommendations that have been generated by the project. Going forward the participation of these organizations will be essential to the success of implementing solutions and moving forward as age-friendly communities.

Conduct Annual Action Planning

Annual Action Planning will ensure that the Age-friendly Action Plan continues to be a living process and, most importantly, that it creates on-the-ground action and results. Those involved in the action planning should review the results of past actions, evaluate the most recent performance data, assess local and regional opportunities, and present a recommended set of actions for the following year. Ongoing communication and collaboration between community and service providers is essential to this process to ensure service gaps are identified and agencies work collaboratively to avoid duplication and create new programs and services where required.

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** June 12, 2018

FROM: Chief Administrative Officer **MEETING:** Regular Council

SUBJECT: Cellular Communications Antenna Structure at 216 Street and 124 Avenue

EXECUTIVE SUMMARY:

The demand for cellular communications bandwidth continues to escalate as consumers and first responders alike rely more and more on wireless devices such as smartphones, tablets and laptops for business and personal use.

In 2015, TELUS erected a cellular communications antenna structure at 216 Street and 124 Avenue, replacing a 10M high wooden BC Hydro/TELUS poles with a new 14.9M wooden pole upon which cellular communications equipment was installed.

Using the City's Telecommunications Antenna Structure Siting Protocol (V2) requirements as its guide, TELUS, (through Cypress Land Services) completed the requisite public consultation process and has asked the City to provide it with an acknowledgement of completion of the prescribed consultation process that it can submit to Innovation, Science and Economic Development Canada (ISED) for consideration for final approval. For reference and following an extensive outreach to the affected area, TELUS received a total of thirteen (13) comments on the proposed tower with two supportive, one neutral and ten expressing concerns related to health and safety.

Once activated, this communications tower will provide customer access to increased cellular communications bandwidth for TELUS customers in the areas adjacent to 216 Street and 124 Avenue. Given that TELUS adhered to the City of Maple Ridge's municipal consultation requirements as contained in its Telecommunications Antenna Structure Siting Protocol (V2), staff are recommending support for the recommendation as outlined.

RECOMMENDATION:

That completion of the prescribed public consultation process by TELUS be acknowledged noting that thirteen comments were received from the public with 10 expressing concerns related to health and safety.

BACKGROUND:

In early 2015, TELUS erected a cellular communications tower at 216 Street and 124 Avenue, replacing a 10M high wooden BC Hydro/TELUS pole with a new 14.9M wooden pole upon which cellular communications hardware and antenna equipment was installed.

At the time, TELUS did not engage the public in consultation as it was their understanding that the tower was exempt from the process given that it was under 15M in height. After the City petitioned staff at ISEDC to ensure that its prescribed process was adhered to, TELUS agreed to host a Public Information Meeting for the installation on April 14, 2016. Ahead of this meeting, Cypress Land (on behalf of TELUS) mailed out a total of 342 notification packages to property owners and occupants within 300 metres of the installation and placed a notice in the Maple Ridge News, inviting the public to comment on the proposed installation. The April 14 Information Meeting was attended by approximately 25 people including nine (9) who completed the sign-in sheet. Residents were asked to submit their comments as related to the proposal on or before April 28, 2016. Of the 13 residents who submitted comments, two were in support of the proposal, one was neutral and 10 were non-supportive.

In the end, TELUS adhered to the City of Maple Ridge's municipal consultation requirements as contained in its Telecommunications Antenna Structure Siting Protocol (V2). Note that a summary of the consultation process and outcomes is attached in Appendix A.

The next step for TELUS is to secure Council approval of a resolution acknowledging satisfactory completion of the public consultation process for the project. This resolution will be sent to ISEDC, the approving authority, so that TELUS may apply for a broadcasting license.

CONCLUSION:

Given that TELUS has followed the prescribed public consultation process, staff are recommending approval of the recommendation as outlined.

"Original signed by Darrell Denton"

Prepared by: Darrell Denton, BBA, MBA, Ec.D, CEcD, CRM
Property Manager

"Original signed by Lino Siracusa"

Approved by: Lino Siracusa
Director, Economic Development and Civic Properties

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

Attachments

Appendix A: Community Consultation Meeting Summary

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COMMUNITY CONSULTATION MEETING SUMMARY

TELUS Site:	BC1239 – 216 th Street & 123 rd Ave.
Proposed Location:	124th Avenue & 216th Street, Maple Ridge, BC
Description:	TELUS Utility Pole Replacement Wireless Communications Facility
Meeting Date:	Thursday, April 14, 2016
Meeting Location:	St. Paul's Lutheran Church 12145 Laity Street, Maple Ridge, BC V2X 5A7
Meeting Time:	5:30pm – 7:00pm
TELUS Representatives:	Debra Pankratz (Real Estate & Government Affairs) Lucas Brown (RF Engineer)
Cypress Representatives:	Chad Marlatt (Government Affairs Manager) Tawny Verigin (Municipal Affairs Specialist)

Meeting Details

The City of Maple Ridge has adopted “Telecommunication Antenna Structures Siting Protocols” to establish procedural standards allowing the City to effectively participate in and influence the placement of telecommunication antenna structures proposed within the City. Following this Protocol, Cypress Land Services consulted with the City of Maple Ridge’s Property & Risk Manager, Darrell Denton and held a Community Consultation Meeting for the proposed facility Thursday, April 14, 2016 from 5:30 to 7:00pm. The meeting was held at the St. Paul’s Lutheran Church located at 12145 Laity Street, Maple Ridge, BC. Representatives from TELUS included Debra Pankratz (Real Estate & Government Affairs) and Lucas Brown (RF Engineer). Representatives from Cypress included Chad Marlatt (Government Affairs Manager) and Tawny Verigin (Municipal Affairs Specialist). Darrell Denton was on hand to represent the City of Maple Ridge.

Notification and Invitation

Notification packages including an invitation to the open house were sent to approximately 342 owners, occupants and other recipients on March 24, 2016 via mail (please see **Schedule 1: Affidavit**). A notice was also placed in the Maple Ridge News on March 30, 2016 inviting the public to the meeting (please see **Schedule 2: Tearsheet**).

Attendance and Meeting Overview

Upon arrival to the meeting guests were greeted at a welcome table where they were politely asked to sign in on the sign in sheets. Approximately nine (9) residents signed in at the Community Consultation meeting (please see **Schedule 3: Meeting Sign in**).

Summary of Community Consultation Meeting Details

The intent of the open house was to gather community input and provide information about the proposed telecommunications facility aimed to serve Maple Ridge community members. The Community Consultation Meeting was an open house style format which allowed attendees to directly speak with TELUS representatives and review story boards around the perimeter of the room, providing information about the project (see **Schedule 4: Community Consultation Meeting Story Boards & Schedule 5: Photos of Meeting Set-up**). Additionally, attendees were able to review wireless literature and take pamphlets away as well as provide written comments as feedback regarding the proposed installation. Literature at the open house included: Wireless Communication and Health, Connecting Canadians, CPC, CWTA Subscriber Facts, SC6 Fact Sheet & Myth busters, it's your Health, Statement of the Chief Medical Officer, Cell Towers in Your Community.

TELUS representatives explained to community members who attended the meeting that there is a movement away from landlines to wireless services indicating 50 per cent of Canadian households no longer have landlines. Within the industry there is a key trend in increased demand for bandwidth resulting from the proliferation of smartphone use for business and personal use. Additionally, it was noted that over 70% of all 911 calls originate from a wireless device. As a result of this prevalent use, there is an ever-increasing demand for wireless infrastructure in communities across British Columbia.

Many of the people attending expressed concerns that the project was a health hazard due to Electro-magnetic field emissions and cited research and data from various sources. Many people expressed concern for the installations proximity to their homes. The nearest home is approximately 10 m away. TELUS confirmed the proposed installation would not only meet but exceed regulations established by Health Canada's Safety Code 6 and that the radiofrequency output at these location is several times below the allowable limit established in Health Canada's Safety Code 6. Representatives also noted that TELUS is required to follow Safety Code 6 limits, but does not hold ownership of the regulation itself. The proposed tower site will be fully compliant with Health Canada's Safety Code 6 regulations that are in place to protect Canadians from radio frequency exposure. Health Canada considers its exposure guidelines for radiofrequency (RF) energy, outlined in Safety Code 6 (updated in 2015), to be current and valid in protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon a review of published peer-reviewed scientific studies on the health impacts of RF energy. It was explained that the tower's EMF emissions degrades exponentially from the site.

Some community members suggested moving the tower further away to other alternative locations where the population is less dense. TELUS replied that indicated that these locations would not meet TELUS' wireless network requirements. It was explained that when a telecommunications carrier is planning a wireless network it must consider key constraints when locating and designing individual wireless installations. Some of the considerations include



frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. TELUS is required by Industry Canada to co-locate on existing structures when technically feasible, and that is always our preference. The proposed installation is for an existing TELUS wood pole structure (approx. 10m in Height) replaced with a taller wood pole (14.9m in height) with wireless communications equipment installed on it, required to meet local customer demand for wireless service.

Summary of Written Comments and Petition to Date

Residents were invited to submit comments to TELUS until April 28, 2016. All comments and responses are contained in **Schedule 6: Comments and Responses Tracker**. To date comments have been received by 13 community members. Out of the 13 residents who provided written comments received, two were in support of the proposal, one was neutral and 10 were non-supportive.

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Redemption of Tax Sale Notice – Robertson Cemetery

MEETING DATE: June 12, 2018
FILE NO:
MEETING: Regular Council

EXECUTIVE SUMMARY:

The property referred to as the Robertson Cemetery is located in east Maple Ridge adjacent to Byrnes Road. There are 10 known members of the Robertson family interred in this cemetery and the City has been working for more than a decade to secure ownership of the property to protect its heritage status and at the same time to resolve a taxation issue.

In October 2000, a Tax Sale Notice was filed by the Municipality in the Land Titles Office (LTO) for the property. However, the Tax Sale Notice couldn't be redeemed without further survey because the Robertson Cemetery lands (identified only as the remainder of DL433) were considered undetermined and remained in Absolute Fee Book. A Survey Plan was required in conjunction with other documents, to raise an Indefeasible Title. This process was further complicated by the fact that the original owners of the property had since been deceased.

In order for the City to redeem the Tax Sale Notice and acquire ownership, the following documents are required to be filed in the LTO:

1. Form 17 Fee Simple
 - Tax Sale Deed – Certificate of Non-Redemption
 - Application by Owner of Absolute Fee for Indefeasible Title
2. Application to Deposit Plan
3. Survey Plan Certification

As the LTO goes only by the “date and time of registration”, multiple documents, plans, etc., can be signed by all required parties well in advance of the actual submission for filing.

RECOMMENDATION:

That staff be directed to execute any and all related documents with respect to the City's acquisition of the Robertson Cemetery property identified as 'DL433 GP 1 Except: Part on Sketch Plan 1476, Part on Sketch Plan 5308 and Part Marked Right of Way to Cemetery Sketch 22197E'.

DISCUSSION:

a) Background Context:

As a result of the set-up of the GIS mapping system in 1998, two properties which were not then on the tax roll, were identified including the Robertson family cemetery. Based on information obtained by searching land titles records, the B.C. Assessment Authority (BCA)

added these properties to our tax roll. Assessed taxes were not paid for three years and both folios were sold at tax sale in 2000. The City's Tax Collector was unable to inform the registered owners as required by the Local Government Act as the owner was deceased. As a result, the Collector was authorized by Council at a closed meeting on April 14, 2003 to reverse the tax sale pending further investigation. This remains the current tax sale situation.

The Robertson Cemetery is the family cemetery for the Robertson family, a founding family of Maple Ridge. The registered owner is Robert Robertson who is buried in said cemetery. Local historian Fred Braches, working in the Whonnock neighbourhood identified the location of the Robertson cemetery and expressed concern for its long term protection in 2007. As a result, Maple Ridge Community Heritage Commission passed the following resolution at their June 4, 2007 meeting:

That the property, Robertson's Land, be placed on the heritage registry with the goal to protect and acquire the site as a cemetery in perpetuity.

In 2008, the City undertook a rezoning and Official Community Plan amendment to change the land use and zoning from residential to institutional, to align with the cemetery use on the site. At the same time, the property was added to the City's Heritage Register. Designating the subject property as a heritage site provided protection from disturbance without requiring an onerous legal process to establish rightful ownership of the site. The heritage designation status is registered on title, and this step, along with the rezoning and land use designation amendment of the subject site, offers a three tiered approach to the cemetery's conservation.

In partnership with the Community Heritage Commission, staff have been working towards protection of the Robertson Cemetery. Acquisition of the property by the City will serve as the final step in ensuring the preservation of this burial site. The property in question is zoned P-6 (Civic Institutional) and is designated Institutional in the Official Community Plan. The site is also included in the City's Heritage Register and falls under the legislative requirements of the Heritage Conservation Act as a burial site with archaeological value.

City staff have been working with both BCA and the LTO in determining what steps it needs to undertake to gain ownership of the Robertson Cemetery. The City has completed the necessary survey work and has also completed the requisite forms as prescribed by the LTO. Once approved/signed by the City's Corporate Officer, this collection of documents will be submitted to the LTO for registration. Subsequently, the documents will be registered by the LTO and the City will be granted Indefeasible Title to the property.

b) Interdepartmental Implications:

The final step of transferring ownership of this site to the City will provide additional control and preservation of the cemetery. The site is in close proximity to residential uses, and City ownership will allow greater authority in the management of the property. The process for acquisition has been reviewed by a number of City departments and the Heritage Commission. Legal counsel has also advised as to the appropriate process.

c) Business Plan/Financial Implications:

While there are no direct acquisition expenses attached to this property, there are minor survey fees, agent's fees, filing fees and other fees as related to this acquisition. These are expected to total no more than \$500.00. Once the property is acquired, the expectation is that there will be capital costs for fencing materials as well as ongoing maintenance costs related to periodic lawn care. The acquisition will also render this property as exempt from future property tax assessments.

CONCLUSION:

The City's acquisition of the Robertson Cemetery will allow for the preservation of a small piece of the City's and Robertson family's history and will allow the City to exempt it from future tax assessments. As such, staff recommends acceptance.

"Original signed by Darrell Denton"

Prepared by: **Darrell Denton**
Property Manager

"Original signed by Lino Siracusa"

Approved by: **Lino Siracusa**
Director of Economic Development and Civic Properties

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

Appendix A: Map Identifying Location of Robertson Cemetery

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