

City of Maple Ridge

**COMMITTEE OF THE WHOLE
AGENDA
July 2, 2019
1:30 p.m.
Council Chamber**

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

Chair: Acting Mayor

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 **Minutes of the Committee of the Whole Meeting of June 18, 2019**
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note:

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

- 1101 **2019-183-AL, 12176 237 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated July 2, 2019 providing options for consideration pertaining to Application 2019-183-AL to exclude approximately 1.12 hectares (2.8 acres) of land from the Agricultural Land Reserve.

1102 2019-126-AL, 12392 248 Street, Application for Non-adhering Residential Uses in the Agricultural Land Reserve

Staff report dated July 2, 2019 recommending that Application 2019-126-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

1103 2019-200-AL, 13055 210 Street, Application for Non-adhering Residential Uses in the Agricultural Land Reserve

Staff report dated July 2, 2019 recommending that Application 2019-200-AL for residential development within the Agricultural Land Reserve be forwarded to the Agricultural Land Commission.

1104 2018-464-RZ, 11907 223 Street, RM-3 to RM-2

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7563-2019 to rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a six-storey residential apartment with approximately 51 units be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

1105 2019-090-RZ, 22090 Cliff Avenue, RS-1 to RS-1b

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7559-2019 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (medium density) Residential) to allow future subdivision into 2 lots be given first reading and that the applicant provide further information as described on Schedules B, E and G of the Development Procedures Bylaw No. 5879-1999.

1106 2019-119-RZ, 12791 232 Street, RS-2 to C-1

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7558-2019 to rezone from RS-2 (One Family Suburban Residential) to CS-1 (Service Commercial) to permit a commercial development be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

1107 2017-489-RZ, 11917 and 11903 Burnett Street, RS-1 to RM-2

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7407-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of 54 residential apartment units be given second reading as amended and be forwarded to Public Hearing.

1108 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road (PID 011-537-141), RS-1 to RM-2

Staff report dated July 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7420-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the construction of approximately 36 apartment units be given second reading and be forwarded to Public Hearing.

1109 2016-091-DVP, 14155 Marc Road

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-091-DVP to vary retaining wall height.

1110 2018-089-DVP, 14310 256 Street

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-089-DVP to omit the requirement to upgrade services and utilities on 256 Street.

1111 2019-210-DVP, 22768 and 22772 119 Avenue

Staff report dated July 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-210-DVP to vary parking from 126 stalls to 112 stalls.

1112 Award of Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street)

Staff report dated July 2, 2019 recommending that Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street) be awarded to Pedre Contractors Ltd., that a construction contingency be approved, that the Financial Plan be amended to increase the budget and further that the Corporate Officer be authorized to execute the contract.

5. *CORPORATE SERVICES*

1131 2019 Community Grant

Staff report dated July 2, 2019 recommending that a community grant be awarded to the Jamia Riyadhul Jannah British Columbia Foundation.

6. *PARKS, RECREATION & CULTURE*

1151 Maple Ridge and Pitt Meadows Arts Council Proposed Bylaw Amendments

Staff report dated July 2, 2019 recommending that the changes to the Maple Ridge and Pitt Meadows Arts Council Society's bylaw be endorsed.

7. *ADMINISTRATION (including Fire and Police)*

8. *OTHER COMMITTEE ISSUES*

9. *ADJOURNMENT*

10. **COMMUNITY FORUM**

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: 

Date: 10/27/19

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

June 18, 2019

The minutes of the meeting held on June 18, 2019 at 1:48 p.m. in Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, BC.

PRESENT

Elected Officials:

Mayor M. Morden

Councillor J. Dueck

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer

C. Carter, General Manager Planning & Development Services

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

D. Pollock, General Manager Engineering Services

L. Benson, Director of Corporate Administration

Other Staff as Required

D. Hall, Planner 2

R. MacNair, Senior Advisor, Bylaw and Licensing Services

ABSENT

Councillor K. Duncan

M. Orsetti, Manager of Bylaw & Licensing Services

C. Nolan, Corporate Controller

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

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of June 4, 2019

It was moved and seconded

That the minutes of the June 4, 2019 Committee of the Whole Meeting be adopted.

CARRIED

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

4. ***PUBLIC WORKS AND DEVELOPMENT SERVICES***

1101 **2019-072-AL, 12225 250 Street, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated June 18, 2019 providing options for consideration pertaining to Application 2019-072-AL to exclude approximately 0.987 hectares (2.4 acres) of land from the Agricultural Land Reserve.

It was moved and seconded

That the staff report dated June 18, 2019 titled “Application to Exclude Land from the Agricultural Land Reserve 12225 250 Street” be forwarded to the Council Meeting of June 25, 2019.

CARRIED

1102 **Proposed Cannabis Retail Store, #7-22214 Dewdney Trunk Road**

Staff report dated June 18, 2019 recommending that an application for a cannabis retail store by Venti Holdings Ltd. located at #7-22214 Dewdney Trunk Road not be supported.

It was moved and seconded

That the staff report dated June 18, 2019 titled “Proposed Cannabis Retail Store at #7-22214 Dewdney Trunk Road” be forwarded to the Council Meeting of June 25, 2019.

CARRIED

1103 **2019-164-RZ, 11678 Burnett Street, RS-1 to RM-1**

Staff report dated June 18, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7552-2019 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to support a 8 unit residential townhouse development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That the staff report dated June 18, 2019 titled “First Reading Zone Amending Bylaw No. 7552-2019 11678 Burnett Street” be forwarded to the Council Meeting of June 25, 2019.

CARRIED

1104 2018-444-RZ, 21759 River Road, RS-1 to RS-1b

Staff report dated June 18, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7516-2018 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.

It was moved and seconded

That the staff report dated June 18, 2019 titled "Second Reading Zone Amending Bylaw No. 7516-2018 21759 River Road" be forwarded to the Council Meeting of June 25, 2019.

CARRIED

1105 2018-321-RZ, Electric Vehicle Charging Infrastructure

Staff report dated June 18, 2019 recommending that Off-Street Parking and Loading Amending Bylaw No. 7489-2018 to integrate 'rough-in' electric vehicle charging infrastructure requirements be given first, second and third reading.

It was moved and seconded

That the staff report dated June 18, 2019 titled "First, Second and Third Reading Off-Street Parking and Loading Amending Bylaw No. 7489-2018 Electric Vehicle Charging Infrastructure" be forwarded to the Council Meeting of June 25, 2019.

CARRIED

1106 23154 128 Avenue – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated June 18, 2019 recommending that the request to provide a sanitary service connection to 23154 128 Avenue be supported.

It was moved and seconded

That the staff report dated June 18, 2019 titled "23154 128 Avenue - Request for Sanitary Service Connection Outside Urban Containment Boundary" be forwarded to the Council Meeting of June 25, 2019.

CARRIED

5. ***CORPORATE SERVICES***

1131 **2018 Annual Report and 2018 Statement of Financial Information**

Staff report dated June 18, 2019 recommending that the 2018 Annual Report be received and that the 2018 Statement of Financial Information be approved.

It was moved and seconded

That the staff report dated June 18, 2019 titled “2018 Annual Report and 2018 Statement of Financial Information” be forwarded to the Council Meeting of June 25, 2019.

CARRIED

6. ***PARKS, RECREATION & CULTURE***

1151 **Festival Grant Program Recommendations – Intake Two**

Staff report dated June 18, 2019 recommending that festival support allocations for events scheduled between November 1, 2019 to April 30, 2020 be approved.

Note: Councillor Robson recused himself from the meeting for the vote on this item.

It was moved and seconded

That the staff report dated June 18, 2019 titled “Festival Grant Program Recommendations – Intake Two” be forwarded to the Council Meeting of June 25, 2019.

CARRIED

Note: Councillor Robson returned to the meeting.

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

8. ***OTHER COMMITTEE ISSUES – Nil***

9. ***ADJOURNMENT – 2:29 p.m.***



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Application to Exclude Land from the Agricultural Land Reserve
12176 237 Street

MEETING DATE: July 2, 2019
FILE NO: 2019-183-AL
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received under Section 30 (1) of the Agricultural Land Commission Act to exclude approximately 1.12 hectares (2.8 acres) of land from the Agricultural Land Reserve. The applicant's submission conforms with the notice of application requirements of the Agricultural Land Commission. If this application is successful, it would be converted to urban residential uses.

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

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

RECOMMENDATION:

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

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

DISCUSSION:

a) Background Context:

Applicant:	R C B Enterprises Limited
Legal Description:	Lot: 2, Section: 21, Township: 12, Plan: NWP72342
OCP :	
Existing:	AGR (Agricultural)
Zoning:	
Existing:	RS-3 (One Family Rural Residential)

1101

Surrounding Uses

North:	Use:	Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agriculture
South:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	3 properties, urban residential
	Zone:	RS-1b One Family Urban Medium Density Residential
	Designation:	Urban Residential
West:	Use:	Townhouse Residential
	Zone:	RM-1 Townhouse Residential
	Designation:	Urban Residential
Existing Use of Property:		vacant
Proposed Use of Property:		urban residential
Site Area:		1.12 hectares (2.8 acres)
Access:		237 th Street
Servicing:		On-site sewer and water

b) Project Description:

This application is to exclude the subject property from the Agricultural Land Reserve. The applicant intends to develop the property for residential uses to an urban standard. If excluded from the ALR, this property would require an amendment to Metro Vancouver's Regional Growth Strategy prior to urban redevelopment.

c) Planning Analysis:

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

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

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

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

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

OFFICIAL COMMUNITY PLAN

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

Official Community Plan Agricultural Policies

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

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

- a) *Adopting a guiding principal of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;*
- b) *requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;*
- c) *preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;*
- d) *discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;*
- e) *reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;*
- f) *encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.*

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

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

Official Community Plan - Growth Management Policies

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

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

The 2 parcels to the south of the subject property have both been excluded (12146 237th & 12102 237th Street) from the Agricultural Land Reserve since the 2006 adoption of the Official Community Plan. They were included in an amendment to Metro Vancouver's Livable Region Strategic Plan from Agriculture to an Urban Designation, and subsequently, they were both designated urban in the Regional Growth Strategy. This amendment process was lengthy, and involved collaboration between the agencies involved (Metro Vancouver and member municipalities, and the ALC). The subject property was not part of this amendment process, and for this reason, the urban development of the subject property is not supportable.

AGRICULTURAL PLAN

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

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

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

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

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

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

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

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

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

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

INTERGOVERNMENTAL AGENCIES

Agricultural Land Commission

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

Metro Vancouver

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

d) Alternatives:

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

CONCLUSION:

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

"Original Signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard" for

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

"Original signed by Kelly Swift"

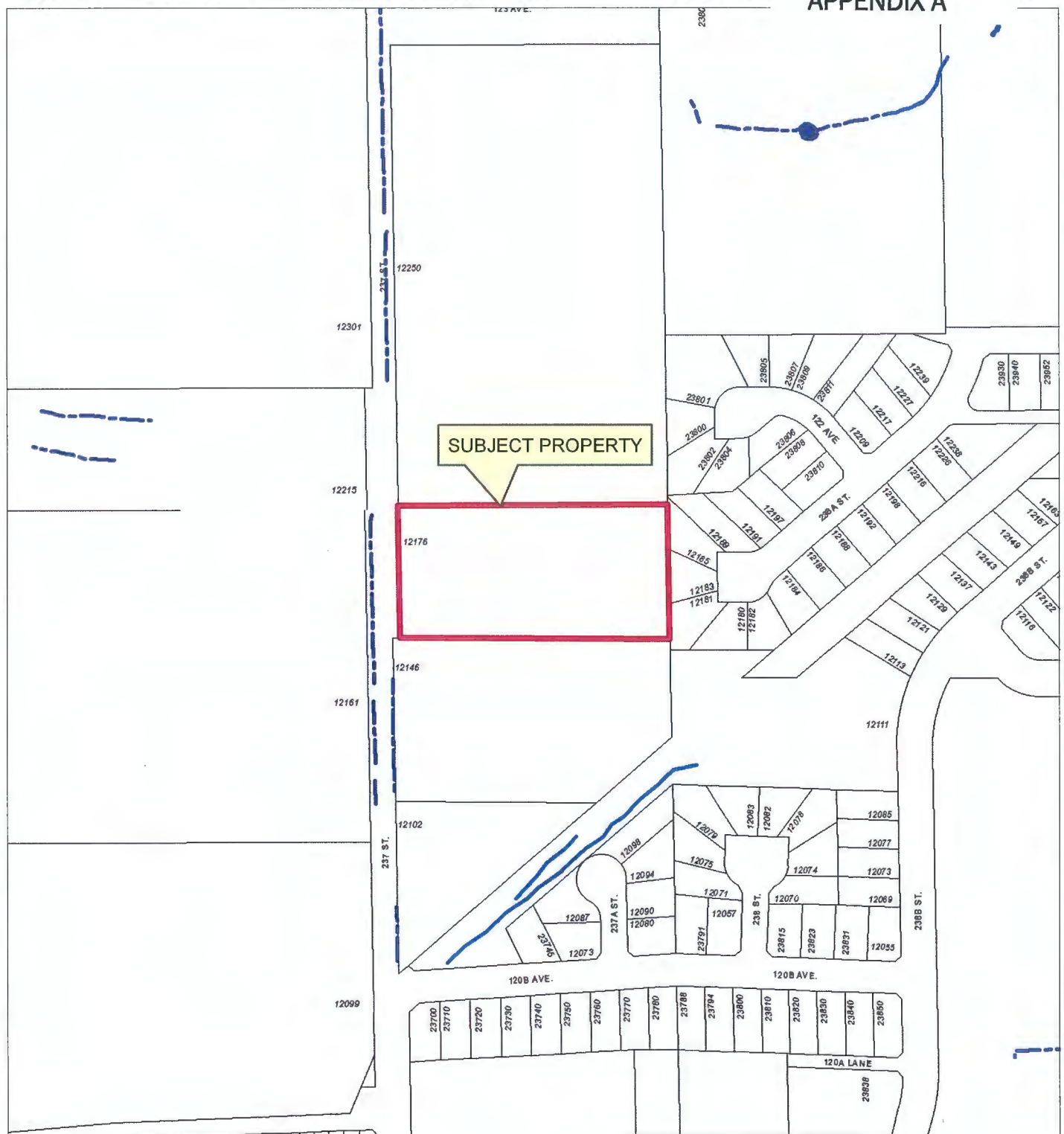
Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

APPENDIX A



SUBJECT PROPERTY

12176 237 STREET
PID: 004-588-347

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-183-AL
DATE: May 23, 2019

BY: PC



Scale: 1:3,000

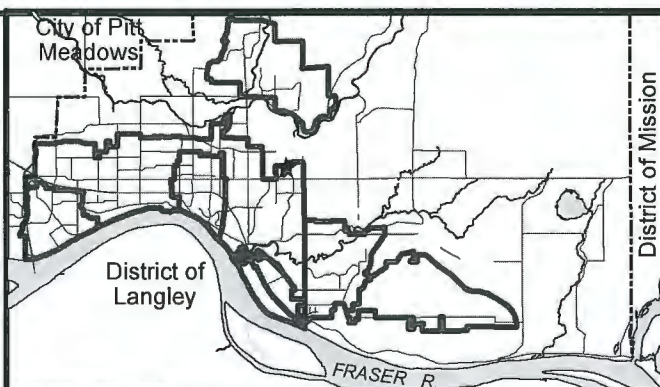
Legend

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

APPENDIX B



Scale: 1:3,000



12176 237 STREET
PID: 004-588-347

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-183-AL
DATE: May 23, 2019

BY: PC

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 2, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-126-AL
		MEETING:	C o W
SUBJECT: Application for non-adhering residential uses in the Agricultural Land Reserve 12392 248 Street			

EXECUTIVE SUMMARY:

This application is for residential development within the Agricultural Land Reserve (ALR). The applicant cannot proceed with this development proposal unless it is approved by the Agricultural Land Commission (ALC).

The applicant had been working on the development proposal in compliance with Farm Home Plate regulations and met with municipal staff to review the development plans. The ALC regulations for residential development were changed prior to an application for a building permit being made. This proposal generally complied with existing regulations when it was initiated and therefore is found to be supportable. However, a variance may be required to approve the attached garage structure due to its size.

RECOMMENDATION:

That Application 2019-126-AL respecting property located at 12392 248 Street, be forwarded to the Agricultural Land Commission

DISCUSSION:

a) Background Context:

Applicant:	Ronnie Bhala		
Legal Description:	Section: 23, Township: 12		
OCP :			
Existing:	AGR (Agricultural)		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Surrounding Uses			
North:	Use:	Vacant	
	Zone:	RS-3 One Family Rural Residential	
	Designation	Agricultural	
South:	Use:	Rural Residential	
	Zone:	RS-3 One Family Rural Residential	
	Designation	Agricultural	

East:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential & RS-1 One Family Urban Residential
	Designation	Agricultural
Existing Use of Property:		Vacant
Proposed Use of Property:		Rural residential
Site Area:		2.023 ha (5 acres)
Access:		248 th Street
Servicing:		Municipal water, septic

b) Project Description:

This application is for a principal dwelling with a total floor area of 650 square metres (6,996 square feet). Prior to making a building permit, the applicant was working on a development plan that met the regulations for the Farm Home Plate in Maple Ridge.

However, the building permit application was not made prior to the changed ALC regulations, which imposed greater restrictions on house size. For this reason, the applicant is seeking ALC approval to realize this development plan, which was underway prior to the changed regulations.

Generally, this proposal complies with the regulations of the Farm Home Plate. However, the size of the attached garage structures exceeds the maximum specified in the Zoning Bylaw. If the ALC approves this application, the applicant will have the option of revising the plan or seeking a variance prior to issuance of a building permit.

c) Planning Analysis:

Agricultural Land Commission: The provincial government introduced Bill 52 on Nov. 5, 2018 and the changes officially took effect on Feb. 22, 2019. A key change includes reducing the size of homes built on ALR land. Primary residences are now restricted to less than 500 square metres (5,400 square feet) under the new regulations. In addition, only one detached dwelling is permitted, although it can also have a secondary suite. Other residential uses that were previously permitted conditionally such as temporary residential uses, detached garden suites, or farm help housing now require approval through the ALC prior to issuance of a building permit.

With this change, the ALC has also placed further restrictions on the amount of fill that can be brought on site. For residential uses, the maximum area of landscape alteration is now 1000 m², (10,764 square feet) significantly less than the previous threshold of 2000 m² (21,528 square feet)

Zoning Bylaw:

All properties will be required to meet both municipal zoning regulations (farm home plate) and ALC regulations prior to issuance of a building permit. The table below compares the 2 sets of regulations.

Use	ALC Bill 52	Zoning Bylaw (Farm Home Plate)
Detached garden suite	Non adhering residential use application required	Permitted conditionally
Temporary Residential Use	Non adhering residential use application required	Conditional use, manufactured home, restrictive covenant required
Employee Residential Use	Non adhering residential use application required	279 m ² (3,003 square feet) maximum footprint, need farm status, restrictive covenant, Council resolution requiring ALC approval
Principal Dwelling	500 m ² (5,400 square feet) maximum, below ground basements and attached garages up to 42 m ² (452 square feet).	650 m ² (6,996 square feet), includes attached garages
Residential Footprint	Maximum landscape disturbance of 1000 m ² , (10,764 square feet) including foundations and driveways, located anywhere on the lot.	2000 m ² , (21,528 square feet) to be located within 60 m (197 feet) of fronting street

Development proposals would need to resolve conflicts with these regulations through a variance and / or through an application to the ALC, depending on the nature of the conflict.

This application is one of the first under these new regulations. In this case, it is clear that the applicant intended to develop the property in compliance with Zoning Bylaw regulations but did not complete the application process before ALC regulations changed. For this reason, this application is supportable.

d) Intergovernmental Issues:

The initiatives of the ALC and the City to limit residential development in the ALR have emerged out of a commitment to retain agricultural land for agricultural purposes. The municipal farm home plate regulations were completed earlier, and it may make sense in the future to amend the Zoning Bylaw to more closely align these two sets of regulations.

e) Citizen/Customer Implications:

The measures taken to limit residential development in the ALR are intended to assist the agricultural community by reducing the competition for agricultural land by those interested in estate residential development.

Those interested in estate residential development will continue to have options in properties that are designated Rural Residential and Estate Suburban.

Alternatives:

As with all applications, Council has the option to deny. The recommended approach is to forward the application. It is understood that the recent changes to ALC regulations may lead to more ALC applications in the near future to address conflicts faced by recent development proposals that previously complied with ALC regulations. It is not clear at this point if additional action at the municipal level is necessary, such as amending bylaws to more closely align with ALC regulations, but over time, greater clarity will occur.

CONCLUSION:

As the applicant intended to develop the property in compliance with the municipal and provincial regulations as they existed at the time, it is recommended that this application be forwarded to the ALC for their decision on this non-adhering residential application.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard" for

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

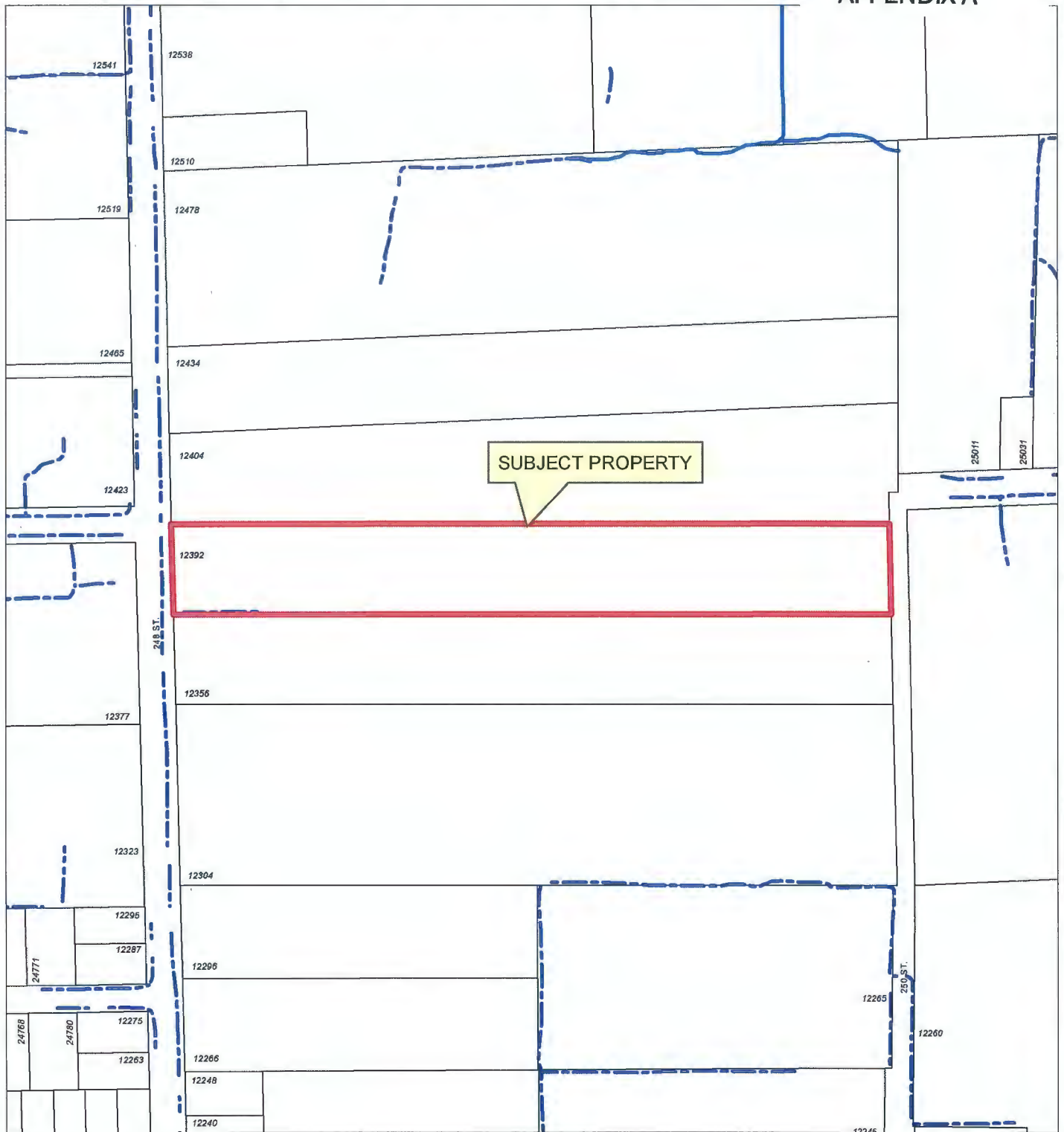
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan and house details provided by the applicant.

APPENDIX A



Scale: 1:3,000

Legend

- Stream
- - - Ditch Centreline

12392 248 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-126-AL

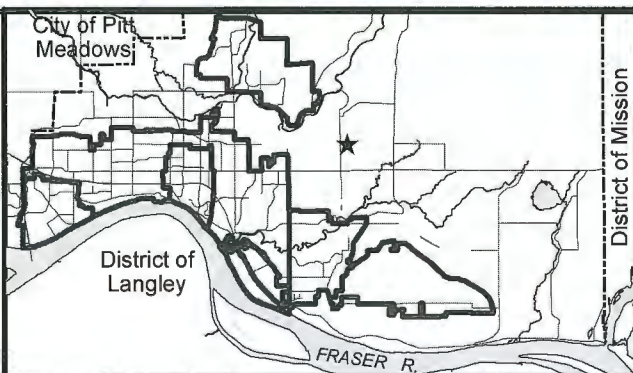
DATE: Apr 8, 2019

BY: PC

APPENDIX B



Scale: 1:3,000



12392 248 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-126-AL
DATE: Apr 8, 2019

BY: PC



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: July 2, 2019
FILE NO: 2019-200-AL
MEETING: C o W
SUBJECT: Application for non-adhering residential uses in the Agricultural Land Reserve
13055 210 Street

EXECUTIVE SUMMARY:

This application is for residential development within the Agricultural Land Reserve (ALR). The applicant has been challenged due to changing regulations during the application process. The 2016 introduction of Farm Home Plate regulations in the Zoning Bylaw entailed that their development plan exceeded maximum requirements for house size and for the footprint that was to be devoted to residential uses.

To address these non-conformities, the applicant was granted Board of Variance Approval to proceed. However, as the building permit was being processed, the Agricultural Land Commission (ALC) introduced their new regulations for house size, a maximum of 500 square meters (5,400 square feet), which was considerably smaller than the maximum specified in the Zoning Bylaw.

For this reason, the applicant cannot proceed with this development proposal unless approved by the ALC. As this proposal complied with existing regulations when it was initiated, it is felt to be supportable.

RECOMMENDATION:

That Application 2019-200-AL, respecting property located at 13055 210 Street, be forwarded to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

Applicant: Karamjeet S Gill
Legal Description: Lot: 1, D.L.: 262, Section: 25, Township: 9, Plan: NWP3512
OCP:
Existing: AGR (Agricultural)
Zoning:
Existing: A-2 (Upland Agricultural)

Surrounding Uses

North:	Use:	Agriculture
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
South:	Use:	Farm, Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
East:	Use:	Farm, Rural Residential
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
West:	Use:	Vacant
	Zone:	A-2 Upland Agriculture
	Designation:	Agricultural
Existing Use of Property:		Farm, Rural Residential
Proposed Use of Property:		Farm, Rural Residential
Site Area:		3.7 Ha (9.25 acres)
Access:		210 th Street
Servicing:		Municipal water, septic

b) Project Description:

This application is for a principal dwelling with a total floor area of 750 square metres (8,073 square feet). The development history of the site dates to 2016, with the applicant seeking to place a manufactured home on the property that could initially function as a principal dwelling, and then be considered a temporary residential use by a relative, once a larger house (principal dwelling) was built on the property.

The Maple Ridge Farm Home Plate regulations were adopted in late 2016, which rendered the site house plans non-conforming with respect to Zoning. A variance was granted to waive the conflicts with the Farm Home Plate regulations at the August 2, 2017 Board of Variance meeting.

The Building Permit was not issued prior to the changed ALC regulations, which imposed greater restrictions on house size. For this reason, the applicant is seeking ALC approval to realize this development plan, which has been in progress since 2016.

c) Planning Analysis:

Agricultural Land Commission: The provincial government introduced Bill 52 on Nov. 5, 2018 and the changes officially took effect on Feb. 22, 2019. A key change includes reducing the size of homes built on ALR land. Primary residences are now restricted to less than 500 square metres (5,400 square feet) under the new regulations. In addition, only one detached dwelling is permitted, although it can also have a secondary suite. Other residential uses that were previously permitted conditionally such as temporary residential uses, detached garden suites, or farm help housing now require approval through the ALC prior to issuance of a building permit.

With this change, the ALC has also placed further restrictions on the amount of fill that can be brought on site. For residential uses, the maximum area of landscape alteration is now 1000 m², (10,764 square feet) significantly less than the previous threshold of 2000 m² (21,528 square feet).

Zoning Bylaw:

All properties will be required to meet both municipal zoning regulations (farm home plate) and ALC regulations prior to issuance of a building permit. The table below compares the 2 sets of regulations.

Use	ALC Bill 52	Zoning Bylaw (Farm Home Plate)
Detached garden suite	Non adhering residential use application required	Permitted
Temporary Residential Use	Non adhering residential use application required	Conditional use, manufactured home, restrictive covenant required
Employee Residential Use	Non adhering residential use application required	279 m ² (3,003 square feet) maximum footprint, need farm status, restrictive covenant, Council resolution requiring ALC approval
Principal Dwelling	500 m ² (5,400 square feet) maximum, below ground basements and attached garages up to 42 m ² (452 square feet).	650 m ² (6,996 square feet), includes attached garages
Residential Footprint	Maximum landscape disturbance of 1000 m ² , (10,764 square feet) including foundations and driveways, located anywhere on the lot.	2000 m ² , (21,528 square feet) to be located within 60 m (197 feet) of fronting street

Development proposals would need to resolve conflicts with these regulations through a variance and / or through an application to the ALC, depending on the nature of the conflict.

This application is one of the first under these new regulations. In this case, it is clear that the applicant intended to develop the property in compliance with Zoning Bylaw regulations but did not complete the application process before ALC regulations changed. For this reason, this application is supportable.

d) Intergovernmental Issues:

The initiatives of the ALC and the City to limit residential development in the ALR have emerged out of a commitment to retain agricultural land for agricultural purposes. The municipal farm home plate regulations were completed earlier, and it may make sense in the future to amend the Zoning Bylaw to more closely align these two sets of regulations.

e) Citizen/Customer Implications:

The measures taken to limit residential development in the ALR are intended to assist the agricultural community by reducing the competition for agricultural land by those interested in estate residential development.

Those interested in larger estates will continue to have options in properties that are designated Rural Residential and Estate Suburban.

Alternatives:

As with all applications, Council has the option to deny. The recommended approach is to forward the application. It is understood that the recent changes to ALC regulations may lead to more ALC applications in the near future to address conflicts faced by recent development proposals that previously complied with ALC regulations. It is not clear at this point if additional action at the municipal level is necessary, such as amending bylaws to more closely align with ALC regulations, but over time, greater clarity will occur.

CONCLUSION:

As the applicant intended to develop the property in compliance with the municipal and provincial regulations as they existed at the time, it is recommended that this application be forwarded to the ALC for their decision on this non-adhering residential application.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard" for

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

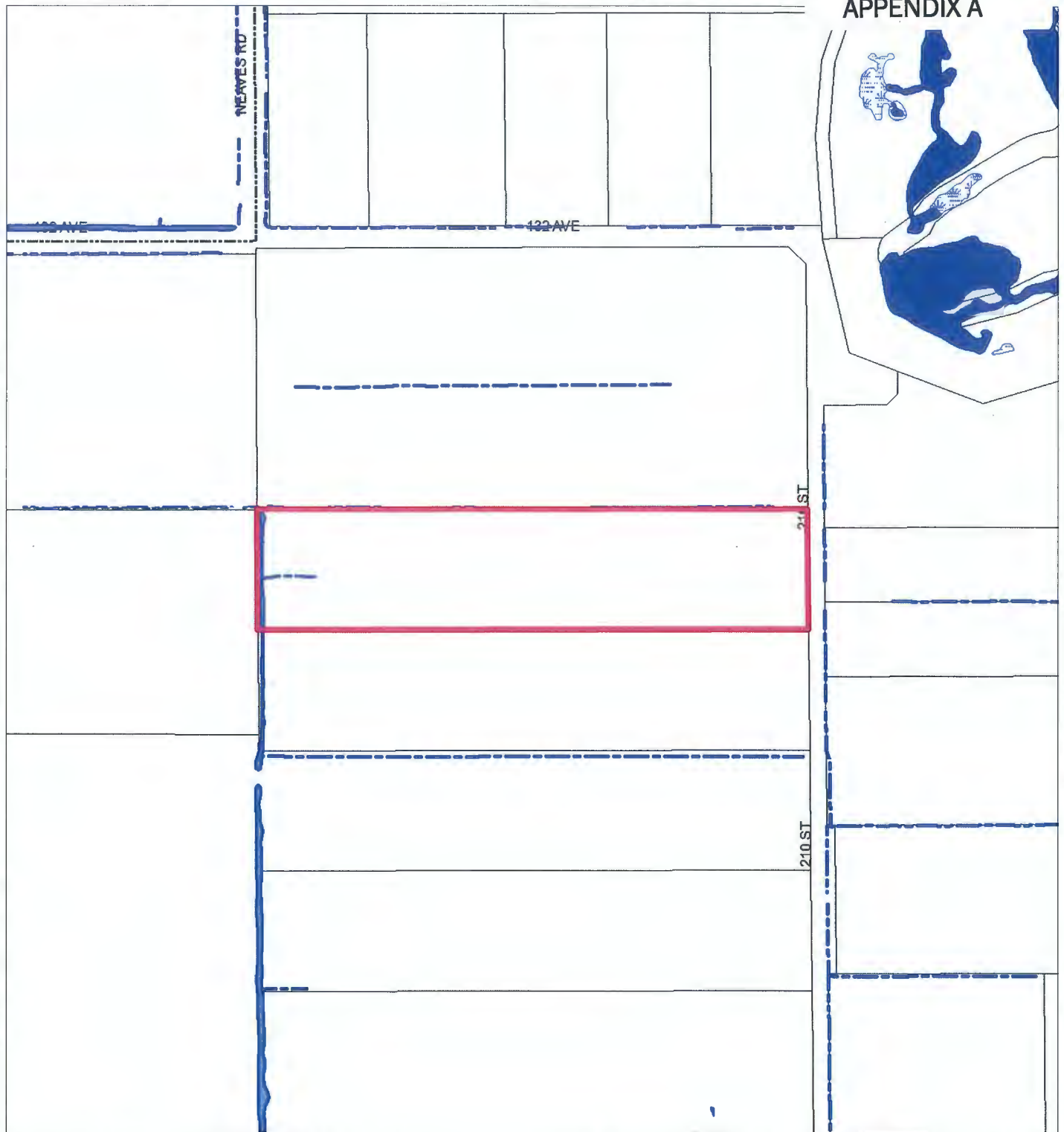
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan and house details provided by the applicant.

APPENDIX A



Scale: 1:4,000

Legend

- Canal Edge
- - - Ditch Centreline
- Edge of River
- - - Edge of Marsh
- Canal
- Lake or Reservoir
- Marsh
- River

13055 210 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

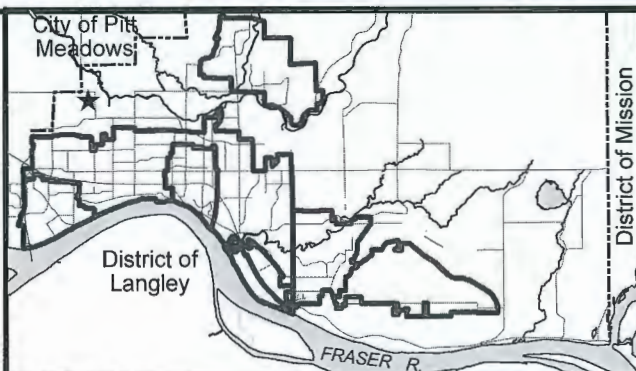
mapleridge.ca

FILE: 2019-200-AL
DATE: Jun 3, 2019

BY: MC



Scale: 1:4,000



13055 210 St

PLANNING DEPARTMENT



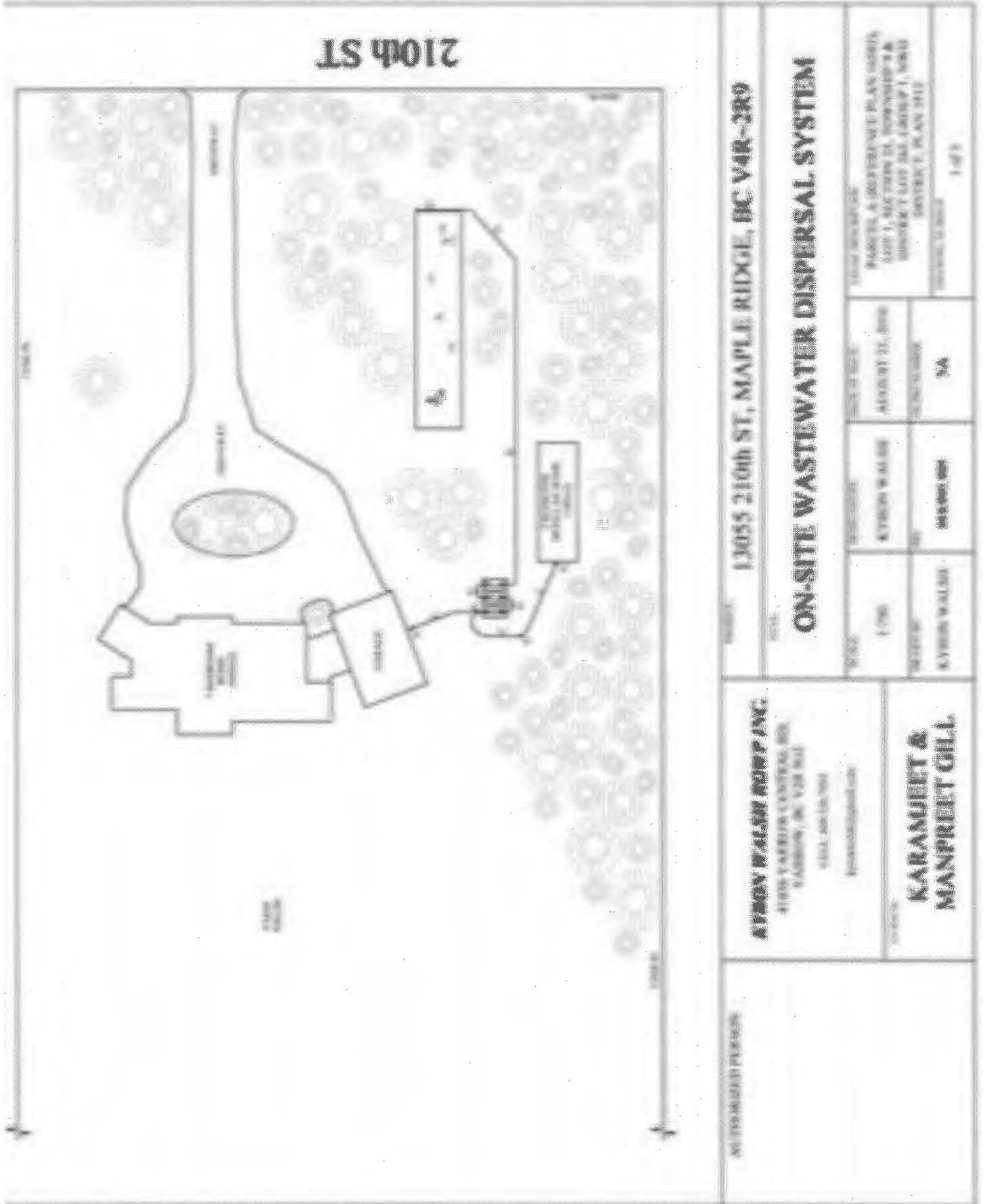
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-200-AL
DATE: Jun 3, 2019

BY: MC



APPROVED PLANS ATRON WALSH RORP INC. 4100 YARBROCK CENTRAL RD. VANCOUVER, BC V2M 5G1 TEL: 604-261-7000 Email: info@atron-walsh.com	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9		ON-SITE WASTEWATER DISPERSAL SYSTEM		PROJECT & DESIGNER'S PLAN NUMBER 13055 210th ST, VANCOUVER PROJECT & DESIGNER'S PLAN NUMBER 13055 210th ST, VANCOUVER	
	DATE: 1-1-2010	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9
KARANJEET & MANPREET GILL		PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9	PROJECT: 13055 210th ST, MAPLE RIDGE, BC V4R-2R9



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7563-2019
11907 223 Street

MEETING DATE: July 2, 2019
FILE NO: 2018-464-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11907 223 Street, from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the future construction of a six-storey residential apartment with approximately 51 units. The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR; therefore, a site specific text amendment, using a density bonus, will be required to the RM-2 (Medium Density Apartment Residential District) zone. In accordance with Council's draft density bonus regulations, the proposed additional density can be achieved through a cash contribution, currently determined at \$96.88 per m² (\$9.00 per ft²). To proceed further with this application additional information is required, as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017 to remove the Community Amenity Contribution (CAC) Program exemption for properties situated within the Town Centre Area Plan boundaries, a CAC charge of approximately \$158,100.00 applies to this proposed development (\$3,100 per unit for apartment dwellings).

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan (OCP), 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;

2. That Zone Amending Bylaw No. 7563-2019 be given first reading; and

1104

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

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RM-3 (High Density Apartment Residential District)
Proposed:	RM-2 (Medium Density Apartment Residential District)
Surrounding Uses:	
North:	Use: Apartment Zone: RM-3 (High Density Apartment Residential District) Designation: Low-Rise Apartment
South:	Use: Single Family Residential Zone: RM-3 (High Density Apartment Residential District) Designation: Low-Rise Apartment
East:	Use: Commercial Zone: C-3 (Town Centre Commercial) Designation: Flexible Mixed-Use
West:	Use: Apartment Zone: RM-3 (High Density Apartment Residential District) Designation: Low-Rise Apartment
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Apartment
Site Area:	0.18 ha (0.43 acres)
Access:	Lane north of 119 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 11907 223 Street, is located at the southwest corner of 223 Street and 119 Avenue. The property is flat with trees located around the perimeter, along with grasses and low lying shrubs located throughout. Japanese Knotweed, an invasive species, has also been identified on the subject property and will require removal as part of development. The subject property is currently vacant (see Appendices A and B).

c) Project Description:

The current application proposes to rezone the subject property from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) to permit the

construction of a six-storey building consisting of 51 apartment units and 60 concealed parking spaces. A portion of the second storey over the parking level below will be a rooftop amenity space. Access to the parking will be from the lane along the northern edge of the site.

The property has historical RM-3 (High Density Apartment Residential District) zoning that is intended for dense high-rise buildings. This density is based on building height for each storey built above the fifth storey, to achieve the permitted density in the RM-3 (High Density Apartment Residential District) zone (e.g. FSR = 1.2 plus 0.2 for each storey 6 to 10). Instead, the applicant is seeking to rezone and apply the RM-2 (Medium Density Apartment Residential District) zone requirements with an FSR of 2.36 within a six-storey structure. This will require a site specific text amendment, using a density bonus, for an increase of 0.56 FSR over the maximum permitted FSR of 1.8 (for the RM-2 zone). A further variance in the maximum building height, from four to six storeys, is also required to accommodate this project.

The proposed RM-2 (Medium Density Apartment Residential District) zone is consistent with the *Low-Rise Apartment* designation within Town Centre Area Plan in the Official Community Plan (OCP), thus rezoning to RM-2 (Medium Density Apartment Residential District) would bring the property into compliance with the policies of OCP and the Town Centre Area Plan.

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

d) Planning Analysis:

Official Community Plan:

The subject property is located within the Downtown West Precinct of the Town Centre Area Plan. As outlined in the Development Permit Area Guidelines of the OCP, this precinct *"is an important central downtown neighbourhood, and could grow to accommodate boutique retail, arts and culture centres, and tourism related services such as hotels and small scale conference centres, in addition to multi-family residential development."*

The subject property is designated *Low-Rise Apartment*, and as stated in Policy 3-22: *"is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground."* An OCP amendment is required to accommodate the proposed six-storey structure.

The following policies apply to this proposal:

3-1 An increase in residential and commercial density is encouraged in the Town Centre [...] Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project increases the residential density by introducing up to 51 units, including 11 one-bedroom units, 34 two-bedroom units, and 6 three-bedroom units. The subject property is located within walking distance to a range of shops, services, parks and the Haney Place Transit Exchange.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight.

This project will potentially have shadow impacts on the adjacent properties to the north and east of the site. The applicant will be asked to provide a shadow study.

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

The applicant will be required to provide some of these measures as part of the development.

Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". 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. The subject application does provide a mix of unit size, including one, two, and three bedroom units. Further details on unit type (accessible units, special needs housing, etc.) will be included in the second reading report.

Citywide Community Amenity Program:

The City-wide Community Amenity Contribution (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 unit, totalling \$158,100.00, is required for this project before final reading.

Zoning Bylaw:

The current application proposes to rezone the subject property from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District) (see Appendix C) to permit

the construction of a six-storey apartment building with approximately 51 units (see Appendices D and E). A site specific text amendment, using a density bonus, is required to increase the maximum allowable density within the RM-2 (Medium Density Apartment Residential District) zone from 1.8 to 2.36 FSR. Based on Council's draft density bonus regulations, additional density can be achieved in exchange for a cash contribution, currently determined at \$96.88 per m² (\$9.00 per ft²). Recent discussions with Council have also noted that there is a preference for cash-in-lieu rather than the direct provision of rental units. Any density bonus contributions received are intended to help fund the creation of future affordable housing in the community. Further details of the density bonus contribution for this application will form part of the second reading report to Council.

Reductions to all setbacks and an increase in height are also being requested and will be evaluated in the context of the Downtown West Precinct Development Permit Guidelines. Any variations from the requirements of the proposed zone will require a Development Variance Permit application, and will be subject of a future report to Council.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit (Downtown West Precinct) application is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

A Development Permit is required and the development 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) Fire Department;
- c) Building Department;
- d) Parks Department;
- e) School District;
- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Town Centre Development Permit Application (Schedule D); and
4. A Development Variance Permit Application (Schedule E).

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP, with the exception of the proposed height. Justification has been provided to support an OCP amendment to increase the height within the *Low-Rise Apartment* designation to 6 storeys. A site specific text amendment, using a density bonus, is required to increase the base density from 1.8 to 2.36 FSR. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" _____ for _____

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

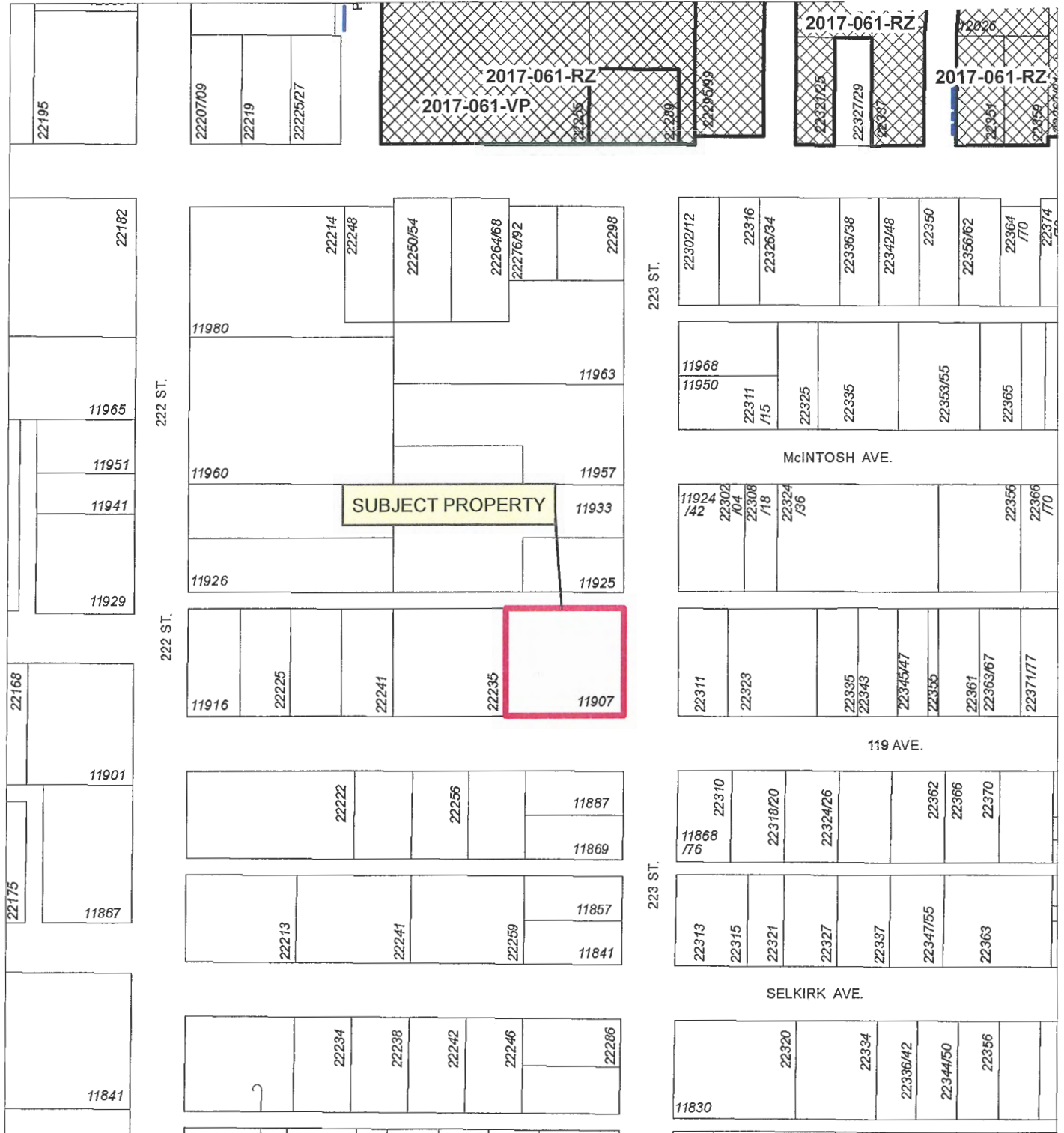
"Original signed by Kelly Swift"

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



The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7563-2019
- Appendix D – Proposed Site Plan
- Appendix E – Site Rendering

APPENDIX A



Legend

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

11907 223 St

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-464-RZ

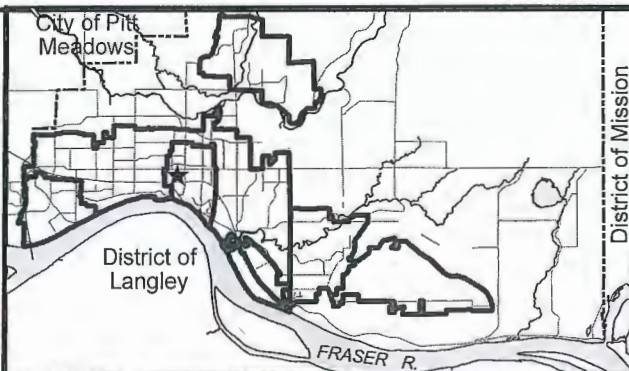
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BY: LP

Scale: 1:2,000



Scale: 1:2,000



11907 223 St

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2018-464-RZ
DATE: Nov 8, 2018

BY: LP

CORPORATE OFFICER

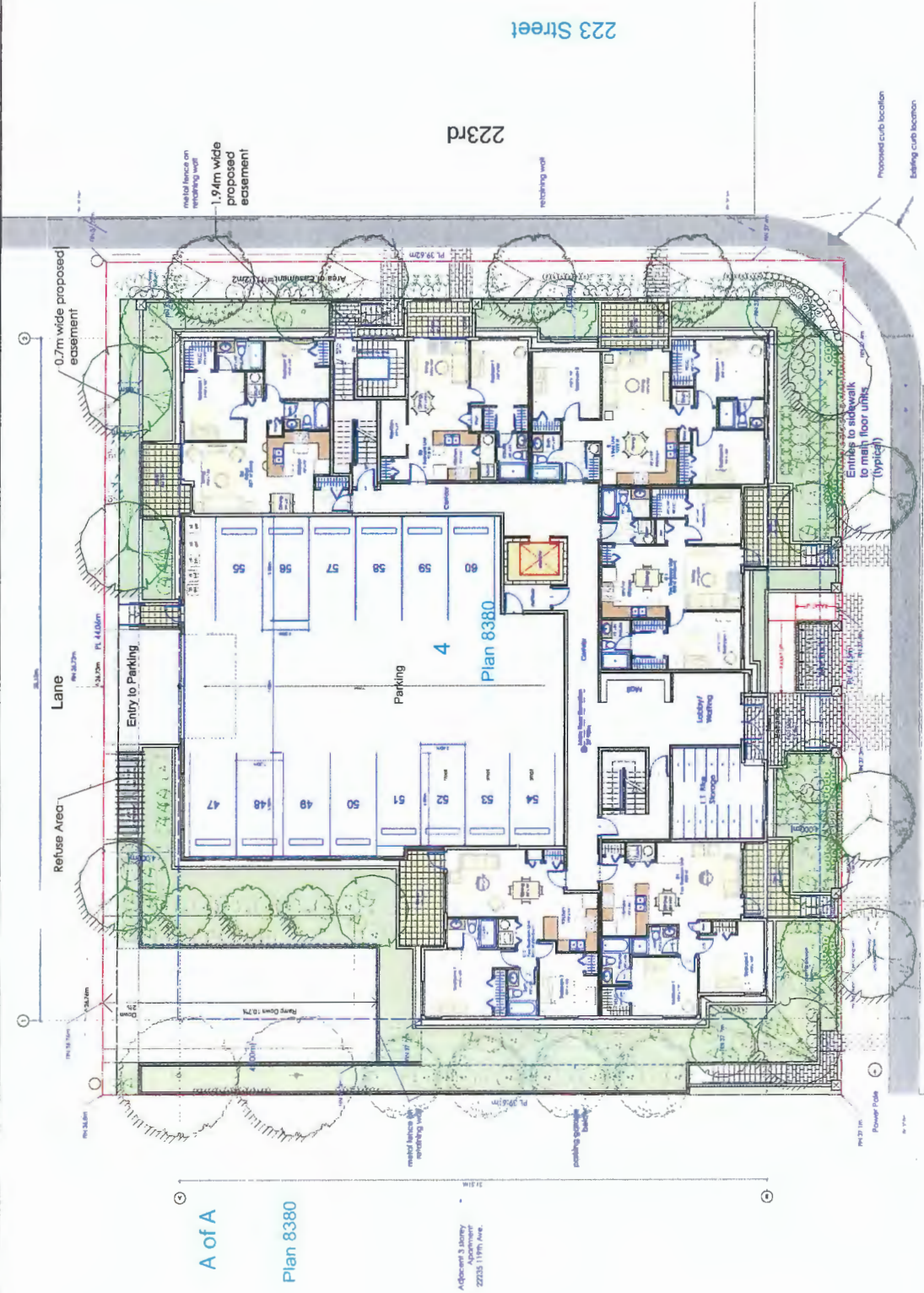


APPENDIX D

A1.0

1st Floor Plan
Scale: 1:100

119th



Site Plan

Proposed RM-3 Multi-Family Dev't

Client Address: 11907-223 Street, Maple Ridge, BC
Large Address: 11907-223 Street, Maple Ridge, BC

RD # 01-305-001

WAYNE STEPHEN BISSKY
ARCHITECTURE & DESIGN INC.
11907-223 Street, Maple Ridge, BC
V2X 6M2
Tel: 604-463-1111
Fax: 604-463-1112
www.wsbdesign.com

ISSUED DRAWINGS
Revised for 2018-11-20

①



Cover Sheet

Proposed RM-3 Multi-Family Dev't

Civic Address: 11907-223 Street, Maple Ridge, BC
Legal Address: LT 4; CL 356; NW4; P1 NW/2360

FIG 4
017-208-681

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
1000 22200 Lusk Rd. #200
Omaha, NE 68134-4325
Tel: 402-493-7800
Fax: 402-493-7805
Internet: info@bissky.com
Website: <http://www.bissky.com>

Date: 2018-10-01
Scale: As Noted
Drawn: WS / BT
JCL ID: 1810

ISSUED DRAWINGS
Issued for DP 2019-11-30

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7559-2019
22090 Cliff Avenue

MEETING DATE: July 2, 2019
FILE NO: 2019-090-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22090 Cliff Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (medium density) Residential), to future subdivide the property into 2 lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, where a voluntary contribution will be requested. For single family residential subdivisions proposing fewer than 3 lots, only the original is exempt, after which the CAC program applies to additional lots.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7559-2019 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	True Light Building & Development Ltd
Owner:	True Light Building & Development Ltd
Legal Description:	Lot 46 except part subdivided by plan 37074, District Lot 397, Group 1, New Westminster District Plan 9218
OCP:	
Existing:	RES (Urban Residential)
Proposed:	RES (Urban Residential)
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Park
	Zone:	RS-1b (One Family Urban (medium density) Residential)
	Designation:	Conservation and Park
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Residential
Proposed Use of Property:	Residential
Site Area:	0.13 HA. (0.32 acres)
Access:	Cliff Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property, located at 22090 Cliff Avenue, is approximately 0.13 hectare (0.32 acres) in area, and is mostly flat around the existing residence, with a significantly sloped area of about 23 meters in the backyard, connected to a larger ridge. The subject property is bounded by residential properties to the north, east and west, Cliff Avenue to the north, and a park to the south. The property is located within the Fraser River Escarpment Area plan.

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (medium density) Residential), to permit future subdivision into two single family lots, not less than 609m² with access off of Cliff Avenue. The existing structures will be required to be demolished prior to final reading.

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 in west Maple Ridge, just outside of the Town Centre Area Plan and is currently designated *Urban Residential*. For the proposed development no OCP amendment will be required to allow the proposed RS-1b (One Family Urban (medium density) Residential) zoning.

On December 12, 2017 Council amended the City-wide Community Amenity Contribution (CAC) Program policy, which permits amenity contributions for residential development throughout Maple ridge, including the provision of affordable and special needs housing in a financially sustainable manner. Each CAC will be based on a contribution rate of \$5,100 per single family lot created. For single family residential subdivisions proposing fewer than 3 lots, only the original is exempt, after which the CAC program applies to additional lots. A voluntary contribution is anticipated to be requested for the amount of \$5,100.00.

Zoning Bylaw:

The current application proposes to rezone the property located at 22090 Cliff Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (medium density) Residential) to permit future subdivision in to two lots. The minimum lot size for the proposed zone is 557m², and the proposed lots are approximately 609 and 722m² in area.

The Zoning Bylaw requires that no lot shall be created by subdivision without specified building envelopes. For the proposed RS-1b (One Family Urban (medium density) Residential) zone, a building area should have dimensions of no less than 12.0 by 12.0 metres. The subject property's shape does not allow for such building areas, therefore a Development Variance Permit requirement is anticipated. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

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

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

Advisory Design Panel:

No review by the Advisory Design Panel is required prior to second reading.

Development Information Meeting:

In accordance with Council Policy 6.20 a Development Information Meeting is not required for this application.

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.

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

f) Development Applications:

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

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

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

CONCLUSION:

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

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 Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Chuck Goddard" for

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

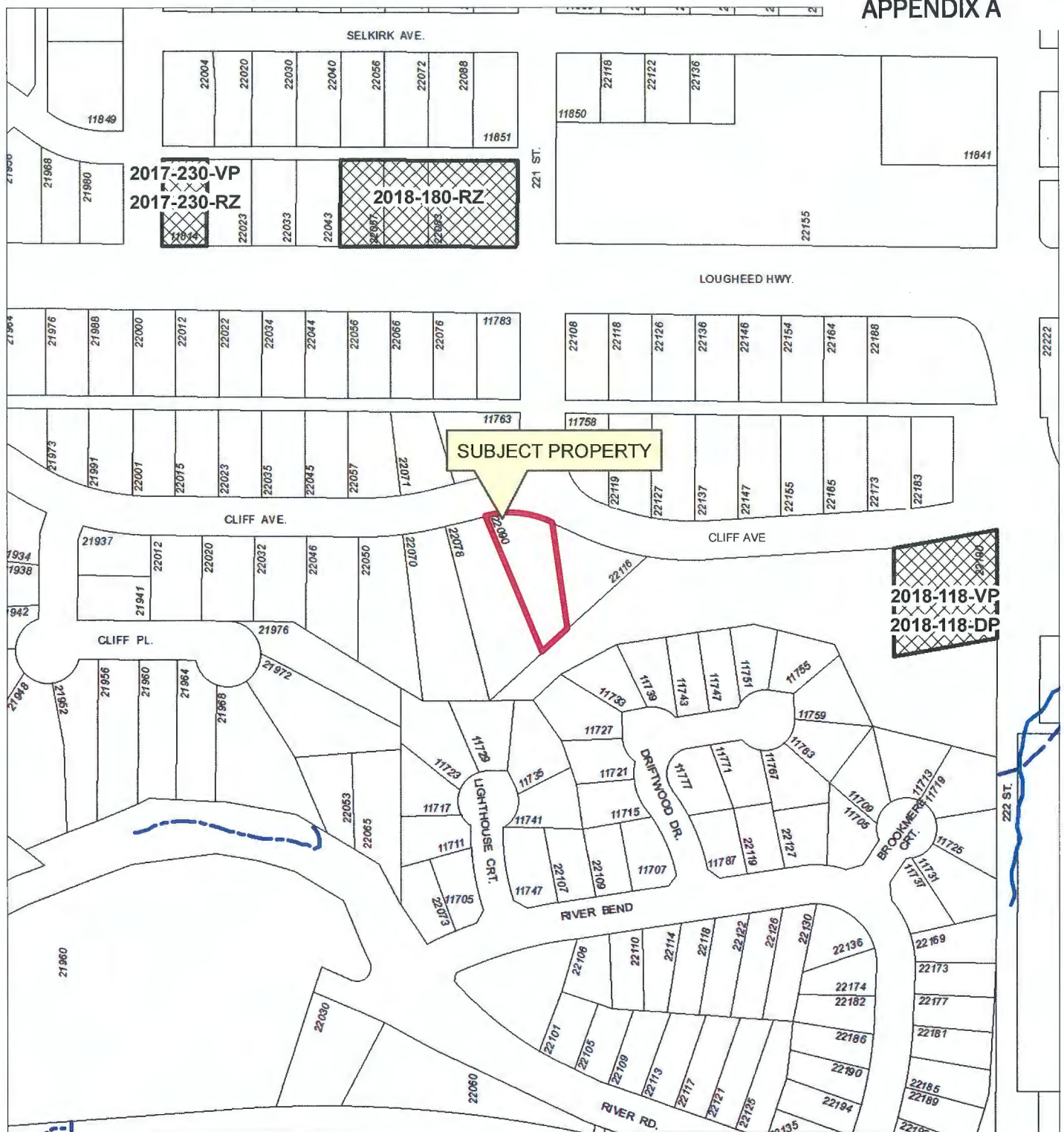
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7559-2019
Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend

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

22090 CLIFF AVENUE
PID: 011-428-953

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-090-RZ

DATE: Mar 15, 2019

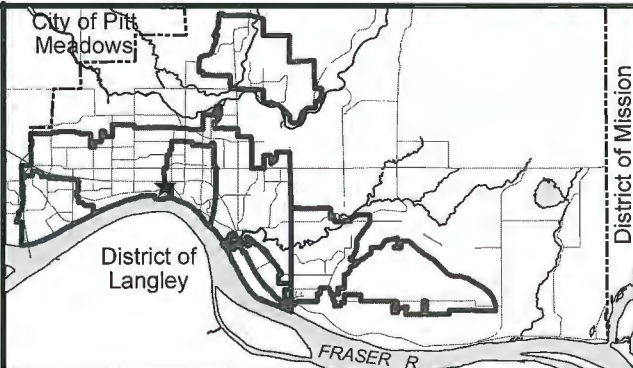
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



22090 CLIFF AVENUE
PID: 011-428-953

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-090-RZ

DATE: Mar 15, 2019

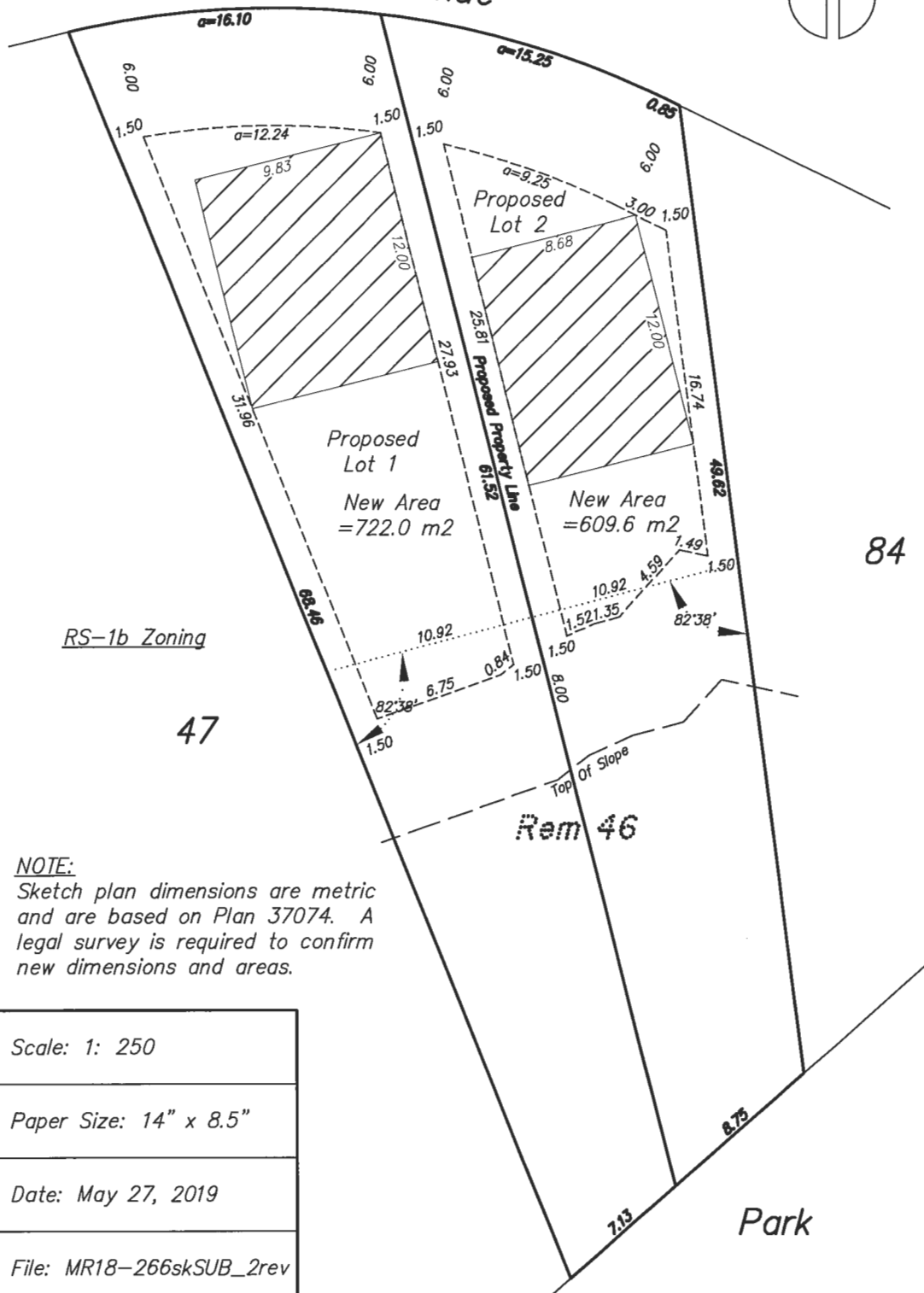
BY: PC

CORPORATE OFFICER

SKETCH PLAN FOR PROPOSED 2 LOT SUBDIVISION OF REM 46

Civic Address: 22090 Cliff Avenue, Maple Ridge, BC
PID: 011-428-953

Cliff Avenue



Terra Pacific

Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Client: **True Light Building & Dev.**

Legal Description:

**Lot 46 Except: Part Subdivided
By Plan 37074; DL 397 Gp. 1
NWD Plan 9218**

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7558-2019
12791 232 Street

MEETING DATE: July 2, 2019
FILE NO: 2019-119-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to CS-1 (Service Commercial).

The subject property was excluded from the Agricultural Land Reserve (ALR) in 2018, but it is still designated *Agricultural* and is outside of Maple Ridge's Urban Containment Boundary and Metro Vancouver's Urban Containment Boundary. An application is required to Metro Vancouver to include the property within the Metro Vancouver Urban Containment Boundary and to be included in the Fraser Sewerage Area. The property is within the Yennadon Study Area which has been identified in the Commercial and Industrial Strategy as future potential employment lands. Council recently endorsed proceeding with a Land Use Re-Designation study and consultation process.

This is a commercial development, therefore the Community Amenity Contribution Program does not apply. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No. 7558-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant:	K. Atwall
Legal Description:	Lot 44, Section 20, Township 12, New Westminster District Plan 30199
OCP:	
Existing:	Agricultural
Proposed:	Commercial
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	CS-1 (Service Commercial)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Estate Suburban Residential
South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) Designation: Agricultural
East:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Agricultural
West:	Use: Single Family Residential and Farm Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) Designation: Agricultural
Existing Use of Property:	Vacant
Proposed Use of Property:	Commercial
Site Area:	0.4 ha (1 acre)
Access:	128 Avenue
Servicing requirement:	Urban Standard

b) Project Description:

The subject property, located at 12791 232 Street, is located at the south-west corner of 232 Street and 128 Avenue. The property is flat and vacant, with several trees located along the western and southern property lines (see Appendices A and B).

The applicant is proposing to rezone the property from RS-2 (One Family Suburban Residential) to CS-1 (Service Commercial) (see Appendix C) to allow for a 2,090m² (22,500ft²) two-storey commercial development (see Appendix D).

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will

need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

c) **Planning Analysis:**

Official Community Plan:

The subject property is designated *Agricultural* and is outside of the Urban Area Boundary. The subject property was excluded from the Agricultural Land Reserve (ALR) in 2018, as it was less than 2 acres in size and considered too small to support an agricultural operation on its own, and exclusion would not negatively impact the agricultural viability of the adjacent ALR property to the west. For the proposed development, an OCP amendment will be required to re-designate the property to *Commercial* to allow the proposed CS-1 (Service Commercial) zoning.

This property is one of 13 properties at the south-west corner of 128 Avenue and 232 Street referred to as the Yennadon Lands, a 25.4 ha (63 acre) site identified in the Commercial and Industrial Strategy for future employment land uses.

The City's Commercial and Industrial Strategy identifies the need for an additional 63 – 93 ha (170 – 230 acres) of industrial lands by 2040 to meet long-term employment demand. The Yennadon Lands are one of several sites that Council has directed additional review on to explore employment land opportunities. Albion Flats is another concurrent site identified for employment uses. Additionally, in 2017, new industrial land was created at 256 Street and 130 Avenue, east of the Albion Industrial Area, and on either side of the Kwantlen IR #5 lands along Lougheed Highway.

Through the implementation of the Commercial and Industrial Strategy, Council received a report on April 16, 2019 outlining a public consultation process for the re-designation of the Yennadon Lands for employment uses. Council passed the following resolution:

That the April 16, 2019 Council Workshop report titled "Employment Land Use Suitability Assessment: Yennadon Lands" be referred back to staff for further work".

Accordingly, staff met with the Yennadon Lands property owners on June 6, 2019 and summarized the meeting outcomes for Council at a Workshop meeting held on June 18, 2019. Eleven of the 13 properties were represented at this meeting. They discussed trends in the employment sector and how the traditional business parks are evolving to innovation districts including educational, cultural and recreational facilities. The property owners had questions around the timing, process and criteria for future land use decisions, and what the alternative to an area study would look like. There was general support to pursue an area planning process, as the property owners are hoping to gain clarity on their future land use. At this Workshop meeting, Council passed the following resolutions:

That staff be directed to undertake an employment land use re-designation process and consultation strategy for the Yennadon Lands, located generally at 128th Avenue and 232nd Street;

That new applications, or those already in-stream (unless reached third reading), be deferred until any potential OCP amendments are presented at Public Hearing and given third reading, with the exception of applications that propose future employment land uses;

The proposed CS-1 (Service Commercial) zone permits a range of commercial uses, as well as employment uses such as light industrial and research and non-medical testing laboratories. As a result, consideration of first reading is recommended to reflect Council's June 18, 2019 resolution regarding in-stream applications.

Regional Growth Strategy:

In addition to the OCP amendment, Metro Vancouver's Regional Growth Strategy (RGS) manages growth by establishing urban containment boundaries throughout the region. The subject property is located outside of the Region's Urban Containment Boundary, and partially inside the Region's Fraser Sewerage Area, which delineates properties that are able to connect to the regional sanitary system. A resolution is required by Council to forward an application by the City to Metro Vancouver to include the property within the Region's Urban Containment Boundary and include it within the Fraser Sewerage Area. This will be the subject of a future report to Council from the Engineering Department.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to CS-1 (Service Commercial) to permit a two-storey commercial development.

Under the Subdivision and Development Servicing Bylaw, properties zoned CS-1 (Service Commercial) outside of the Urban Area Boundary may be exempted from the requirement to connect to municipal sanitary services. Should the applicant receive Metro Vancouver approvals for inclusion in the regional Urban Containment Boundary and the Fraser Sewerage Area prior to second reading, a more appropriate urban commercial zone could be explored. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

Advisory Design Panel:

A Commercial 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.

d) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Agricultural Land Commission; 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.

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

e) Early and Ongoing Consultation:

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

f) Development Applications:

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule C); and
- 3. A Commercial Area Development Permit Application (Schedule D);

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

g) Alternatives:

The subject property is located in the Yennadon Lands study area, which Council directed staff to undertake a land use re-designation planning process for on June 18, 2019. Through this planning process, new land uses and zones may be created to reflect emerging employment trends and opportunities. As an alternative to the staff recommendation, Council could defer the subject application until a land use concept plan for the Yennadon Lands is endorsed.

CONCLUSION:

The development proposal is not in compliance with the current policies of the OCP. However, through the Employment Land Use Re-Designation process and consultation strategy for the Yennadon Lands, which recently received approval from Council to proceed, justification has been provided to support an OCP amendment to allow for a commercial development at this location, as it is consistent with the intended future employment lands uses. It is, therefore, recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

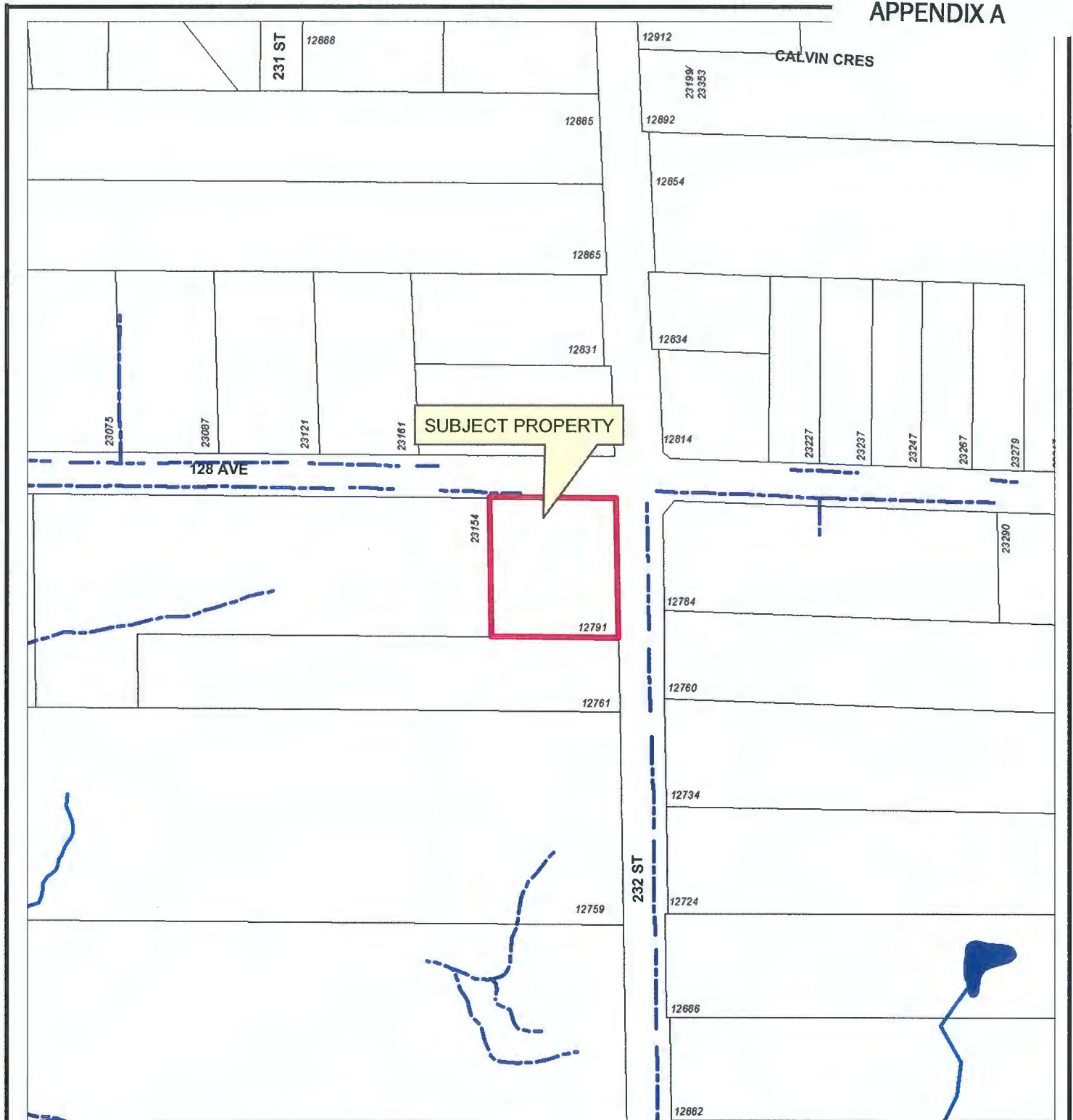
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7558-2019
Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend

Street Name Labels

Stream

Ditch Centreline

Lake or Reservoir

12791 232 St
PID 003-269-477

ENGINEERING DEPARTMENT



MAPLE RIDGE

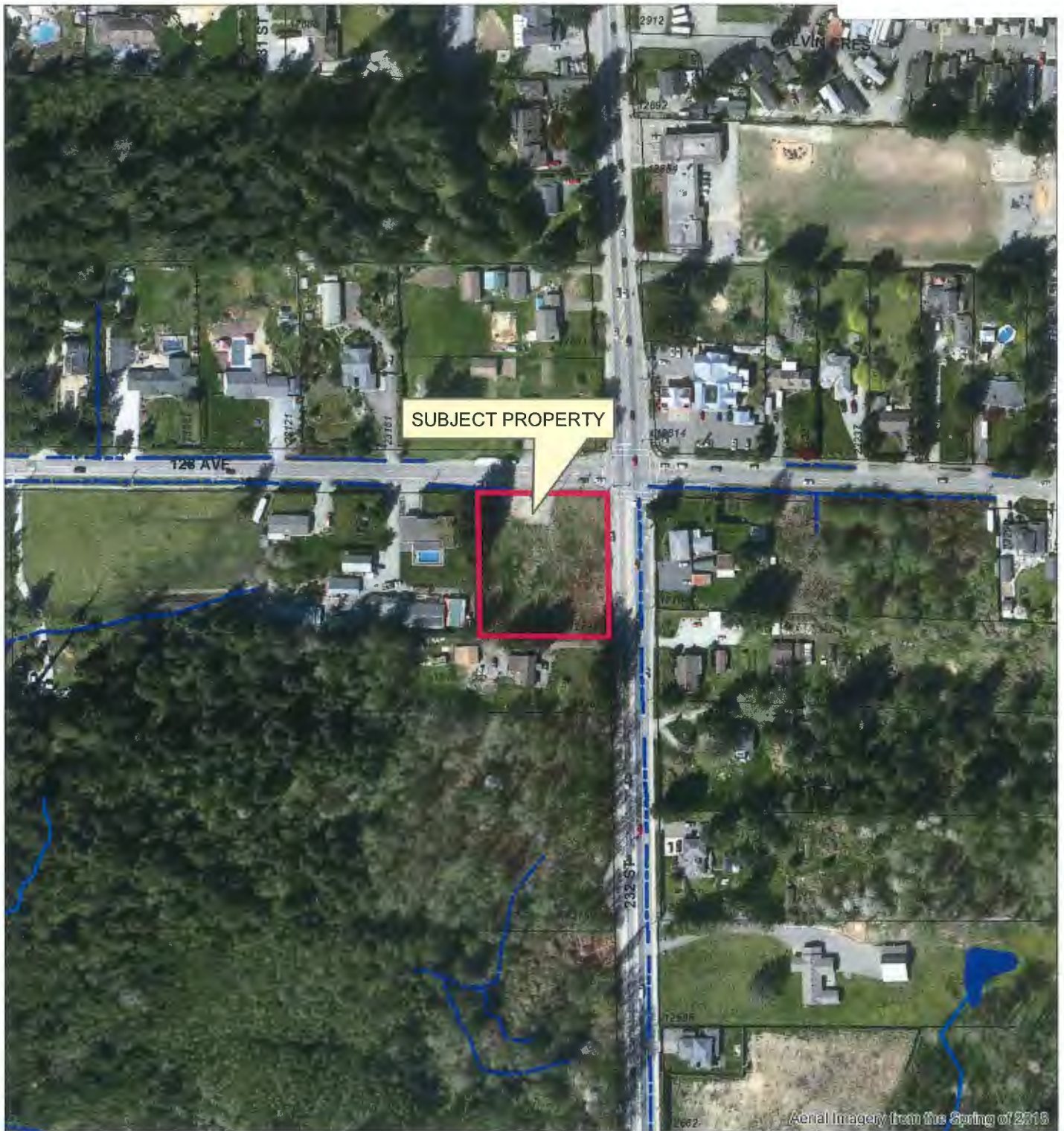
British Columbia

mapleridge.ca

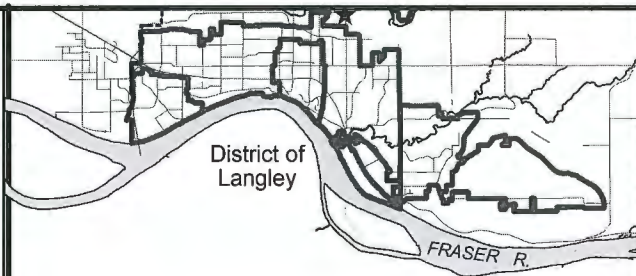
FILE: 2019-119-RZ

DATE: Apr 4, 2019

BY: MC



Scale: 1:2,500



12791 232 St
PID 003-269-477

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-119-RZ
DATE: Apr 4, 2019

BY: MC

CITY OF MAPLE RIDGE

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. 7558-2019."
2. That parcel or tract of land and premises known and described as:

Lot 44 Section 20 Township 12 New Westminster District Plan 30199

and outlined in heavy black line on Map No. 1799 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CS-1 (Service 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 _____ 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

A3

DATE: 08/11/2011
 DRAWN BY: J. BISSKY
 CHECKED BY: S. BISSKY
 SCALE: 1" = 30'-0"

WAYNE STEPHEN BISSKY
 ARCHITECTURE & URBAN DESIGN INC.
 12791-22nd Street, Maple Ridge, BC
 V2X 6M5
 TEL: 604-461-1111
 FAX: 604-461-1112
 WWW: www.wsbissky.com

Axonometric View #2
 from S-E
 Proposed C-2 Development

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REVISIONS



THIS DRAWING IS PRINTED ON 11x17" - TABLOID

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7407-2017;
11917 and 11903 Burnett Street

MEETING DATE: July 2, 2019
FILE NO: 2017-489-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11917 and 11903 Burnett Street, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of 54 residential apartment units. (Appendix A) Council granted first reading to Zone Amending Bylaw No. 7407-2017 on January 16, 2018.

The applicant is also proposing variances to increase the storeys of the building from, 4 to 5 storeys and increase the maximum height of the building from 15 metres in height to 17.59 metres to the top of main roof parapet. In addition, the applicant is seeking variances for parking. (Appendix C)

The subject property is designated as *Low-Rise Apartment* in the Official Community Plan (OCP), and no OCP amendment is required to accommodate the proposed development. (Appendix B)

The subject proper is located within the Town Centre Area Plan boundaries and pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit for an estimated amount of \$167,400.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7407-2017 as amended in the staff report dated July 2, 2019 be given second reading, and forwarded to Public Hearing;
- 2) 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) Road dedication on Burnett Street as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

- v) Registration of a Restrictive Covenant for protecting the Visitor Parking; Tree Protection, Stormwater Management;
- vi) Removal of existing buildings;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii) That a voluntary contribution, in the amount of \$167,000 (\$3,100 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Krahn Engineering Ltd, Wayne Venebles		
Legal Description:	Lot 6 and 7, Section 17, Township 12, NWP22046		
OCP:			
	Existing:	Low-Rise Apartment	
	Proposed:	No change	
Zoning:			
	Existing:	RS-1 (One Family Urban Residential)	
	Proposed:	RM-2 (Medium Density Apartment Residential)	
Surrounding Uses:			
North:	Use:	Apartments	
	Zone:	RM-2 (Medium Density Apartment Residential)	
	Designation:	Low-Rise Apartment	
South:	Use:	Apartments	
	Zone:	RM-2	
	Designation:	Low-Rise Apartment	
East:	Use:	Single-family residential	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Urban Residential	
West:	Use:	Apartments and vacant	
	Zone:	RM-2 and RM-6 (Regional Town Centre High Density Apartment Residential)	
	Designation:	Low-Rise Apartment, and Medium and High-Rise Apartment	
Existing Use of Property:	Single-family residential		
Proposed Use of Property:	Apartments		
Site Area:	0.267 ha (0.661 acres)		
Access:	Burnett Street		
Servicing requirement:	Urban Standard		

2) Project Description:

The applicant has applied to rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The proposed development will consist of approximately 54 residential units with a density of 1.61 FSR with the front of the building facing onto Burnett Street. The parking will be accommodated in an underground parkade. (Appendix D)

The proposal is subject to the Maple Ridge Town Centre Development Permit Guidelines. Details of the design will be proceed in a report to Council at the Development Permit Stage.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Downtown East Precinct of the Town Centre Area Plan. The Downtown East Precinct serves as the eastern interface and gateway to the Town Centre. More urban and pedestrian oriented development is desired in the Downtown East Precinct, which can include medium to high density residential high-rise towers. This project, a mid-rise residential building, conforms with the intent of the precinct guidelines of the Town Centre Area Plan. The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade. (see Appendix B)

The development site is currently designated *Low-Rise Apartment* and an OCP amendment is not required to support the development and rezoning.

The following Town Centre Area Plan policies apply to this proposal:

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, but situated among four storey low rise apartments to its north, west and south and a row of single family homes across Burnett Street to its east. Bases on policy 3-12 above the applicant will be asked to provide a shadow study at the development permit review stage.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking garage in compliance with this policy.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

In addition to these policies, a range of environmentally sustainable policies in the Town Centre Area Plan would also apply to this application:

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

The applicant will be required to provide some of these measures as part of the development.

In summary, this project increases the residential density within the Downtown East Precinct, and provides for more one and two bedroom condominium units in close proximity to the shops and services of the Central Business District. The project's five storey buildings conform with the intent of the OCP's *Low-Rise Apartment* designation, and would be similar in scale to existing apartment buildings to its north, south and west.

ii) Zoning Bylaw:

The zoning application for RM-2 (Medium Density Apartment Residential) zoning would permit the proposed 54 units 5 storey apartment building with underground parking. (Appendix E and F)

iii) **Off-Street Parking And Loading Bylaw:**

The subject properties are located within the Central Business District area of the Parking Bylaw therefore the number of parking stalls required are of a reduced number than other parts of the City.

Town Centre Parking Standards Central Business District	Required	Proposed
One Bedroom = 1 parking space per unit Each additional bedroom = 0.1 parking space per unit	36 units X 1 Space = 36 18 units X 1.1 Spaces = 20 Total Required parking spaces 56	55 Plus one small car 56
Visitor Spaces = 0.10 space per unit where on-street supply available	54 units X 0.10 space = 6	5
Disabled Space	1	1
Bicycle Parking Requirements Long-Term Parking 1 per 4 units Short-Term Parking 6 per 20 units	54 units /4 X 1 Space= 14 spaces 54 units/20 X 6 Spaces = 17 spaces	22 17

As indicated in the chart above the project is deficient in parking for visitors by one space; therefore a variance is required to the *Off-Street Parking Bylaw 4350 – 1990*.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project to request the following relaxations to *Maple Ridge Zoning Bylaw No. 3510 -1985 and Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990*:

Detail	Required	Proposed
Maximum building height	15 m	17.59
Maximum Storeys	4	5
Front (East) Deck Wall	7.5 m	6.0 m
Rear (West) Building Wall Face Deck Wall	7.5 m 7.5 m	6.68 m 5.3 m
Side (North) Deck Wall	7.5 m	5.8 m
Parking Visitor	6 Spaces	5 Spaces

The requested variances to the RM-2 (Medium Density Apartment Residential) zone and the parking bylaw will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the application at a meeting held on January 16, 2019 and their comments and the applicants responses can be seen in Appendix G.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) **Development Information Meeting:**

A Development Information Meeting was held at Maple Ridge Secondary School at 21911-122 Avenue on February 28, 2019. Five people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- HUB would like a multi-use pathway.
- Parking along the street is a concern.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

The applicant's civil engineer is working with the Engineering Department with respect to the capacity and condition of the existing sanitary and sewer fronting the subject property. Any upgrades to these systems will be at the applicant's expense.

There will upgrades to the curb, gutter, sidewalks and widening of the road. There is road dedication required along Burnett Street.

ii) **Fire Department:**

The applicant will have to address all Fire requirements at the time of building permit application.

CONCLUSION:

As this application conforms to the OCP and will strengthen the Town Centre character, therefore it is recommended that second reading be given to Zone Amending Bylaw No. 7407-2017 as amended, and that application 2017-489-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner I

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7407-2017

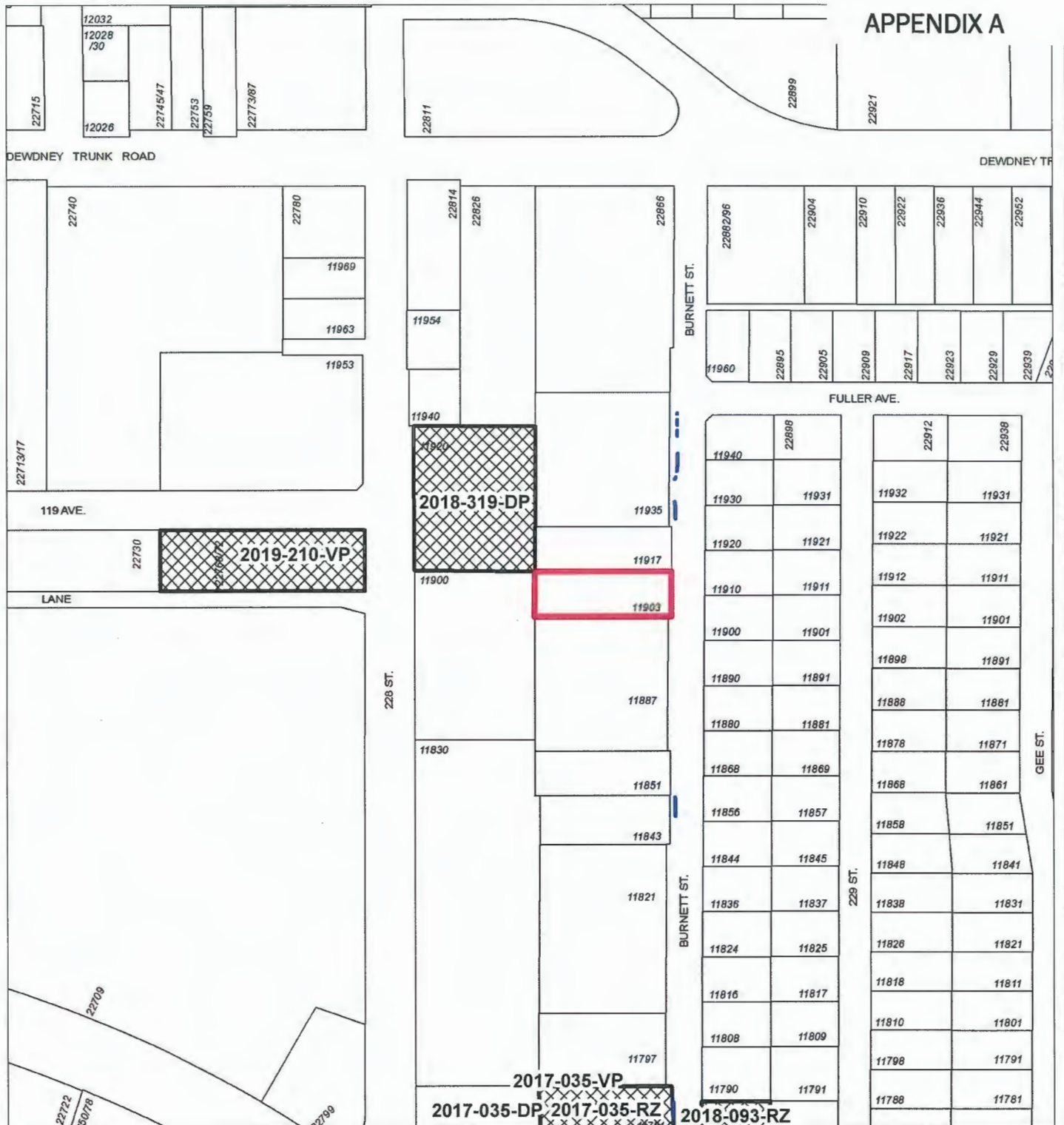
Appendix D – Site Plan

Appendix E – Building Elevation Plans

Appendix F – Landscape Plan

Appendix G – ADP comments

APPENDIX A



Scale: 1:2,500

Legend

- Ditch Centreline
- XXXXXX Active Applications (RZ/SD/DP/VP)

11903 Burnett St
PID 009-150-587

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-489-RZ
DATE: Jun 20, 2019

BY: MC



Scale: 1:2,000

Legend

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

11903 & 11917 Burnett St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-489-SD
DATE: Oct 26, 2017

BY: JV

BYLAW NO. 7407-2017

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

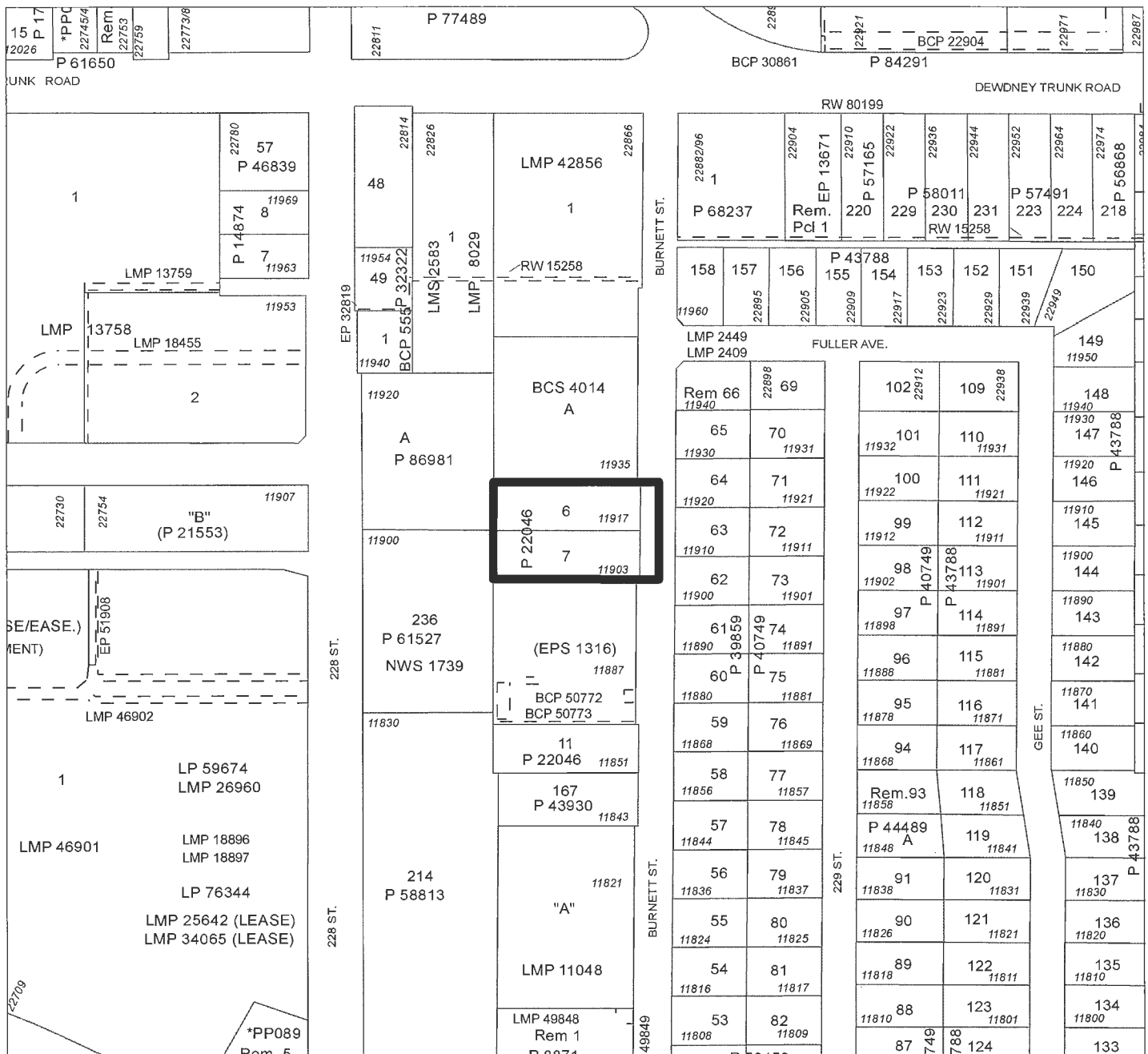
- and outlined in heavy black line on Map No. 1740 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

- READ** a first time the 16th day of January, 2018

PUBLIC HEARING held the day of , 20

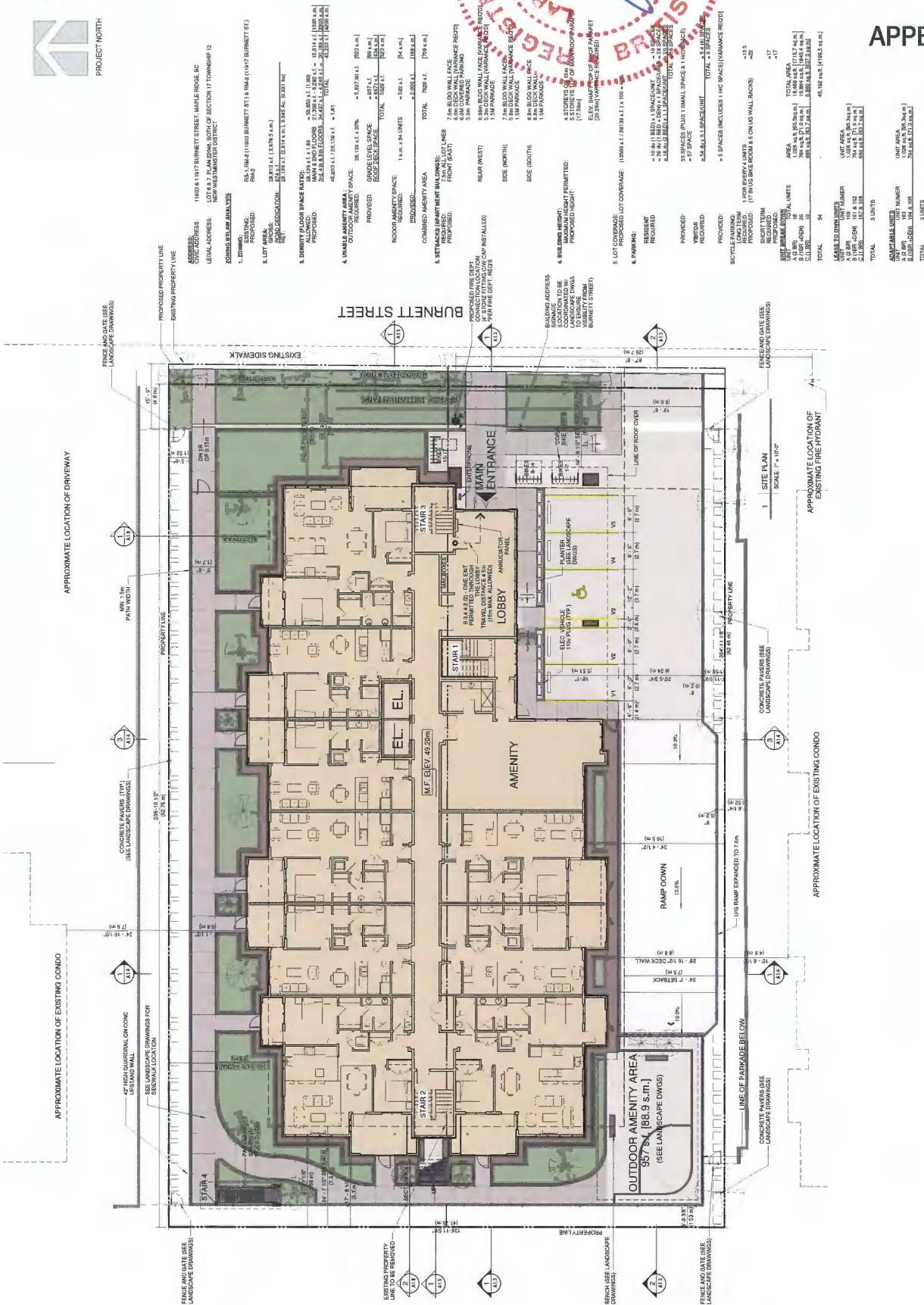
ADOPTED, the day of , 20

CORPORATE OFFICER



APPENDIX D

A1.1



THIS LEARNING IS PROPERTY OF KRAVIN GROUP
OF COMPANIES AND SHOULD NOT BE COPIED OR
REPRODUCED IN ANY MANNER WITHOUT WRITTEN
CONSENT OF KRAVIN GROUP

DOI: 10.1002/for



1 NORTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST ELEVATION
SCALE 1/8" = 1'-0"

C1	DIAMOND STONE	LEDGESTONE STERLING
C2	HARDIE PANEL	SMOOTH IRON GRAY
C3	HARDIE PANEL	SMOOTH AUTUMN TAN
C4	HARDIE PANEL	SMOOTH COBBLE STONE

PROJECT COLOURS
SCALE 1/8" = 1'-0"

ELEVATION FINISH LEGEND

A	STONE MURDER LOGGERSHIRE, STERLING - C1
B	HARDIE PANEL, SMOOTH, IRON GRAY COLOUR - C2
C	HARDIE PANEL, SMOOTH, AUTUMN TAN COLOUR - C3
D	HARDIE PANEL, SMOOTH, COBBLE STONE COLOUR - C4
E	METAL PLATING, PAINTED TO MATCH WALL COLOURS BELOW
F	BLACK
G	WINDOWS & DOORS, EXTRUDED PVC - ALL WAYNUT, DOUBLE LOW E GLAZING OR EQUAL - WHITE SPANDREL PANEL
H	STEEL MAIN DOOR - PAINTED IRON GRAY COLOUR
I	ARCHITECTURAL CONCRETE



PROPOSED 5 STOREY
CONDOMINIUM

11803 & 11817 BURNETT STREET,
MAPLE RIDGE BC

ELEVATIONS

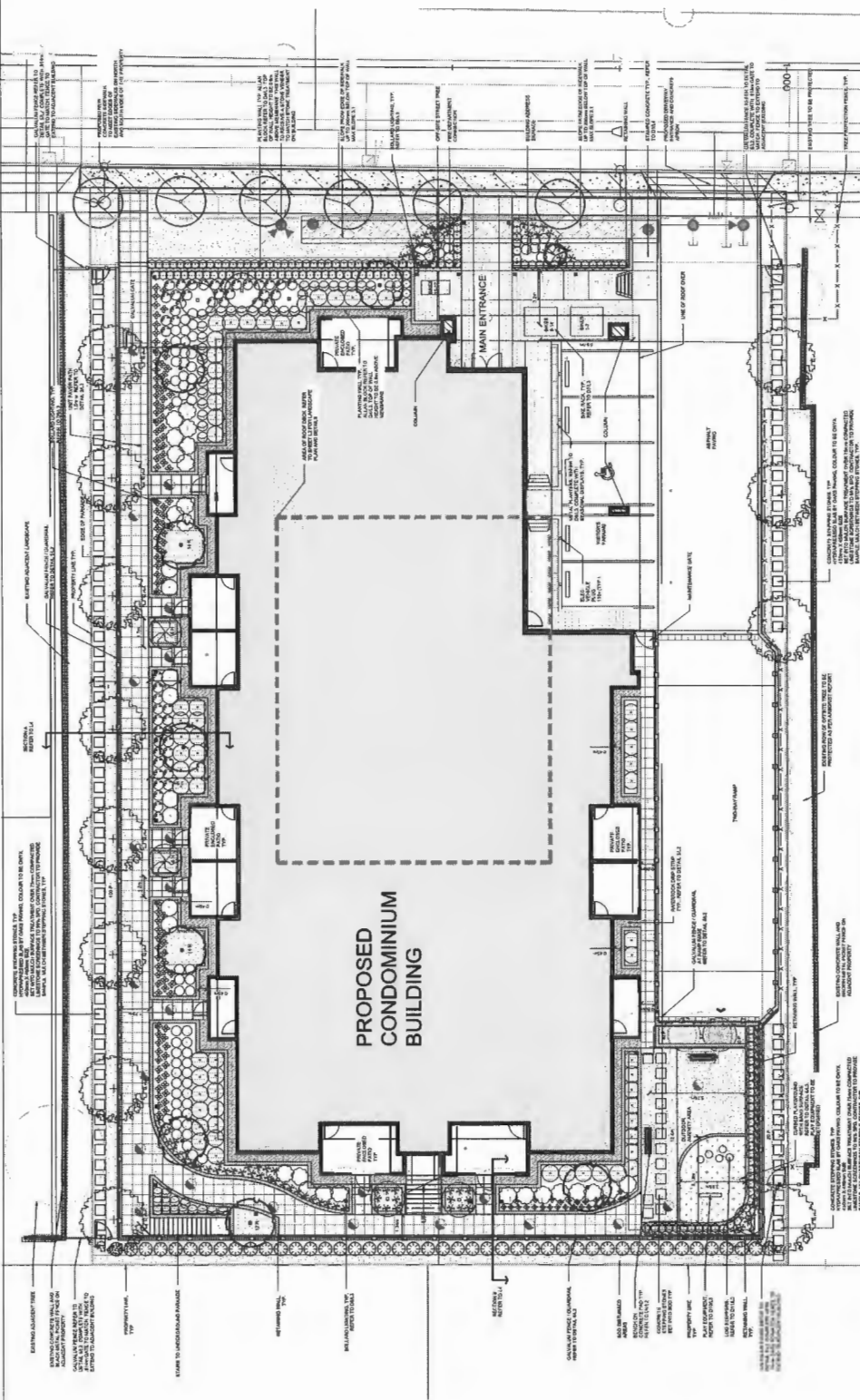
1/8" = 1'-0"

PROJECT 2180
DRAWING NO.

A4.1

THIS DRAWING IS THE PROPERTY OF KRAHN GROUP OF COMPANIES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KRAHN GROUP OF COMPANIES.

APPENDIX E



City of Maple Ridge ADVISORY DESIGN PANEL

Excerpt of the Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, January 16, 2019 at 4:08 pm.

The staff liaison provided an overview of the five storey, 54 unit strata apartment project. The project team gave a presentation of the project application and plans. There was discussion on CPTED issues around the stepping stones and Panel members noted an interest in a potential RCMP assessment of the topic respecting safety and security.

R/2019-006

It was moved and seconded

The File No. 2017-489-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Improving the pedestrian environment, safety and privacy:

- Consider improving design and functionality of amenity space on ground floor for both CPTED (in part due to dead end pedestrian path) and usability of space to improve visibility and circulation.
- Confirm that surface parking stalls have adequate maneuvering space without conflicting with the ramp.
- Incorporate a path to the north of ramp area.
- Provide a water source and tool storage near community garden plots.
- Where benches are adjacent to guardrails, ensure railing height is code compliant.
- Coordinate the openings to the private patios with architecture.

2. Landscaping enhancements

- Check for adequate soil depth in all planters.
- Consider incorporating additional planting to wildflower seed mix area in rooftop area.
- If stepping stones are required, consider replacing trees with a columnar solid hedge.

Architectural Comments:

1. Form and Character enhancement and additional details.

- Reconsider proportions of stone relative to street scale.
- Review and ensure all material returns on all elevations are consistent. Consider softening the entryway soffit material and improve lighting.
- Review the proportions on all exterior box frames.
- Be consistent in materials for patio guardrails.

2. Pedestrian environment and safety

- Reconfigure the ground level visitor parking and circulation to soften the entry.
- Provide a curb and elevation change between parking stalls and pedestrian walkway to better protect pedestrian at the entry; provide a curb letdown for more convenient access to the accessible stall.

3. Coordination of plans

- Coordinate between architect and landscape architect disciplines and their depiction in plans ie: landscape furniture.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7420-2018;
11575, 11587 223 Street and 22300 River Road (PID 011-537-141)

MEETING DATE: July 2, 2019
FILE NO: 2017-573-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11575 and 11587 223 Street and 22300 River Road, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District), to permit the future construction of approximately 36 apartment units. The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.2 FSR. In accordance with Council's draft density bonus regulations, the proposed additional density can be achieved through a cash contribution, currently determined at \$96.88 per m² (\$9.00 per ft²). Council granted first reading to Zone Amending Bylaw No. 7420-2018 on March 13, 2018.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit for an estimated amount of \$111,600.00. The cash contribution total for the additional density, from 1.8 to 2.2 FSR (742.88 m²), would be approximately \$71,967.63.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7420-2018 be given second reading, and be forwarded to Public Hearing;
- 2) 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) Road dedication as required;
 - iv) Purchase of 22300 River Road (PID 011-537-141) and consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;

- viii) Removal of existing buildings;
- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- x) Submission of a disclosure statement, prepared by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- xi) Provision of a voluntary contribution, in the amount of \$111,600.00, which is in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Sunnyville Project 223rd Ltd.
Legal Description:	Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential District)
Surrounding Uses:	
North:	Use: Duplex and St. Andrew's Heritage Church Zone: RT-1 (Two Family Urban Residential) and H-1 (Heritage Commercial)
South:	Designation: Port Haney Heritage Adaptive Use Use: Railway and Port Haney West Coast Express Station Zone: RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential) and M-2 (General Industrial)
East:	Designation: Park Use: Apartment Zone: CRM (Commercial/Residential)
West:	Designation: Port Haney Multi-Family, Commercial & Mixed-Use Use: Multi-Family (Townhouse) Zone: RM-1 (Townhouse Residential) Designation: Low-Rise Apartment
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential
Site Area:	2,262 m ² (0.56 acres)
Access:	223 Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject properties, located at 11575 and 11587 223 Street and 22300 River Road, are located south of 116 Avenue, west of 223 Street and north of River Road. Consolidation of the subject properties will be a condition of rezoning and once combined, the three lots have a total area of 2,262 m² (0.56 acres). All three properties are currently vacant. The development site's elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the development site is relatively flat. There are trees located around the perimeter of the subject site, as well as lawn and shrubs located throughout the remainder of the subject property. There are a row of three heritage properties, listed on the 'Heritage Inventory' (Masonic Hall, St. Andrew's Heritage Church and St. Andrew's Manse), adjacent to the subject property on the north side of 116 Avenue, and the Port Haney West Coast Express Station is located across the street on the south side of River Road.

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five storey apartment building consisting of 36 units. The proposed building will consist of a concrete base and wood frame construction with a mix of one, two and three bedroom units. Residential parking will be located underground and will be accessed from 223 Street with visitor parking located in the underground parking. The main pedestrian entrance, loading area and some on-street parking is also proposed along the 223 Street frontage. Due to grade changes sloping north to south, the building will appear to be a four storey apartment from 116 Avenue and a five storey apartment from River Road. The top floor will be recessed to provide a visual break in the massing, further allowing for larger open space and patio areas for top floor units. Materials will consist of brick at the base, cement paneling and wood cladding. Extensive landscaping has been proposed on the southern portions of the development and along the retaining walls, including a public art piece and seating features at the corner of River Road and 223 Street (see Appendix F).

The property located at 22300 River Road is currently owned by the City; however, the developer will purchase the City property to be included as part of the development prior to final reading. The City property is 677 m² in size and on its own has little development potential, due to its steep slopes and the amount of dedication required to achieve current road standards. Council will be consulted on the appraisal of the City-owned property and will be required to authorize the sale.

Some details of the current design are still to be determined and will be the subject of a future report to Council, through Development Permit application 2017-573-DP.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Port Haney and Waterfront Precinct of the Town Centre Area Plan. This precinct is an important transportation link between the Central Business District, the Fraser River Waterfront, the West Coast Express Station and east Maple Ridge via the Haney Bypass. Port Haney's historic roots, heritage character, waterfront access, green space, and river and mountain views are a treasured part of the precinct that should be enhanced through any new development.

The subject property is designated as *Low-Rise Apartment*, and stated in Policy 3-22: "*is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground.*" An OCP amendment is not required to support the proposed project.

The following policies apply to this proposal:

Town Centre Area Plan

3-1 An increase in residential and commercial density is encouraged in the Town Centre [...] Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

- This project increases the residential density by introducing up to thirty-six (36) units, including one, one-bedroom unit; 20 two-bedroom units and 15 three-bedroom units. The subject site is located within walking distance to a range of shops, services, the Westcoast Express and the Fraser River Waterfront.

3-11 Viewscape studies may be required for proposed buildings greater than three (3) storeys in height, where views may be impacted [...] to the Fraser River to the south. Important views have been identified along 224 Street, within Port Haney, and the south slopes of the Town Centre on 116th and on 227th. In locations where it is deemed that key views will be impacted, an increase in density, or the proposed form, may not be supported.

- This project's five storey height, in addition to the development site's moderate slope and location will provide excellent views towards the Fraser River. There is little likelihood that any existing views will be blocked.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight.

- The applicant has provided a shadow study to show impacts to adjacent properties. Shadowing during the winter months has the largest impact to those surrounding properties, most notably to the north. However, given these properties are heritage properties, their likelihood of redevelopment is minimal.

2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.

- Extensive landscaping with a variety of plant and tree species is proposed around the subject property, with a strong focus along the southern portions of the site and along the new retaining walls. The applicant is proposing an accessible pedestrian feature, at the corner of River Road and 223 Street, to help reduce the impact of the retaining walls. This southern section will also provide a seating area and public art feature that is reflective of the Fraser River and complimentary to the West Coast Express station (see Appendix G).

Housing Action Plan:

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". 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. The subject application does provide a mix of unit size including one, two, and three bedroom units; however, the applicant has indicated they are not interested in providing any dedicated rental, affordable, or special needs housing.

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 unit, totaling \$111,600, is required for this project before final reading.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five storey apartment building. The maximum allowable density within the RM-2 (Medium Density Apartment Residential District) zone has an FSR of 1.8 times the net lot area. This development is proposing an FSR of 2.2, which exceeds the maximum allowable density by 0.4 FSR or 742.88m² (7,997 ft²). Based on Council's draft density bonus regulations for RM-2 (Medium Density Apartment Residential District) zoned properties, additional density can be achieved in exchange for a cash contribution currently set at \$96.88 per m² (\$9.00 per ft²). There is ongoing discussion regarding the density bonus contribution rates; however, the dollar value listed above (\$96.88 per m²) is the most current framework and may be subject to change for future applications. Recent discussions with Council have also noted a preference for cash-in-lieu rather than the direct provision of rental units. Any density bonus contribution received are intended to help fund the creation of future affordable housing in the community.

A preliminary review of the plans indicate that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, variances will be requested, as discussed below.

iii) Off-Street Parking And Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires 1.5 parking spaces plus 0.2 spaces for visitor parking per dwelling unit in the RM-2 (Medium Density Apartment Residential District) zone, requiring 62 spaces in total for the proposed 36 unit development. The applicant is proposing 45 resident parking spaces and six visitor parking spaces, for a total of 51 parking spaces; therefore, a variance will be required. The applicant is also requesting a variance to increase the percentage of allowable small car spaces from 10% to 13.7%. As per Schedule "C" in the *Off-Street Parking and Loading Bylaw*, the applicant may choose the 'Payment-In-Lieu' Fees for residential parking off-site. The fee for 'Payment-In-Lieu' is \$8,000.00 per stall (multiplied by 11 spaces), for a total of \$88,000.00. Two of the parking spaces are designated accessible parking and three spaces are designed as level 2 charging stations for electric vehicles. Some limited on-street parking will be available on all three street frontages.

iv) Proposed Variances:

A preliminary review of the plans indicate that the proposal generally complies with the *Zoning Bylaw, Subdivision and Development Services Bylaw and Off-Street Parking and Loading Bylaw*; however, variances will be requested through a Variance Permit application. The following proposed relaxations are outlined below:

Zoning Bylaw:

- Reduce eastern property setback (223 Street) from 7.5m to 1.24m.
- Increase maximum height from 15m (4 storey's) to 18.2m (5 storey's).
- Increase in retaining wall height.

Off-Street Parking and Loading Bylaw:

- Reduce parking requirement from 51 stalls to 40 stalls (reduction of 11 stalls).
- Increase percentage of small car stalls from 10% to 13.7%.

The requested variances to the RM-2 zone (Medium Density Apartment Residential District) will be the subject of a future Council report.

v) Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50m 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.

vi) Advisory Design Panel:

The application was reviewed by the ADP on January 16, 2019 and their comments and the applicants responses can be seen in Appendix H. The details of the project's form and character will be outlined to Council in a future Development Permit report.

vii) Development Information Meeting:

A Development Information Meeting was held at Fraserview Community Hall on June 10, 2019. Six people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Concern regarding noise and vibrations from the trains.
- Concern from neighbours to the west regarding slope stability and impacts the proposed development may have on the existing building (west).
- Comments regarding the proposed landscaping to ensure appropriate planting choices that reflect climate change. As well, comments seem very positive on the landscape area renderings and a hope that the completed project appears as illustrated.
- General questions regarding building details including: electric vehicle charging stations; location of recycling and garbage access; unit size and cost; and project timing.

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

- Developer will consider acoustic buffering, and suggested that they will be using soundproof construction materials to mitigate the noise.
- Geotechnical report has been provided and is in support of the development.
- Developer will consider using drought resistant plantings. Landscape plans were prepared by a Landscape Architect, as well, plans have been supported by the Advisory Design Panel.

4) Environmental Implications:

An Environmental Assessment, Arborist Report and Geotechnical Report were provided as part of the development application. The development site's elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the development site is relatively flat. Vegetation on the subject properties consist of ornamental shrubs, grasses and mature trees. A watercourse (roadside ditch) is located along the southern property boundary, north of River Road. As part of the servicing requirements, this roadside ditch will be removed and a storm sewer will be implemented. This southern-most portion of the property is currently vegetated with invasive species, including Himalayan Blackberry, which will be removed as part of development. Assessment of the roadside ditch, provided by the Environmental Consultant, concludes it is non-fish bearing.

5) Traffic Impact:

As the subject properties are located within 800m of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the Subdivision and Development Servicing Bylaw, the Engineering Department has requested the following:

- Concrete curb, gutter and sidewalk required along 223 Street, 116 Avenue and River Road frontages.
- A concrete bulb to be constructed at 223 Street and River Road intersection.
- Existing roadside ditch along River Road to be eliminated and replaced with a new storm sewer connection.
- 223 Street property frontage to be upgraded to a collector standard, as well as upgrades to River Road.
- A parking lane to be provided along River Road up to the existing sidewalk.
- Street lighting required on all property frontages and street trees required across 223 Street and 116 Avenue frontages.

- Existing watermain and service connections to be replaced; new sanitary sewer connections and capacity analysis required; new storm sewer and storm service connection required along River Road and extended up 223 Street.
- Road dedication required along River Road.

ii) **License, Permits and Bylaws Department:**

The Building Department has reviewed the proposal and comments have been provided to the applicant.

iii) **Fire Department:**

The Fire Department has reviewed the proposal and comments have been provided to the applicant.

7) School District No. 42 Comments:

The proposed application would affect the student population for the catchment areas currently served by Maple Ridge Elementary and Maple Ridge Secondary School. Maple Ridge Elementary has an operating capacity of 480 students. Actual numbers for 2016 student enrolment at Maple Ridge Elementary was 381 students (82% utilization). Maple Ridge Secondary School has an operating capacity of 1300 students. Actual numbers for 2016 student enrolment at Maple Ridge Secondary School was 1,317 students (101% utilization).

8) Citizen/Customer Implications:

A Development Information Meeting was held on June 10, 2019. The results of the concerns expressed at that meeting are discussed above in Section 3) vii). The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

The development proposal is in compliance with the policies of the OCP as the RM-2 (Medium Density Apartment Residential District) zone aligns with the *Low Rise* designation. The applicant is proposing to increase the density for this development from 1.8 to 2.2 FSR. The current density bonus contribution rate of \$96.88 per m² is proposed for the subject application; however, this dollar value may change for future applications.

It is recommended that second reading be given to zone amending bylaw no. 7420 - 2018 and that application 2017-573-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Public Works & Development Services

"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7420-2018
Appendix D – Site Plan
Appendix E – Building Elevation Plans
Appendix F – Landscape Plan
Appendix G – Project Rendering
Appendix H – Advisory Design Panel Comments

APPENDIX A



Scale: 1:2,000

Legend

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

P.I.D. 011-537-141,
11575/87 223 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-573-RZ
DATE: Feb 19, 2018

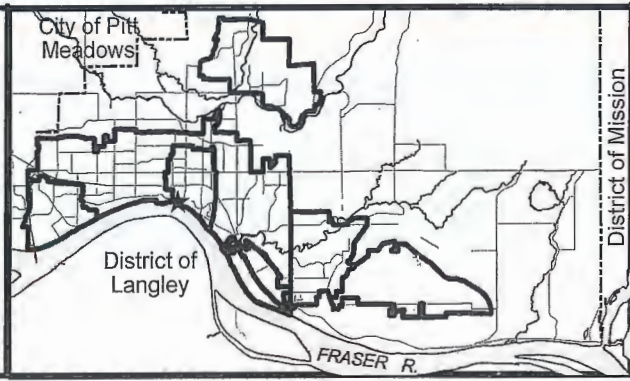
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



P.I.D. 011-537-141,
11575/87 223 STREET

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2017-573-RZ
DATE: Feb 19, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7420-2018**

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. 7420-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 7 District Block 1 Lot 398 Group 1 New Westminster District Plan 155
Lot 14 District Block 1 Lot 398 Group 1 New Westminster District Plan 155
Lot 15 District Block 1 Lot 398 Group 1 New Westminster District Plan 155

and outlined in heavy black line on Map No. 1743 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

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

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

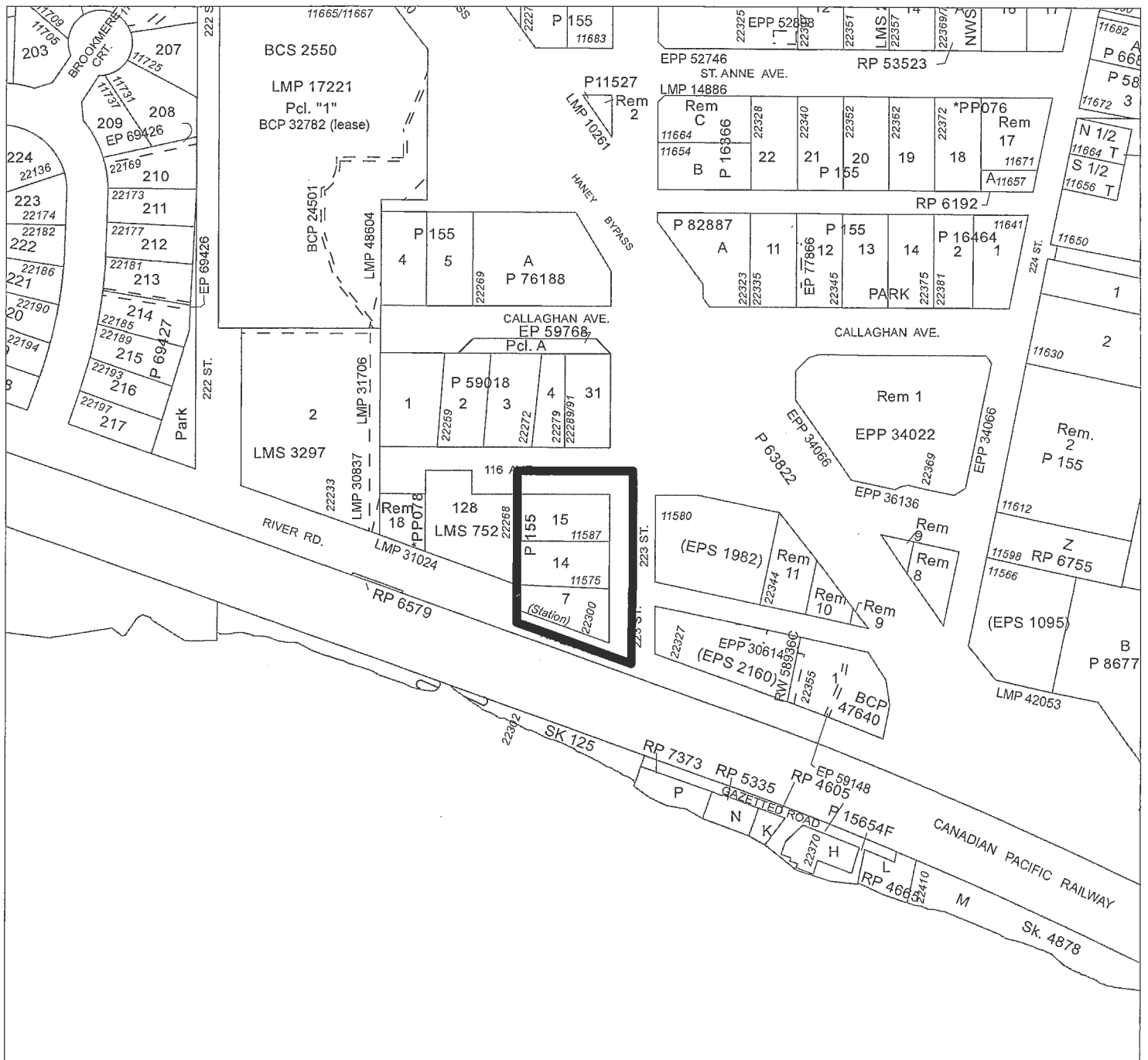
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7420-2018

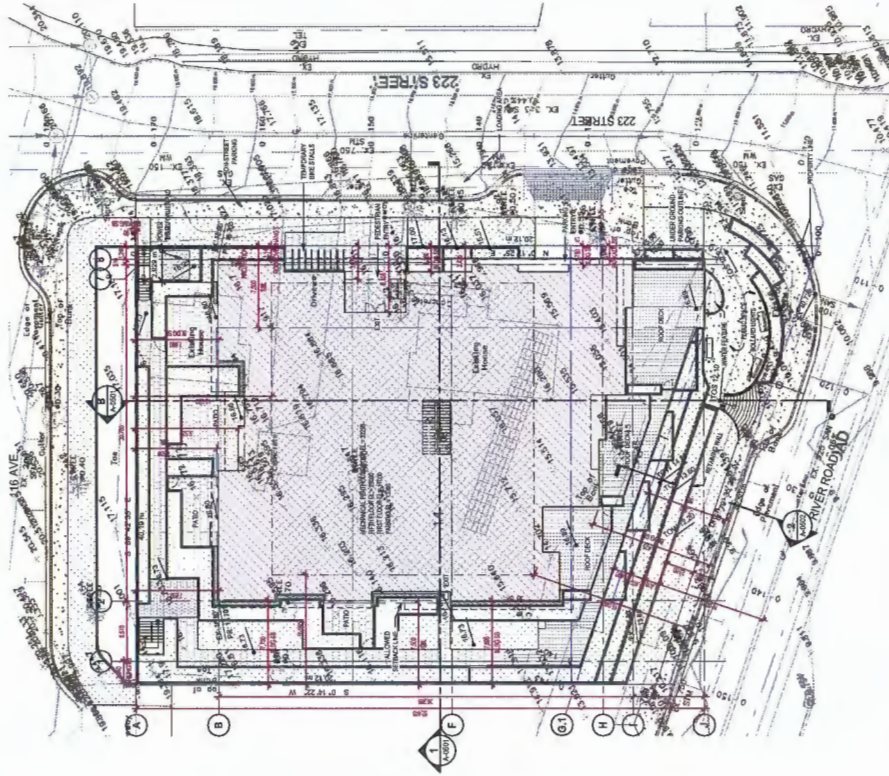
Map No. 1743

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500



3 SV SITE PLAN-200
 SCALE 1"=50'

APPENDIX D

SITE PLAN LINE TYPES

- PROPERTY LINE
- SETBACK LINE
- PARKING OUTLINE
- LEVEL 1 OUTLINE
- LEVEL 2-4 OUTLINE
- LEVEL 5 OUTLINE

223rd STREET

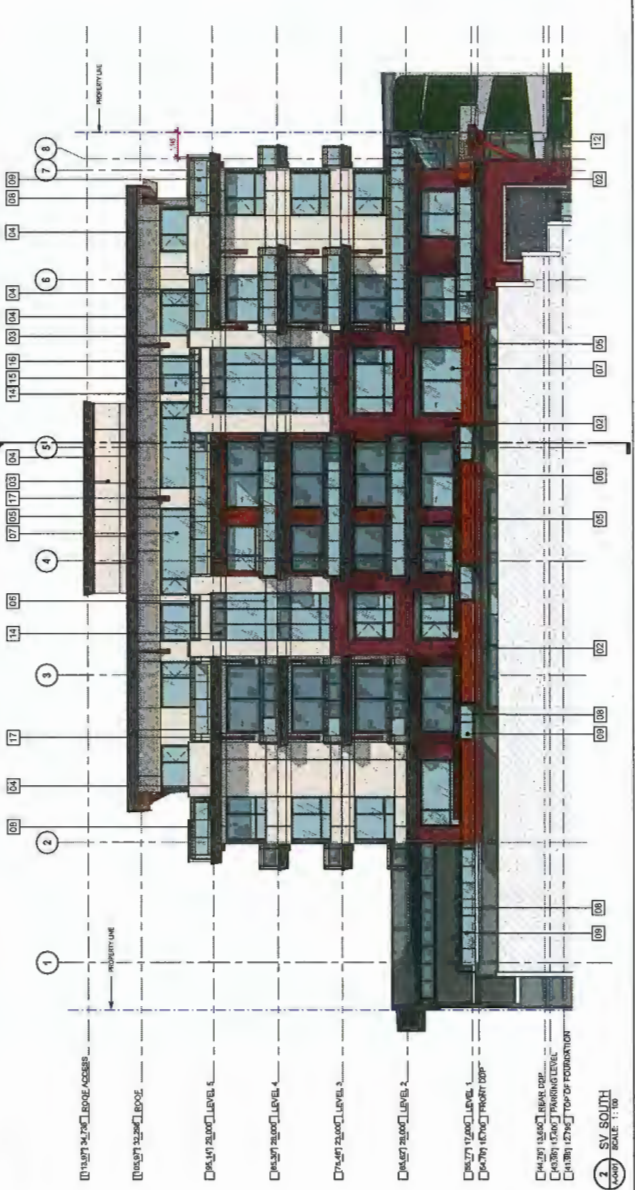
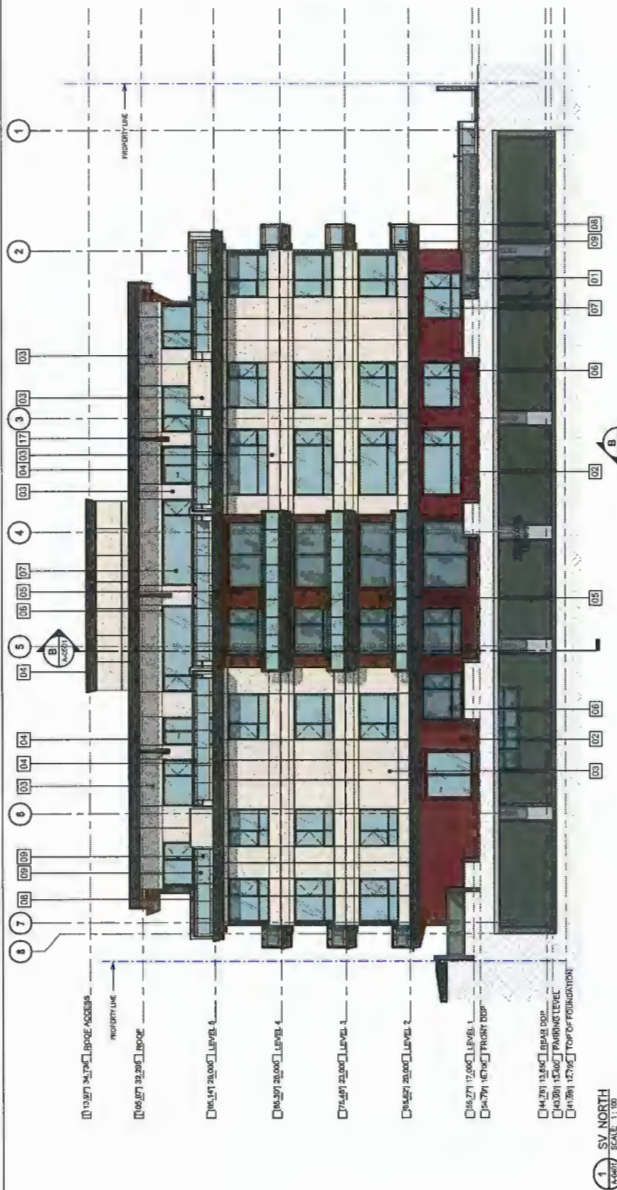
11575 & 11587 223rd ST, MAPLE RIDGE, BC

SITE PLAN

REISSUED FOR SECOND
 HEARING

PROJECT NO.	17180	DATE	MAY 17, 2018	BY	AF
PROJECT NAME	A-0101				
REVISION	6				

ITEM	MATERIAL	FINISH / COLOUR
01	CAST-IN-PLACE CONCRETE	ARCHITECTURAL FINISH GRAY
02	3.5" X 14" X 8" BRICK	STACK
03	HARDI PLANK PANEL CW REVEAL	SMOOTH CORBELL STONE
04	3-PIECE 1X8 PACHA	CHARCOAL
05	WOODGRAIN METAL CLADDING	CEDAR
06	WOODGRAIN METAL CLADDING	CHARCOAL
07	WOODGRAIN METAL CLADDING	CEDAR
08	WOODGRAIN METAL CLADDING	CHARCOAL
09	WOODGRAIN METAL CLADDING	CEDAR
10	HEAVY TIMBER WOOD CANOPY	TEMPERED CLEAR
11	WOOD GLAZING	STAINED
12	WOOD GLAZING	STAINED
13	WOOD GLAZING	STAINED
14	WOOD GLAZING	STAINED
15	WOOD GLAZING	STAINED
16	WOOD GLAZING	STAINED
17	WOOD GLAZING	STAINED



APPENDIX E

223rd STREET

11575 & 11587 223rd St, Maple Ridge, BC

REVISION

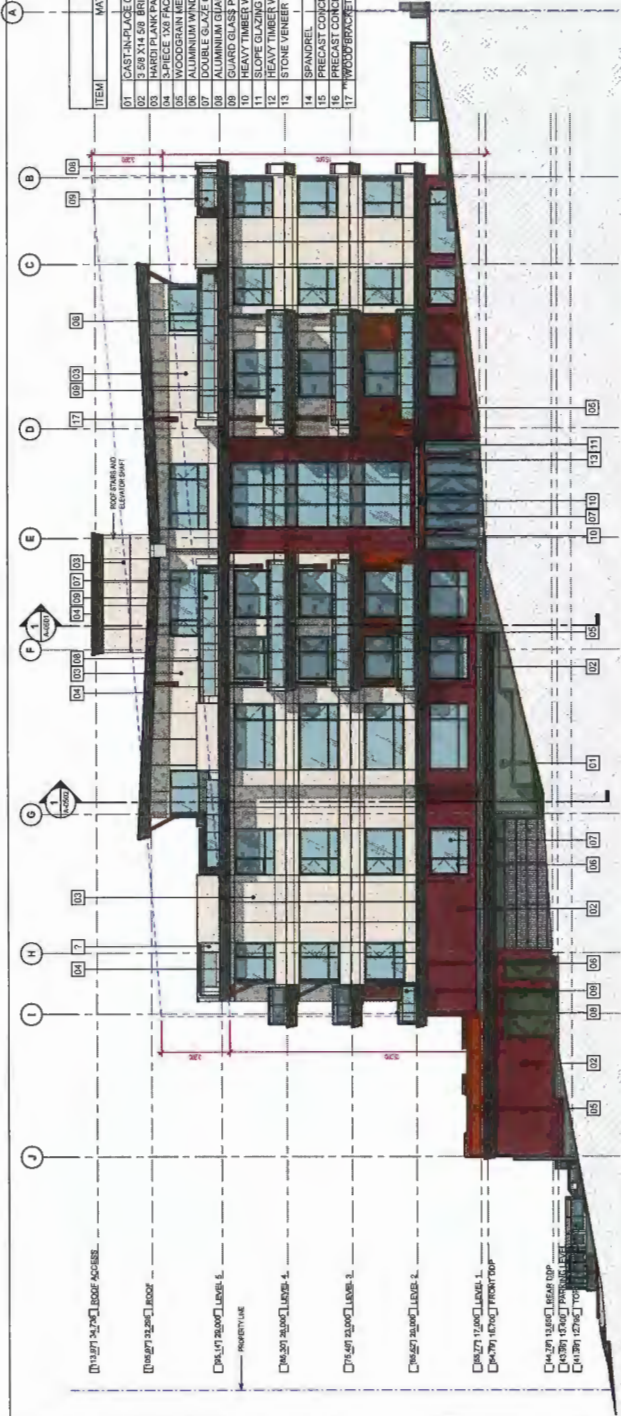
NORTH & SOUTH ELEVATIONS

REISSUED FOR SECOND HEARING

PROJECT NO.	17160	DATE	MAY 17, 2019	SCALE	1:100	REVISION	AF
PROJECT NAME	223rd STREET						6

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ITEM	MATERIAL	FINISH / COLOUR
01	CAST-IN-PLACE CONCRETE	ARCHITECTURAL FINISH GRAY
02	5.5" x 4.5" BRICK	STACK
03	HARD PLANK PANEL CW REVEAL	SMOOTH COMBLE STONE
04	WOODGRAIN METAL CLADDING	CHARCOAL
05	WOODGRAIN METAL CLADDING	CHARCOAL
06	ALUMINUM WINDOW MULLION	ANODIZED CHARCOAL
07	DOUBLE GLAZE GLASS PANEL	CLEAR
08	ALUMINUM GLAZED FRAME	CHARCOAL
09	WOOD GRAIN PANEL	CHARCOAL
10	HEAVY GLAZED WOOD CANOPY	STAINED CLEAR
11	HEAVY GLAZED WOOD CANOPY	STAINED
12	HEAVY GLAZED WOOD CANOPY	STAINED
13	STONE VENEER	CULTURED STONE SCULPTED
14	SPANZREL	GRAY
15	PRECAST CONCRETE LINTEL	ARCHITECTURAL FINISH GRAY
16	PRECAST CONCRETE COPING	ARCHITECTURAL FINISH GRAY
17	WOOD BRACKET	STAINED



1. ELEVATION EAST
 SCALE: 1/8" = 1'-0"

2. ELEVATION WEST
 SCALE: 1/8" = 1'-0"

1	PROJECT	223rd STREET
2	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
3	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
4	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
5	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
6	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
7	PROJECT	1515 & 1187 22nd ST, MAPLE RIDGE, BC
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PROJECT
 223rd STREET
 1515 & 1187 22nd ST, MAPLE RIDGE, BC
 DRAWING TITLE
 WEST & EAST ELEVATIONS
 DRAWING CODE
 REISSUED FOR SECOND HEARING
 PROJECT NO. 17180
 DATE MAY 17, 2019
 DRAWN BY 1:100
 CHECKED BY
 APPROVED BY
 SCALE 1:100
 SHEET NO. 6
 TOTAL SHEETS 6

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pmg
LANDSCAPE ARCHITECTS
SUITE 1100 - 1165 SHELBY DRIVE
VANCOUVER, BC V6E 2K6
P: 604.264.0011 F: 604.264.0022

SCALE:

DATE: 11.11.20
DRAWN: BJ
DESIGN: PCM
CHECK: PCM
PROJECT NUMBER: 15-049

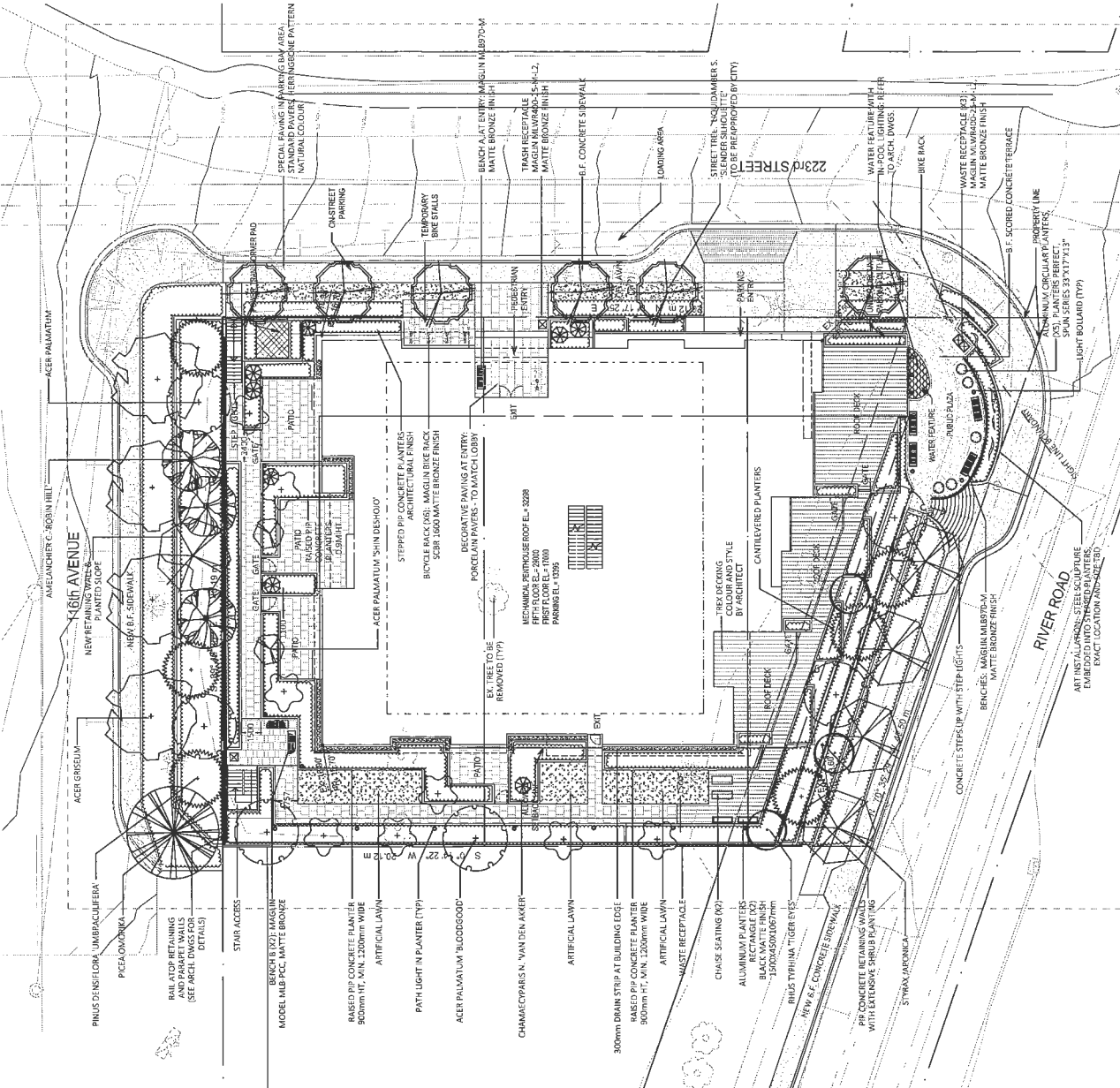
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WATER'S EDGE
11575 & 11587 23RD STREET
MAPLE RIDGE, BC

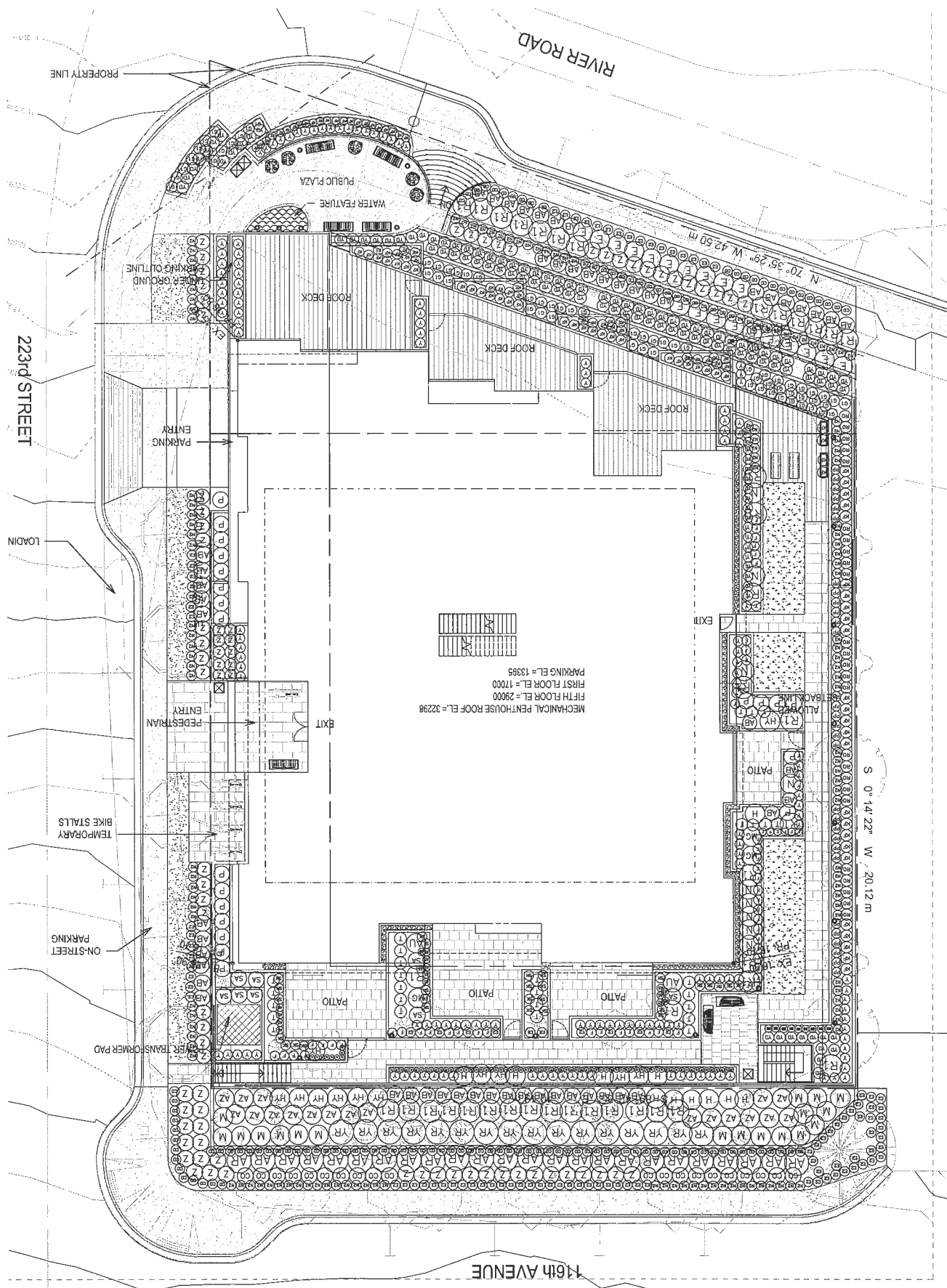
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LANDSCAPE
PLAN

DRAWING NUMBER:
L1
OF 3

APPENDIX F

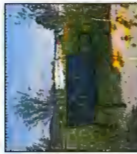
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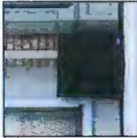


DATE:

SITE FURNISHINGS



BENCH A ENTRY & TERRACE:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH B INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



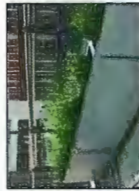
BENCH C INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH D INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



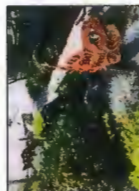
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METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



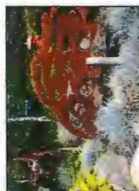
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(SIZES: 60", 80", 100", 120", 140", 160", 180", 200", 220", 240", 260", 280", 300", 320", 340", 360", 380", 400", 420", 440", 460", 480", 500", 520", 540", 560", 580", 600", 620", 640", 660", 680", 700", 720", 740", 760", 780", 800", 820", 840", 860", 880", 900", 920", 940", 960", 980", 1000")
METAL: BRONZE MATTE FINISH
SPUN SERIES, SIZE LARGE 33" DIA



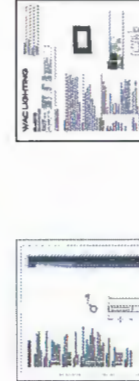
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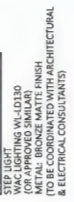
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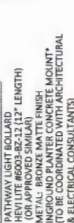
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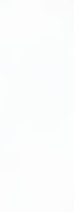
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METAL: BRONZE MATTE FINISH
SPUN SERIES, SIZE LARGE 33" DIA



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METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH G INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH H INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH I INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH J INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
WOOD: KALBAR



BENCH K INTERIOR SEATING AREA:
METAL: BRONZE MATTE FINETEX FINISH
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PROPOSED TREES



AMELANCHIER



PICIA GAUCIA 'PENDULA'



CHAMAECYPARIS MOOTI 'VAN DEN AXER'



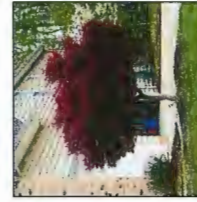
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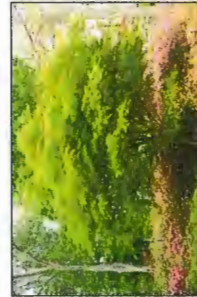
ACER GRISEUM



PICIA OMORICA



ACER PALMATUM 'BLOODGOOD'



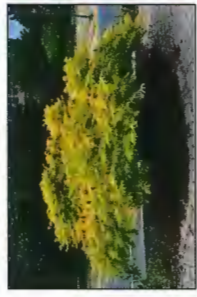
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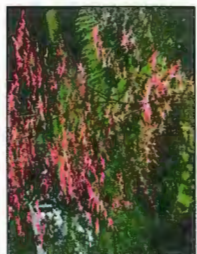
STYRAX JAPONICA



PINUS DENSIFORMIS 'UMBRAULIFERA'



RHUS TYPHINA 'TIGER EYES'



ACER PALMATUM 'SHIN DESHOJO'

PAVING KEY



DECORATIVE PAVING LEVEL ONE:
HYDRAPRESSED CONCRETE SLAB
PAVERS, EG.
ABBOTSFORD NEW YORK SERIES
FULL AND HALF SIZES



DECORATIVE PAVING AT ENTRY:
PORCELAIN SLAB PAVERS
TO MATCH LOBBY (SIZE,
PATTERN, COLOUR TBD), MORTARED
IN PLACE



DECORATIVE PAVING LEVEL ONE:
HYDRAPRESSED CONCRETE SLAB
PAVERS, EG.
ABBOTSFORD NEW YORK SERIES
FULL SIZE



B.E. CONCRETE
SEE ARCH. FOR FINISH DETAILS



COMPOSITE DECKING:
TREX 'ENHANCE'
COLOUR TBD

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
AND ALIGNED AS SHOWN.

NO.	DATE	REVISION DESCRIPTION	BY
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10	18-04-20	ISSUE FOR PERMIT	DN

CURVE:

PROJECT:

WATER'S EDGE
11575 & 11587 73RD STREET
MAPLE RIDGE, BC

**LANDSCAPE
DETAILS**

DRAWING TITLE:
**LANDSCAPE
DETAILS**
DATE: 18.04.20
SCALE: VARIOUS
DRAWN: [blank]
DESIGN: [blank]
CHECK: [blank]
PROJECT NUMBER: 18-049
OF 3



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PROJECT

223rd STREET

11575 & 11597 223rd St, Maple Ridge, BC

CHANGING NAME

3D RENDERINGS

1

REISSUED FOR SECOND HEARING

1 NO.	PILOT DATE	DRINK	MGRH
	MAY. 17, 2019		
	SCALE	REVIEWED	AF
2 NO.	A-0005		REVISION
			6

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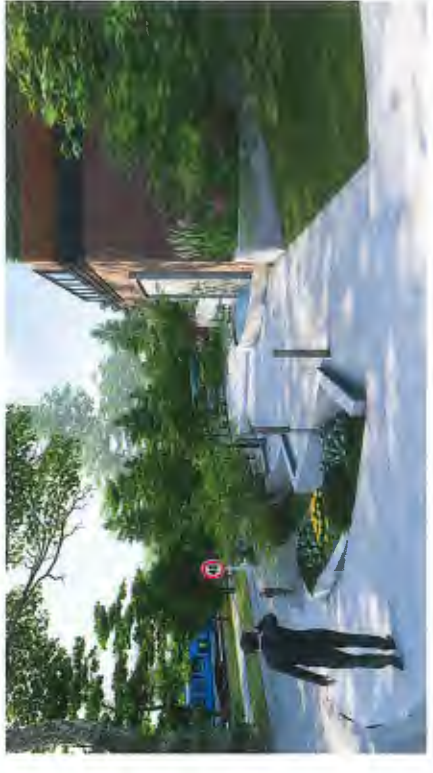
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223rd STREET
 11575 & 11587 223rd ST, MAPLE RIDGE, BC
 1:1000
 SCALE: 1/8" = 1'-0"

3D RENDERINGS

REISSUED FOR SECOND HEARING

PROJECT NO. 17780
 DATE: NOVEMBER 17, 2016
 DRAWN BY: AM
 CHECKED BY: AF
 DESIGNED BY: AM
 A-0006
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223rd STREET
 11525 & 11587 223rd ST, MAPLE RIDGE, BC
 3D RENDERINGS



Advisory Design Panel Comments:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on January 16, 2019. After presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

That the following concerns be addressed regarding File No. 2017-573-DP and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

General Comments:

Greater attention is needed from both the landscaping and architectural perspective in achieving the OCP Key Guideline Concepts of the Port Haney and Waterfront Area, for this high profile and iconic Port Haney site, adjacent to the historical village, the Fraser River and commuter transportation.

Landscape Comments:

Pedestrian environment, urban design and safety enhancements:

- Redesign the corner and River Road frontage to create a stepped accessible pedestrian feature that reduces the impact of the stepped retaining wall and allows for introduction of public art and seating complementary to the public area of the West Coast Express station.
- Explore a relaxation in the wall heights/planters restriction facing River Road to allow for at grade programming including lighting, public art, and seating; higher retaining walls in location may be supportable as a means of improving the pedestrian environment and CPTED concerns.
- A CPTED report would be desirable to ensure corner is suitably designed.
- Add locking gate at bottom of walkway and provide lighting, possibly motion sensor activated.
- Provide a curb bump out at the right-in to the parkade entry.
- Check width of sidewalk to eliminate pinch points.

Enhancing pedestrian environment, amenities and capitalize on views:

- Consider incorporating the one bedroom unit north of the interior amenity space into an outdoor amenity space and including programming for all age use.
- Design and program the roof top area.
- Provide a gate to the patio of the 2 bedroom unit on the West side.

Integrate the landscape design with stormwater management strategy consistent with the escarpment policy.

Architectural Comments:

River Road Street front and corner significance:

- Given the strategic location of this site, incorporate suitable elements for public art or similar features that help to achieve the Key Guideline Concepts of the Port Haney and Waterfront precinct.
- Place a public art piece fronting River Road that connects the location with the Fraser River, and history of the Port Haney area.

Form and Character enhancement and additional details:

- Be consistent in accent colours in all elevations.
- Provide more prominent building corner designs.
- Redesign blank walls at corners.

- Provide updated entry design i.e.: between trellis entry and butterfly roof.
- Ensure material shown on material board and on architectural plans are consistent.
- Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
- Be consistent in projections of roofs and patios, including soffit widths.
- Remove roof pilasters that overhang the soffit.
- Be consistent in projections of roofs and patios, including soffit widths.
- Remove roof pilasters that overhang the soffit.
- Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
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Sustainability and related matters:

- Consider offering some adaptable units.
- Consider offering sustainable features in the building design and implementation.
- Consider providing Electrical Vehicle Charging stations.

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.



mapleridge.ca

City of Maple Ridge

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

MEETING DATE: July 2, 2019
FILE NO: 2016-091-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
14155 Marc Road

EXECUTIVE SUMMARY:

Development Variance Permit application (2016-091-VP) has been received in conjunction with a rezoning and subdivision application to create a single family urban development of 109 lots in the Silver Valley Area. The requested variance is to:

1. Vary retaining wall height from 1.2 metres to 12.3 metres.

A total of 5 over height retaining walls are proposed for this development, with different maximum heights of 5.2, 5.6, 6.5, 9.2, and 12.3 metres. These height variances will only pertain to a portion of the wall, as each wall tapers down at its edges in response to the grade. In all cases, the vertical length of the wall is softened by tiers and landscaping, thereby reducing the visual impact.

These walls are needed in order to realize the applicant's development plan and lot yield. This plan has been revised over time through an iterative process in response to community concerns. Given the resulting extent of these variance requests, it was felt that that Council should be given the opportunity to consider this variance request earlier in the rezoning and subdivision approval process. The usual process is to consider a variance application concurrently with final reading of a rezoning application. Should Council have concerns with the wall proposal and not support the variance, the proposed lot yield may be affected.

Council will be considering final reading for rezoning application 2016-091-RZ at a later date.

Council considered rezoning application 2016-091-RZ and granted first reading for Zone Amending Bylaw No. 7254-2016 on June 14, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7416-2017 on January 16, 2018, and second reading for Zone Amending Bylaw No. 7254-2016 on January 16, 2018. This application was presented at Public Hearing on February 20, 2018, and Council granted third reading on February 27, 2018. The date for final approval of the rezoning application is to be determined.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-091-DVP respecting property located at 14155 Marc Road.

DISCUSSION:

a) Background Context

Applicant:	Morningstar Homes Ltd.
Legal Description:	Lot: 3, Section: 32, Township: 12, Plan: LMP14126
OCP:	Existing: ECO (Eco Clusters), Conservation, Rural Residential Proposed: Eco Clusters, Conservation
Zoning:	Existing: A-2 (Upland Agricultural) Proposed: R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
OCP:	
North:	Use: Vacant Zone: A-2 (Upland Agricultural) Designation: Rural Residential & Agricultural
South:	Use: Single Family Residential Zone: R-1 (Residential District) Designation: Eco Clusters
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Eco Clusters and Conservation
West:	Use: Blaney Bog Zone: A-5 (Agriculture Only) Designation: Park within the ALR and Rural Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Urban Residential
Site Area:	30.079 Ha. (74.32 acres)
Access:	Marc Road
Servicing requirement:	Urban Standard

b) Project Description:

This development variance application is to support a rezoning and subdivision application for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

Since first reading was granted, significant revisions have been made resulting in a more compact development site with less disturbance into pristine portions of the site. As a consequence of these revisions, however, significant lot grading of the development site is proposed, with retaining walls that significantly exceed the maximum permissible in the Zoning Bylaw.

The retaining walls will be to stabilize either cutting or filling into the natural grade. For this project, the cuts will be stabilized with a process of soil nails and shotcrete walls. A series of landscaped tiers will break up the height of each wall. The visual effect of this type of tiered wall will be a granite-like rock face with plantings.

The placement of fill in the natural grade will be stabilized through sierra walls, which are built using mesh blocks filled with rock. These walls are combined with growing medium to support plants. The visual effect of this type of wall is a steep green slope which can blend into the natural landscape.

c) Variance Analysis:

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

The requested variances and rationale for support are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 403, (8): To vary maximum retaining wall height from 1.2 metres (4 ft) to 12.3 metres (40.3 feet).*

This proposal has evolved with a number of concerns that have been raised, discussed and addressed. The areas that it touches on include the policies of the Official Community Plan, potential liability, seismic stability, public safety and the integration of public infrastructure. These are discussed as follows below:

Official Community Plan - Hillside Policies. Policies 5-21 and 5-22 are pertinent to this application, as follows:

5.21 Patterns of density should be encouraged to achieve a mosaic of development sensitive to the natural contours of the land, with retention of mid-slope forested areas and density increased towards upland flat or valley bottom areas, the natural crest of a hill should be respected and development should be set back sufficiently to maintain the slope of the crest and the vegetation along it. Denser forms of horizontal development should be permitted along hillsides only where they can be off-set by sufficiently large open areas and where building modules can be broken into smaller units and carefully sited.

It should be noted that roughly 80% of the site (24 hectares or 59 acres) will be dedicated as park, and these dedicated areas will be enhanced and retained in their natural state. This retention of conservation lands was accomplished by concentrating development in the southern portion of the site.

5-22 Landscape disturbance should be minimized by retaining trees and natural vegetation as much as possible and requiring replanting or enhanced planting as a condition for development; providing a minimum of cuts and fills and limiting their depths, minimizing terracing and earth grading, blending graded areas with natural slope, and minimizing the amount of exposed raw earth by phased development and on-site controls.

The extent of the cuts and fills on the site are restricted to the compact development site, occupying roughly 20% of the site. As noted, these are significant, reflecting the challenges of attaining sufficient density to enable the project. The tradeoff for the City is the environmental protection that can be achieved with this extensive regrading and filling. An estimated 80% of the site will be dedicated and preserved as parkland which will be accessible to the public through a proposed trails system. This trails system will be integrated with the Regional Parks network of Metro Vancouver, and the UBC Forest.

Official Community Plan – Visual Character

Policy 5-27 states the following:

The protection of views should be encouraged by sensitive site design that maximizes views beyond and between buildings on the site.

The visual impact of the landscape alterations will not be apparent at locations close to the development site, but there will likely be viewscape changes from a distance. As these walls will be decorative, planted and tiered, the combination of park dedication and planted walls will continue to appear as significant green space. The applicant has provided a rendering to demonstrate how the developed site will appear from a distance, included in Appendix D. Very few homes exist west of the site in Pitt Meadows or Blaney Bog that would be affected by this change.

Legal protection to ensure the walls are planted and maintained appropriately will be attained through a number of restrictive covenants and easements that will be required through the rezoning and subdivision process. These legal documents include: restrictive covenants (no-build) for retaining wall and GeoGrid Protection areas; easements to provide access to planting areas, and easements for retaining wall maintenance,

Potential Liability:

All of the retaining walls will be on private property and will not be the responsibility of the municipality for repair or maintenance. At the request of the Engineering Department and the Approving Officer, the applicants engaged a second engineering firm to peer review the design of the walls. A few recommendations were made and committed to with this peer review. The Maple Ridge Engineering Department has reviewed this work along with the peer review and is satisfied with this scope of work. These walls have been designed for seismic stability with a minimum lifespan of 70 years. A no disturb covenant will be placed on each lot to ensure these walls are not altered or removed by future homeowners.

Public Safety.

Protective fencing at the top of each lot's wall will provide fall protection for pedestrians although this area of the site does not contain pedestrian paths.

Integration of Infrastructure.

Storm and sewer have been located outside of the wall stabilization areas, thereby facilitating access to reduce the costs of repair and replacement of these utilities, if required in the future by the City.

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.

Although this development plan has also evolved through community input with the applicant making a clear effort to address the concerns of local residents, this application is the first public notice of the extent of the overheight walls.

e) Alternatives:

This application follows an unusual process in that this formal request for a variance occurs in advance of final reading or the release of the Preliminary Review letter that outlines subdivision requirements. The decision to bring this before Council at this time is due to the extent of the variance request, as it is integral to the proposed subdivision. At the staff level, there has been some reluctance and concern over the extent of the walls necessary to accommodate this proposal. It is, however a result of the clustering of development and the developer's desire to achieve a certain density and lot yield. However, this variance request is supportable based on the extent of dialogue and revisions the applicant has committed to in addressing concerns. If this application is denied, the applicant will need to revise the development plan in order to reduce the height of retaining walls. This application is timed to provide guidance to the Approving Officer and fairness to both Council to the applicant.

It should be noted that the second reading report included graphic examples of retaining walls, although specific heights were not included. At the time of second reading, Council would have had some understanding that retaining walls would be required in order for development to proceed.

Should the extent of this variance request exceed Council's comfort, Council may wish to use this opportunity to express a lesser measure and method such as the use of more backfilled slopes for some lots which would reduce the length and height of some proposed walls, that they would be willing to support through a variance request.

With this alternative, a second variance application would be required if Council denies this application. However, with this assurance of support from Council, the applications could be revised and proceed with the second variance request brought forward concurrently with final reading.

CONCLUSION:

The proposed variance is supported because the overall site plan is compact, maximizes the extent of park dedication, and has been revised to address municipal concerns. Although a number of concerns have been noted in the report, this application and this variance request is a reasonable compromise for a difficult site.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-091-DVP.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map

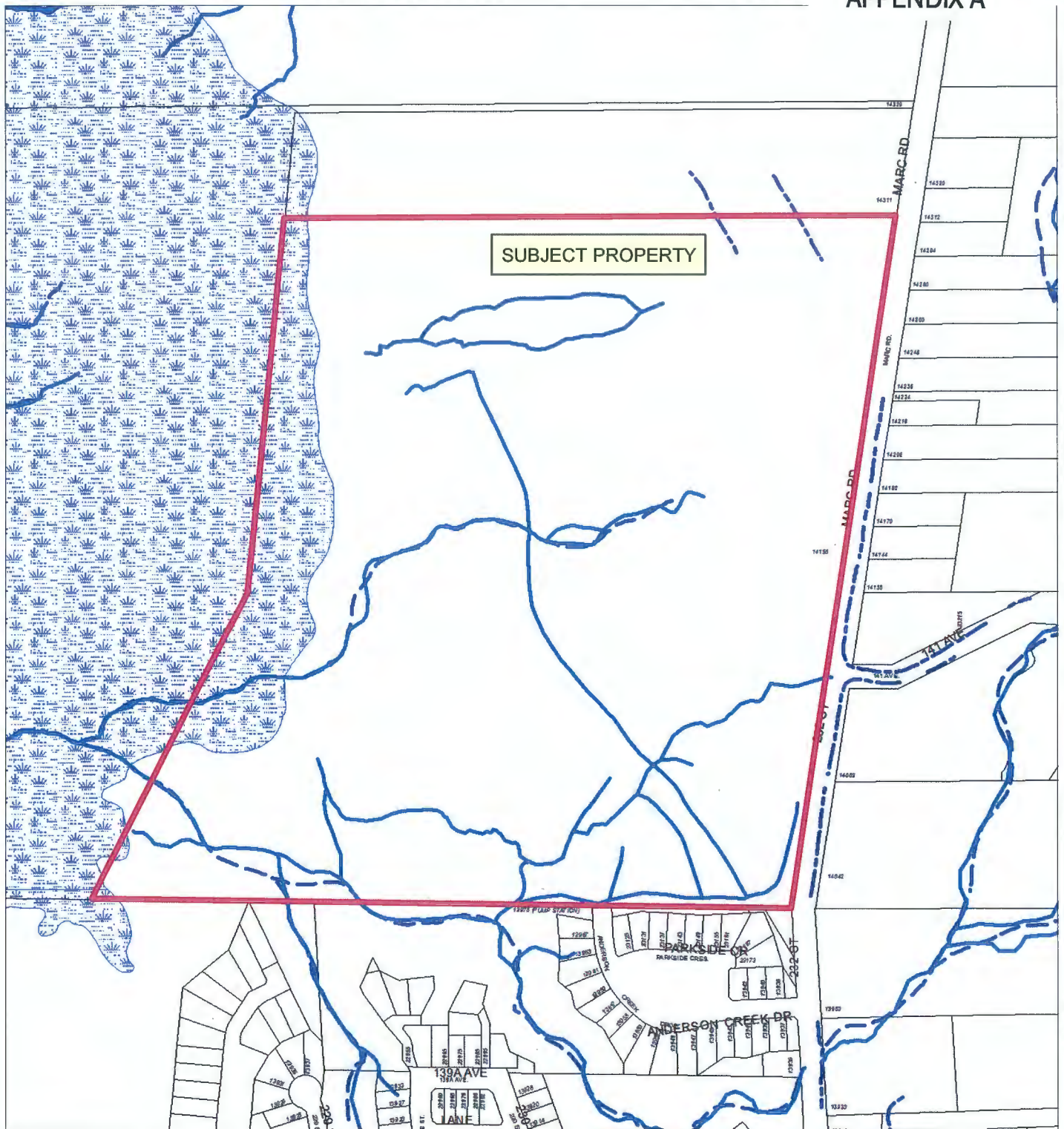
Appendix B – Ortho Map

Appendix C – Site Plan showing locations of over height walls

Appendix D – Information provided by applicant.

Appendix F – OCP Amending Map Showing extent of Conservation areas

APPENDIX A



Scale: 1:4,500

Legend

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

14155 MARC ROAD
PID: 018-620-850

PLANNING DEPARTMENT



MAPLE RIDGE

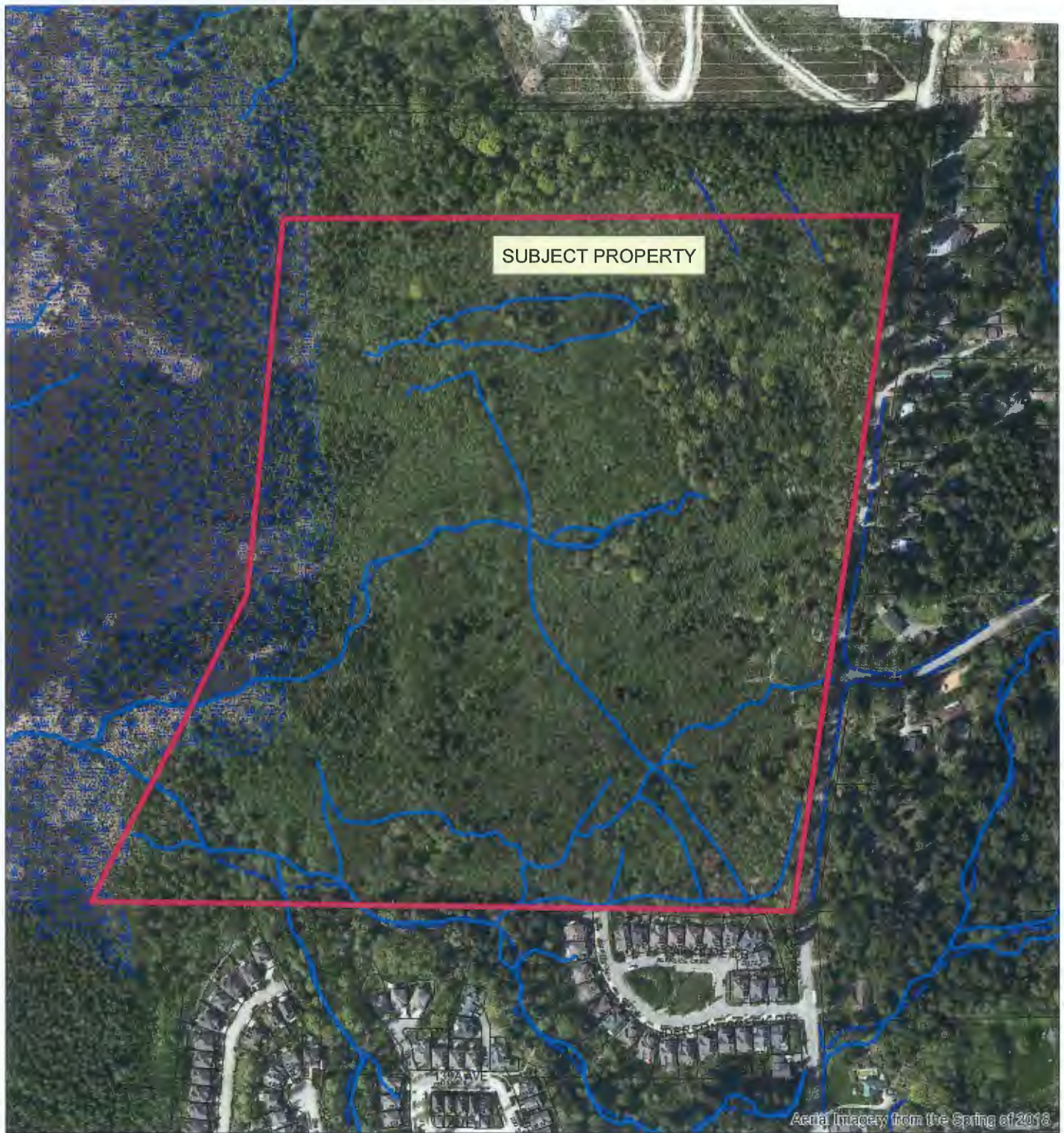
British Columbia

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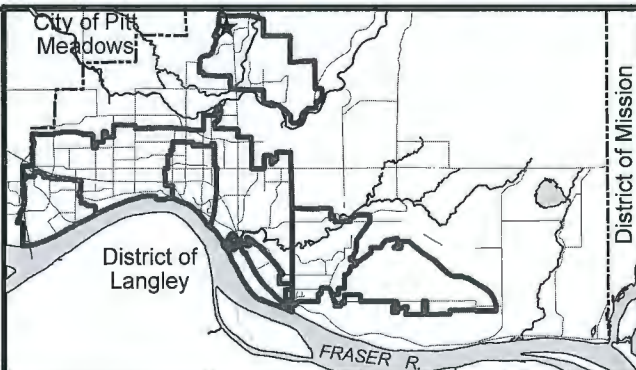
FILE: 2016-091-VP

DATE: Jun 4, 2019

BY: MC



Scale: 1:4,500



14155 MARC ROAD
PID: 018-620-850

PLANNING DEPARTMENT



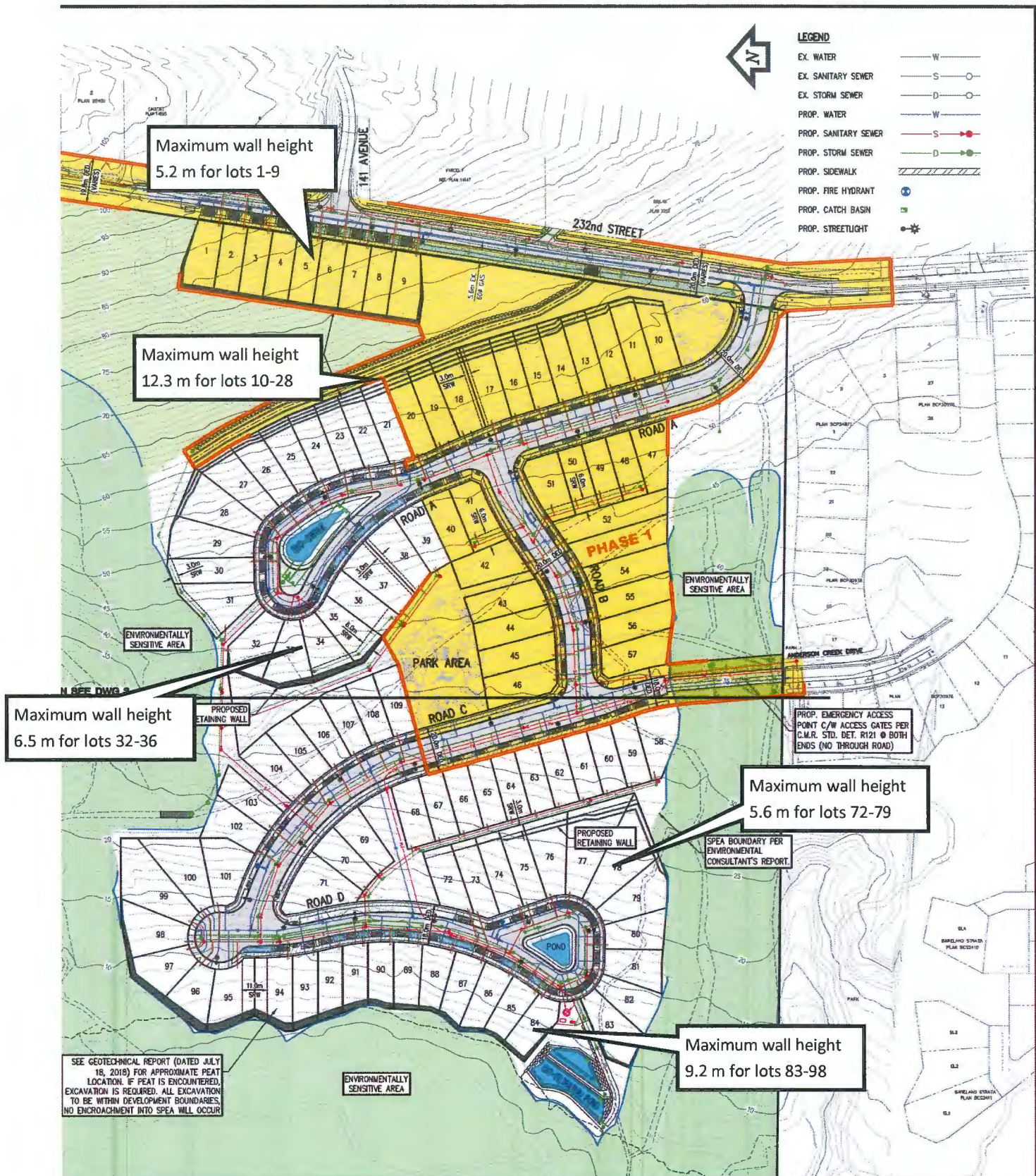
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-091-VP
DATE: Jun 4, 2019

BY: MC



CHECK BEFORE YOU DIG					CITY OF MAPLE RIDGE										Engineering Department	
INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE NUMBER OF POTENTIAL CONFLICTS. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.					DESIGNED -- BC					BRIDLE RIDGE SUBDIVISION					FILE # 5245-20-2016-091	
					DRAWN -- BC											
					2 2018/04/03 BC CN REVISED PER CITY COMMENTS					METRIC SCALE -- 1:1000						
					1 2018/11/13 BC CN REVISED PER CITY COMMENTS					APPROVED-- CN					CITY DOC. No--	
					0 2018/05/18 BC CN FIRST SUBMISSION											
REV'D	DATE	BY	CHK'D		DATE: APR. 3, 2018					14155 MARC ROAD, MAPLE RIDGE, BC					SHEET 2 OF 87	



2nd Floor, 946 Brunette Avenue
Coquitlam, BC V3K 1C9
Head Office: 604-521-0038
Fax: 604-521-0078
www.mstarhomes.com

**Diana Hall
11995 Haney Place
City of Maple Ridge**

Re: 2016-091-RZ – Development Variance Permit Application – Retaining Wall Height

Diana,

Please find below our Development Variance Permit Application for over height retaining walls at our Marc Road development at 14155 Marc Road, Maple Ridge.

Requested Variances:

Maple Ridge Zoning Bylaw No. 3510-1985 Section 403 (8) *Maximum Retaining Wall Height:*

Rock-face soil nail wall with planted terraces:

- a. To vary the maximum height of the soil nail retaining wall in the rear yards of Lots 10 – 28 from 1.2m up to a minimum of 3.1m to a maximum of 12.3m. This retaining wall will consist of up to 4 individual tiers with maximum tier heights of 4.4m. Each tier is spaced from the next with a planted 1.5m terrace.
- b. To vary the maximum height of the soil nail retaining wall in the rear yards of Lots 72 - 79 from 1.2m up to a minimum of 1.2m to a maximum of 5.6m. This retaining wall will consist of up to 2.5 individual tiers with maximum tier heights of 3.0m. Each tier is spaced from the next with a planted 1.5m terrace.

Vegetated-face sierra slope wall with hill slope features:

- a. To vary the maximum height of the vegetated hill slope retaining wall in the rear yards of Lots 1-9 from 1.2m up to a maximum of 5.2m.
- b. To vary the maximum height of the vegetated hill slope retaining wall in the rear yards of Lots 32-36 from 1.2m up to a maximum of 6.5m.
- c. To vary the maximum height of the vegetated hill slope retaining wall in the rear yards of Lots 83-98 from 1.2m up to a maximum of 9.2m.

Justification for over height walls:

In response to strong public and political feedback against the proposed secondary access point into the site through Anderson Creek Drive that was eventually removed, over height retaining walls were required to create a feasible lot layout as road grade and lot grading requirements posed further restraints.

With thorough feedback from municipal staff and design consultants on the aesthetics and functionality of these retaining walls, two types of walls have been designed and supported: Rock-scape terraced and planted soil nail walls, and vegetated-face hill slope sierra walls. As requested by City Staff, the geotechnical design drawings have been peer-reviewed and supported by GeoWest Consultants. Also, both walls feature native plants that require little to no maintenance, and add an aesthetic and naturalized look to the neighbourhood.

Furthermore, as a developer and builder, we can use the wall systems to comprehensively grade the site to create recommended features outlined in the Silver Valley Area Plan:

- 82 of 109 homes facing significant natural features (Parkland, Forests, Blaney Bog)
- Traffic calming cul-de-sacs with naturalized features
- Pockets of nature throughout the neighbourhood,
- Playground/park area in a central location for the neighbourhood; and
- Useable, functional back yards with incredible westward views of the Blaney Bog

At Morningstar we use in-depth questionnaires that are sent to each new homeowner to find out what they liked best and what we could have done to make their home better. We've done this for all 2,000+ homes we have built and sold in the last 21 years. These questionnaires offer incredible insight to what home owners want when they purchase a new home.

One of the most common comments that we receive is how much people love their functional back yards. As a developer who builds on our own lots, we do not try to create the cheapest lots possible. Over height retaining walls are expensive but on the Marc Road site they will allow Morningstar the opportunity to offer a useable and functional rear yard to as many homes as possible, while creating an eco-cluster inspired neighbourhood with many features outlined in the Silver Valley Neighbourhood Plan.

The images shown below of these typical walls have been shared at development information meetings, neighbourhood meetings, with councillors, city staff and home buyers, resulting in favourable responses prompting our application.

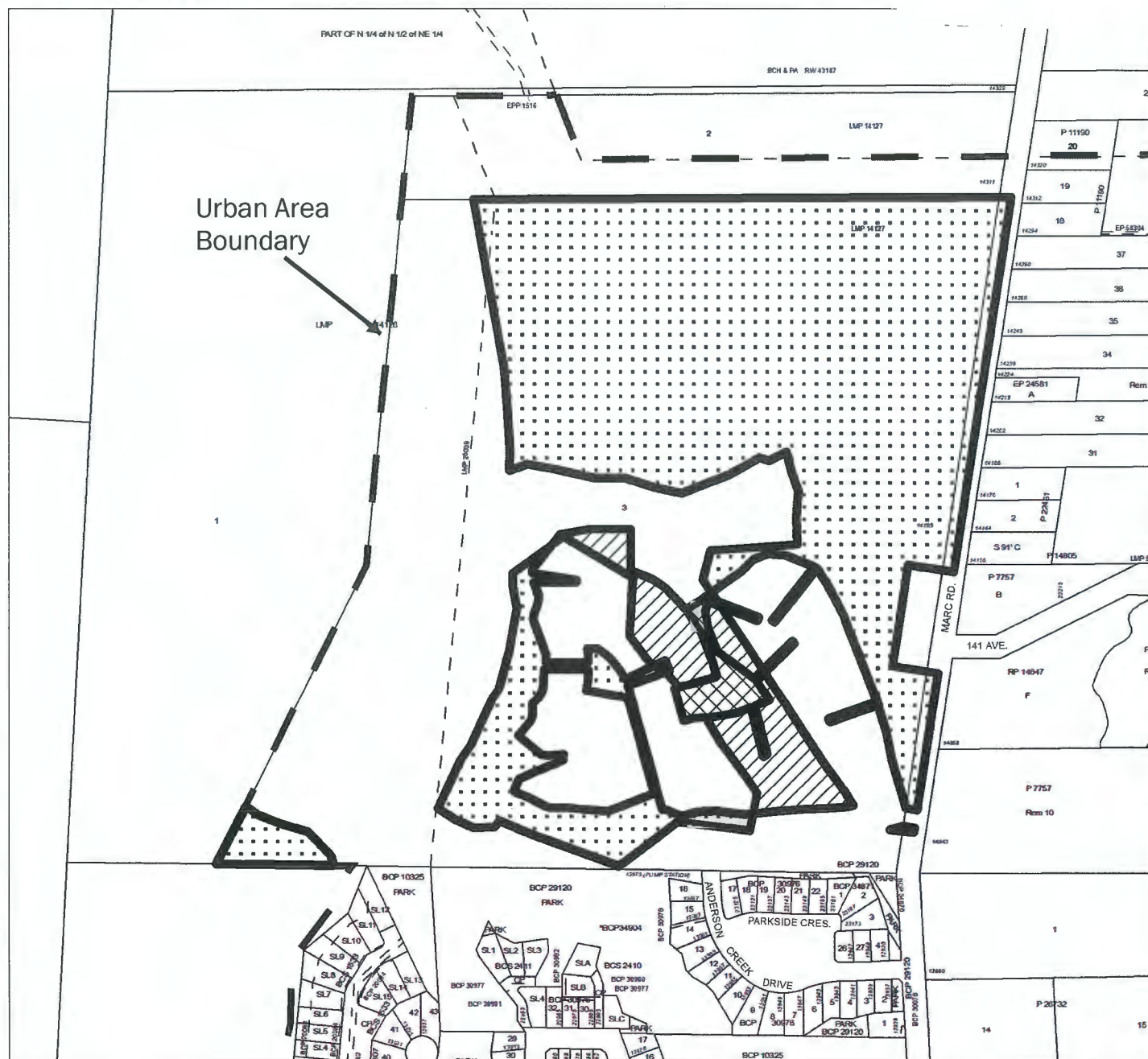
Vegetated-Face Hillslope Sierra Wall



Rock-scape Terraced and Planted Soil Nail Walls







MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7416-2017

Map No. 969

Purpose: To Amend Silver Valley Area Plan Figure 2

From: Eco Cluster and Conservation

To: Conservation Eco Cluster Neighbourhood Park



--- Urban Area Boundary



SCALE 1:5,000



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City of Maple Ridge

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

MEETING DATE: July 2, 2019
FILE NO: 2018-089-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
14310 256 Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-089-VP has been received in conjunction with a application to subdivide the property located at 14310 256 Street in two industrial lots under the current M-2 (General Industrial) zone. The existing services and utilities within 256 Street are sufficient as-is. The requested variance is to omit the requirement to upgrade services and utilities on 256 Street.

It is recommended that Development Variance Permit 2018-089-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-089-DVP respecting property located at 14310 256 Street.

DISCUSSION:

a) Background Context

Applicant: OTG Developments
Owner: AA-Class Auto Holding Ltd & Nagin Enterprises Inc

Legal Description: Lot 6, District Lot 5326, New Westminster District
Plan LMP41830

OCP :
Existing: IND (Industrial)
Proposed: Industrial

Zoning:
Existing: M-2 (General Industrial)
Proposed: M-2 (General Industrial)

Surrounding Uses:
North: Use: Vacant Industrial
Zone: M-2 (General Industrial)
Designation: Industrial
South: Use: Industrial
Zone: M-2 (General Industrial)
Designation: Industrial

1110

East:	Use:	Vacant Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial
West:	Use:	Industrial
	Zone:	M-2 (General Industrial)
	Designation:	Industrial
Existing Use of Property:		Industrial
Proposed Use of Property:		Industrial
Access:		256 Street
Servicing:		Rural
Lot Size:		1.07 ha (2.5 acre)
Concurrent Applications:		2018-089-SD and 2018-089-WP/NFDP

b) Project Description:

The subject property is approximately 2.5 acres in size (see Appendix A) and is located north of 142 Ave and 256 Street, close to the city boundary in the Allco area. The subject property is bound by industrial lots to the south and west, and a large vacant lot stretching north and east. A watercourse, identified as Mud Creek, is on the vacant lot, with a significant sloped ridge west of the creek, extending onto the subject property.

c) Variance Analysis:

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

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To omit the requirement to upgrade/construct services and utilities on 256 Street.

Existing services and utilities on 256 Street are sufficient as-is, and no upgrades as described in aforementioned Schedule A, are required. Therefore the variance can be supported. The existing roadside gravel road shoulder horse trail is noted to be maintained as a requirement of subdivision.

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

CONCLUSION:

As existing services and utilities on 256 Street are sufficient as-is, the variance request to omit required upgrades is supportable. It is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-089-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

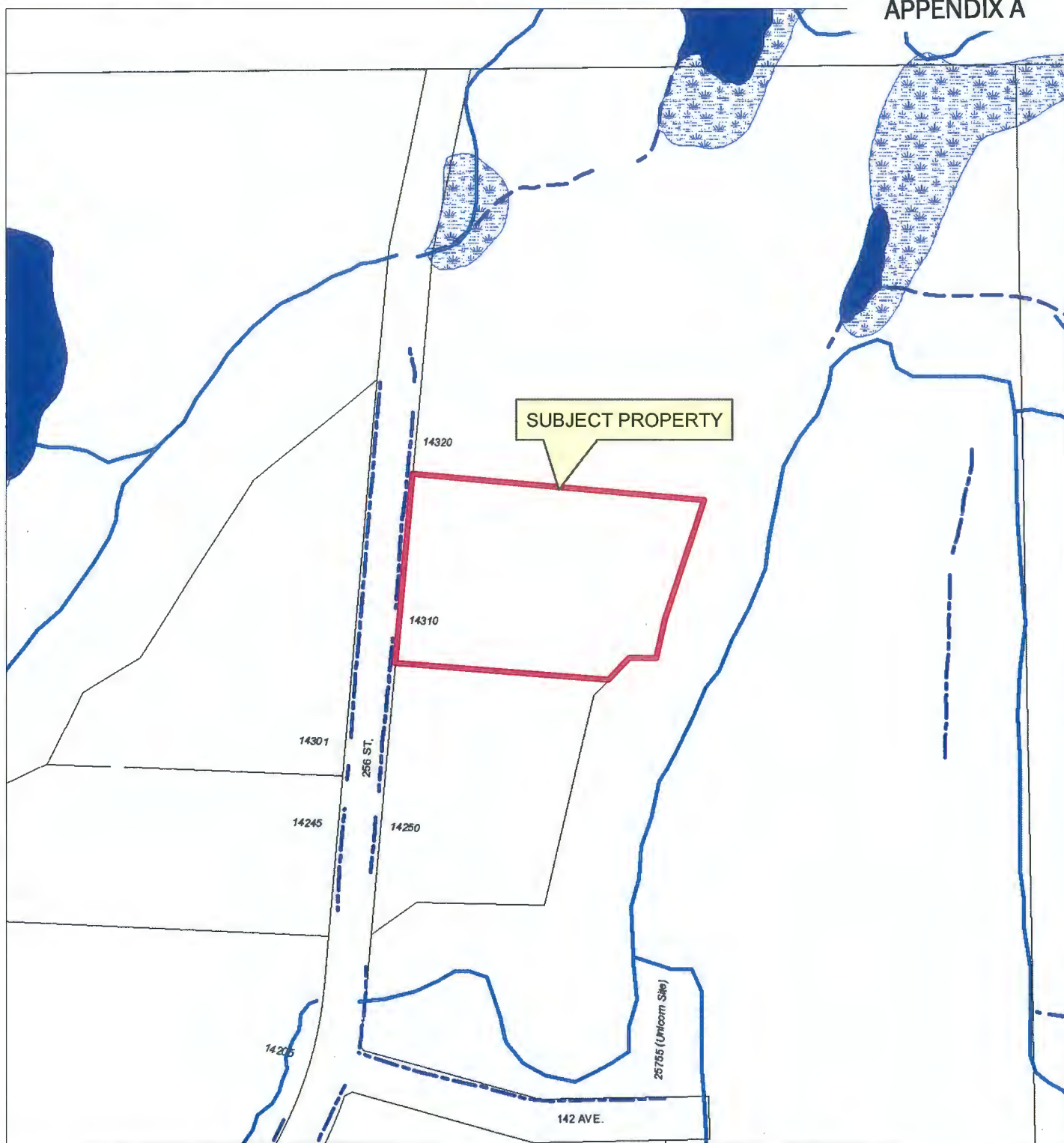
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:2,500

Legend

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

14310 256 STREET

PLANNING DEPARTMENT



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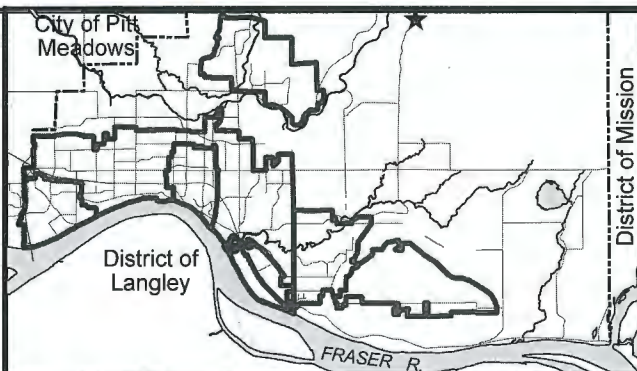
FILE: 2018-089-VP

DATE: Mar 23, 2018

BY: PC



Scale: 1:2,500



14310 256 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2018-089-VP

DATE: Mar 23, 2018

BY: PC



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City of Maple Ridge

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

MEETING DATE: July 2, 2019
FILE NO: 2019-210-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
22768 & 22772 119 Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-210-DVP) has been received for a parking reduction for a development proposal on the subject property noted above. A previous development permit for Town Centre Commercial and a development variance permit were approved by Council on March 18, 2018 to permit the construction of a mixed use building combining 1858m² (20,000 ft²) of office space and 94 below market rental housing units. The proposal is being advanced by a non-profit organization (Maple Ridge Pitt Meadows Community Services Council) who will be operating in partnership with BC Housing to provide affordable rental housing to low income individuals and families. The previous variance request included a reduction of 13 stalls. This request for a parking reduction is for 1 less stall, amounting to a total request between the two applications for a variance of 14 parking stalls. This parking reduction is supported by a parking reduction study, prepared by a qualified professional.

The requested variance is to:

1. Vary required parking from 126 stalls to 112 stalls.

It is recommended that Development Variance Permit 2019-210-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-210-DVP respecting property located at 22768 & 22772 119th Avenue.

DISCUSSION:

a) Background Context

Applicant:	Bissky Architecture And Urban Design Inc.
Legal Description:	Lot: B, D.L.: 401, Block: 3, Plan: NWP21553 & Lot: B, D.L.: 401, Block: 3, Plan: NWP21553
OCP :	
Existing:	TCCOMM (Town Centre Commercial)
Proposed:	TCCOMM (Town Centre Commercial)
Zoning:	
Existing:	C-3 (Town Centre Commercial)
Proposed:	C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	CS-1 Service Commercial
	Designation	Low Rise Apartment
South:	Use:	Shopping Mall
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial
East:	Use:	Vacant
	Zone:	RM-6 Highrise Apartment
	Designation:	Medium High Apartment
West:	Use:	Bowling Alley
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial

Existing Use of Property:	Office Building
Proposed Use of Property:	Mixed Use office and non-market housing
Site Area:	2750 m ²
Access:	228 th Street
Servicing:	Urban Standard

b) Project Description:

This parking reduction request follows a previous Development Permit application (2017-385-DP) and Development Variance Permit application (2017-385-DVP) that were both approved previously by Council. This additional request is the further reduction of 1 parking stall.

This development proposal includes a mixed use development comprising approximately 1858 m² (20,000 square feet) of office and program space for Maple Ridge/Pitt Meadows Community Services (MRPMCS) on the first two storeys of the building. A portion of the second storey will also accommodate below market rental housing, for a total of 94 affordable residential units between the second and the sixth storeys. These housing units will conform to BC Housing design requirements varying from studio to 3 bedroom apartments and will include accessible units.

Parking is located mostly underground with some on grade at the south lane and along the west side. Main entries to the various functions occur along the north facade on 119th, although some staff and secondary entries have been designed along the south side of the building. A 2 storey high central lobby is the main focal point for MRPMCS, providing control and a sense of community for the entire building. The residential entry is adjacent. Amenity spaces are provided, including a tenant area and an outdoor deck on the second floor. A secure outdoor play area for children has been provided on grade at the south side as well.

c) Variance Analysis:

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

The requested variances and rationale for support are described below:

Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, (Part 10, Section 10.2): To reduce required parking for multi-family non-market from a total required 88 stalls to 74 stalls (residential use).

The combined residential and commercial parking variance requests amounts to a total variance of 14 stalls. This parking reduction has been supported by a parking reduction study prepared by Creative Transportation Solutions Limited. Their findings included the following:

1. Parking supply exceeds parking demand for apartment dwellings in Maple Ridge
2. Parking demand for renters is lower than for owners.
3. Households near the Frequent Transit Network have fewer vehicles.

This report concludes that the parking demand proposed by this building will likely be 56 stalls, and for this reason, the 74 provided for residential use will be an oversupply of 19 stalls. On this basis, the parking reduction is supportable.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance is supported because the parking reduction has been justified by a parking reduction study.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-210-DVP.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

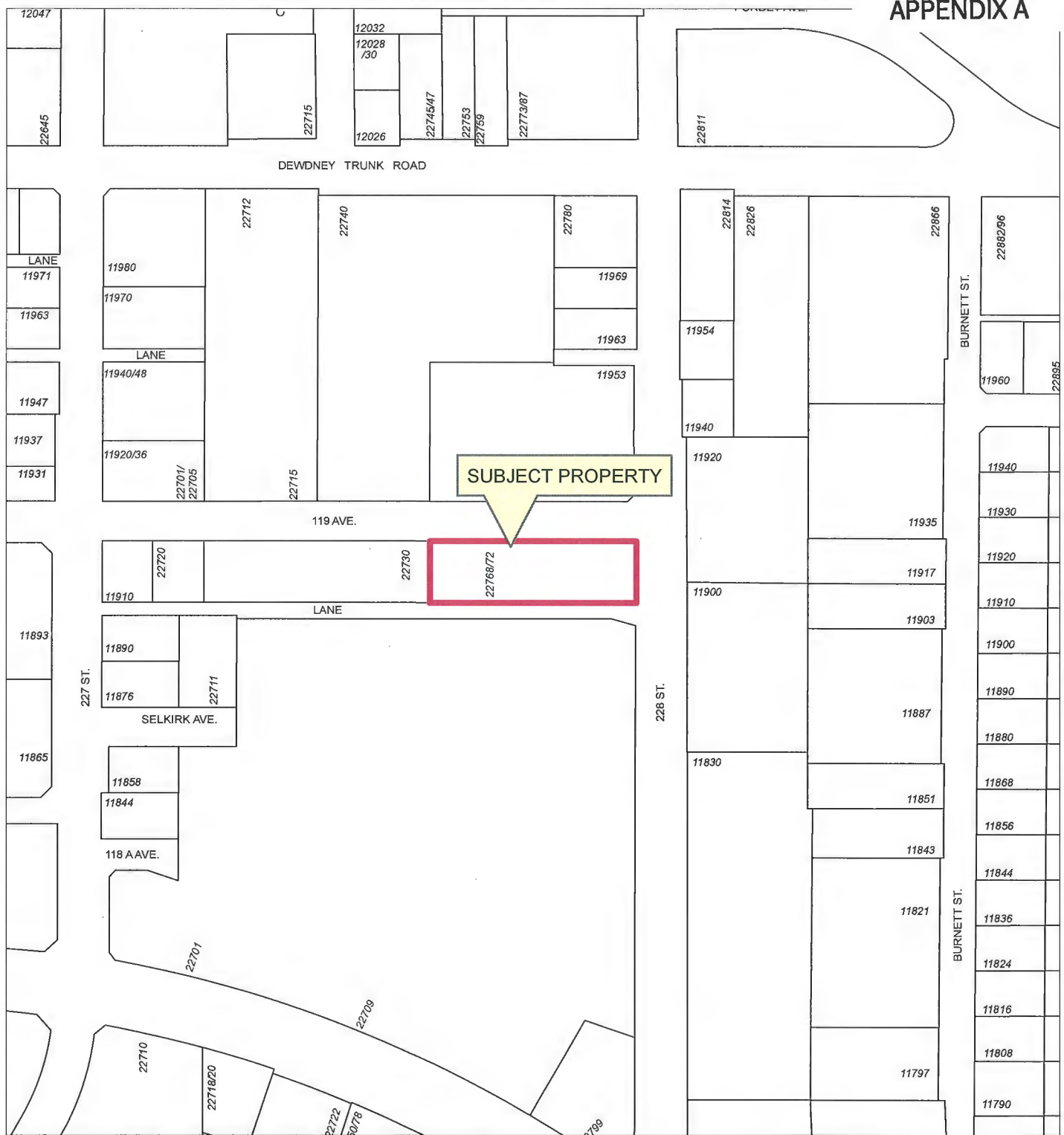
"Original signed by Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan

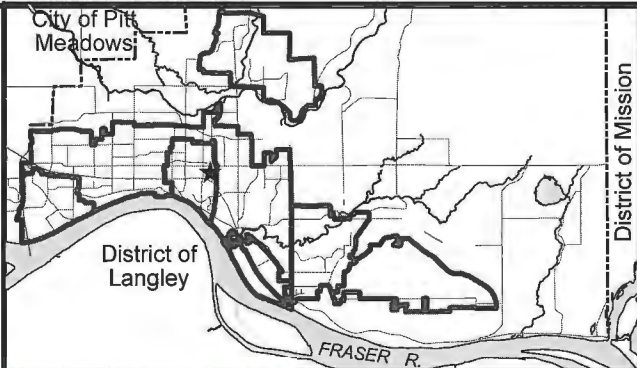
APPENDIX A



SUBJECT PROPERTY



Scale: 1:2,500



22768/72 119 AVENUE
PID: 016-029-500

PLANNING DEPARTMENT



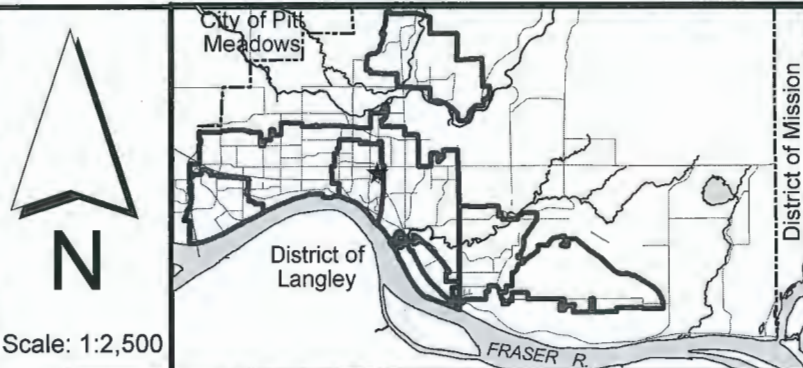
MAPLE RIDGE

British Columbia

mapleridge.ca

2019-210-VP
DATE: Jun 11, 2019

BY: MC



22768/72 119 AVENUE
PID: 016-029-500

PLANNING DEPARTMENT



mapleridge.ca

2019-210-VP
DATE: Jun 11, 2019

BY: MC

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street)

MEETING DATE: July 2, 2019
FILE NO: 11-5255-70-136
MEETING: COW

EXECUTIVE SUMMARY:

The existing watermain along Dewdney Trunk Road (DTR) from Edge Street to 228 Street and on 227 Street 200m north of DTR were installed in the 1970's and have been identified for replacement as part of the City's Annual Watermain Replacement Program. Similar to the successfully completed 2018 watermain project on 232 Street (DTR to 121 Avenue), the City is planning to expand the fibre optic network by installing ducts in the abandoned watermain as part of this work. This project is included in the 2019 Financial Plan.

The Dewdney Trunk Road Watermain Replacement Project from Edge Street to 228 Street consists of the installation of approximately 745m of ductile iron watermain, varying in size from 150mm to 300mm diameter, water service connection transfers, installation of new fire hydrants and pavement surface restoration. There is optional IT work included in the tender to utilize the abandoned watermain for fibre optic ducts, including the installation of junction boxes and pulling three 32mm ducts through the existing watermain. City crews will complete tie-ins of the new watermain to the City water system.

The Invitation to Tender was issued on May 24, 2019 and closed on June 20, 2019 with five (5) bids received. The lowest compliant tender price was submitted by Pedre Contractors Ltd. of \$1,121,237 excluding taxes. The watermain installation is funded from the Water Utility Fund, and additional funding is required for the water tie-ins to the City system and to cover contract costs that are over budget. Funding to install ducting for future fibre optic expansion is coming from the IT Fibre Optic Network project budget.

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract ITT-EN19-35: Dewdney Trunk Road Watermain Replacement (Edge Street to 228 Street), be awarded to Pedre Contractors Ltd. in the amount of \$1,121,237 excluding taxes; and

That a construction contingency of \$112,124 be approved to address potential variations in field conditions; and

That the next Financial Plan Bylaw be amended to increase the project funding by \$220,361.00 from the Water Utility Fund; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The existing watermain along Dewdney Trunk Road (DTR) from Edge Street to 228 Street and on 227 Street 200m north of DTR were installed in the 1970's and have been identified for replacement as part of the City's Annual Watermain Replacement Program. Similar to the successfully completed 2018 watermain project on 232 Street (DTR to 121 Avenue), the City is planning to expand the fibre optic network by installing ducts in the abandoned watermain as part of this work. This project is included in the 2019 Financial Plan.

The Dewdney Trunk Road Watermain Replacement Project from Edge Street to 228 Street consists of the installation of approximately 745m of ductile iron watermain, varying in size from 150mm to 300mm diameter, water service connection transfers, installation of new fire hydrants and pavement surface restoration. There is optional IT work included in the tender to utilize the abandoned watermain for fibre optic ducts, including the installation of junction boxes and pulling three 32mm ducts through the existing watermain. City crews will complete tie-ins of the new watermain to the City water system.

Tender Evaluation

The Invitation to Tender was issued on May 24, 2019 and closed on June 20, 2019 with five (5) bids received, listed below from lowest to highest price.

	<u>Tender Price</u> <u>(excluding taxes)</u>
Pedre Contractors Ltd.	\$1,121,237
Sandpiper Contracting LLP	\$1,127,558
Complete Utility Contracting Ltd.	\$1,161,680
Richco Contracting Ltd.	\$1,345,258
J. Cote & Son Excavating Ltd.	\$1,510,000

The lowest compliant bid was \$1,121,237 (excluding taxes) from Pedre Contractors Ltd. McElhanney Consulting Services Ltd, the City's consultant, has evaluated the bids and completed satisfactory reference checks and recommends the contract be awarded to Pedre Contractors Ltd.

b) Desired Outcome:

To provide reliable fire protection and high quality drinking water to Maple Ridge residents.

c) Strategic Alignment:

One of the key strategies in the Corporate Strategic Plan is to manage existing infrastructure. Replacement and upgrading of the aging watermain and fire hydrants on Dewdney Trunk Road will ensure reliability of service and provide capacity for future years.

Installation of ducts in the abandoned watermain will support the City's long-term plan to extend fibre optic network and service throughout the City.

d) Citizen/Customer Implications:

The estimated construction duration is approximately eight weeks starting in mid-July 2019. It is anticipated that traffic lanes through the work zone will be reduced during construction by shifting to the south. Most of the watermain replacement works are proposed for the north side of the road adjacent to the sidewalk. Some of the fronting properties may be impacted during water service connection installations, and residents will be notified in advance of the work.

Every effort will be made to minimize the impact to residents and businesses fronting the watermain installation on Dewdney Trunk Road. As well, the general public will be informed of the traffic alerts and construction progress through the City's website and social media sources.

e) Interdepartmental Implications:

The Operations Department has provided input during the design stage. The Information Technology Department has worked closely with Engineering to utilize the abandoned watermain as fibre optic ducting for future use. Tie-ins to the live water system will be completed by the Operations Department. A City staff inspector will provide inspection services during construction.

f) Business Plan/Financial Implications:

The projected expenditures excluding taxes are as follows:

Consulting	\$ 92,000
Water Tie-ins (Operations)	185,000
Construction Contract (Pedre Contractors Ltd.)	1,121,237
Contract Contingency	112,124
Total Projected Project Cost	\$ 1,510,361

The project funding sources are as follows:

Water Capital Fund (WCF) (LTC No. 18018.1)	\$ 1,025,000
Operations Watermain Replacement (LTC No. 002190)	200,000
IT Department Fibre Optics (LTC No. 017093)	65,000
Additional funding from WCF required	220,361
Total Funding Sources	\$ 1,510,361

The project expenditures include a contract contingency of \$112,124 that will only be utilized if required to address potential variations in field conditions.

CONCLUSIONS:

The tender price of \$1,121,237(excluding taxes) by Pedre Contractors Ltd. for the Dewdney Trunk Road Watermain Replacement Project from Edge Street to 228 Street is the lowest compliant tender.

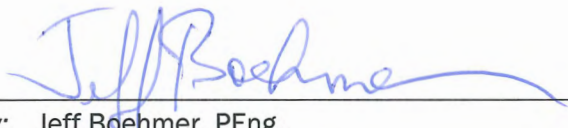
It is recommended that Council approve the award of the contract to Pedre Contractors Ltd. and a contract contingency of \$112,124 be approved. It is also recommended that funds be transferred from the Water Utility Fund to LTC No. 18018.1.



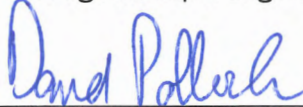
Prepared by: Maria Guerra, PEng., PMP
Acting Manager of Design & Construction



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



Reviewed by: Jeff Boehmer, PEng.
Acting Municipal Engineer

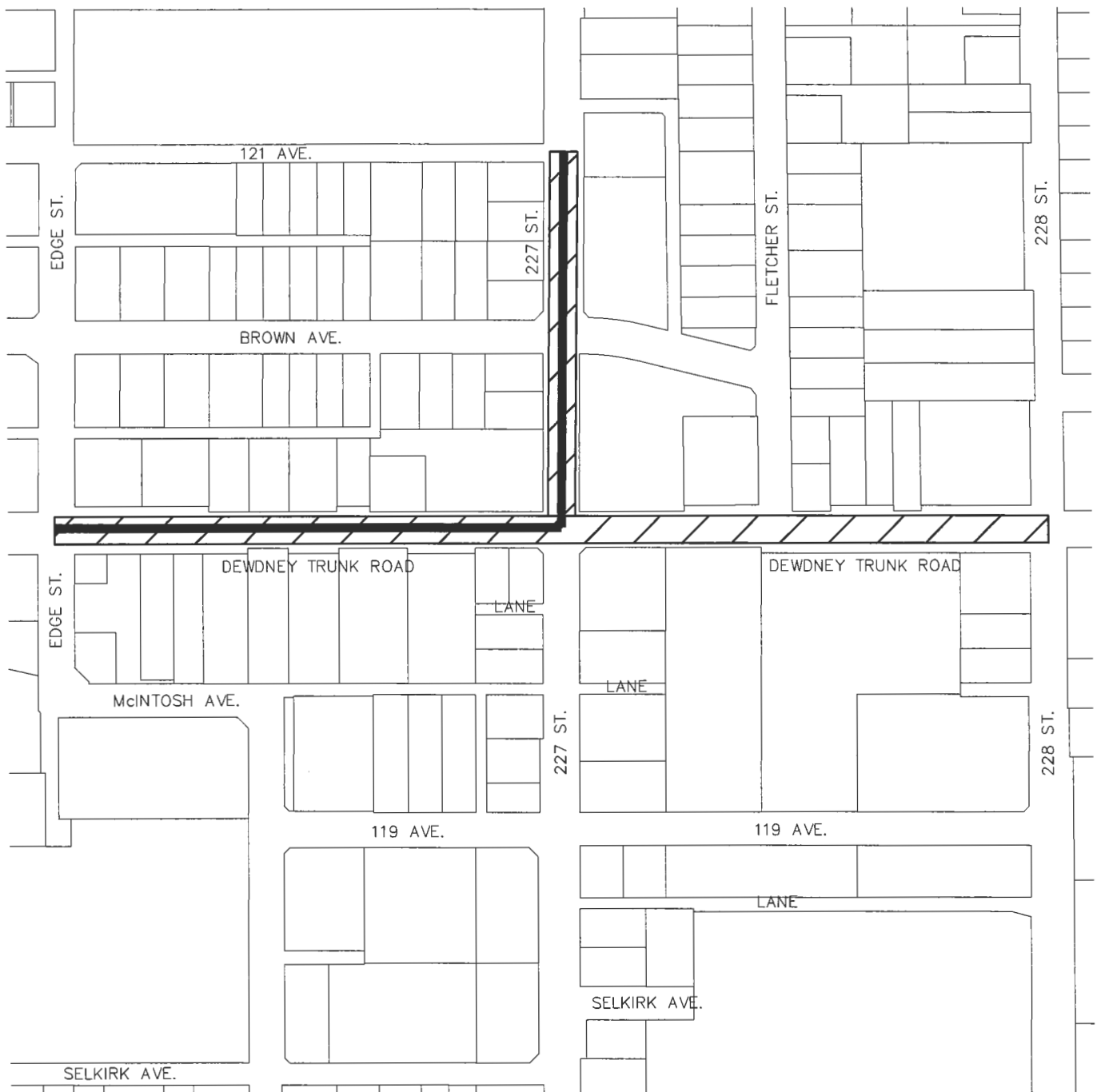




Approved by: David Pollock, PEng.
General Manager Engineering Services

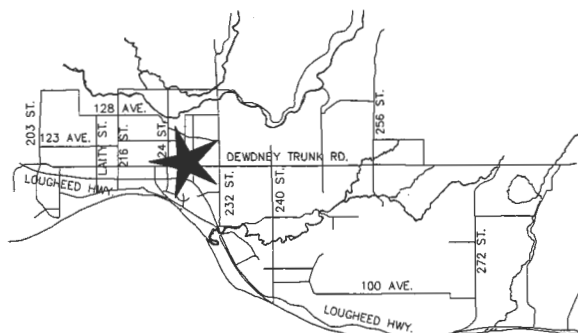


Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:
(A) Map



-  PROPOSED WATERMAIN REPLACEMENT
-  PROPOSED FIBRE OPTIC DUCT INSTALLATION



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DEWDNEY TRUNK ROAD WATERMAIN REPLACEMENT
EDGE STREET – 228 STREET
ITT-EN19-35

DATE: JUNE 2019

FILE/DWG No

SK0421

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: July 2, 2019
FROM: Chief Administrative Officer
FILE NO:
MEETING: CoW
SUBJECT: 2019 Community Grant

EXECUTIVE SUMMARY:

The City has received an application for a Community Grant in the amount of \$5,000 from the Jamia Riyadhul Jannah British Columbia Foundation (the Foundation). The grant will be used to complete necessary renovations at the heritage property the Foundation is using as a mosque.

This project is eligible for support under Council's Community Grant policy. Supporting this request will leave \$40,000 available for any additional applications that may be received this year.

RECOMMENDATION:

That a Community Grant of \$5,000 be awarded to the Jamia Riyadhul Jannah British Columbia Foundation

DISCUSSION:

a) Background Context:

The Jamia Riyadhul Jannah British Columbia Foundation (the Foundation) purchased a heritage property in Maple Ridge in late 2018 and began using it as a mosque at the beginning of 2019. This is the first community mosque in the City, and offers the local Muslim Community a place of worship.

While we understand BC Assessment will be classifying the property as a place of worship starting with the 2020 property tax year, it was not eligible to be classed as such for 2019, meaning that the property was not eligible for either a statutory or a permissive property tax exemption for the current year. Consequently, the Foundation received a property tax bill for 2019 and there are no legislative avenues available to waive or reduce the amount levied. As a result, the Foundation is faced with having to defer necessary renovations to the building and has asked that Council consider awarding them a Community Grant to allow this work to proceed at this time. This request for one-time funding is aligned with Council's Community Grant Policy.

b) Desired Outcome:

To support the Foundation with necessary renovations to the heritage building they are using as a place of worship.

c) Business Plan/Financial Implications:

The requested funding can be provided within the 2019 budget envelope, leaving \$40,000 available for any additional applications that may be received this year.

d) Alternatives:

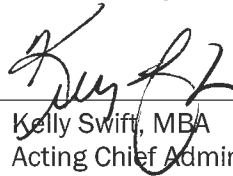
Council could chose not to support the request for funding. That would result in the Foundation deferring necessary renovations to the heritage building they are using as a place of worship.

CONCLUSIONS:

The request for funding received from the Foundation is aligned with Council's Community Grant Policy and staff is recommending the request be supported.



Prepared by: Catherine Nolan, CPA, CGA
Corporate Controller



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Maple Ridge Pitt Meadows Arts Council Proposed Bylaw Amendments

MEETING DATE: July 2, 2019
FILE NO: 2221641
MEETING: CoW

EXECUTIVE SUMMARY:

The Maple Ridge and Pitt Meadows Arts Council Society (MRPMAC) operates the ACT Arts Centre on behalf of the City through an operating agreement. Section 9, Schedule F of the operating agreement requires the MRPMAC to provide advance notice of any constitution or bylaw changes to Council before bringing this forward to their membership.

The MRPMAC Board of Directors is proposing a change to the Society's Constitution and Bylaws to comply with the BC Societies Act, provide further clarity and manage minor housekeeping items. Staff have reviewed the proposed changes and found that they are consistent with the City's terms and conditions in the operating agreement.

RECOMMENDATION:

That the changes to the proposed Maple Ridge and Pitt Meadows Arts Council Society's bylaw referenced in City of Maple Ridge report dated July 2, 2019 be endorsed.

DISCUSSION:

a) Background Context:

The MRPMAC operates the ACT Arts Centre and holds a lease and operating agreement with the City. The MRPMAC Board of Directors conducted a review of their constitution and bylaws to ensure compliance with requirements of the BC Societies Act, provide further clarification to clauses, and to clean up the existing document. The updated Society's Constitution and Bylaws has been reviewed by their legal attorney, Martha Rans and her recommendations have been included in the proposed version. Ms. Rans specializes in the legal needs of non-profits, charities, and digital creatives and has an extensive knowledge of the BC Societies Act. The changes are consistent with the terms and conditions of the operating agreement.

Articles of note include moving previous bylaw/constitution clauses to governance policies such as clauses relating to staff, revenue and expenditure and the election of officers and directors (attached for reference). Ms. Rans provided these recommended changes based on best practices to allow the Board to make regular and timely updates.

A number of articles were amalgamated under the Article 1 – Membership including employees of the society may become non-voting members which was formerly contained in Article 8 – Staff and from Article 9 – Meetings.

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Lastly, a number of housekeeping items were addressed including formatting to the document alignment with the BC Societies Act regarding the appointment of replacement Board Members and notification periods.

b) Desired Outcome:

The desired outcome is to ensure that Council is kept informed regarding any constitution and/or bylaw changes, and that the proposed changes meet the terms and conditions set out in the Operating Agreement with the Society.

c) Strategic Alignment:

In the Parks, Recreation & Culture Master Plan (2010) one of the values is a collaborative community which supports independence by citizens and community groups in the provision of Parks, Recreation and Cultural services for the community, utilizing the community development approach as a guideline.

d) Citizen/Customer Implications:

The Arts Council's proposed amendments follow best practices and will not affect resident and visitor access to their services and programs.


e) Business Plan/Financial Implications:

There are no financial implications from these amendments.

CONCLUSION:

The Maple Ridge and Pitt Meadows Arts Council will make some changes to their constitution and bylaws to clarify, reformat sections with numbering and amend some of the clauses. A revised copy of their Society's Constitution and Bylaws will be filed with the City once the changes are approved at their upcoming Annual General Meeting in October.


Prepared by: **Yvonne Chui**
Arts & Community Connections Manager


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


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


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

Attachments:

(A) Arts Council Societies Act Constitution and Bylaws

**‘SOCIETIES ACT’ CONSTITUTION AND BY-LAWS
OF
MAPLE RIDGE AND PITT MEADOWS ARTS COUNCIL**
(Article 1 = name of Society)

ARTICLE 2 - PURPOSES

The purpose of this Society shall be to increase and broaden the opportunities for citizens to enjoy and to participate in cultural activities, and shall include the following activities:

1. To provide for the coordination and provision of visual, literary and performing arts opportunities for the benefit of residents of the region.
2. To stimulate and encourage the development of cultural projects and activities.
3. To render service to all participating groups.
4. To act as a clearinghouse for information on cultural projects and activities.
5. To foster interest and pride in the cultural heritage of this community.
6. To enlist public interest and promote public understanding of cultural groups to the community.
7. To bring to the attention of civic, provincial and federal authorities the cultural needs of this community.
8. To provide scholarships to students pursuing education in the arts to students in the School District 42 catchment area.

MAPLE RIDGE PITT MEADOWS ARTS COUNCIL

SCHEDULE A

BYLAWS (including proposed amendments 2019)

ARTICLE 1 – MEMBERSHIP

1.1 There are two classes of members voting and non-voting. Regular voting members are:

- a) A person, subscribing to the objects of the Society and engaged in or interested in cultural activities may apply to the directors for membership in the Society and on acceptance by the directors and on payment of the annual dues set forth, shall be a member.
- b) A group or business may apply for membership. Upon acceptance by the Board they must appoint a designated representative to attend and vote at general meetings.

1.2 Employees of the society may become non-voting members of the Society.

1.3 All members are in good standing except a member who has failed to pay the current annual membership fees or any other subscription or debt due and owing by the member to the Society and the member is not in good standing so long as the debt remains unpaid.

1.4 A person shall cease to be a member of the Society:

- a) by delivering their resignation in writing to the secretary of the Society or by mailing or delivering it to the address of the Society, or
- b) on their death or in the case of a group, business, society or corporation on dissolution, or
- c) by being expelled, or
- d) by failing to pay the annual membership fees

1.5 A member may be expelled by a special resolution of the members passed at a general meeting or by a majority vote of the Board of Directors.

1.6 Every member shall uphold the constitution and comply with these by-laws and all Society policies.

1.7 Annual membership fees in the Maple Ridge Pitt Meadows Arts Council shall be determined from time to time by the Board of Directors.

1.8 Meeting of Members

- a) The Annual General Meeting of the Society shall be held within 120 days from the fiscal year end upon a date and at a time set by the Directors.
- b) Special General Meetings may be called by the Board of Directors at any time.
- c) At least fourteen days regular or electronic written notice of all Annual and General Meetings of the Council shall be given the members, specifying the time and place of such meeting.
- d) At all General Meetings of the Society each individual member in good standing who is personally present, shall be entitled to one vote and a group or business member may appoint a representative to vote on their behalf. A member in good standing is one who has paid their membership dues and been ratified by the Board.

- e) No business shall be transacted at any Annual or Special General Meeting unless a quorum consisting of 15 (fifteen) members in good standing shall be present.
- f) If 10% of the members of the society in good standing request the calling of a Special General Meeting in writing, specifying therein the object for which such a meeting is called, the Board of Directors must call the Special Meeting in accordance with the *Societies Act*.
- g) Accidental omission to give notice to, or the non-receipt of notice by, any of the members entitled to receive notice, does not invalidate proceedings at the meeting.

ARTICLE 2 – DIRECTORS

2.1 There shall be a maximum of thirteen elected Directors of the Society including Past President.

ARTICLE 3 – ELECTION OF OFFICERS AND DIRECTORS

3.1 A nominating Committee comprised of a minimum of three members of the society, the Chair of which shall be a member of the Board of Directors, shall be appointed by the Board a minimum of one hundred and twenty days prior to each Annual General Meeting and such Nominating Committee shall present the nominations for Directors to the membership for election at the Annual General Meeting. The Nominating Committee may submit a report of recommendations of Directors to be elected.

3.2 No salaried employee, nor any member of the family of such employee of the Society shall be eligible to election as Director for the duration of such employee's employment with the Society, nor for a period of two years thereafter, nor shall any member of the family of a Director become eligible to be elected a Director during the term of office of such Director.

3.3 For the purposes of the foregoing, "family member" shall be defined as: father, mother, siblings, children, husband, wife, common law partner, same sex partner, grandparents, grandchildren, stepparents, stepchildren, stepbrothers or sisters or step grandparents or step grandchildren.

3.4 Subject to the foregoing, the Directors of the Society shall be elected from and by the membership of the Society at the Annual General Meeting. The Directors of the Society shall each be elected for a three-year term. The three-year terms shall be staggered so that each year four directors are elected. At each succeeding Annual General Meeting, four directors shall be elected for a three-year term. Whenever a Director's position has been vacated midterm it will be specified upon election of a new Director what length of term is being filled.

3.5 The maximum term served by any Director of the Society shall normally be six consecutive years except that the President may remain on the Board for seven years.

3.6 The Directors shall elect from among their number the Executive Committee each year immediately following the Annual General Meeting by a majority vote. The Executive Committee of the Society shall be: Past President, President, Vice President, Secretary, and Treasurer.

ARTICLE 4 – REPLACEMENT AND REMOVAL OF DIRECTORS

4.1 Director vacancies may be filled from the membership by the Directors as needed. The length of time served, whether as an appointee or as an elected Director serving out the remainder of a vacant Director's term, will not count towards the six consecutive year limit.

4.2 The Society may by special resolution remove any director before the expiration of their period of office and may by ordinary resolution appoint another member of the Society in his place in the manner set out in the Societies Act.

ARTICLE 8 – AUDITORS

8.1 The accounts of the Society shall be examined by an independent accountant, and that accountant will prepare an annual financial statement in the form of an audited financial report to be presented to the membership at the Annual General Meeting.

ARTICLE 9– INSPECTION

9.1 The official records of the Society pursuant to s. 20(1) of the *Act* will be open to the inspection of the Members. Members, and other persons, do not have the right to inspect or seek the disclosure of any other official record of the Society, including the Director's meeting minutes and accounting records, without the Board's approval and at their sole discretion. The Board of the Society will establish procedures for the inspection and disclosure of any official records.

ARTICLE 10 – AMENDMENTS

10.1 This Constitution may be added to, altered or amended by a two-thirds majority of the members present at any Annual or General Meeting of the Society, provided that notice of such addition, alteration or amendment shall have been delivered to the members 14 days in advance of the meeting.

ARTICLE 11 – NOTICE

11.1 A notice may be given to a Member or a Director either personally, by delivery, courier or by mail posted to such person's Registered Address, or, where a Member or Director has provided a fax number or e-mail address, by fax or e-mail, respectively.

ARTICLE 12 – MUNICIPAL LIAISONS

12.1 Liaisons from community and civic organizations are received from time to time as deemed appropriate by the Board of Directors and/or as outlined in agreements. All liaisons shall be non-voting members of the Board and shall not attend in camera meetings of the Board.

ARTICLE 13 – DISSOLUTION

13.1 That upon winding up or dissolution of the Society, the assets which remain after payment of all costs, charges and expenses which are properly incurred in the winding up shall be distributed to such, charitable arts organization or organizations registered under the provisions of the *Income Tax Act* (Canada) as may be determined by the members of the Society at the time of winding up or dissolution.

ARTICLE 14 – PLACE OF OPERATION

14.1 The operations of the Maple Ridge Pitt Meadows Arts Council are to be chiefly carried on in the area known as School District 42, in the Province of British Columbia.

Attachment One – Bylaw to Operational Policies

Article 8 - Staff:

- a) The Board of Directors will approve the hiring of the Executive Director and the Executive Director will be responsible for the hiring of additional staff
- b) The Board of Directors will approve the remuneration budget established for employees
- c) Staff who become members of the society will have non-voting status

Article 11 – Revenue and Expenditure

- a) All funds raised by donations, raffles, lotteries, admission charges, and the sale of goods and services or otherwise, by the Society or by any of its sections or committees, acting as such, shall be considered general funds of the Society, and subject to the accounting procedures approved by the Board of Directors
- b) All funds expended by the Society or by any of its sections or committees acting as such, shall be considered general expenditures of the society, and be subjected to the approval of the Board of Directors and to the accounting procedures approved by the Board
- c) Board members are Volunteers and as such are entitled to reasonable out of pocket expenses while conducting board business but are not entitled to any further compensation

Article 5 – Election of Officers and Directors

- a) The Nomination Committee shall issue a call for nominations from the members a minimum of 60 days prior to the Annual General Meeting. Nominations must be presented to the Nominating Committee 45 days in advance of the Annual General Meeting.