

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

July 5, 2022

11:00 a.m.

Virtual Online Meeting including Council Chambers

*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.*

For virtual participation during Community Forum please go to
www.mapleridge.ca/640/Council-Meetings and select the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes - June 21, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

3.1 Fabric Bag Solutions & Real Acts of Caring

Presentation by Joanne Morneau on alternatives to plastic bags and a solution to textile pollution.

4. PLANNING & 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 2021-512-RZ, 21735 & 21742 123 Avenue and 21744 124 Avenue, RS-1 to R-4

Staff report dated July 5, 2022, recommending that Zone Amending Bylaw No. 7823-2022 to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately eight lots, be given first reading and that the applicant provide further information as outlined in the report.

5. ENGINEERING SERVICES

1131 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022

Staff report dated July 5, 2022, recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022, to provide consistency, coordination and compliance with corresponding tickets offences bylaws, be given first, second and third readings.

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

1171 Award of Contract: 241A St Park Construction

Staff report dated July 5, 2022, recommending that Contract ITT-PL22-11; New Park Construction at 241A Street & 112 Avenue, be awarded to GPM Civil Contracting Inc.

8. ADMINISTRATION

9. COMMUNITY FORUM

10. NOTICE OF CLOSED COUNCIL MEETING

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

Section 90(1)(b) personal information about an identifiable individual who is being considered for a municipal award or honour, or who has offered to provide a gift to the municipality on condition of anonymity;

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

11. ADJOURNMENT

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.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

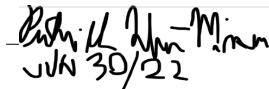
During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. City Hall is open to the public and as of April 8, 2022, Council meetings open to the public will continue to be hosted through electronic means, with up to 33 members of the public allowed physical access to Council Chambers through a first come, first serve basis. The wearing of masks will be encouraged but not required. Sanitizer stations will be available at entry points to Council Chambers. Please check our website for the most current updates in response to the evolving Public Health Orders at: <https://www.mapleridge.ca/2408/COVID-19-Information>. We encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, Community Forum is being facilitated via the raised hand function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

For more information on these opportunities contact:

Legal and Legislative Services (Clerk's) Department at **604-463-5221** or clerks@mapleridge.ca
Mayor and Council at mayorandcouncil@mapleridge.ca

APPROVED BY:


JW 30/22

DATE:

PREPARED BY:



DATE:

June 30, 2022

CHECKED BY:

DATE:

COMMITTEE OF THE WHOLE MEETING MINUTES

June 21, 2022

The Minutes of the Committee of the Whole Meeting held on June 21, 2022 at 11:00 a.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	S. Labonne, General Manager Parks, Recreation and Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
Councillor A. Yousef	A. Nurvo, Deputy Corporate Officer
<i>ABSENT</i>	
Councillor K. Duncan	
	<i>Other Staff as Required</i>
	F. Smith, Director of Engineering
	C. Goddard, Director of Planning
	M. Orsetti, Director of Bylaw & Licensing
	C. Nolan, Deputy Director of Finance
	M. McMullen, Manager of Development & Environmental Services
	R. Ollenberger, Manager of Infrastructure Development
	M. Halpin, Manager of Transportation
	T. Hansvall, Accountant 1
	R. McNair, Senior Advisor, Bylaw & Licensing Services
	R. Tardif, Planner
	M. Baski, Planner
	A. Bowden, Planner 2
	A. Rieu, Planner
	H. Singh, Computer Support Specialist

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

Note: Councillor Robson participated electronically. Acting Mayor, R. Svendsen, Chaired the meeting from the Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of June 7, 2022

It was moved and seconded

That the Minutes of the June 7, 2022 Committee of the Whole Meeting be adopted.

CARRIED

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

4. **PLANNING AND DEVELOPMENT SERVICES**

Note: Item 1102 was dealt with prior to Item 1101.

1102 **Lougheed Transit Corridor Area Plan and Development Permit Guidelines**

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7781-2021 be given second reading as amended, and forwarded to Public Hearing and that staff proceed with implementation of the Lougheed Transit Corridor Area Plan.

A. Bowden, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “Lougheed Transit Corridor Area Plan and Development Permit Guidelines, Second Reading, Official Community Plan Amending Bylaw No. 7781-2021” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1101 **Proposed New Cannabis Retail Store at #6 - 21768 Lougheed Highway**

Staff report dated June 21, 2022, recommending that Council make the necessary resolution regarding Team Cannabis based upon the staff recommendations set out in this report.

R. McNair, Senior Advisor, Bylaw & Licensing Services, provided a summary presentation and staff answered Council questions. M. Rochon, Team Cannabis, addressed Council and answered questions from Council.

It was moved and seconded

That staff report dated June 21, 2022, titled “Proposed New Cannabis Retail Store at #6- 21768, Lougheed Highway” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1103 2018-349-RZ, Zone Amending Bylaw No. 7503-2018

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7503-2018 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of two lots, be given second reading as amended and forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “Second Reading, Zone Amending Bylaw No. 7503-2018, 21745 River Road” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1104 2019-426-RZ, Official Community Plan Amending Bylaw No. 7607-2020

Staff report dated June 21, 2022, recommending that Official Community Plan Amending Bylaw No. 7607-2020 be given first and second reading forwarded to Public Hearing and that Zone Amending Bylaw No. 7608-2020, as amended, to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 165 townhouse units, be given second reading and forward to Public Hearing.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7607-2020, Second Reading, Zone Amending Bylaw No. 7608-2020, 24877, 24909, 24929, 24947, 24979, 24985, and 24989 112 Avenue” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1105 2021-061-RZ, Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021

Staff report dated June 21, 2022, recommending that Zone Amending Bylaw No. 7119-2021 and Zone Amending Bylaw No. 7721-2021, as amended, to rezone from C-2 (Community Commercial) to C-7 (Lougheed Transit Corridor Mixed-Use), to permit the future construction of a six-story, purpose-built rental apartment building, be given second reading and forward to Public Hearing and

that Off-Street Parking and Loading Amending Bylaw No. 7860-2022, to establish a parking requirement for the new C-7 (Lougheed Transit Corridor Mixed-Use) zone be given first, second and third reading.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “Second Reading, Zone Amending Bylaw No.7719-2021, Zone Amending Bylaw No.7721-2021, First, Second and Third Reading, Off-Street Parking and Loading Bylaw Amending Bylaw No. 7860-2022, 21783 Lougheed Highway” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1106 2017-471- DVP-DP, 11384 207 Street

Staff report dated June 21, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-471-DP and 2017-471-DVP to reduce the rear yard and exterior side setbacks for the building face, porch and roof overhang.

A. Rieu, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “Development Variance Permit and Development Permit, 11384 207 Street” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

5. ENGINEERING SERVICES

1131 Statutory Right-of-Way - Metro Vancouver Forcemain

Staff report dated June 21, 2022, recommending that staff commence public engagement through the Alternative Approval Process for the proposed Park Use Bylaw to permit a Metro Vancouver sanitary forcemain in Dedicated Park Land and that staff develop said Bylaw.

R. Ollenberger, Manager of Infrastructure Development, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 12:00 p.m. and returned at 12:03 p.m.
It was moved and seconded

That staff report dated June 21, 2022, titled “Statutory Right-of-Way- Metro Vancouver Forcemain” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1132 Award Contract ITT-EN22-19:223 Street Road Improvements and Watermain Replacement

Staff report dated June 21, 2022, recommending that that Contract ITT-EN22-19:223 Street Road Improvements and Watermain Replacement, be awarded to Drake Excavating (2016) Ltd. in the amount of \$802,815.00, exclusive of taxes, a construction contingency of \$80,000.00 be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That staff report dated June 21, 2022, titled “Award of Contract ITT-EN22-19: 223 Street Road Improvements and Watermain Replacement” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

6. CORPORATE SERVICES

1151 Fee for Service Policy Framework

Staff report dated June 21, 2022, recommending that Policies No. 5.49 Financial Support Process and No. 5.56 Community Grants be amended, Policy No. 5.60 Fee for Services be adopted and that Policy No. 4.15 Partnership Agreements – Leases and Fee for Services Proposals be rescinded.

C. Nolan, Deputy Director of Finance, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “Fee of Service Policy Framework” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

1152 2021 Annual Report and 2021 Statement of Financial Information

Staff report dated June 21, 2022, recommending that the 2021 Annual Report be received and that the 2021 Statement of Financial Information be approved.

T. Hansvall, Accountant 1, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated June 21, 2022, titled “2021 Annual Report and 2021 Statement of Financial Information” be forwarded to the next Council Meeting of June 28, 2022.

CARRIED

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM

No members of the public provided comments to Council.

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

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

**Section 90(1)(g) litigation or potential litigation affecting the municipality;
and**

Section 90(1)(i) solicitor-client privilege.

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

CARRIED

11. ADJOURNMENT – 12:23 p.m.

Councillor R. Svendsen, Chair
Presiding Member of the Committee

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7823-2022
21735 & 21742 123 Avenue and 21744 124 Avenue

MEETING DATE: July 5, 2022
FILE NO: 2021-512-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 21735 & 21742 123 Avenue and 21744 124 Avenue, from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately eight lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program at the rate applicable at third reading of this rezoning application. The CAC contribution rate for this application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That *Zone Amending Bylaw No. 7823-2022* be given first reading; and further
3. That the applicant provide further information as described on Schedules A, B, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants LTD.		
Legal Description:	Lot 120 Except: Part Subdivided by Plan LMP5561 District Lot 245 Group 1 New Westminster Land District Plan 29314; Lot 140 District Lot 245 New Westminster District Plan 33004; and Lot 153 District Lot 245 New Westminster District Plan 33150		
OCP:			
Existing:	Urban Residential and Conservation		
Proposed:	Urban Residential and Conservation		
Within Urban Area Boundary:	Yes		
Area Plan:	General Land Use Area Plan		
OCP Major Corridor:	No		
Zoning:			
Existing:	RS-1 (Single Detached Residential)		
Proposed:	R-4 (Single Detached (Infill) Urban Residential)		
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential)	
	Designation:	Urban Residential and Conservation	
South:	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential)	
	Designation:	Urban Residential and Conservation	
East:	Use:	Single Family Residential and Maple Ridge Secondary School	
	Zone:	RS-1 (Single Detached Residential), RS-1b (Single Detached (Medium Density) Residential), and P-1 (Park and School)	
	Designation:	Urban Residential and Institutional	
West:	Use:	Single Family Residential	
	Zone:	RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential)	
	Designation:	Urban Residential and Conservation	
Existing Use of Property:	Single-Family Residential		
Proposed Use of Property:	Single-Family Residential		
Site Area:	0.78 ha (1.93 acres)		
Access:	123 Avenue		
Servicing requirement:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	Yes		

b) Site Characteristics:

The subject site is located at the end of 123 Avenue on a cul-de-sac, just east of the intersection of 216 Street and 123 Avenue. The site encompasses three lots located at 21735 & 21742 123 Avenue and 21744 124 Avenue and is 0.78 hectares in size. The western portion of the site is relatively flat, while on the eastern edge of the site there is a watercourse with some steep slopes. The area to the west, north and south of the subject site is composed primarily of single-family houses, while to the east is Maple Ridge Secondary School.

c) Project Description:

The applicant is proposing to rezone the subject properties from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential) to permit the subdivision of approximately eight lots (see Appendices A and B). Lots 1 to 4 would be fee-simple, while Lots 5 to 8 would be bare land strata and accessed by a strata road off the end of the cul-de-sac. The very eastern portion of the site around the watercourse would be dedicated and designated as *Conservation*.

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.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan

The development site is currently designated *Urban Residential*. The Zoning Matrix identifies both a neighbourhood residential infill category, and a major corridor residential category. The subject property is considered *Neighbourhood Residential Infill*, which designation allows for single detached dwellings and other housing forms, subject to the *Neighbourhood Residential Infill Policies*.

Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the neighbourhood. On February 23, 2021, Council adopted *Official Community Plan Amending Bylaw No. 7493-2018* to amend Policy 3-19 with the addition of the following language:

RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21.

For reference, Policy 3-21 states:

3 - 21 *All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*

- a) *the ability of the existing infrastructure to support the new development;*
- b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) *the location, orientation, and visual impact of vehicle access/egress in relation to:*
 - i. *adjacent developments*
 - ii. *the street*
 - iii. *the pedestrian environment*
- e) *minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- f) *a gradual transition of scale and density through the design of building mass and form, such as:*
 - i. *reduction in building heights at the edges of a development;*
 - ii. *location of lower density components towards the perimeters of a site; and*
 - iii. *concentration of density to the centre of a development or towards a non-residential boundary;*
- g) *retention and preservation of significant trees, other natural vegetation, and environmental features;*
- h) *maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods; and*
- i) *conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

The proposed R-4 (Single Detached (Infill) Urban Residential) zoning is discussed in the above Official Community Plan (OCP) policies; however, the Community Planning section has reviewed the preliminary submission and has some concerns with the application of R-4 lots in this location, as it does not meet all the provisions found in OCP Policy 3-21. The question of neighbourhood “fit” will become clearer should Council grant first reading and a Development Information Meeting (DIM) occurs prior to second reading.

An amendment to the OCP would be required to adjust the area designated *Conservation* around the watercourse.

Zoning Bylaw

The current application proposes to rezone the properties located at 21735 & 21742 123 Avenue and 21744 124 Avenue from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential) (see Appendix C) to permit the subdivision of approximately eight lots (see Appendix D).

The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m², and the minimum lot size for the proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m². All of the proposed lots meet the minimum 450m² area and 12 metre width as required in the R-4 (Single Detached (Infill) Urban Residential) Zone.

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

Development Permits

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 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";
- 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.

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. A Public Hearing will also be required which will provide area residents an opportunity to speak directly to Council.

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, Recreation and Culture Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Environment; 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.

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

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

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

Alternative:

Should Council not support the R-4 lots at this location, *Zone Amending Bylaw No. 7823-2022* can be referred back to staff for discussion with the applicant to investigate the use of RS-1b (557m²) lots.

CONCLUSION:

The development proposal under the R-4 zone is identified within the policies of the Official Community Plan; therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Rene Tardif"

Prepared by: **Rene Tardif, BA, M.PL**
Planner 1

"Original signed by Scott Hartman"

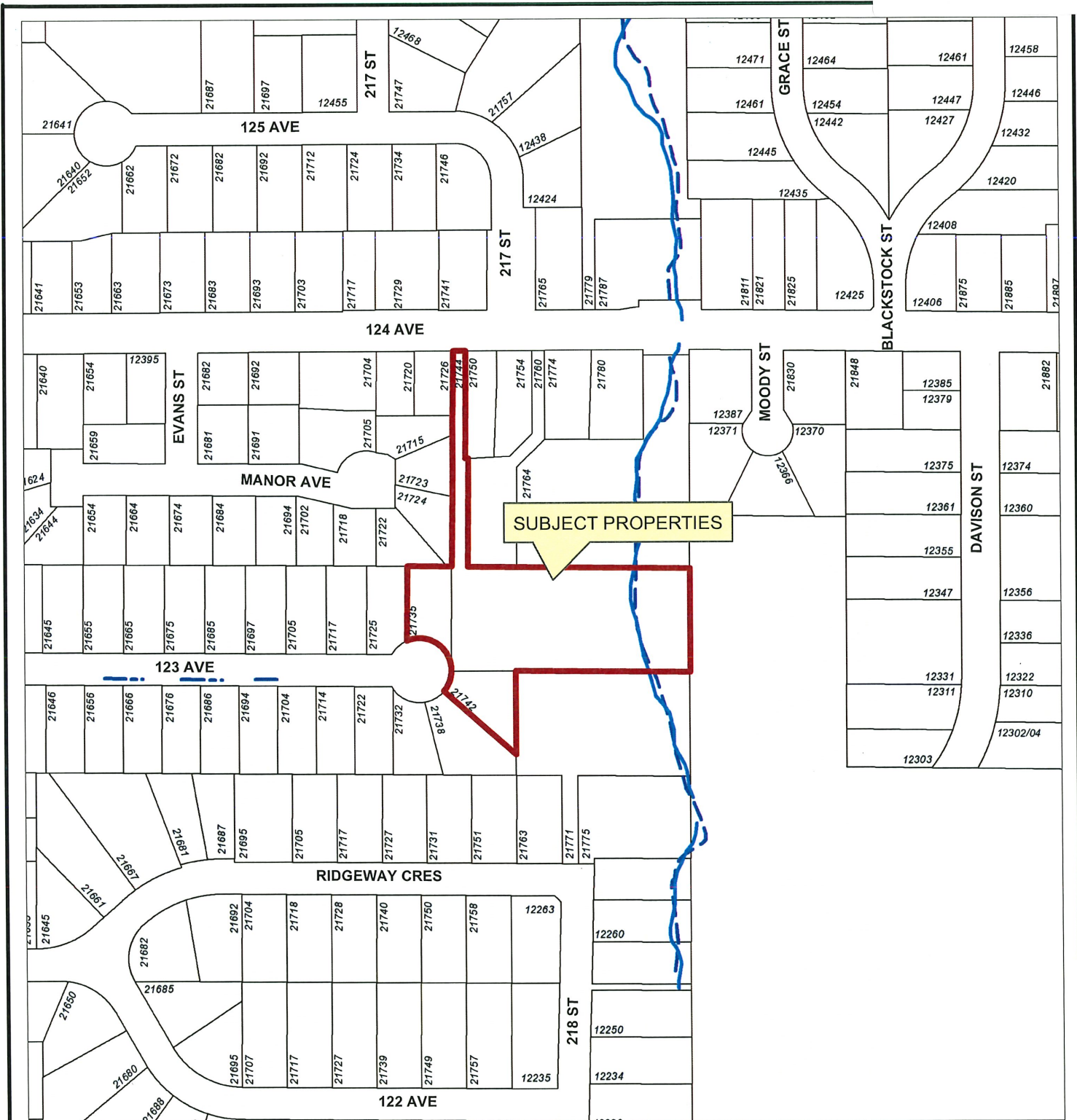
Concurrence: **Scott Hartman**
Chief Administrative Officer

"Original signed by Charles Goddard"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7823-2022
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

Street Name Labels

21735/42 123 AVENUE &
21744 124 AVENUE
PID 006-791-476, 006-728-065,
009-055-908

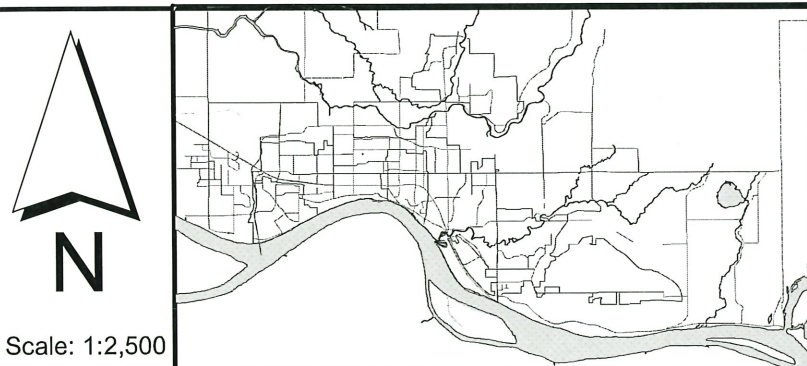
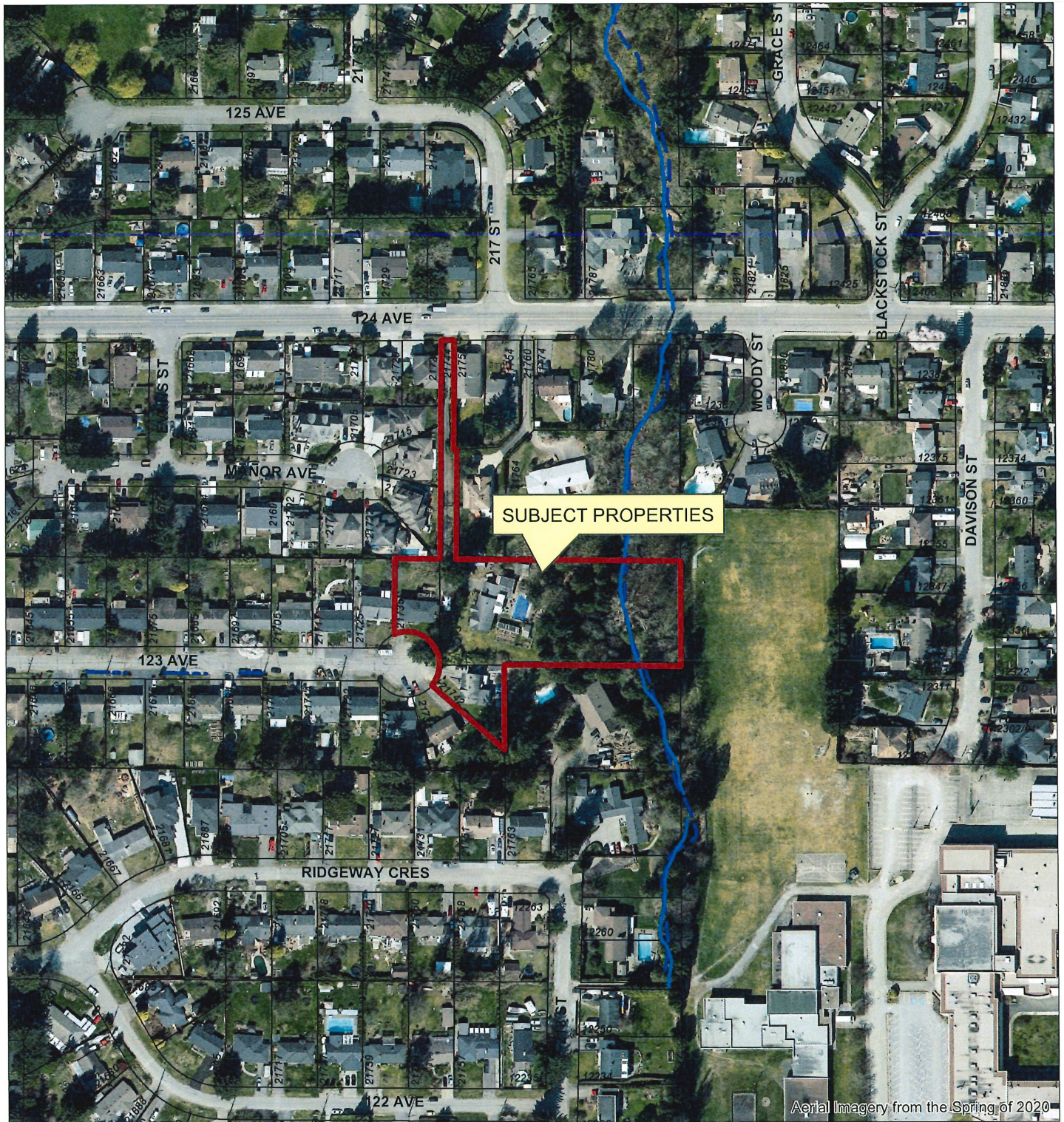
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-512-RZ/SD/DP
DATE: Oct 19, 2021

BY: PC



21735/42 123 AVENUE &
21744 124 AVENUE
PID 006-791-476, 006-728-065,
009-055-908

PLANNING DEPARTMENT



FILE: 2021-512-RZ/SD/DP
DATE: Oct 19, 2021

BY: PC

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 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. 7823-2022."
2. That parcels of land and premises known and described as:

Lot 120 Except: Part Subdivided by Plan LMP5561 District Lot 245 Group 1 New Westminster Land District Plan 29314;
Lot 140 District Lot 245 New Westminster District Plan 33004; and
Lot 153 District Lot 245 New Westminster District Plan 33150

and outlined in heavy black line on Map No. 1948 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-4 (Single Detached (Infill) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 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_____

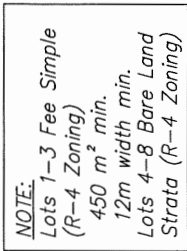
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Paper Size: 11" x 17"

Date: May 2, 2022

File: MR21-824sk SJR rev3

Drawing Title:

Pardeep Mangal

Project: 21735 & 21742 123rd Ave.
And 21744 124th Avenue
Maple Ridge, BC



bennett
 LAND SURVEYING
 BC LAND SURVEYORS
 22371 ST. ANNE AVE
 MAPLE RIDGE, BC
 TEL 604-463-2509
 www.bennettsurveys.ca

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 5, 2022
FILE NO: 09-4560-20

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and
Bylaw Notice Enforcement Amending Bylaw No. 7859-2022

EXECUTIVE SUMMARY:

The purpose of this report is to present the Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 (APPENDIX I) and the Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 (APPENDIX II). This is required to amend and add charging offences under both bylaws to coincide with the recently adopted Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 and the existing Maple Ridge Water Service Bylaw No. 6002-2001.

As Council is aware, Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 was presented to Council on June 14, 2022, and received first, second and third readings. Consequently, as section numbers changed under the new Parks Bylaw, both the Maple Ridge Ticket Information Utilization Bylaw (MTI) and Bylaw Notice Enforcement Bylaw (BN) will need to be amended to replace and add schedules in both ticketing offences bylaws.

In addition, there is a need to adopt charges under the existing Maple Ridge Water Service Bylaw No. 6002-2001, as currently all violations must be addressed under the *Offence Act* through the Provincial Court system. By adopting charges, City Engineering Staff and Bylaw Compliance Officers would be able to address contraventions quickly and efficiently for violations such as “damage or use waterworks” without City authorization.

RECOMMENDATION(S):

That Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 be given first, second and third readings; and

That Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 be given first, second and third readings.

DISCUSSION:

Staff recently presented Council with the new Maple Ridge Public Places, Parks and Recreation Facilities Regulations Bylaw No. 7854-2022 to replace the current Maple Ridge Parks and Facilities Regulation Bylaw No. 7085-2014. At the time this report was written, the new Parks Bylaw had received first, second and third readings. As sections of the new Parks Bylaw were re-numbered, the charging sections under the Maple Ridge Ticket Information Utilization Bylaw (MTI) and Bylaw Notice Enforcement Bylaw (BN) need to be amended to coincide with the new Parks Bylaw, so that Municipal Information Tickets and Bylaw Notices can be issued appropriately.

Furthermore, there is an emergent need to add charges to the Maple Ridge Water Service Bylaw No. 6002-2001. City staff are encountering violations of the Water Service Bylaw and there are presently no ticketing abilities to address or deter these unlawful activities. As mentioned above the only remedy available to pursue charges under the Water Services Bylaw is by laying an information under the *Offence Act* through Provincial Court, which can be costly, time consuming and a strain on staff resources.

Municipal Ticket Information (MTI)

Changes to the Maple Ridge Ticket Information Utilization Bylaw include general housekeeping, updating the Table of Contents, the Schedules list, Schedule 1, and replacing Schedule 17 in its entirety for offences under the new Parks Bylaw. For ease of reference the current Schedule 17 is attached (APPENDIX III). This amending bylaw will also add a new category under Designated Bylaw Compliance Officer and a new Schedule 30 for charges under the Water Services Bylaw and re-numbering the remaining Schedules.

The proposed Municipal Ticket Information (MTI) charges for both bylaws are included in APPENDIX I.

Bylaw Notice (BN)

Changes to the Bylaw Notice Enforcement Bylaw include replacing Part 16 in its entirety with a new Part 16 for offences under the new Parks Bylaw. As well, new Part 30 has been added to include offences under the Water Services Bylaw and re-numbering the remaining Parts.

The proposed Bylaw Notice (BN) charges for both bylaws are included in APPENDIX II.

CONCLUSION:

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022 and Bylaw Notice Enforcement Amending Bylaw No. 7859-2022 will ensure consistency, coordination and compliance with corresponding ticketing offences bylaws.


Prepared by: **Michelle Orsetti**
Director, Bylaw & Licensing Services


Approved by: **Christine Carter, M.P.I., MCIP, RPP**
General Manager: Planning and Development Services


Concurrence: **Scott Hartman**
Chief Administrative Officer

Appendix I	Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022
Appendix II	Bylaw Notice Enforcement Amending Bylaw No. 7859-2022
Appendix III	Schedule 17 MTI Penalties for Parks Regulation Bylaw No. 7085-2014

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No.7858-2022

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

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

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7858-2022.
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.3 in its entirety and replacing it with the following:

The words or expressions set forth in Column 1 of Schedules 2 through 33 to this bylaw designate the offence committed under the bylaw section number appearing in column 2 opposite the respective words or expressions.

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.4 in its entirety and replacing it with the following:

The amounts appearing in Column 3 of Schedules 2 through 33 to this bylaw are the fines set pursuant to Section 265 of the Community Charter for the corresponding offences designated in Column 1.

4. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under Part 4 General Provisions by deleting subsection 4.5 in its entirety and replacing it with the following:

The amounts appearing in Column 4 of Schedule 11 to this bylaw are the discounted fines pursuant to Section 265 of the *Community Charter* for the corresponding fines set in Column 3, provided that the Municipal Ticket Information is paid within thirty (30) calendar days upon receipt.

5. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding the following under the **Schedules** after the Watercourse Protection Bylaw and renumbering the **Schedules** list in numerical order:

Schedules

Schedule 30 Water Service Bylaw

6. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in the **Schedules** list by replacing the title **Parks and Recreation Facilities Regulation Bylaw No. 7085-2014** with **Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022**.

7. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in **Schedule 1** under **Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022** under **Designated Bylaw Compliance Officer** by adding the words Community Safety Officer after Bylaw Compliance Officer.
8. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended in **Schedule 1** by adding the following after Watercourse Protection Bylaw No. 6410-2006:

Designated Bylaws

Water Service Bylaw No. 6002-2001

Designated Bylaw Compliance Officer

Director of Bylaw & Licencing Services
 Manager of Bylaw & Licencing Services
 Bylaw Compliance Officer
 Community Safety Officer
 Fire Chief
 Fire Department Officer
 R.C.M.P.
 Municipal Engineer
 Director of Operations
 Water Superintendent
 Waterworks Superintendent
 Waterworks Foreman
 Works Inspector

9. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 17**, from the Maple Ridge Parks Regulation Bylaw No. 7085-2014, in its entirety and replacing it with the following:

Schedule 17

Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

**From Maple Ridge Public Places, Parks and Recreation Facilities Regulation
 Bylaw No. 7854-2022**

Damage structure	9.1.7	\$1,000
Tamper with fixture	9.1.9	\$750
Obstruct City employee	9.1.21	\$750
Harass City employee	9.1.22	\$1,000
Obstruction	9.1.34	\$750

10. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding a new **Schedule 30**, from the Maple Ridge Water Service Bylaw, after Schedule 29 and renumbering the remaining Schedules in numerical order.

Schedule 30
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Water Service Bylaw No. 6002-2001

	Section	Fine
Damage or use waterworks	8(a)	\$1,000
Contaminate waterworks	8(c)	\$1,000
Sell water from waterworks	8(d)	\$1,000

11. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by updating the Table of Contents accordingly.

READ A FIRST TIME this ____ day of _____, 2022.

READ A SECOND TIME this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

ADOPTED this ____ day of _____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX II

City of Maple Ridge

Bylaw Notice Enforcement Amending Bylaw No.7859-2022

A bylaw to amend Bylaw Notice Enforcement Bylaw No. 7626-2020

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Bylaw Notice Enforcement Bylaw No. 7626-2020;

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

1. This bylaw may be cited as Bylaw Notice Enforcement Amending Bylaw No. 7859-2022
2. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by replacing Part 16 in Schedule A, Designated Bylaw Contraventions and Penalties, in its entirety and replacing it with the following:

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Public Places, Parks and Recreation Facilities Regulation Bylaw No. 7854-2022						
7854-2022	9.1.1	Enter closed Park	\$300	\$250	\$350	No
7854-2022	9.1.2	Fail to comply with Posted Notice	\$200	\$150	\$250	No
7854-2022	9.1.3	Deposit refuse	\$200	\$150	\$250	No
7854-2022	9.1.4	Deposit off-site refuse	\$450	\$400	\$500	No
7854-2022	9.1.5	Carry or discharge any weapon or dangerous toy	\$450	\$400	\$500	No
7854-2022	9.1.6	Damage landscaping	\$450	\$400	\$500	No
7854-2022	9.1.8	Damage sign	\$450	\$400	\$500	No
7854-2022	9.1.10	Unauthorized fire	\$300	\$250	\$350	No
7854-2022	9.1.11	Fail to obey sign	\$200	\$150	\$250	No
7854-2022	9.1.12	Distribute advertising	\$200	\$150	\$250	No

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	9.1.13	Use advertising vehicle	\$200	\$150	\$250	No
7854-2022	9.1.14	Molest or injure animal	\$300	\$250	\$350	No
7854-2022	9.1.15	Possess drug paraphernalia	\$200	\$150	\$250	No
7854-2022	9.1.16	Unauthorized business	\$300	\$250	\$350	No
7854-2022	9.1.17	Use vulgar language	\$450	\$400	\$500	No
7854-2022	9.1.18	Disorderly conduct	\$450	\$400	\$500	No
7854-2022	9.1.19	Obstruct free use	\$450	\$400	\$500	No
7854-2022	9.1.20	Loitering	\$200	\$150	\$250	No
7854-2022	9.1.23	Expose genitals	\$450	\$400	\$500	No
7854-2022	9.1.24	Excavate in a Park	\$450	\$400	\$500	No
7854-2022	9.1.25	Remove Natural Park Feature	\$450	\$400	\$500	No
7854-2022	9.1.26	Hold procession or gathering	\$400	\$350	\$450	No
7854-2022	9.1.27	Operate power boat	\$450	\$400	\$500	No
7854-2022	9.1.28	Use tobacco or illicit drugs	\$250	\$200	\$300	No
7854-2022	9.1.29	Discharge fireworks	\$450	\$400	\$500	No
7854-2022	9.1.30	Plant landscaping	\$250	\$200	\$300	No
7854-2022	9.1.31	Possess or consume liquor	\$450	\$400	\$500	No
7854-2022	9.1.32	Use hazardous device	\$450	\$400	\$500	No
7854-2022	9.1.33	Erect structure or tent	\$300	\$250	\$350	No
7854-2022	9.1.35	Operate device which disturbs	\$200	\$150	\$250	No

Part 16

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	9.1.36	Urinate or defecate in park	\$450	\$400	\$500	No
7854-2022	9.1.37	Swim or skate where prohibited	\$200	\$150	\$250	No
7854-2022	10.1.1	Chattel on boulevard	\$250	\$200	\$300	No
7854-2022	10.1.2	Drive off designated area	\$150	\$100	\$200	No
7854-2022	10.1.3	Drive where prohibited	\$150	\$100	\$200	No
7854-2022	10.1.4	Drive vehicle over speed limit	\$250	\$200	\$300	No
7854-2022	12.1.1	Unleashed animal	\$200	\$150	\$250	No
7854-2022	12.1.2	Animal in prohibited area	\$200	\$150	\$250	No
7854-2022	12.1.3	Animal within 5 metres	\$200	\$150	\$250	No
7854-2022	12.1.4	Horse in Park	\$200	\$150	\$250	No
7854-2022	13.1.1	Play where prohibited	\$250	\$200	\$300	No
7854-2022	13.1.2	Unauthorized foot wear	\$150	\$100	\$200	No
7854-2022	13.1.3	Play contrary to rules	\$150	\$100	\$200	No
7854-2022	14.2.2	Enter while banned	\$250	\$200	\$300	No
7854-2022	15.1	Conduct commercial business	\$450	\$400	\$500	No
7854-2022	16.3.1	Organized event without permit	\$450	\$400	\$500	No
7854-2022	16.3.2	Activities without permit	\$250	\$200	\$300	No
7854-2022	16.3.3	Camp without permit	\$250	\$200	\$300	No
7854-2022	16.3.4	Horse without permit	\$200	\$250	\$300	No

Part 16						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7854-2022	17.1	Erect shelter outside hours	\$250	\$200	\$300	No
7854-2022	17.2	Unauthorized temporary structure	\$250	\$200	\$300	No

3. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by adding a new Part 30 in Schedule A, after Part 29 and renumbering the remaining Parts in numerical order

Part 30						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Water Service Bylaw No. 6002 – 2001						
6002-2001	8(b)	Obstruct waterworks	\$450	\$400	\$500	No
6002-2001	8(e)	Make false statement	\$450	\$400	\$500	No

4. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by updating the table of contents accordingly.

READ A FIRST TIME this ____ day of _____, 2022.

READ A SECOND TIME this ____ day of _____, 2022.

READ A THIRD TIME this ____ day of _____, 2022.

ADOPTED this ____ day of _____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX III

Schedule 17 Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Maple Ridge Parks Regulation Bylaw No. 7085 – 2014

7061-2014

	Section	Fine
Enter Park when closed	8.1.1	\$100
Deposit refuse	8.1.3	\$100
Deposit any off-site refuse	8.1.4	\$300
Carry or discharge any weapon or dangerous toy	8.1.5	\$300
Cut any plant	8.1.6	\$500
Deface any building or wall	8.1.7	\$500
Damage any fixture	8.1.8	\$500
Start any unauthorized fire	8.1.9	\$200
Fail to obey any sign or signal	8.1.10	\$200
Post or display advertising	8.1.11	\$200
Use advertising vehicle	8.1.12	\$200
Molest or harm any animal	8.1.13	\$300
Possess any drug paraphernalia	8.1.14	\$200
Carry on any unauthorized business	8.1.15	\$200
Use vulgar language	8.1.16	\$500
Disorderly or offensive conduct	8.1.17	\$500
Expose genitals	8.1.18	\$500
Excavate in a Park	8.1.19	\$300
Move any Natural Park Feature	8.1.20	\$100
Hold procession or gathering	8.1.21	\$200
Operate power boat	8.1.22	\$200
Use tobacco within 7.5 meters of playground	8.1.23	\$200
Discharge of fireworks	8.1.24	\$200
Plant trees or shrubs	8.1.25	\$100
Possess or consume liquor	8.1.26	\$500
Use a device which constitutes a hazard	8.1.27	\$100
Erect any structure or tent	8.1.28	\$300
Obstruct any employee of the City	8.1.29	\$300
Use or operate device that disturbs enjoyment of Park	8.1.30	\$100
Urinate or defecate except in toilet facility	8.1.31	\$200
Swim where not permitted	8.1.32	\$100
Skate where not permitted	8.1.33	\$100
Transport goods over unprotected boulevard	9.1.1	\$300
Drive or ride any animal or vehicle on boulevard	9.1.2	\$150
Drive vehicle in excess of posted speed limit	9.1.4	\$150
Unleashed dog or other animal	11.1.1	\$150
Animal in prohibited area	11.1.2	\$150
Horse outside of designated area	11.1.4	\$100
Dog within 5 meters of playing field or sports surface	11.1.5	\$150
Unauthorized foot wear on a tennis court or bowling green	12.1.2	\$150
Play on tennis court or bowling green contrary to rules	12.1.3	\$150
Enter a park or facility during banning period	13.2.2	\$250

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: July 5, 2022
FILE NO: 01-0640-30-2022

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: ITT-PL22-11: Award of Contract 241A St Park Construction

EXECUTIVE SUMMARY:

The park planned for 241A Street and 112 Avenue in the Albion area is intended to provide a new neighbourhood hub for residents to come together and enjoy outdoor amenities to support healthy, connected living. A community engagement process invited input on desired park amenities and later for the conceptual design. Residents indicated their desire for a spray park and picnic shelter to be included along with the more typical amenities of play areas, including pump track, sport court and pathways, typically seen in a neighbourhood park.

The resulting design received a high level of support and include a uniquely accessible playground, water spray park, a picnic shelter, serviced washrooms, junior pump track, multi-sport court, pathways, trails, and an open lawn area. During the engagement and design process, Federal grant funding of \$500,000 was awarded which assists in delivering the enhanced amenities.

The pricing for the construction work exceeds the current project budget of \$1,850,000 due to cost escalations in the current market. The park development is anticipated to commence this summer with completion targeted for Spring 2023.

RECOMMENDATION:

That Contract ITT-PL21-11: New Park Construction at 241A Street & 112 Avenue, Maple Ridge be awarded to GPM Civil Contracting Inc. in the amount of \$2,129,201.00 plus taxes, and a contingency of \$200,000 be authorized; and

That the project budget be increased by \$597,120.00 through the Park Development Cost Charge Fund and be included in the next Financial Plan Bylaw amendment; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

In 2017, the City acquired 0.81ha (two acres) of land for a future neighbourhood park in the Albion area. The park land is located at the southeast corner of 241A Street and 112 Avenue. Over the past five years, development in this area has advanced rapidly and neighbourhood residents are keen to see the vision for this park become a reality.

A community engagement process was initiated and feedback was garnered at an open house held at the future park site and online through a project webpage. Throughout the engagement process, staff heard from residents that they desired a spray park and picnic shelter to be included along with the more typical amenities such as a play area, pump track, sport court and pathways provided in a neighbourhood park. Residents supported the proposed amenities, and expressed concern on the proposed parking area, the concrete slide, and desired the sport court to include lining for pickleball. The design plans were updated to reflect this feedback from the residents.

The park design (Attachment A) includes an accessible and unique playground that incorporates the natural topography into a hillside play feature and a zip-line. The plans also include a multi-sport court with basketball, hockey, pickleball lines, as well as an accessible spray park. A donation from Kiwanis Club of Golden Ears in the amount of \$25,000 was received towards the water spray park amenity. The park design includes a picnic shelter, and a washroom building with two accessible stalls. The park will also include paved and gravel walking paths, an open lawn area, games tables (foosball and ping pong), and a bioswale system to manage the stormwater and spray park runoff which showcases the use of green infrastructure.

An Invitation to Tender for the park construction works was issued on May 17, 2022, and closed on June 14, 2022. Six (6) tenders were received, and the bid results are listed below:

	<u>Total Tender Price (excluding taxes)</u>
1. GPM Civil Contracting Inc.	\$2,129,201.00
2. New Rhodes Construction	\$2,233,450.23
3. Rust Investments Ltd.	\$2,379,709.49
4. Wilco Civil Inc.	\$2,416,418.00
5. Cedar Crest Lands (BC) Ltd.	\$2,479,000.00
6. Canadian Landscape and Civil Services Ltd.	\$2,754,827.00

The number of bids received and the range of prices indicate a competitive environment and a fair market value for the project. The tendering process was compliant with the City's Procurement Policy. The City's consultant advised that the bids exceed the pre-tender cost estimate due in part to increased prices for fuel, steel, and other construction materials.

GPM Civil Contracting Inc. is experienced in park construction projects with recent projects of a comparable nature. The recommendation is to award the contract to the lowest bidder, GPM Civil Contracting Inc.

b) Desired Outcome:

The desired outcome is to provide an active and engaging neighbourhood park in the Albion area featuring the park amenities desired by local residents.

c) Strategic Alignment:

This project aligns with Council's strategic priorities of Growth and Community Pride and Spirit.

d) Citizen/Customer Implications:

Albion residents will be able to connect and celebrate with family and friends at this social hub and enjoy unique and exciting park amenities. The project will enhance the City's inventory of public amenities available to all citizens.

e) Business Plan/Financial Implications:

This project is funded by development cost charges, capital funding, a federal grant and a donation as shown below.

241A Street Park Approved Funding

Park Development (241 and 112) Capital	\$1,325,000
Community Revitalization Grant	\$ 500,000
Kiwanis Club of Golden Ears Donation	\$ 25,000
Total	\$1,850,000

Federal grant funding of \$500,000 is provided through the Community Revitalization Fund for the construction of the park. Kiwanis Club of Golden Ears donated \$25,000 towards the accessible splash pad component of the park.


Staff recommends increasing the initial project funding to accommodate the construction costs, contingency, and incurred soft costs (design, survey and geotechnical). The contingency allocation will only be used if needed for unforeseen items.

CONCLUSION:


This new park will provide area residents with a long-awaited, exciting, and engaging neighbourhood park for a variety of ages and interests. Residents identified their desired park amenities through the neighbourhood consultation process, and supported the concept design created from this input. Staff is satisfied with the tender submissions and recommends that the contract for the 241A Street park construction be awarded to GPM Civil Contracting Inc.


Prepared by: **Chad Neufeld, MBCSLA**
Manager of Parks Planning & Development


Reviewed by: **Daniela Mikes, SCMP, CRM**
Manager of Procurement


Reviewed by: **Valoree Richmond, MBCSLA**
Director of Parks & Facilities


Reviewed by: **Trevor Thompson, CPA, CGA**
Director of Finance


Approved by: **Stephane Labonne**
General Manager of Parks, Recreation & Culture


Concurrence: **Scott Hartman**
Chief Administrative Officer

Attachment A: 241A Street Park Design



CONCEPT SITE PLAN

0 3m 6 9 12 15 18 21 24 27 30 33 36 39 42 45

DP2022-01 - 241 St. and 112 Ave. - New Park Development

VDZ+A
VAN DER ZALM + ASSOCIATES
LANDSCAPE ARCHITECTURE AND URBAN DESIGN

June 20th, 2022