

City of Maple Ridge

COUNCIL MEETING AGENDA

October 15, 2019

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

-
- 100 **CALL TO ORDER**
- 200 **AMENDMENTS TO THE AGENDA**
- 300 **APPROVAL OF THE AGENDA**
- 400 **ADOPTION OF MINUTES**
- 401 Minutes of the Regular Council Meeting of October 1, 2019
- 500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**
- 600 **DELEGATIONS**
- 601 Award Presentation: Creative City Network of Canada's Cultural Planning Award of Excellence for Maple Ridge's Culture Plan and Implementation Framework
- Yvonne Chui, Recreation Manager, Arts & Community Connections

602 **Ridge Meadows Recycling Society – Waste Reduction Week**

- Leanne Koehn, Community Engagement

650 ***QUESTIONS FROM THE PUBLIC***

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

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of October 1 and October 8, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Active Transportation Advisory Committee
 - May 29, 2019
 - June 26, 2019
- Social Policy Advisory Committee
 - June 5, 2019
- Advisory Design Panel
 - June 19, 2019
 - July 17, 2019

702 **Reports**

702.1 Disbursements for the month ended July 31, 2019

Staff report dated October 15, 2019 providing information on Disbursements for the month ended July 31, 2019.

702.2 Disbursements for the month ended August 31, 2019

Staff report dated October 15, 2019 providing information on Disbursements for the month ended August 31, 2019.

703 **Correspondence**

704 *Release of Items from Closed Council Status*

From the October 1, 2019 Closed Council Meeting

- Item 04.01 Special Advisor to the CAO
- Item 04.02 Interim Appointments to Public Art Steering Committee
- Item 04.04 Social Housing Plan: Terms and Conditions of the Cooperative Housing Federation of BC and Community Land Trust Letter of Intent

800 *UNFINISHED BUSINESS*

900 *CORRESPONDENCE*

1000 *BYLAWS*

Bylaws for Adoption

- 1001 **Maple Ridge Property Tax Exemption Bylaw No. 7568-2019**
To exempt certain types of properties from municipal property taxation
Adoption

1100 *COMMITTEE REPORTS AND RECOMMENDATIONS*

For the following items that refer to staff report earlier than this agenda date: the items were presented at a Committee of the Whole meeting typically a week prior on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

Public Works and Development Services

1101 **2019-071-RZ, 13084 236 Street, RS-2 to R-1**

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7579-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 7 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-199, along with the information required for a Subdivision application.

- 1102 2019-138-RZ 22238, 22242, 22246 AND 22286 Selkirk Avenue; 22245, 22251 and 22289 Loughheed Highway, PID 011-208-775, PID 011-208-848 and PID 011-280-856, C-3 and CS-1 to CD-1-19

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7561-2019 to rezone from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit further future construction of two apartment buildings between six and twelve storeys including ground floor commercial and apartment units above 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.

- 1103 2019-295-RZ, 13144 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7580-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a subdivision of approximately 3 lots be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

- 1104 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated October 8, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019 to revise boundaries of land use designations to fit site conditions be given first and second reading and be forwarded to Public Hearing and the Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 5 lot subdivision be given second reading as amended and be forwarded to Public Hearing.

- 1105 2018-249-RZ, 25180 108 Avenue, A-2 and RS-3 to RS-2 and A-1

Staff report dated October 8, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7517-2018 to rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agriculture) to permit a future subdivision of 3 lots be given second reading and be forwarded to Public Hearing.

1106 2019-261-DVP, 12244 228 Street

Staff report dated October 8, 2019 recommending that Development Variance Permit 2019-261-DVP to relax the required location of a use providing access or egress driveway and to relax the required visual clearance at intersections be denied.

1107 2019-011-DP, 22780 Loughheed Highway

Staff report dated October 8, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-011-DP to allow for external renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

Corporate Services

1131

Parks, Recreation & Culture

1151

Administration (including Fire and Police)

1171

Other Committee Issues

1191

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1500 MAYOR AND COUNCILLORS' REPORTS

1600 **ADJOURNMENT**

QUESTIONS FROM THE PUBLIC

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: 

Date: Oct. 10, 2019

Space below for Clerk's Department Use Only

Checked by: ASant
Date: Oct. 10, 2019

Checked by: AM
Date: Oct 10, 2019

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

October 1, 2019

The Minutes of the City Council Meeting held on October 1, 2019 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	L. Benson, Director of Corporate Administration
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	C. Goddard, Director of Planning
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	Other Staff as Required
	M. Orsetti, Manager of Bylaw and Licencing Services
	T. Cotroneo, Manager of Community Engagement
	M. Pym, Environmental Planner, Development and Environmental Services
	A. Grochowich, Planner, Community Planning

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2019-551

That the agenda of the Regular Council Meeting of October 1, 2019 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

- 401 Minutes of the Regular Council Meeting of September 10, 2019 and minutes of the Special Council Meetings of September 3, 2019, September 10, 2019 and September 17, 2019

R/2019-552

That the minutes of the Regular Council Meeting of September 10, 2019 and minutes of the Special Council Meetings of September 3, 2019, September 10, 2019 and September 17, 2019 be adopted as circulated.

CARRIED

- 402 Minutes of the Public Hearing of September 17, 2019

R/2019-553

It was moved and seconded

That the minutes of the Public Hearing of September 17, 2019 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL*

600 *DELEGATIONS*

- 601 Good Lives in Welcoming Communities

- Debra Appleby, Vancouver Coastal East Community Council for Community Living British Columbia

Ms. Appleby provided Council with information on the services provided by the Vancouver Coastal East Community Council.

650 *QUESTIONS FROM THE PUBLIC SESSION*

James Seip spoke to the ongoing clean-up efforts of Maple Ridge volunteers. Mr. Seip requested that Council consider providing funds to cover the cost of equipment, tools, and protective gear for the volunteers.

Chris Bossley, spoke to a recent news article relative to taking down homeless camps throughout Maple Ridge. She clarified that some of the trash being removed were the belongings of homeless residents.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Minutes of the Development Agreements Committee Meetings of September 11, 18 and 24, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – April 11, 2019
- Environmental Advisory Committee – April 10, 2019
- Municipal Advisory Committee on Accessibility and Inclusiveness
 - March 21, 2019

702 Reports

702.1 2019 Council Expenses

Staff report dated October 1, 2019 recommending that Council expenses recorded to August 31, 2019 be received for information.

703 Correspondence

704 Release of Items from Closed Council Status

From the September 17, 2019 Closed Council Meeting

Item 04.01 Chief Administrative Officer Recruitment
 - Update – Announcement of appointment only

Item 04.02 Appointment of Deputy Corporate Officer

R/2019-554

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

801 Youth Strategy Implementation Plan Recommendations – Revision

Staff report dated October 1, 2019 recommending that the Youth Strategy Implementation Plan be endorsed.

The Manager of Community Engagement provided a presentation and responded to questions of Council.

R/2019-555

It was moved and seconded

That the Youth Strategy Implementation Plan as presented at the October 1, 2019 Council meeting titled "Youth Strategy Implementation Plan Recommendations - Revision" be endorsed.

CARRIED

It was moved

That the Youth Planning Table be provided an extra \$5,000 per year to bring their total funding to \$10,000 per year.

There was no seconder on the motion.

802 Strategic Plan Progress Report and Council Workplan Matrix - Addendum

Staff report dated October 1, 2019 recommending that the Council Workplan Matrix – October 1, 2019 be approved.

R/2019-556

It was moved and seconded

That the "Council Workplan Matrix-October 1, 2019" be approved.

CARRIED

900 *CORRESPONDENCE – Nil*

1000 **BYLAWS**

Note: Items 1001 to 1003 are from the September 17, 2019 Public Hearing

Bylaws for Third Reading

- 1001 2017-489-RZ, 11917 and 11903 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7407-2017
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.
Third reading

R/2019-557

It was moved and seconded

That Zone Amending Bylaw No. 7407-2017 be given third reading.

CARRIED

- 1002 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road
Maple Ridge Zone Amending Bylaw No. 7420-2018
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.
Third reading

R/2019-558

It was moved and seconded

That Zone Amending Bylaw No. 7420-2018 be given third reading.

CARRIED

- 1003 2017-035-RZ, 11781 and 11775 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7325-2017
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.
Third reading

R/2019-559

It was moved and seconded

That Zone Amending Bylaw No. 7325-2017 be given third reading.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Public Works and Development Services

- 1101 2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

R/2019-560

It was moved and seconded

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.

CARRIED

Councillor Duncan – OPPOSED

- 1102 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

R/2019-561

It was moved and seconded

That Zone Amending Bylaw No. 7470-2018 proceed as presented on June 26, 2018 when given first reading.

Staff provided clarification in relation to the two options before Council for consideration.

CARRIED

1103 2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

R/2019-562

It was moved and seconded

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.7571-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C, D, E, and G of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

CARRIED

- 1104 2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

R/2019-563

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7366-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7577-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Official Community Plan Amending Bylaw No. 7577-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7577-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7577-2019; be given first and second readings and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on 223 Street, including truncation, and a portion of Brown Avenue as required;
 - iv) Consolidation of the subject properties;

- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance information;
- vii) Registration of a Restrictive Covenant for protecting the proposed adaptive dwelling units;
- viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- ix) Registration of a Reciprocal Cross Access Easement Agreement;
- x) Registration of a Statutory Right-of-Way for a public art-inspired corner pedestrian plaza;
- xi) Removal of existing building/s;
- xii) 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;
- xiii) That a voluntary contribution, in the amount of \$1,023,000 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

R/2019-564

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7362-2017 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) Road dedication as required;

- iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- iv) Registration of a Restrictive Covenant for the location within the Floodplain;
- v) Registration of a Restrictive Covenant for Tree Protection;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Removal of existing buildings;
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- ix) That a voluntary contribution, in the amount of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

R/2019-565

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7483-2018 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) Road dedication on 104th Avenue and 287th Street as required (corner truncation only);
 - iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;

- iv) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
- v) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;
- vi) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions, for a total of \$10,200.00, based on two new lots being created.

CARRIED

Councillor Duncan – OPPOSED

1107 2016-374-DP, 24070 132 Avenue

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-Development Permit to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.

R/2019-566

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-374-DP respecting property located at 24070 132 Avenue.

CARRIED

1108 2018-509-DP, 14155 Marc Road

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-Development Permit to allow a 109 single family lot development within the Wildfire Development Permit Area.

R/2019-567

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-509-DP respecting property located at 14155 Marc Road.

CARRIED

1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

R/2019-568

It was moved and seconded

That staff proceed with the 23300 Block of Tamarack Lane Local Area Service for Sanitary Sewer.

CARRIED

1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

R/2019-569

It was moved and seconded

That the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

CARRIED

Councillor Duncan – OPPOSED

1111 2019-314-RZ, Density Bonus Requirements

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

R/2019-570

It was moved and seconded

~~That Zone Amending Bylaw No. 7569-2019 be given first and second reading, and be forwarded to Public Hearing.~~

CARRIED

Corporate Services

1131 2020-2023 Permissive Tax Exemptions

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

R/2019-571

It was moved and seconded

That Maple Ridge Tax Exemption Bylaw No. 7568-2019 be given first, second and third readings.

CARRIED

Councillor Duncan – OPPOSED

Parks, Recreation & Culture – Nil

Administration (including Fire and Police)

1171 Fire Department Master Plan Review

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

R/2019-572

It was moved and seconded

That a phased process to review and update the 2004 Fire Department Master Plan be endorsed as outlined in the September 17, 2019 report titled "Fire Department Master Plan Review".

CARRIED

Other Committee Issues – Nil

1200 STAFF REPORTS – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

Councillor Robson requested that Council consider a discussion on vaping in light of recent health warnings and advised of anticipated business licence applications for at least five additional vape stores. The Mayor requested that the item be tabled until the Province brings forward legislation.

Mayor Morden requested that members of Council deny individual meeting requests from the candidates of the upcoming federal election, and instead requested that Council as a whole prepare a list of questions for all candidates to respond to.

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

1500 ***MAYOR AND COUNCILLORS' REPORTS***

The Mayor and Councillors provided their reports on activities participated in during the past few weeks.

1600 ***ADJOURNMENT – 9:12 p.m.***

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

October 1, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2017-434-SD

LEGAL: Lot A Section 10 Township 12 New Westminster District Plan
NWP7408
PID: 001-303-503
LOCATION: 24364 112 Avenue
OWNER: Highfield Homes Ltd. (Balraj KhunKhun)
REQUIRED AGREEMENTS: Subdivision Servicing Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2017-434-SD.**

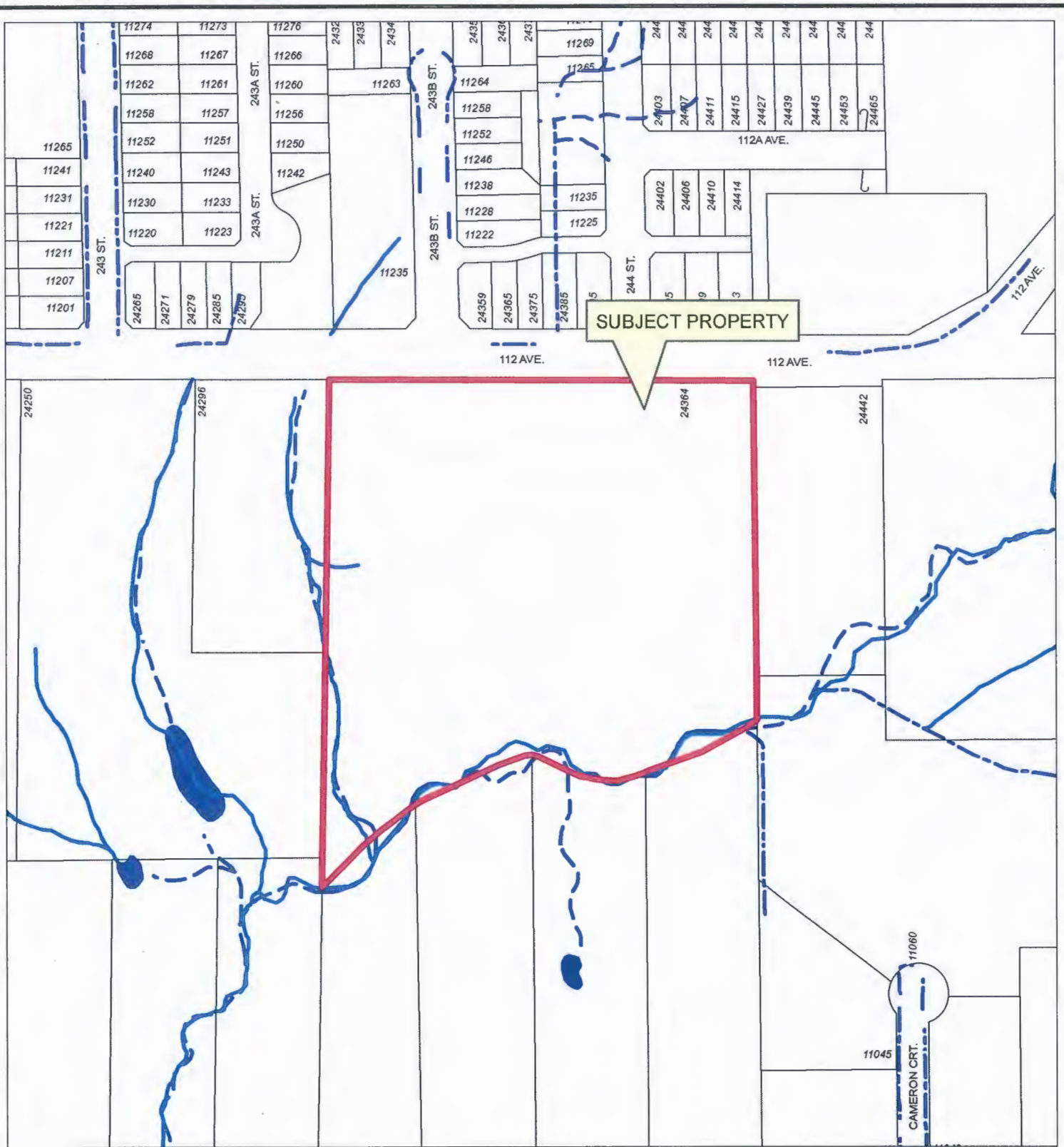
CARRIED



Michael Morden, Mayor
Chair



Kelly Swift, Acting Chief Administrative Officer
Member



Scale: 1:2,500

Legend

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

24364 112 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-434-RZ
DATE: Jul 23, 2019

BY: PC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

October 8, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-112422 BG

LEGAL: Lot 3 District Lot 248 Group 1 New Westminster District Plan
LMP29421
PID: 023-502-347
LOCATION: 12370 214 Street
OWNER: Eugene & Mary Obojski
REQUIRED AGREEMENTS: Release of No Suite Covenant BK243875

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-112422 BG.

CARRIED

2. 16-130581 BG

LEGAL: Strata Lot 35 Section 11 Township 12 New Westminster District
Strata Plan EPS234
PID: 028-284-241
LOCATION: 25442 Godwin Drive
OWNER: Eleo & Elena Escano
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-130581 BG.

CARRIED

3. 18-117092 BG

LEGAL: Lot 25 Section 18 Township 15 New Westminster District Plan 9809
PID: 000-787-728
LOCATION: 26728 Ferguson Avenue
OWNER: Lorne Smith, Thelma Smith, Forrest Smith & Emily Smith
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-117092 BG.

CARRIED

4. 17-117809 BG

LEGAL: Lot 2 Section 21 Township 15 New Westminster District Plan
BCP42664
PID: 028-061-527
LOCATION: 1-28490 123 Avenue
OWNER: Payne Pacific Holdings Inc.
REQUIRED AGREEMENTS: Detached Garden Suite Covenant
Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-117809 BG.

CARRIED

5. 19-109899 (Lot 17) & 19-115118 (Lot 24) BG

LEGAL: Lot 17 Section 27 Township 12 New Westminster District Plan
EPP66381
Lot 24 Section 27 Township 12 New Westminster District Plan
EPP66381
PID: 030-671-825 (Lot 17)
030-671-892 (Lot 24)
LOCATION: 12899 240A Street & 12939 240A Street
OWNER: Cipe Homes Inc.
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-109899 (Lot 17) & 19-115118 (Lot 24) BG.

CARRIED

6. 19-113637 (Lot 4), 19-115159 (Lot 5), 19-115163 (Lot 11), 19-115155 (Lot 13) BG

LEGAL: Lot 4 Section 27 Township 12 New Westminster District Plan
EPP66381
Lot 5 Section 27 Township 12 New Westminster District Plan
EPP66381
Lot 11 Section 27 Township 12 New Westminster District Plan
EPP66381
Lot 13 Section 27 Township 12 New Westminster District Plan
EPP66381

PID: 030-671-736 (Lot 4)
030-671-744 (Lot 5)
030-671-809 (Lot 11)
030-671-701 (Lot 13)


LOCATION: 12909 Mill Street & 12917 Mill Street
12908 240A Street & 12892 240A Street

OWNER: Cipe Homes Inc.

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-113637 (Lot 4), 19-115159 (Lot 5), 19-115163 (Lot 11), 19-115155 (Lot 13) BG.

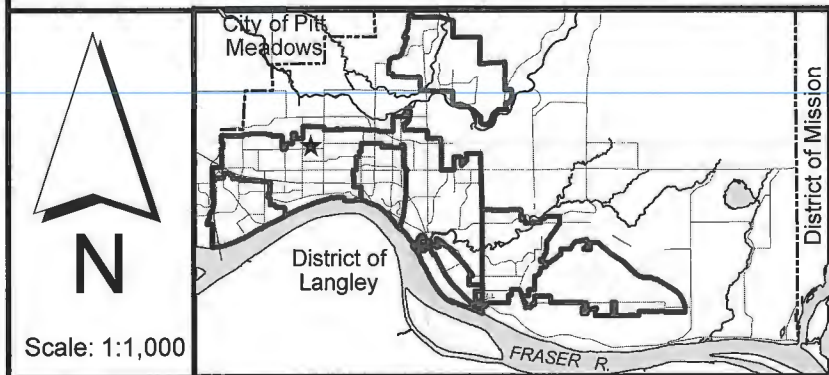
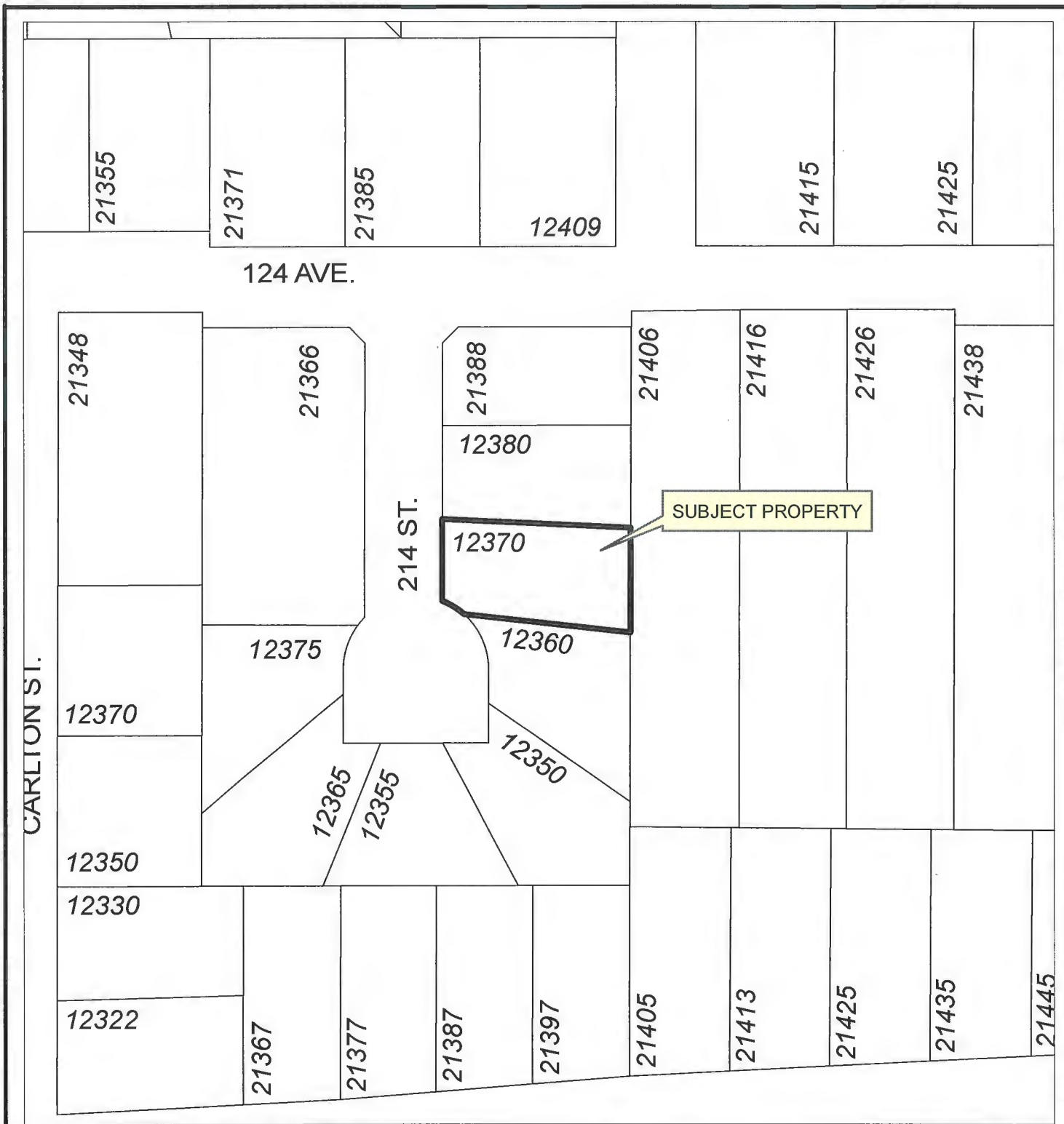
CARRIED



Michael Morden, Mayor
Chair




Kelly Swift, Acting Chief Administrative Officer
Member



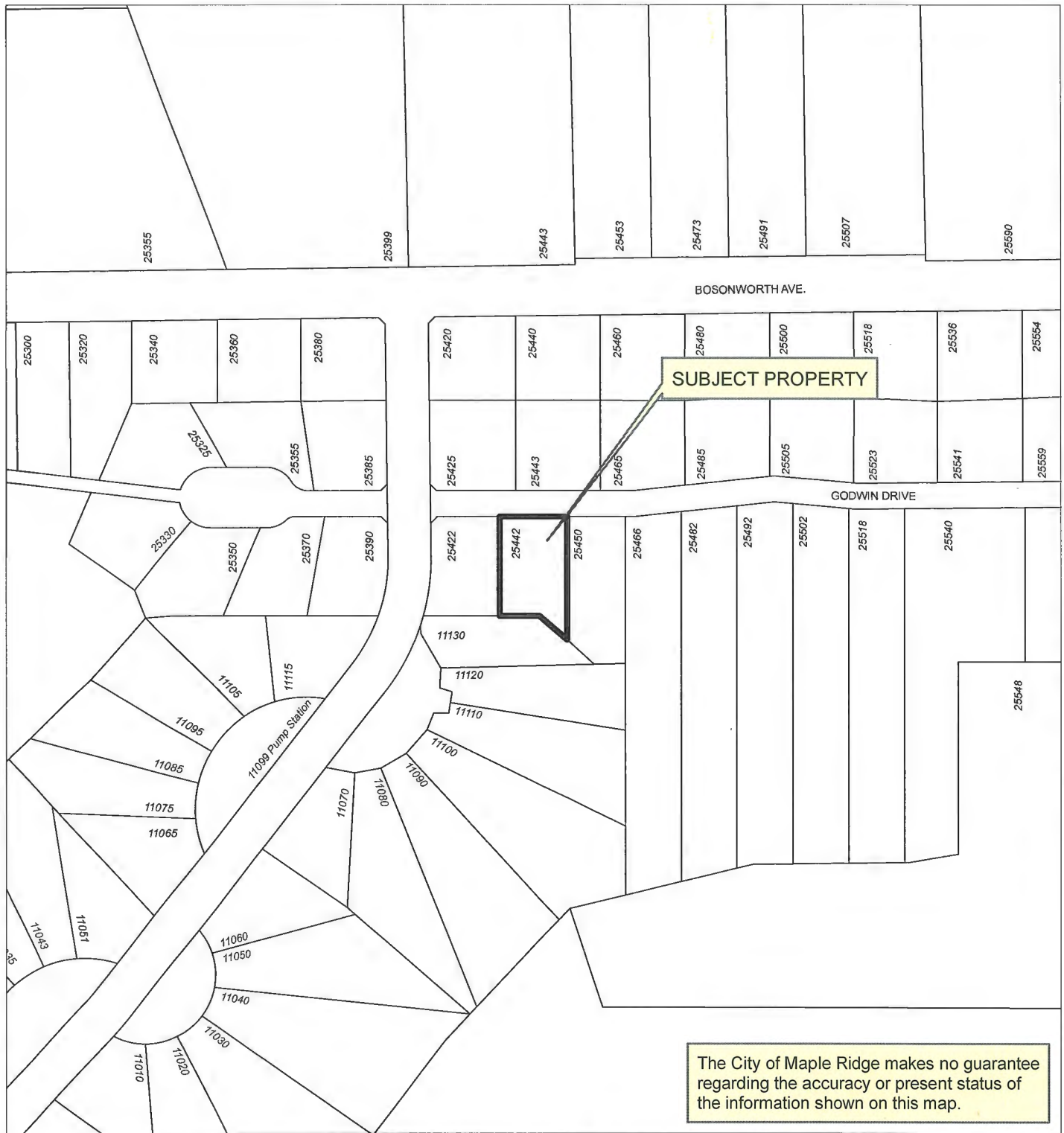
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LICENCES, PERMITS & BYLAWS DEPT.

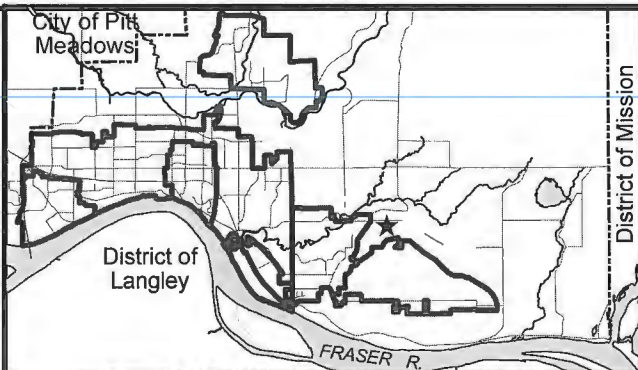
 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Oct 2, 2019
BY: CR



Scale: 1:2,500



25442 Godwin Dr

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

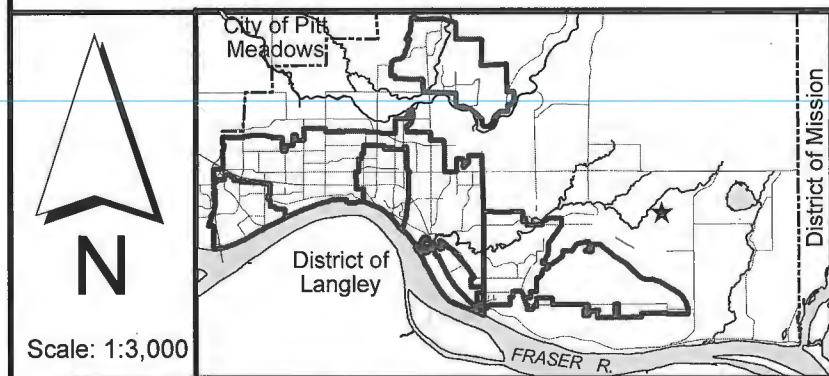
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The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



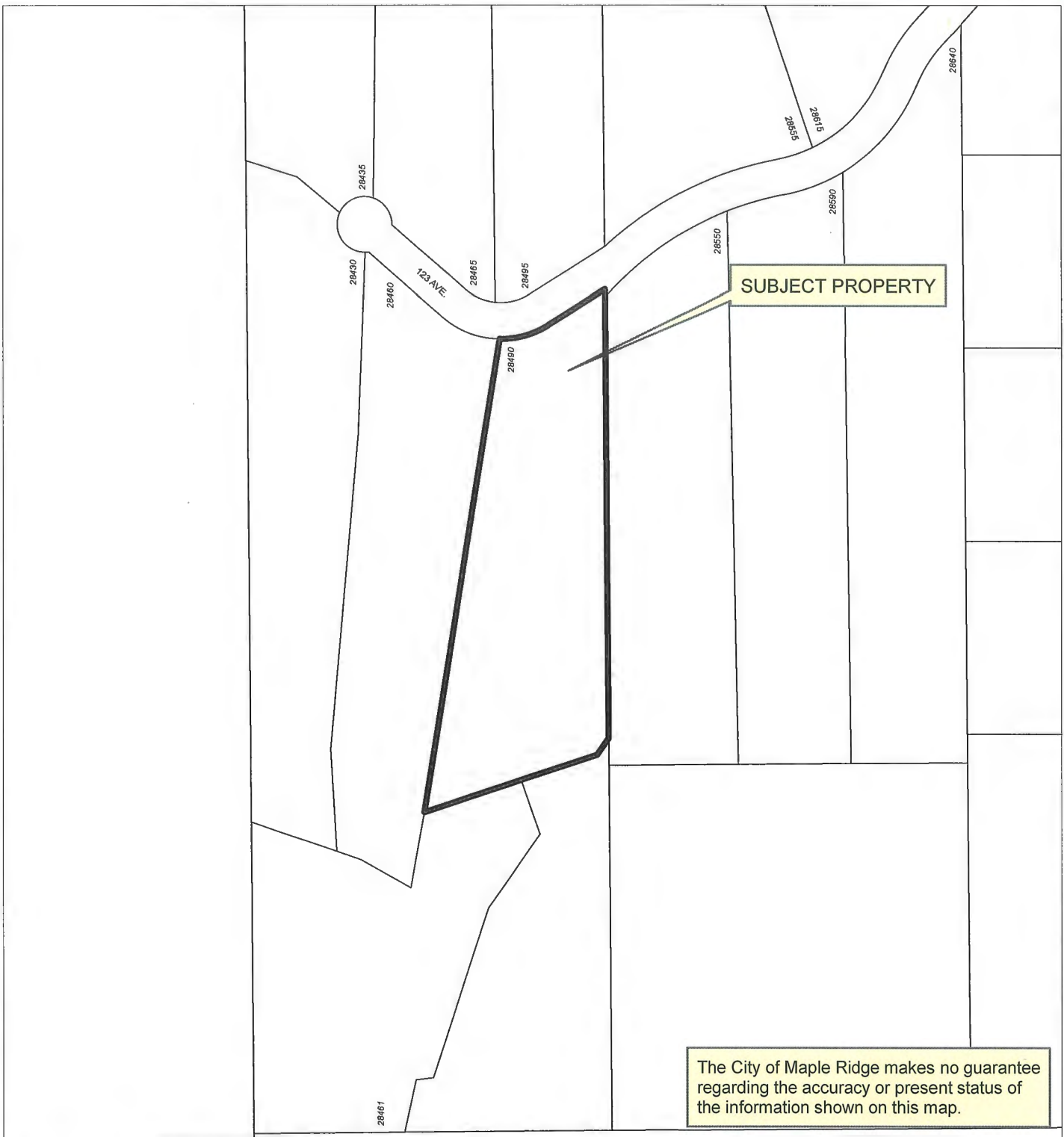
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ENGINEERING DEPARTMENT

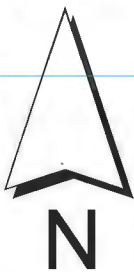
mapleridge.ca

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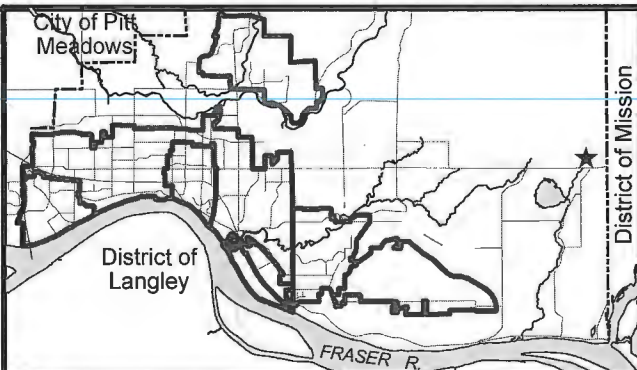
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The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



Scale: 1:3,000



28490 123 Ave

ENGINEERING DEPARTMENT



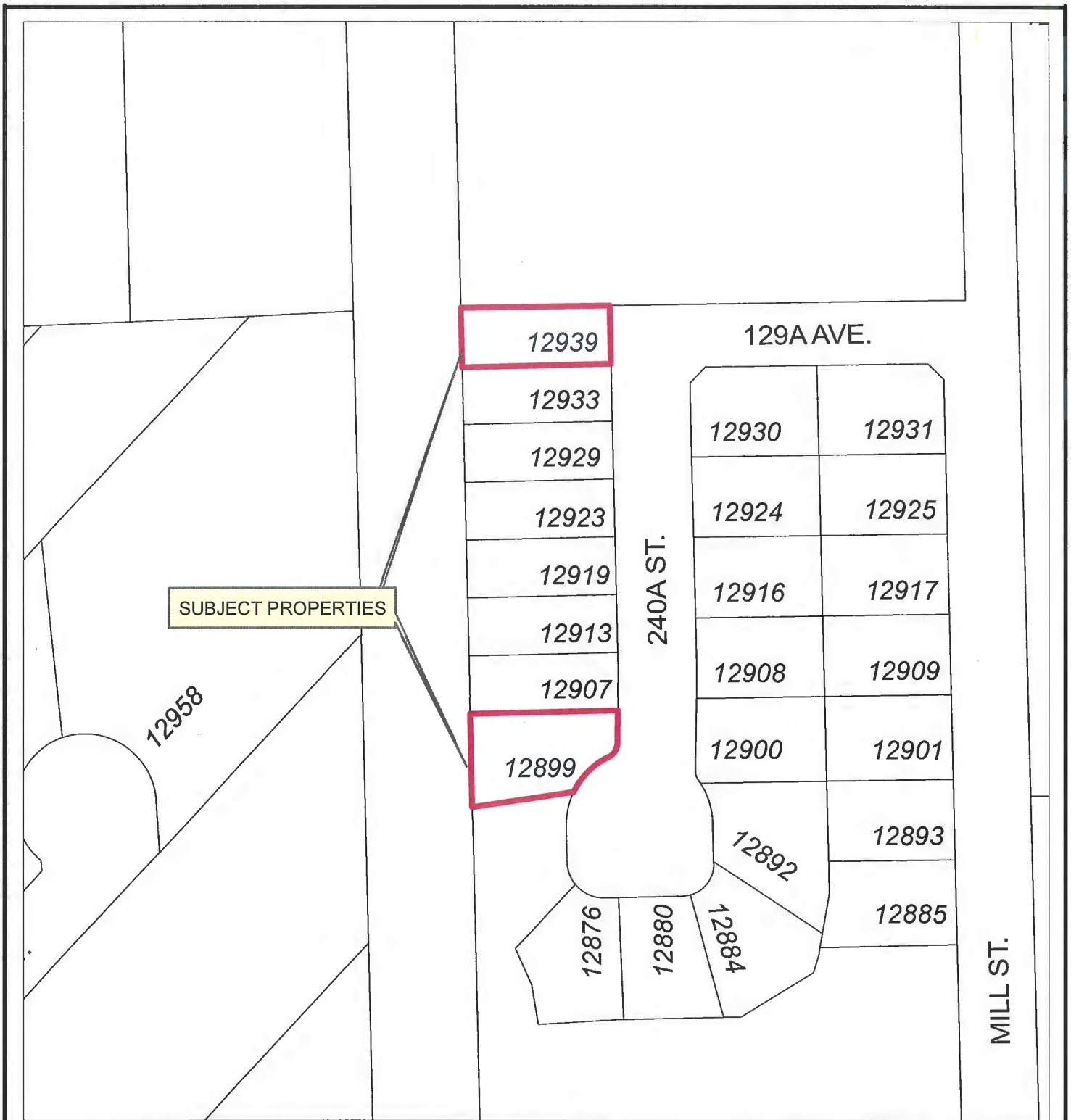
MAPLE RIDGE

British Columbia

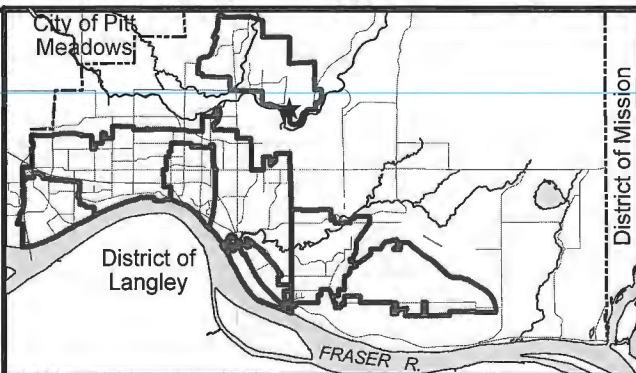
mapleridge.ca

FILE: Untitled
DATE: Oct 1, 2019

BY: C1



Scale: 1:1,000



12899 & 12939 240A St

LICENCES, PERMITS & BYLAWS DEPT.



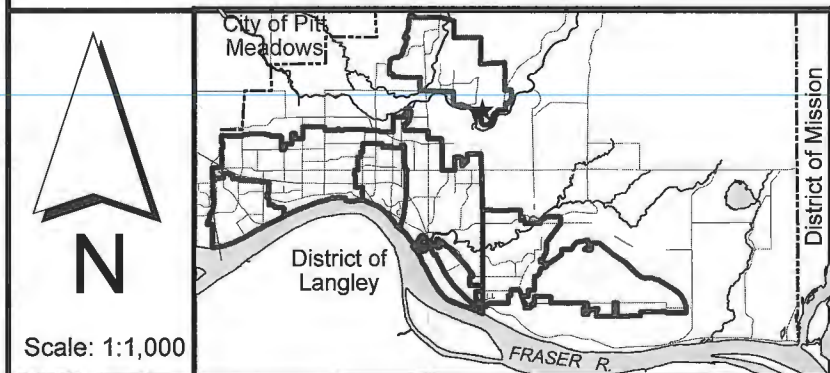
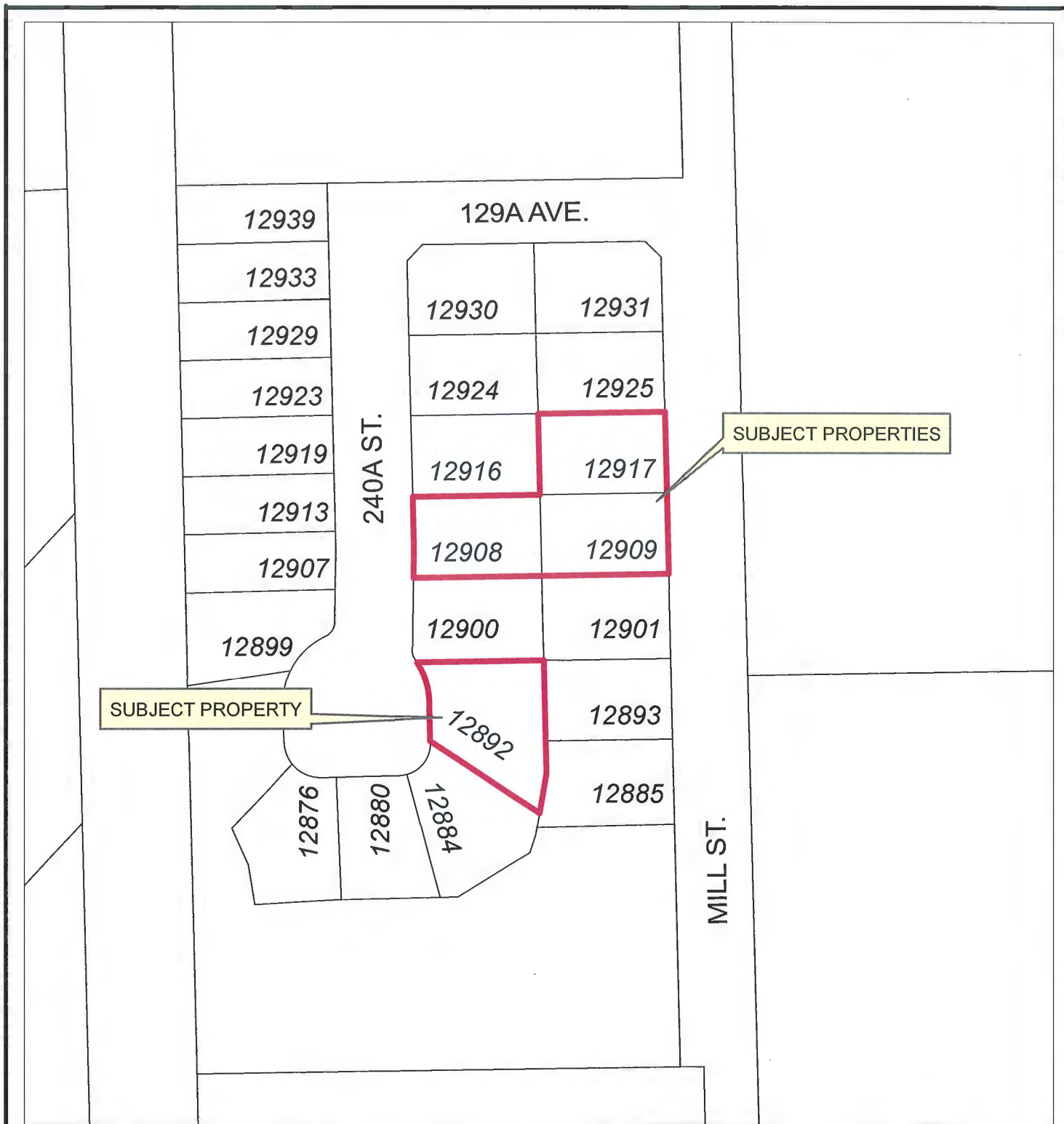
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Oct 3, 2019

BY: CR



12909 & 12917 Mill St
12908 240A & 12892 240A St

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Oct 3, 2019

BY: CR

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
ACTIVE TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Active Transportation Advisory Committee, held in the
Blaney Room, at Maple Ridge City Hall on May 29, 2019 at 7:01 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Vijay Soparkar, Chair	Member at Large
Colette Trudeau	School Trustee
Gary Hare, Vice Chair	Seniors Community Representative
Jennifer Wright	Member at Large - Cycling Representative
Kim McLennan	Municipal Advisory Committee on Accessibility and Inclusiveness Representative

STAFF MEMBERS PRESENT

Purvez Irani	Manager of Transportation / Staff Liaison
Amanda Allen	Committee Clerk

GUESTS

Councillor Meadus	Council Liaison – alternate
Pascale Shaw	School Trustee – alternate

ABSENT

Cpl. Steven Martin	Ridge Meadows RCMP – Traffic Services
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association

Note: Councillor Yousef chaired the meeting as the presiding member

Note: Jennifer Wright participated via GoToMeeting

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-004

It was moved and seconded

That the agenda for the May 29, 2019 Active Transportation Advisory Committee be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-005

It was moved and seconded

That the minutes of the Maple Ridge Active Transportation Advisory Committee meeting dated September 26, 2018 and April 24, 2019 be adopted.

CARRIED

4. **DELEGATION** - Nil

5. **QUESTION PERIOD** - Nil

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair and Vice Chair Elections**

The staff liaison opened the floor to nominations for a Chair.

R/2019-006

It was moved and seconded

That Vijay Soparkar be elected Chair of the Active Transportation Advisory Committee for 2019.

CARRIED

The staff liaison opened the floor to nominations for a Vice Chair.

R/2019-007

It was moved and seconded

That Gary Hare be elected Vice Chair of the Active Transportation Advisory Committee for 2019.

CARRIED

Note: Vijay Soparkar assumed the Chair.

6.2. **Seniors Issues Affecting Active Transportation in Maple Ridge**

Gary Hare gave a PowerPoint presentation '*Think Senior*' highlighting the importance of safety and senior friendly infrastructure that enables seniors to participate in modes of active transportation. There was discussion on the separation of walk and bikeways from traffic, multi-use pathways and the 'complete street' concept. The staff liaison reviewed the phased plan of the TransLink B Line project.

6.3. **Topics for future meetings**

There was discussion on potential topics and the following items and concepts were identified:

- Active neighbourhoods;
- Walkability of downtown corridor (224 Street from 124 Avenue to 117 Avenue) for all ages and abilities;
- Safe and secure bicycle parking;
- Identify barriers/challenges for children walking/cycling to school;
- Utilize mapping technology to identify and educate active transportation opportunities for families in proximity to local schools;

- Partnered education campaigns around behaviours in school zones;
- Walk 30 challenge between communities / schools;

There was discussion on programs that teach children road and cycling safety and the staff liaison will look into City of Maple Ridge participation into such programs and report back at a future meeting.

7. **CORRESPONDENCE** - Nil

8. **ROUNDTABLE**

Members received verbal reports on relevant activities and active transportation topics.

Kim McLennan will bring information on school planning through best practices learned in other communities to a future meeting.

Jennifer Wright will bring information about the in-school HUB program to a future meeting.

It was also noted that that 3 positions were vacant: 2 Members at Large and 1 Youth Representative.

9. **ADJOURNMENT** – 8:23 pm.

“Original signed by Vijay Soparkar”
Vijay Soparkar, Chair

/aa

City of Maple Ridge
ACTIVE TRANSPORTATION ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Active Transportation Advisory Committee, held in the
Blaney Room, at Maple Ridge City Hall on June 26, 2019 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Vijay Soparkar, Chair	Member at Large
Zane Rossouw	Member at Large
Jordan Arsenault	Member at Large – Youth Community
Cpl. Steven Martin	Ridge Meadows RCMP – Traffic Services
Colette Trudeau	School Trustee
Gary Hare, Vice Chair	Seniors Community Representative
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Jennifer Wright	Member at Large - Cycling Representative
Kim McLennan	Municipal Advisory Committee on Accessibility and Inclusiveness Representative

STAFF MEMBERS PRESENT

Purvez Irani	Manager of Transportation / Staff Liaison
Michelle Isley	Administrative Assistant

GUESTS

Councillor Meadus	Council Liaison – alternate
Jackie Chow	HUB Committee

ABSENT

Eric Phillips	Member at Large
Pascale Shaw	School Trustee – alternate

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-008

It was moved and seconded

That the agenda for the June 26, 2019 Active Transportation Advisory Committee be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-009

It was moved and seconded

That the minutes of the Maple Ridge Active Transportation Advisory Committee meeting dated May 29, 2019 be amended to add that under Item 8 Roundtable, it was noted that 3 positions were vacant: 2 Members at Large and 1 Youth Representative.

CARRIED

4. **DELEGATION**

Ms. Chow provided a verbal report and update from the HUB Committee.

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

New Members at Large were welcomed – Jordan Arsenault and Zane Rossouw followed by roundtable introductions.

6.1 **Bicycle Registry Program – 529 Garage**

Members were informed this webpage/tool is available for registering your bicycle.

6.2 **Process for Road Safety Related issues and correspondence**

The staff liaison provided a handout regarding the process/methods and instructions to submit “Traffic and Transportation Related Concerns”. He advised that since this was an Active Transportation Advisory Committee (ATAC) any road safety related issues of concern, separate from active transportation, are to be requested through the City’s Action Request system for action/investigation by the appropriate department.

6.3 **School Cycling Education**

Ms. Wright provided an overview of HUB and shared handouts.

6.4 **Cycling Resources**

(covered under 6.3)

6.5 **Spot Improvements**

Ms. Wright clarified that spot improvements are minor issues, such as signage, pavement markings, etc., and 20 locations have been identified and she will provide further information.

6.6 **Update on the City’s participation in road safety programs for schools**

The staff liaison reported on Road Safety Programs, both past and present. It was noted that ICBC’s piloted Safer City Program was terminated after five years from inception (2000-2005). The City continues ongoing participation with HUB, local PAC groups, Drive to Five program with schools, and partnership with ICBC and RCMP - a kids card campaign to encourage slower speeds in school zones.

7. **CORRESPONDENCE**

The staff liaison provided a verbal update to past correspondence regarding a right-turn lane arrow at 256 Street and Dewdney Trunk Road.

8. **ROUNDTABLE**
Members provided updates and reports on relevant transportation related activities.

9. **ADJOURNMENT – 8:09 pm.**

“original signed by Chair”
Vijay Soparkar, Chair

/mi

City of Maple Ridge

SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on June 5, 2019 at 7:04 pm

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck, Chair	Council Liaison
Annette Morgan	Maple Ridge-Pitt Meadows Katzie Seniors Network
Blaire Mikoda	Member at Large
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Laura Butler	Member at Large
Tarel Swansky, Vice Chair	Member at Large
Val Spurell	Fraser Health – Alternate

STAFF MEMBERS PRESENT

Tony Cotroneo	Staff Liaison / Manager Community Engagement
Amanda Allen	Committee Clerk

GUESTS

Brenna Ayliffe	Fraser Health – Alternate
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ABSENT

Cpl. Amanda Harnett	Ridge Meadows RCMP
Colene Thompson	Maple Ridge Pitt Meadows Katzie Community Network
Elaine Yamamoto	School Trustee
Hailey Robinsmith	Member at Large – Youth Rep
Dr. Ingrid Tyler	Fraser Health
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-013

It was moved and seconded

That the June 5, 2019 Social Policy Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-014

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated May 1, 2019 be adopted.

CARRIED

4. **DELEGATIONS** - Nil

5. **QUESTION PERIOD**

Susan Foster, North Fraser Early Years Community Developer with the Ministry of Children and Family Development, introduced her work and offered to return as a delegation to speak more on the early years framework. The Committee expressed interest in hearing a presentation from Ms. Foster.

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Healthy Communities**

Council received a presentation at the May 28, 2019 Council meeting on My Health My Community survey. Brenna Ayliffe advised that the survey questions submitted on behalf of Maple Ridge were accepted and that the anticipated roll out of the survey will be in Fall 2019. Ms. Ayliffe will share the questions with the Committee.

The staff liaison advised of engagement opportunities sought by the Division of Family Practice. The Division will review the Committee work plan and will reach out if there is interest in engaging around priorities identified in the plan.

Val Spurell reported that a healthy communities committee is being established in Pitt Meadows.

6.2. **Social Policy Engagement Workshop**

Jenny Earley reported on initial discussions with Amy Mullis from UBC's Human Early Learning Partnership (HELP) who is willing to present at the Workshop. The subcommittee will determine possible dates and chronic disease topics for the Workshop.

R/2019-015

It was moved and seconded

That the subcommittee for the Social Policy Engagement Workshop on the EDI be expanded to include the chronic disease Social Policy Engagement Workshop.

CARRIED

6.3. **SPAC Work Plan**

There was discussion on the priority of looking at contractors in the community and the staff liaison will bring information on outreach contractors working in Maple Ridge to the Committee. There was discussion on sending correspondence to service providers asking for current statistics and measures in place, as well as inviting them to present at future meetings. The staff liaison will extend delegation invitations to Coast Mental Health and Dan Kipper from Fraser Health.

6.4. **Food Security** - Nil

7. **COMMITTEE UPDATES**

7.1. **Community Network**

Jenny Earley reported that the Community Network has applied for a grant to obtain a food security coordinator to target the Youth audience. Ms. Early reported on upcoming events and opportunities to engage with Council and the community.

7.2. **Youth Strategy**

Brenna Ayliffe provided an update on the Youth Strategy implementation plan and reported on the grant application submitted by the Youth Table. Ms. Ayliffe reported on recent developments amongst the Youth Strategy subcommittees.

7.3. **Opioid Overdose Working Group**

Brenna Ayliffe provided a history of the Maple Ridge Community Action Team and summarized the goals and a list of projects under the working group. Ms. Ayliffe advised that the Humans of Maple Ridge Gallery will be closing at the end of June and spoke to the compassion photo campaign.

8. **CORRESPONDENCE** - Nil

9. **ROUNDTABLE**

Members received verbal reports on relevant activities and social policy topics including the Maple Ridge-Pitt Meadows Katzie Seniors Network, Community Network Pathways, and ongoing development at the Ridge Meadows Hospital.

Councillor Dueck advised of Council's review of the Committees.

10. **ADJOURNMENT** – 8:57 pm.

“original signed by J. Dueck”
Councillor Judy Dueck, Chair

/aa



**City of Maple Ridge
ADVISORY DESIGN PANEL**

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, June 19, 2019 at 4:05 pm.

PANEL MEMBERS PRESENT

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA
Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC

ABSENT

Shida Neshat-Behzadi	Architect AIBC
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STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-018

It was moved and seconded

That the agenda for the June 19, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-019

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated May 15, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS - Nil**

Note: Stephen Heller joined the meeting at 4:20 pm.

5. **PROJECTS**

- 5.1. **Development Permit No:** 2017-471-RZ
Applicant: Don Schmidt
Project Architect: Kevin Urbas, Above Grade Consulting
Project Landscape Architect: M2 Landscape Architecture
Proposal: Fourplex
Location: 11384 207 Street
File Manager: Adam Rieu

Note: Meredith Mitchell excused herself from discussion of item 5.1 at 4:27pm due to conflict of interest as she is consulting on File No. 2017-471-RZ.

The staff liaison provided an overview of the fourplex development proposal. The project team gave a presentation of the project plans.

R/2019-020

It was moved and seconded

That File No. 2017-471-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Add more diversity to the planting on the outside of the yards ie: taxus hedge;
2. Add foundation planting in the front yard;
3. Add a planting buffer between the sidewalk to Unit 4 and the driveway.

Architectural Comments:

1. Consider alternate location for the main floor powder room in Units 2, 3 and 4 due to adjacency of eating area;
2. Consider revising hierarchy of roof lines ie: upper roof pop up and sloped roof ridge line relationship;
3. Provide continuity of vertical exterior materials such as central flat roof pop up either by extending the roof or bringing down the hardie panel to the ground;
4. Use hardie shake and siding throughout all building elevations.

CARRIED

Note: Meredith Mitchell returned to the meeting at 5:07 pm

- 5.2. **Development Permit No.** **2019-078-DP**
Applicant: Fresh Co (Safeway)
Project Architect: Scott Douglas
Proposal: Exterior improvements
Location: 20101 Loughheed Hwy
File Manager: Adrian Kopystynski

The staff liaison provided an overview of the modifications to the existing Safeway store. The project architect gave a presentation of the project rebranding plans.

R/2019-021

It was moved and seconded

That the File No. 2019-078-DP be supported as presented and the applicant proceed to Council for approval.

CARRIED

- 5.3. **Development Permit No.** **2018-458-DP**
Applicant: Aquilini Development
Project Architect: Craig Taylor
Project Landscape Architect: KD Planning and Design
Proposal: Business Park Development
Location: 11310 Kingston Street
File Manager: Diana Hall

The staff liaison provided an overview of the business park development. The project team gave a presentation of the project plans.

R/2019-022

It was moved and seconded

That File No. 2018-458-DP be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Please provide additional information:
 - a. Site cross sections, including residential context, and conceptual grading
 - b. Environmental consultant report
 - c. Stormwater management plan or report
 - d. Fully coordinated drawings:
 - i. Architecture
 - ii. Landscape
 - iii. Environmental
 - iv. Preliminary grading
2. ~~City staff to provide environmental context map to Advisory Design Panel;~~
3. ~~Provide and enhance the following details:~~
 - a. Acoustic fence
 - b. Trails
 - c. Amenity spaces
 - d. Pedestrian connections and transitions

- e. Retaining wall materials
 - f. Stormwater management details
 - g. Landscape detail of bioswale
 - h. Confirm adequate soil volume for all trees on site and provide tree clusters where possible
4. Explore the potential for amenity spaces away from the buildings;
 5. Consider enhancing pedestrian level landscape treatments at public pathways and street frontages, in particular shrub material;
 6. Consider providing more variability for tree and shrub material and large growing mature size trees;
 7. Provide additional articulation and consideration for residential adjacencies for massing and materiality;
 8. Provide shadow studies to adjacent residential;
 9. Provide a sense of identity to individual buildings;
 10. Provide colour palette options to reduce glare to adjacent residents and an enhanced sense of warmth to the buildings;
 11. Review elevations of buildings for consistency of glazed element integration;
 12. Provide articulation to the south elevation of Lot 7;
 13. Consider improvements for shading and the use of natural light into office interiors.

CARRIED

6. CORRESPONDENCE – Nil
7. QUESTION PERIOD – Nil
8. ADJOURNMENT – 9:05 pm.

“original signed by Steven Bartok”
S. Bartok, Chair

/aa



**City of Maple Ridge
ADVISORY DESIGN PANEL**

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, July 17, 2019 at 4:17 pm.

PANEL MEMBERS* PRESENT

Shida Neshat-Behzadi	Architect AIBC
Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Micole Wu	Landscape Architect BCSLA *(alternate for Stephen Heller)

ABSENT

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Amanda Allen	Committee Clerk

Note: As the Chair and Vice Chair were absent from the meeting, Narjes Miri chaired the meeting.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-023

It was moved and seconded

That the agenda for the July 17, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-024

It was moved and seconded

That the minutes of the Maple Ridge Advisory Design Panel meeting dated June 19, 2019 be adopted.

CARRIED

4. **NEW AND UNFINISHED BUSINESS - Nil**

5. **PROJECTS**

- 5.1. **Development Permit No:** 2017-306-DP
Applicant: Platinum Enterprises Ltd. Avtar Johl
Project Architect: Barnett Dembek Architects Inc.
Project Landscape Architect: PMG Landscape Architect
Proposal: 330 apartment units RM-2
Location: 22229 Brown Avenue,
12087, 12097, 12117, 12127, 12131 and 12149 223 Street
File Manager: Adam Rieu

The staff liaison provided an overview of the development proposal. The project team gave a presentation of the project plans.

R/2019-025

It was moved and seconded

That File No. 2017-306-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Consider providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;
2. Consider programming for older children in amenity areas;
3. Ensure tree selection on slab is appropriate for soil depth;
4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

Architectural Comments:

1. Consider articulating or providing windows on blank walls of Building 1;
2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;
3. Consider providing access to the washroom from the elevator corridor;
4. Consider adding accent colours to the facades and incorporating colour palette to landscape;
5. Consider adding variety to material to create individual building identities.

CARRIED

Note: Micole Wu joined the meeting at 5:07 pm as the alternate Landscape Architect for Stephen Heller

Note: Meredith Mitchell excused herself from the panel/meeting at 5:29 due to conflict of interest as she is consulting on File No. 2018-484-DP and did not return.

5.2.	Development Permit No.	2018-484-DP
	Applicant:	Geoff Lawlor
	Project Architect:	Geoff Lawlor
	Project Landscape Architect:	Meredith Mitchell, M2 Landscape Architecture
	Proposal:	Mixed Use Commercial
	Location:	12010 232 Street & 23223 Dewdney Trunk Road
	File Manager:	Wendy Cooper

The staff liaison provided an overview of the mixed use two storey commercial development. The project team gave a presentation of the project plans.

R/2019-026

It was moved and seconded

That application 2018-484-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Clarify the guardrail location on landscape drawings;
2. Plant a row of shrubs between the asphalt lane and wood fence on neighbouring lot;
3. Consider moving the oil interceptor behind the trellis further away from proposed trees;
4. Consider adding different colours or patterns to the pavers in building main entry area;
5. Consider using shade tolerant plants under the two retained existing trees;
6. Ensure the mature height of the selected street tree species do not conflict with overhead power lines;
7. Ensure street trees within the 7.5 visual clearance at intersection does not obstruct visual sightlines while driving;
8. Coordinate with BC Hydro to confirm existing electrical kiosk location; if kiosk needs to remain at current location provide aesthetic coating or landscape screening to the kiosk;
9. Consider controlling water run off on East side of north parking lot to neighbouring property ie: bioswale.

Architectural Comments:

1. Discuss with City of Maple Ridge the possibility to reduce parking stalls in consideration of providing a larger public amenity space by stepping back the Eastern portion of the building;
2. Consider emphasizing more on the integrity of the building entry as a gateway to residential areas;
3. Consider redesign of the entry roof;
4. Consider a different material with accent colour for trellis and garbage enclosure to compliment the modern look of building;
5. Consider adding more accent colour throughout the building façade elements;
6. Consider providing signage guidelines for tenants;
7. Consider proportionality of pylon sign size.

CARRIED

6. CORRESPONDENCE – Nil
7. QUESTION PERIOD – Nil
8. ADJOURNMENT – 7:01 pm.

“original signed by Narjes Miri”
Narjes Miri, Presiding Member

/aa

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Disbursements for the month ended July 31, 2019

MEETING DATE: Oct 15, 2019
FILE NO: 2299644
MEETING: Council

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended July 31, 2019 be received for information only.

GENERAL	\$ 42,909,860
PAYROLL	\$ 1,962,846
PURCHASE CARD	\$ 96,950
	<u>\$ 44,969,656</u>

DISCUSSION:**a) Background Context:**

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

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

b) Citizen/Customer Implications:

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

c) **Business Plan/Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

• BA Blacktop – 2019 pavement rehabilitation program	\$	349,903
• Cedar Crest Lands (BC) Ltd– Telosky Stadium synthetic turf fields	\$	1,081,839
• Chandos Construction Ltd – Maple Ridge Leisure Centre upgrades	\$	1,220,990
• Denis K Walz Law Corp “In Trust” – Land acquisition	\$	1,817,315
• Harbour International Trucks– Recycling truck X3	\$	791,008
• Harbour International Trucks – Sander dump truck	\$	261,677
• Ministry of Transportation – Haney Bypass improvements	\$	268,789
• RCMP - RCMP contract Jan 1 - Mar 31/19	\$	3,702,354
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	220,672
• School District #42 South Albion area neighbourhood park amenities	\$	431,250
• Tybo Constructors Ltd – Albion reservoir expansion	\$	159,848
• Yellowridge Construction Ltd– Maple Ridge Fire hall #4	\$	996,581

The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in July:

• Albion Dyking District – 2019 collections	\$	276,062
• BC Assessment Authority – 2019 collections	\$	1,141,741
• G.V. Sewerage & Drainage – DCC collections Jan-Jun'19	\$	758,603
• Province of BC - School tax remittance	\$	22,696,233
• Road 13 Dyking District of Maple Ridge – 2019 collections	\$	161,052
• Tretheway Edge Dyking District – 2019 collections	\$	49,297

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended July 31, 2019 have been reviewed and are in order.



Prepared by: **Trevor Hansväll**
Accountant 2



Approved by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer



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

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - July 2019

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing	41,307
Albion Dyking District	2019 collections	276,062
Alouette River Management Society	2019 service grant	20,000
Aplin & Martin Consultants Ltd	132 Avenue connector concept	3,408
	Drainage design standards review	3,436
	Watermain replacement - 232 St	3,523
	Local area service 20300 Block Hampton Street	14,195
April Meadows	Landscaping - 13000 Block 232 St	19,031
BA Blacktop	2019 pavement rehabilitation program	349,903
BC Assessment Authority	2019 requisition	1,141,741
BC Hydro	Electricity	130,648
Braun Geotechnical Ltd	Geotechnical assessment - River Rd	12,149
	Piezometer Installation and measurement	4,436
	Professional fees - consulting	4,964
	MRSS LED tower lighting and bleachers	5,198
CDW Canada Inc	Juniper enterprise support - 1 year	50,292
	Veeam backup renewal - 1 year	42,703
	VMWare renewal - 1 year	13,388
	Leisure Centre desktop replacement	7,436
	Netmotion renewal	5,485
	Monitor replacements	1,231
Cedar Crest Lands (BC) Ltd	Telosky Stadium synthetic turf fields	1,081,839
Chandos Construction Ltd	Maple Ridge Leisure Centre upgrades	1,220,990
Charter Telecom Inc	Nutanix software	7,583
	Back up supply switch	13,385
City of Pitt Meadows	2018 CPO costs	28,921
Cobing Building Solutions	Hammond Pool	6,429
	Leisure Centre	1,330
	Library	1,657
	RCMP	8,355
Co-Pilot Industries Ltd	Gravel and dump fees	20,958
Cummins Western Canada	Firetruck repair	15,430
CUPE Local 622	Dues - pay periods 19/12 & 19/13	33,047
Denis K Walz Law Corp "In Trust"	Land acquisition	1,817,315
Dougness Holdings Ltd	Catch basin cleaning	44,888
Downtown Maple Ridge Business	50% of 2019 BIA funding	138,450
Drake Excavating (2016) Ltd	263 St water pump station project	60,326
	Watermain excavation - Ansell St	11,545
Emergency Communications	Dispatch levy - 3rd quarter	278,418
Fred Surridge Ltd	Waterworks supplies	19,906
Genesis Security BC Group Ltd	Site security (June 14 - 27)	76,958
Geoadvice Engineering Inc	PRV Assessment and Failure contingency planning	16,072
Golden Ears Winter Club	Summer operation Apr-Aug'19	15,976
Great Canadian Entertainment Centre	Security refund	100,000
Greater Vancouver Sewerage & Drainage	DCC collection Jan-Jun'19	758,603
Greater Vancouver Water District	Water consumption Mar 27 - Apr 30/19	649,623
Hallmark Facility Services Inc	Janitorial services & supplies:	
	City Hall	3,713
	Fire Halls	4,890
	Library	5,867
	Operations	4,400
	Randy Herman Building	5,138
	RCMP	4,373
	Whonnock Lake	2,520

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Harbour International Trucks	Recycling truck X3	791,008	
	Sander dump truck with underbody plow	<u>261,677</u>	1,052,685
Harbour West Consulting Inc	Professional fees - recruitment		15,750
Homestead Developments Ltd	Security refund		104,566
Hongs Nursery	2019 seasonal moss hanging baskets		19,764
Johnston Davidson	Consulting services - Fire Hall #4		19,375
Kanaka Education & Environmental Society	2019 service grant		20,000
Lafarge Canada Inc	Roadworks material		25,850
Manulife Financial	Employer/employee remittance		156,728
Maple Industries Ltd	Latecomer agreement		245,744
Maple Leaf Disposal Ltd	Refuse container and litter collection		19,024
Maple Ridge & PM Arts Council	Arts Centre contract		56,362
McElhanney Consulting Services	227 St watermain replacement	57,987	
	232 St (132 Ave - Silver Valley Rd prelim & design)	19,592	
	Drainage upgrade program - Albion flow monitoring	<u>37,381</u>	114,959
Medical Services Plan	Employee medical & health premiums		20,288
Ministry of Transportation	Haney Bypass improvements		268,789
Multitrends Inc	IT technician support services - July		15,876
Municipal Insurance Association	Insurance deductibles		98,946
Municipal Pension Plan BC	Employer/employee remittance		487,330
Pacific Flow Control Ltd	Waterworks supplies		15,467
Prime Traffic Solutions Ltd	Traffic control		21,346
Province of BC	School tax remittance		22,696,233
PW Trenchless Construction Inc	Sanitary sewer replacement - River Road		500,035
RCMP - Receiver General For Canada	RCMP contract Jan 1 - Mar 31/19		3,702,354
Receiver General For Canada	Employer/employee remittance PP19/13 & PP19/14		773,301
RG Arenas (Maple Ridge) Ltd	Ice rental - June	60,929	
	Curling rink operating expenses - May	<u>6,038</u>	66,967
Ridge Meadows Seniors Society	Quarterly operating grant		53,161
Ridge Meadows Recycling Society	Monthly contract for recycling	220,672	
	Litter pick up contract	1,320	
	Weekly recycling	<u>503</u>	222,495
Road 13 Dyking District	2019 collections		161,052
Sanscorp Products Ltd	Roadworks material		25,734
School District #42	South Albion area neighbourhood park amenities		431,250
Shape Architecture Inc	Leisure Centre pool renovations	11,811	
	Squash court feasibility study	<u>5,250</u>	17,061
Stantec Consulting Ltd	263 St water pump station replacement	4,836	
	Foreman Drive PRV station and flow meter chamber modifications	1,086	
	Emergency supply & distribution of drinking water study	<u>16,734</u>	22,656
Stewart Mcdannold Stuart	Professional fees		27,513
Summit Earthworks Inc	20300 block of Hampton St utility and road construction		155,026
Suncor Energy Products	Gasoline & diesel fuel		95,045
Surrey Fire Service	Annual dispatch operating charges		102,412
Tretheway Edge Dyking District	2019 collections		49,297
Triumph Traffic Industries Inc	Traffic control		17,492
Tundra Plumbing Ltd	RCMP boiler replacement	28,298	
	Washroom repairs	1,940	
	Ventilation system repair	<u>1,549</u>	31,786
Tybo Constructors Ltd	Albion Reservoir expansion		159,848
Vane Lawn & Garden	Mowing and trimming (Apr & May)		31,253
Warrington PCI Management	Advance for Tower common costs		70,000

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Westridge Security Ltd	Memorial Peace Park guards (June)	17,199	
	Community patrols (June)	14,742	
	Guard service (June)	6,673	38,614
Windmill Flooring	Carpet tile - Library		21,289
Workers Compensation Board BC	Employer/Employee remittance - 2nd quarter		158,029
Yellowridge Construction Ltd	Maple Ridge Firehall #4		996,581
Disbursements In Excess \$15,000			42,014,873
Disbursements Under \$15,000			894,987
Total Payee Disbursements			42,909,860
Payroll	PP19/13 & PP19/14		1,962,846
Purchase Cards - Payment			96,950
Total Disbursements July 2019			44,969,656

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: Oct 15, 2019
FILE NO: 2312852
FROM: Chief Administrative Officer
MEETING: Council
SUBJECT: Disbursements for the month ended August 31, 2019

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended August 31, 2019 be received for information only.

GENERAL	\$ 29,149,587
PAYROLL	\$ 2,897,979
PURCHASE CARD	\$ 80,645
	<u>\$ 32,128,211</u>

DISCUSSION:

a) Background Context:

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

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

b) Citizen/Customer Implications:

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

c) **Business Plan/Financial Implications:**

Highlights of larger items included in Financial Plan or Council Resolution

• Astroturf West Distributor Ltd – Telosky Stadium supply & installation	\$	1,310,379
• BA Blacktop – Downtown enhancement project	\$	174,163
• Cedar Crest Lands (BC) Ltd – Telosky Stadium synthetic turf fields	\$	614,143
• Chandos Construction Ltd – Maple Ridge Leisure Centre upgrades	\$	295,555
• Genesis Security BC Group Ltd– Site security (May24-30,Jun28-Aug 1)	\$	316,824
• Golden Globe Construction Ltd – Telosky Stadium Field House	\$	151,733
• MRC Total Build Lp – 232 St road and drainage Improvements	\$	785,073
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	220,672
• School District #42 – Final settlement for land	\$	970,140
• Yellowridge Construction Ltd - Maple Ridge Fire hall #4	\$	1,039,387

The municipality acts as the collection agency for other levels of government or agencies. The following collections were remitted in August:

• G.V. Sewerage & Drainage – 2019 requisition	\$	7,740,556
• G.V. Regional District - 2019 requisition	\$	1,241,507
• South Coast BC Transportation Authority – 2019 collections	\$	6,929,231

d) **Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

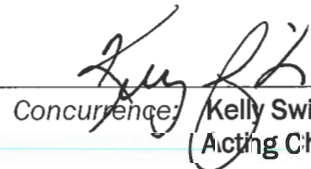
The disbursements for the month ended August 31, 2019 have been reviewed and are in order.



Prepared by: **Trevor Hansväll**
Accountant 2



Approved by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer



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

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - AUGUST 2019

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing	32,303
1060233 BC Ltd	Security refund	140,718
Alouette River Management Society	Adopt-a-block	6,250
	Summer camps 2019	14,392
Associated Engineering (BC) Ltd	225 St FM Upgrade Construction Engineering Services	11,725
	South slope forcemain upgrade	10,329
Astroturf West Distributor Ltd	Telosky Stadium synthetic turf supply and installation	1,310,379
BA Blacktop	Downtown enhancement project	174,163
Badger Daylighting Lp	Hydro-excavation - multiple locations	28,670
Barr Plastics Inc	Vertical brine tanks	28,196
BC Hydro	Electricity	142,744
CUPE Local 622	Dues - pay periods 19/14 & 19/15	32,512
Canada Pipe Company Ltd	119 Ave - watermain installation	22,050
	Ansell and 125th Ave - watermain installation	22,520
CDW Canada Inc	Dell computers I7-8700	16,674
Cedar Crest Lands (BC) Ltd	Telosky Stadium synthetic turf fields	614,143
	Garibaldi sports courts restoration	78,170
	Fire Fighters Park construction	79,219
Chandos Construction Ltd	Leisure Centre upgrades	295,555
City of Pitt Meadows	Maple Ridge drainage/diking contribution	211,131
Cobing Building Solutions	Maintenance:	
	Leisure Centre	18,878
	Municipal Hall	10,517
	Operations	492
	RCMP	587
	Rieboldt Park	3,621
Co-Pilot Industries Ltd	Gravel and Dump fees	21,174
CSDC Systems Inc	Completion of Amanda and Go-Live support	17,672
DMD & Associates Ltd	228 St at 119 Avenue - design	5,923
	Operations Centre generator	10,590
	Memorial Park event kiosks	450
Dougness Holdings Ltd	Catch basin cleaning	11,401
	CCTV sanitary sewer- Fisherman Rd & McKay Street	13,146
	Flush and CCTV storm sewer - Lorne St	2,772
Drake Excavating (2016) Ltd	263 St water pump station project	51,383
	Clean up at Cottonwood landfill	10,955
	Placing of Rip Rap - 13336 232 St	4,458
Eagle West Crane & Rigging	Purchase and delivery of concrete barriers	17,405
Fred Surridge Ltd	Waterworks supplies	24,485
Genesis Security BC Group Ltd	Site security (May 24-30 + Jun 28-Aug 1)	316,824
Glenhawk Properties Ltd	Security refund	24,162
Golden Globe Construction Ltd	Telosky Stadium Field House	151,733
Greater Vancouver Sewerage & Drainage	Sewerage and Drainage 2019 requisition	7,740,556
	Maple Ridge Residential Transfer Station	75
Greater Vancouver Water District	Water Consumption (May 1- Jun 25)	1,580,658
Greater Vancouver Regional District	2019 requisition	1,241,507
Hallmark Facility Services Inc	Janitorial services & supplies:	
	City Hall	7,986
	Fire Halls	10,034
	Library	15,536
	Operations	8,799
	RCMP	19,179
	Whonnock lake	1,260
Image Painting & Restoration	Hammond Community Centre - prep & paint	23,678

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
	Leisure Centre pool area - prep & paint	11,550	
	Scissor lift rental	8,138	43,365
Lafarge Canada Inc	Roadworks material		40,126
Manulife Financial	Employer/employee remittance		323,183
Maple Ridge & PM Arts Council	Arts Centre Contract	56,362	
	Canada Day	857	
	Program revenue - (Jun-Jul)	36,015	93,234
Maple Ridge Museum & Archives	Fee for service		95,014
Medical Services Plan	Employee medical & health premiums		20,775
Miza Architects Inc	Whonnock Lake Canoe & Kayak Facility Improvements		20,072
Maple Ridge & PM Community Services	Grant to restorative justice program		15,800
Maple Ridge & PM Home Show Society	Electrical kiosks - Albion Fairgrounds		16,000
MRC Total Build Lp	232 St road and drainage Improvements		785,073
Municipal Pension Plan BC	Employer/employee remittance		494,486
Nations First Contracting	Replacement of Whonnock Lake swim dock		31,815
Ocean Marker Sports Surfaces	Telosky/Thomas Haney holdback release		102,816
Oracle Canada	Oracle Database - software license and support		21,920
Pacific Flow Control Ltd	Waterworks supplies		15,409
Paul Bunyan Tree Services	Tree maintenance & damaged tree removal		27,129
Pedre Contractors Ltd	Dewdney Trunk Rd watermain replacement		34,351
Pomerleau Inc	270A St reservoir and pump station		139,439
Prime Traffic Solutions Ltd	Traffic control		21,793
Progressive Fence Installation	Fencing materials and repairs		15,611
Province of BC	Employer health tax		323,585
PW Trenchless Construction Inc	Sanitary sewer replacement - River Road		47,682
RF Binnie & Associates Ltd	Telosky Stadium/Thomas Haney Secondary school	12,334	
	Maple Ridge Lawn bowling club re-carpeting	3,375	15,709
Receiver General For Canada	Employer/employee remittance PP19/15 & PP19/16		726,490
RG Arenas (Maple Ridge) Ltd	Ice rental - July	62,960	
	Curling Rink Operating expenses	2,066	65,026
Ricoh Canada Inc	Printing services		17,498
Ridge Meadows Recycling Society	Monthly contract for recycling	220,672	
	Recycling services	1,783	222,455
Rogers	Rogers Cellphone bill (Jul-Aug)		20,700
Sanscorp Products Ltd	Roadworks material		22,749
School District #42	Final settlement for land - Albion Community Centre		970,140
Scottish Line Painting Ltd	Thermoplastic road markings		127,953
Shape Architecture Inc	Leisure Center pool renovation		40,818
Simcic + Uhrich Architects	Maple Ridge Secondary	28,082	
	Telosky Stadium Field House	10,149	38,232
South Coast BC Transportation Authority	2019 requisition		6,929,231
Spacemakeplace Design	Leisure Centre community mosaic		22,000
Stewart Mcdannold Stuart	Professional fees		22,679
Suncor Energy Products	Gasoline & Diesel fuel		97,993
Tundra Plumbing Ltd	Replace Failing water main to spray park	18,785	
	Washroom repairs	4,175	22,960
Tybo Constructors Ltd	Albion reservoir expansion		41,887
Vane Lawn & Garden	Moving and Trimming services - (Jun-Jul)		33,621
Warrington PCI Management	Tower common costs		70,000
Webbco Industrial Ltd	Foreman drive at 232 St PRV and flowmeter station		33,443
Western Oil Services Ltd	Indroon Road bulk fill water station	27,702	
	Cleaned internal pumping unit	376	28,079
Westerra Equipment Lp	Vermeer BC1500 Brush Chipper		100,909
Westridge Security Ltd	Memorial Peace Park & Tower guards	18,059	
	Community patrols	32,716	50,775

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Whitestar Property Services	Landscaping - (Jun-Jul)	8,353	
	Invasive treatment	2,526	
	Tree watering services	3,749	
	Jackson Ridge project- Site remediation and initial maintenance	4,914	19,542
Windmill Flooring	Library 2nd floor carpeting	21,792	
	224th AIR carpet replacement	3,269	
	CMR standard cove base (Fraser/Alouette Room)	773	25,833
WSP Canada Inc	Sewer network modelling	13,491	
	Maple Ridge Albion Reservoir expansion project	6,628	
	McNutt Road PRV Chamber Replacement	1,155	21,274
Yellowridge Construction Ltd	Maple Ridge Firehall #4		1,039,387
Disbursements In Excess \$15,000			28,172,124
Disbursements Under \$15,000			977,464
Total Payee Disbursements			29,149,587
Payroll	PP19/15, PP19/16 & PP19/17		2,897,979
Purchase Cards - Payment			80,645
Total Disbursements August 2019			32,128,211

1000 Bylaws

City of Maple Ridge
Bylaw No. 7568-2019

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

WHEREAS, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from property taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for an exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements for the years 2020-2023;

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

1. The properties described on "Schedule A" through "Schedule H"; which are attached to this bylaw, shall be exempt from property taxation for the years 2020-2023 provided that the lands, buildings, or portions of building thereon, continue to be used for the purpose for which tax exemption has been granted.
2. This Bylaw shall be cited for all purposes as Maple Ridge Property Tax Exemption Bylaw No. 7568-2019.
3. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a first time the 1st day of October, 2019.

READ a second time the 1st day of October, 2019.

READ a third time the 1st day of October, 2019.

ADOPTED the _____ day of _____, 2019.

PRESIDING MEMBER

CORPORATE OFFICER

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE A"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Scout Properties (B.C./ Yukon) Ltd.	27660 Dewdney Trunk Road	05299-0100-0	Lot 1, Sec 17, TWP 15, NWD, PL NWP82116	014-874-229
Girl Guides of Canada	26521 Ferguson Avenue	05322-0300-1	Lot 1, Sec 7, TWP 15, NWD, PL NWP70434	002-388-189
Portion of Land and Improvements owned by the City of Maple Ridge/Leased to: Ridge Meadows Seniors Society	12148 224 Street	52700-0001-0	Lot 2, Sec 20, TWP 12, NWD, PL LMS4011	024-607-525
Fraternal Order of Eagles	23461 132 Avenue	73878-0300-6	Lot 3, Sec 28, TWP 12, NWD, PL NWP13167	009-781-455
Ruskin Community Hall	28395 96 Avenue	94856-0000-8	Lot 1, Sec 4, TWP 15, NWD, PL NWP4048	011-015-322

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE B"

That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from municipal property taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Region View Recreation Services (Public Golf Course)	20818 Golf Lane	21238-1001-1	Lot 1, DL 277, NWD, PL NWP84260	015-947-424

City of Maple Ridge
Bylaw No. 7568-2019

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE C"

That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Occupied By: Maple Ridge Search and Rescue Society	23598 Jim Robson Way	84120-0005-0	DL 275, NWD, PL LMP45108	N/A

City of Maple Ridge
Bylaw No. 7568-2019

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE D"

That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Maple Ridge Pitt Meadows Arts Council	11944 Haney Place	31711-1000-0	N/A	N/A
Greater Vancouver Sewage & Solid Waste/Leased to: Ridge Meadows Recycling Society	10092 236 Street	84112-0001-0	Lot B, DL 275, NWD, PL NWP7587	011-259-281
City of Maple Ridge/ Leased to: Katie's Place	10255 Jackson Road	84292-0100-0	Lot 2, Sec 3, TWP 12, NWD, PL NWP38409	N/A
City of Maple Ridge/Leased to: BC Society for the Prevention of Cruelty to Animals	10235 Jackson Road	84292-0257-0	Lot A, Sec 3, TWP 12, NWD, PL BCP43808	028-160-100

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE E"

That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship and not including any portion of the property used for a commercial purpose, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Wildwood Fellowship Church	10810 272 Street	05071-0100-5	Lot 1, Sec 8, TWP 15, NWD, PL NWP15658	010-090-797
Ridge Meadows Open Door Church	11391 Dartford St	10622-0100-0	Lot 695, DL 278, NWD, PL NWP114	011-525-606
B.C. Conference of Mennonite Brethren Churches Inc.	20450 Dewdney Trunk Road	20762-0305-0	Lot 1, DL 222, NWD, PL LMP40767	024-380-253
Christian & Missionary Alliance (Canadian Pacific District)	20399 Dewdney Trunk Road	20804-0401-1	Lot 1, DL 241, NWD, PL NWP83237	015-254-399
St. Pauls Evangelical Lutheran Church of Haney B.C.	12145 Laity Street	20861-0100-4	DL 242, NWD	012-842-320
St. John the Divine Anglican Church	21299 River Road	20920-0100-1	Lot 331, DL 248, NWD, PL NWP65523	003-630-421
Generations Christian Fellowship / Colleen Findlay Foundation	11601 Laity Street	21034-0000-8	Lot 381, DL 249, NWD, PL NWP58286	005-703-808
Roman Catholic Archbishop of Vancouver Church	20285 Dewdney Trunk Road	21140-0400-1	Lot 1, DL 263, NWD, PL NWP75684	008-434-271
Maple Ridge Christian Reformed Church	20245 Dewdney Trunk Road	21142-3300-3	Lot 33, DL 263, NWD, PL NWP71910	004-613-333
Burnett Fellowship Baptist Church	20639 123 Avenue	21190-0001-0	Lot 1, DL 276, NWD, PL LMP42697	024-551-741
Church of Jesus Christ of Latter Day Saints in Canada	11750 207 Street	21255-0201-X	Lot 369, DL 277, NWD, PL NWP54899	005-333-504
Trustees of the Kanaka Creek Congregation of Jehovah's Witnesses	11770 West Street	21335-2200-2	Lot 22, DL 280, NWD, PL NWP67774	000-556-505
Church of the Nazarene	21467 Dewdney Trunk Road	41990-0000-8	Lot B, DL 245, NWD, PL NWP9007	011-402-911
High Way Church	21746 Lougheed Highway	42162-0000-X	Lot 3, DL 247, NWD, PL NWP6664	011-228-393
Congregation of the Haney Presbyterian Church	11858 216 Street	42176-0000-8	Lot 324, DL 247, NWD, PL NWP64655	003-471-951
Trustees of the Congregation of the Golden Ears United Church	22165 Dewdney Trunk Road	42249-0100-6	Lot C, DL 356, NWD, PL NWP14898	006-588-697
Maple Ridge Baptist Church	22155 Lougheed Highway	42331-0100-1	Lot A, DL 397, NWD, PL NWP67821	000-580-376

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

“SCHEDULE E” continued

Governing Council of the Salvation Army in Canada	22188 Lougheed Highway	42345-0200-0	Lot A, DL 397, NWD, PL NWP68759	000-933-295
Roman Catholic Archbishop of Vancouver	22561 121 Avenue	52788-0000-8	Lot 24, Sec 20, TWP 12, NWD, PL NWP1161	012-020-389
Trustees of Webster's Corner United Church	25102 Dewdney Trunk Road	63029-0100-5	Lot 5, Sec 14, TWP 12, NWD, PL NWP3275	010-904-140
Parish of St. George (Maple Ridge)	23500 Dewdney Trunk Road	63157-2001-1	Lot A, Sec 16, TWP 12, NWD, PL NWP83835	015-406-661
Christian Life Assembly	11756 232 Street	63163-2300-2	Lot 22, Sec 16, TWP 12, NWD, PL NWP75454	008-243-123
Lord Bishop of New Westminster (St. John Evangelical)	27123 River Road	94720-0001-0	Lot 1, DL 433, NWD, PL LMP28492	023-434-716
Foursquare Gospel Church of Canada	28304 96 Avenue	94803-0100-3	Lot 10, DL 439, NWD, PL NWP46269	006-054-714
Apostles of Infinite Love, Canada	27289 96 Avenue	94906-0000-3	Lot B, Sec 5, TWP 15, NWD, PL NWP11439	008-311-048
Jamia Riyadhul Jannah British Columbia Foundation	27079 River Road	94717-0000-0	DL 433, NWD	012-877-301

City of Maple Ridge
Bylaw No. 7568-2019

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE F"

That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
664589 BC Ltd/Leased to: Northridge Foursquare Church	22899 Dewdney Trunk Road	63220-0000-0	Lot A, Sec 20, TWP 12, NWD, PL LMP1505	017-474-485

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

“SCHEDULE G”

That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/ Leased to: Maple Ridge Historical Society (St.Andrew's United Church)	22279 116 Avenue	31428-0000-1	Lot 4, DL 398, NWD, PL NWP59018	005-724-431
Prince David Temple Society	22272 116 Avenue	31429-0100-0	Lot 3, DL 398, NWD, PL NWP59018	001-421-336
City of Maple Ridge/Leased to: Fraser Information Society (Old Japanese School House)	11739 223 Street	31492-0000-3	Lot 28, BLK 5, DL 398, NWD, PL NWP155	011-539-348
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney House)	11612 224 Street	31790-0000-4	Lot 2, BLK 2, DL 398, NWD, PL NWP155	011-538-449
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House)	22520 116 Avenue	31962-0502-3	Lot 2, DL 401, NWD, PL NWP79665	012-350-371

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property taxation, certain properties within the City of Maple Ridge

"SCHEDULE H"

That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from property taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation	23588 Jim Robson Way	84120-0002-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	024-715-883
Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation	23588 Jim Robson Way	84120-0004-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	N/A

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements.

1100 *Reports and Recommendations*



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. 7579-2019;
13084 236 Street

MEETING DATE: October 8, 2019
FILE NO: 2019-071-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13084 236th Street, from RS-2 (One Family Suburban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 7 lots. To proceed further with this application additional information is required as outlined below.

The subject property is owned by the City of Maple Ridge and is part of a negotiated land exchange with an adjacent property owner. The property is a critical link to the future development of other properties under application in this vicinity, due to its proposed cul-de-sac and servicing corridors.

This application is subject to the policies of the Community Amenity Contribution Program, which specifies a contribution of \$5100.00 per lot created. On the basis of this policy, a total of \$35,700.00 is anticipated with this proposal.

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. 7579-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1101

DISCUSSION:

a) Background Context:

Applicant:	Don Bowins
Owner	City of Maple Ridge
Legal Description:	Lot 6 Section 28 Township 12 New Westminster District Plan 16555
OCP:	
Existing:	Conservation, Medium/High Density Residential, Eco Clusters
Proposed:	Conservation, Medium/High Density Residential, Eco Clusters
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
South:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: CONSRV (Conservation), RMEDHI (Medium/High Density
East:	Use: Vacant Zone: RS-1b One Family Urban Residential Designation: Low Density Urban and Conservation
West:	Use: Park Zone: P-1 (Park and School) Designation: Park
Existing Use of Property:	Vacant
Proposed Use of Property:	Conservation and Urban Residential
Site Area:	1.2 HA. (3 acres)
Access:	236 th Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

This irregular shaped lot within the Silver Valley Area is divided by steep slopes and West Millionaire Creek which meanders across the south east portion. The developable areas of the site are located at the north and the west portions. The area is in transition, with a number of applications currently in progress. The development of this site is a critical link to the transportation and servicing infrastructure of the adjacent properties under application.

c) Project Description:

The site is subject to the guidelines of the Silver Valley Area Plan. There are 7 R-1 zoned lots proposed, with 4 lots fronting 236th Street and 3 lots fronting the cul-de-sac proposed at the north edge of the site. Environmentally sensitive areas including the watercourse will be protected with

dedication of these areas and a redesignation of conservation boundaries through an amendment to the Official Community Plan.

The subject property is owned by the City of Maple Ridge, and this development proposal originated as part of a land swap negotiation for needed water service upgrades. As such, staff approached the owners of 23702 132nd Avenue who agreed to explore a land exchange that included portions of the subject property for later subdivision as well as a Statutory Right-of-Way on through the subject property to connect a sewer line to service development in this vicinity.

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.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation, Medium/High Density Residential, and Eco Clusters. For the proposed development an OCP amendment will be required to adjust the site's conservation boundaries.

Zoning Bylaw:

The current application proposes to rezone the property located at 13084 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 7 lot subdivision. The minimum lot size for the current RS-2 zone is 4000 m², and the minimum lot size for the proposed R-1 zone is 371 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required 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", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

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) Fisheries & Oceans Canada;
- f) Ministry of Environment; 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 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 or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Temporary Industrial or Temporary Commercial Use Permit Application (Schedule H);

6. A Wildfire Development Permit Application (Schedule J);
7. 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.

It is expected that once complete information is received, Zone Amending Bylaw No.7579-2019 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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 Approving Officer.

“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 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**

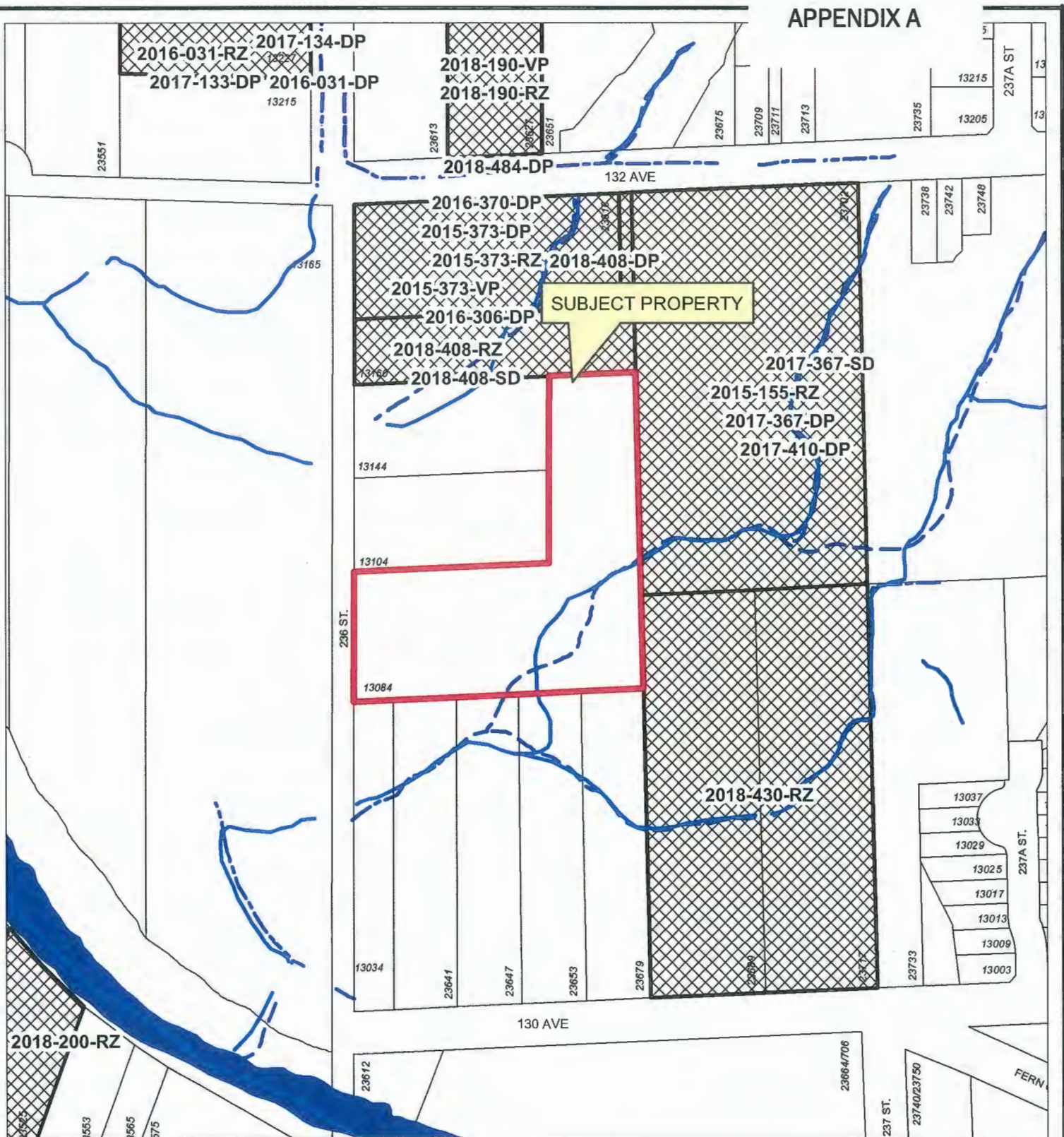
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7579-2019

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Major Rivers & Lakes
-  Active Applications (RZ/SD/DP/VP)

13084 236 STREET
PID: 010-218-611

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

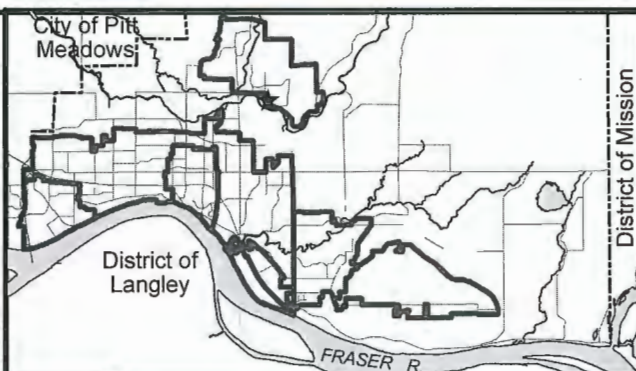
mapleridge.ca

FILE: 2019-071-RZ
DATE: Oct 2, 2019

BY: PC



Scale: 1:2,500



13084 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-071-RZ
DATE: Mar 1, 2019

BY: PC

CORPORATE OFFICER

STORMWATER MANAGEMENT

TIER A

-300mm TOPSOIL TO ABSORB UP TO HALF ANNUAL RAINFALL

TIER B

-ON LOT DETENTION STORAGE FOR THE 2 YEAR 24 HOUR EVENT. POST DEVELOPMENT FLOWS RELEASED AT PRE DEVELOPMENT FORESTED RATE

TIER C

-BIOFILTRATION POND AND OVERFLOW SPLITTER TO DIVERT FLOWS GREATER THAN EX. BASE FLOW TO NEW 236 STREET OUTFALL
- ON LOT 2.6m3 DETENTION FACILITY FOR THE 10 YEAR 24 HOUR EVEN POST DEVELOPMENT FLOWS RELEASED AT PREDEVELOPMENT FORESTED RATE

LEGEND

- EXISTING ELEVATION
- EXISTING CONTOUR
- DIRECTION OF OVERLAND FLOW
- PROPOSED ELEVATION
- 2.6m3 DETENTION

16
PLOT 1103
(PARK)

236th Street

OPTIONAL FUTURE LOTS

OUTFALL

Benchmark Notes: Elevations Are Quadtatic Referred to
Monument: 840000 Monument
Elevation: 14.725 Located At:
240th St & 132nd Ave

D.K. BOWINS & ASSOCIATES INC.

8955 EMERY STREET, MISSION, B.C.
V4S 1A6 PHONE: 604-826-4399,
EMAIL: dbowins@shaw.ca

EXISTING PROPOSED
STORM SEWER
SANITARY SEWER
GAS
WATER
U.G. LIGHTING
U.G. HYDRO
U.G. TELEPHONE
CATCH BASIN
WATER OR GAS VALVE

DITCH
UTILITY HOLE / HATCH
FIRE HYDRANT
RISK PILE
BACKSIGHT BLEN
EDGE OF PARKING
FORCE
SEWERMAN
SURVEY MONUMENT
S&W INSPECTION CHAMBER
STREET LIGHT

EDGE OF GRAVEL
SLOPE
SHOULDER
HATCH
DITCH
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CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

LOT GRADING &
STORMWATER MANAGEMENT
13084 236 STREET

Date JAN 3 2019
SHEET 1 OF 2
Des. No.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: October 8, 2019
FILE NO: 2019-138-RZ
MEETING: C o W
SUBJECT: First Reading
Zone Amending Bylaw No. 7561-2019
22238, 22242, 22246, and 22286 Selkirk Avenue;
22245, 22251, and 22289 Lougheed Highway;
PID 011-208-775, PID 011-208-848 and PID 011-208-856

EXECUTIVE SUMMARY:

An application has been received to rezone the ten subject properties, located at 22238, 22242, 22246, and 22286 Selkirk Avenue; 22245, 22251, and 22289 Lougheed Highway; and PID's 011-208-775, 011-208-848, and 011-208-856 from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) to permit future construction of two apartment buildings between six and twelve storeys with approximately 3,500 m² (38,000 ft²) of ground floor commercial and 319 apartment units above. The applicant is proposing to develop the two buildings in four phases.

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 \$988,900.00. The cash contribution total for the additional density, from 2.3 to 3.16 FSR (6,317 m²), would be approximately \$1,020,000.00. 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. 7561-2019 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:	Bissky Architecture And Urban Design Inc.
Legal Description:	Lots 17, 18, 19, 20, 21, 29, 30, 31, 32 District Lot 398 Group 1 New Westminster District Plan 6808; and Lot 61 District Lot 398 Group 1 New Westminster District Plan 25783
OCP:	
Existing:	Town Centre Commercial and Flexible Mixed-Use
Proposed:	Town Centre Commercial
Zoning:	
Existing:	C-3 (Town Centre Commercial) and CS-1 (Service Commercial)
Proposed:	CD-1-19 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Office and Residential Zone: RM-3 (High Density Apartment Residential) Designation: Low-Rise Apartment
South:	Use: Gas Station and Restaurant Zone: CD-2-85 (Town Centre Commercial (Comp. Development)), CS-2 (Service Station Commercial), and C-3 (Town Centre Commercial) Designation: Town Centre Commercial
East:	Use: Office and Residential Zone: C-3 (Town Centre Commercial) Designation: Town Centre Commercial and Flexible Mixed-Use
West:	Use: Office and Commercial Zone: C-3 (Town Centre Commercial) Designation: Town Centre Commercial and Flexible Mixed-Use
Existing Use of Property:	Two properties have existing Commercial buildings and eight properties are vacant.
Proposed Use of Property:	Mixed-Use (Commercial and Residential Apartments)
Site Area:	0.68 ha (1.68 acres)
Access:	Selkirk Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The ten subject properties are located on either side of an existing east-west lane, and make up the majority of a Town Centre city block bound by 223 Street to the east, Selkirk Avenue to the north, Lougheed Highway to the south and Commercial buildings to the west. The majority of the subject lots

are currently vacant, with two lots being utilized as a used car dealership (an office building and car lot and one is currently a leather shop). The subject properties are flat with minimal tree canopy (See Appendix A and B).

c) Project Description:

The comprehensive re-development of the ten subject properties will include a total of two mixed-use buildings varying in height from six to twelve storeys, 319 residential units and approximately 3,530 m² (38,000 ft²) of commercial floor space proposed. The development plan includes one level of underground parking, surface parking and one level of raised parking located in the north-west corner of the subject site. Vehicle access to surface parking will be located from Selkirk Avenue at the western-most portion of the property with ramp access for upper and lower parking structures to be located internally to the surface parking. The applicant is proposing to develop the project over four phases.

Both the Town Centre Area Plan guiding principles and design guidelines speak to new developments that create a pedestrian-friendly design and enhanced public spaces that ensure an attractive, distinctive and vibrant centre. As such, the proposed development has incorporated a central public outdoor plaza that provides a variety of landscape features, green space, public art, seating areas and routes for non-motorized transportation. Additionally, the pedestrian realm also extends around the perimeter of the site to include street furniture and landscaping along the three street frontages. Pedestrian access corridors will be located throughout the perimeter of the buildings to allow movement throughout the internal public space onto both Selkirk Avenue and Lougheed Highway.

The existing lane separating the subject properties is currently owned by the City; however, the developer is proposing to purchase the lane to be included as part of the development prior to final reading. The lane will be put into a Right-of-Way allowing the public to utilize the corridor and access the internal amenity space. This Right-of-Way will be free of motorized vehicles and no parking will be permitted within this space. Council will be consulted on the appraisal of the City-owned lane and will be required to authorize the sale.

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.

d) Planning Analysis:

Official Community Plan:

The development site is located in the West Precinct of the Town Centre Area Plan. The OCP identifies this precinct as an important neighbourhood that 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 OCP also identifies that this precinct is an important gateway for travelers heading east along Lougheed Highway and a key link to the Civic Core.

The properties fronting Selkirk Avenue are currently designated *Flexible Mixed-Use* and the properties fronting Lougheed Highway are designated *Town Centre Commercial* (see Appendix C). As part of the development application, an OCP amendment will be required to align all of the subject properties to

the *Town Centre Commercial* designation. The intention of the *Town Centre Commercial* designation is to create a compact and vibrant commercial area that is pedestrian-oriented and has a wide array of commercial, mixed-use, and multi-family residential area.

The following policies apply to this proposal:

Town Centre Area Plan Policies:

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.

Policy 3-14 Creating public outdoor meeting spaces will be encouraged in appropriate locations within the Central Business District and may take the form of urban squares, plazas, courtyards, or passageways between buildings. These areas will be landscaped with trees and plants that will attract birds and insects and also provide seating areas for people to rest, reflect, or meet and visit with others. Incorporating public art into these spaces will be encouraged.

Policy 3-16 Principles of CPTED (Crime Prevention through Environmental Design) should be applied, particularly to the internal spaces and finishing of all parking garage structures.

Policy 3-29 "Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys."

Policy 3-31 "Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above."

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.

Affordable, Rental and Special Needs Housing

Chapter 3 of the OCP for Neighbourhoods and Housing identifies several matters related to housing affordability. Housing affordability is of particular interest for both homeowners and renters living in the community. In order to address housing affordability, rental and special needs housing, the OCP encourages these provisions through the policies detailed below.

Policy 3-30 "Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities."

Policy 3-33 "Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs."

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.

Adaptable Housing:

Adaptable housing units will be provided through the subject application. The developer proposes to provide age-in-place measures following the BC SAFER home standards. The construction cost of these units is slightly higher and permits the unit to be modified to higher standards of accessibility based on the changing needs of the occupant. The developer has identified that approximately 10% of units will be constructed to this standard.

Density Bonus:

To implement the City's Official Community Plan, Housing Action Plan, and Council's Strategic Plan and to help encourage greater delivery of affordable, rental, and special needs housing within the City, Council recently directed that a Zone Amending Bylaw be brought forward to establish a set of density bonus regulations for new development. The draft density bonus regulations focus on the provision of a cash contribution in exchange for bonus density which would be used to fund the creation of future affordable housing projects. Although the application will be utilizing a Comprehensive Development zone (CD-1-19), density numbers have been based on the C-3 (Town Centre Commercial) zone, with a maximum Floor Space Ratio of 2.3. The current application is proposing an FSR of 3.16, which exceeds the maximum allowable density by 0.86 FSR, or approximately 6,317 m² (68,000 ft²). Based on the draft density bonus regulations before Council, whereby bonus floor space can be achieved in exchange for the provision of \$161.46 per m² (\$15 per ft²), the proposed additional density for the apartment use would yield approximately \$1,020,000.00.

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 over and above any proposed density bonus. A voluntary contribution of \$3,100 per apartment unit, totaling \$988,900.00, is required for this project prior to final reading.

Zoning Bylaw:

The current application proposes to rezone the properties located at 22238, 22242, 22246, 22286 and Selkirk Avenue; 22245, 22251, and 22289 Loughheed Highway; and PID's 011-208-775, 011-208-848, and 011-208-856 from C-3 (Town Centre Commercial) and CS-1 (Service Commercial) to CD-1-19 (Comprehensive Development) (see Appendix D) to permit a mixed use development, consisting of ground-floor commercial and residential units above in a four phased development (see Appendices E, F & G).

Due to the unique design, number of properties involved, location within the Town Centre and with the proposed density exceeding the maximum FSR permitted by the C-3 (Town Centre Commercial) zone, a comprehensive development zone, CD-1-19, is being utilized.

The subject property is identified on Schedule "G" of the Zoning Bylaw, which indicates there is a requirement for ground-floor commercial at this location.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Prior to second reading detailed information will be provided to Council regarding the design; phasing; servicing; amenities; public space; engineering; road alignment and other details pertinent to the proposal.

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. This proposal is subject to the following Key Guideline concepts of the Downtown West Precinct:

1. *Provide a gateway to the Town Centre.*
2. *Create a pedestrian-oriented, boutique-style shopping district.*
3. *Enhance the quality, character and vibrancy of the Town Centre.*
4. *Reference traditional architectural styles.*
5. *Capitalize on important views.*
6. *Provide public outdoor space.*
7. *Provide climate appropriate landscaping and green features.*
8. *Maintain street interconnectivity.*

Further discussion will be required with the applicant to determine whether a development permit application will be pursued as part of this rezoning application for all phases or by individual phases after the rezoning is granted. If the later, Supplementary Design Guidelines may be required to govern the development concept and ensure all aspects of the project are coordinated and built. This may be associated with a "No-Build/Development" covenant that specifies phasing, and may have the Supplementary Design Guidelines registered on all phases of this development.

Advisory Design Panel:

A Town Centre 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. In addition, Council Policy 6.20 provides the authority, where in the opinion of the Director of Planning, the development could have a significant impact on the amenities or character of the surrounding area, particularly in areas of infill development require a Developer Information Meeting. Since this development is a multi-phased development the Director of Planning can require a Development Information Meeting in conjunction with every Development Permit 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;
- i) Ministry of Environment; and
- j) 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 C);
3. A Town Centre Development Permit Application (Schedule D); 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:

It is recommended that Council not require any further additional OCP consultation. The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to Town Centre Commercial. 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 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 – OCP Context Map
- Appendix D – Zone Amending Bylaw No. 7561-2019
- Appendix E – Proposed Site Plan
- Appendix F – Phased Site Plan
- Appendix G – Preliminary Renderings

APPENDIX A



Scale: 1:2,500

Legend

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

22238,42,46 Selkirk Ave
22245,51,89 Lougheed Hwy
Lot 18,30,31 NWP 6808

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

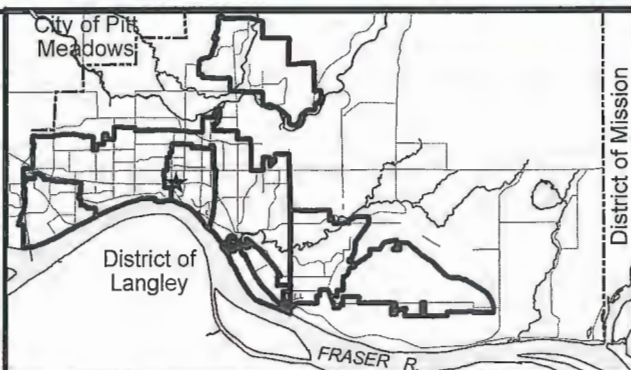
mapleridge.ca

FILE: 2019-138-RZ
DATE: Apr 24, 2019

BY: LP



Scale: 1:2,500



22238,42,46 Selkirk Ave
22245,51,89 Lougheed Hwy
Lot 18,30,31 NWP 6808

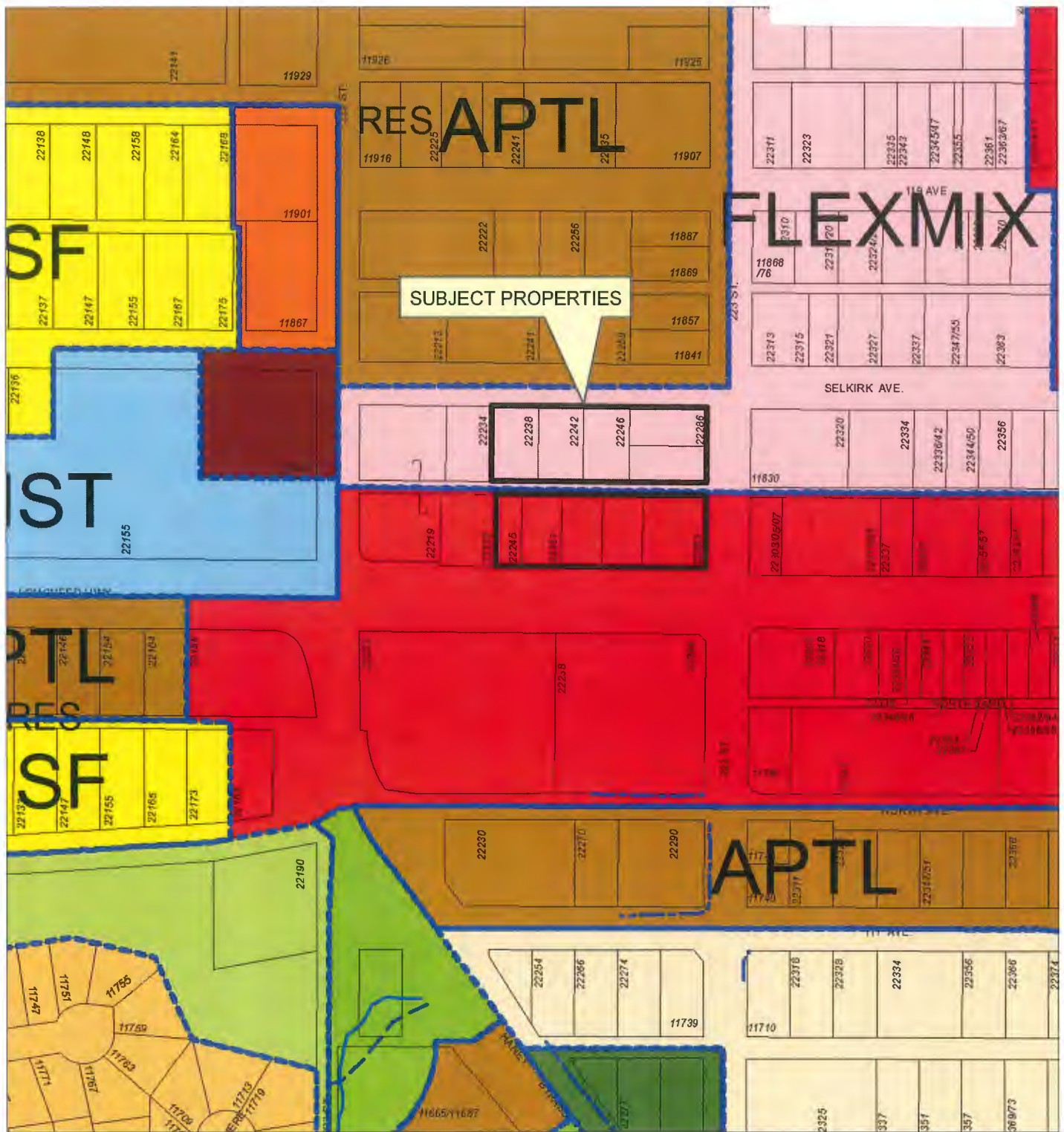
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-138-RZ
DATE: Apr 24, 2019

BY: LP



Scale: 1:2,500

Legend

- Single-Family Residential
- Port Haney Multi-Family, Commercial and Mixed-Use
- Ground-Oriented Multi-Family
- Medium and High-Rise Apartment
- Low-Rise Apartment
- Flexible Mixed-Use
- Town Centre Commercial
- Institutional
- Conservation
- Park
- Urban Residential
- Conservation
- Downtown West
- Port Haney and Waterfront
- South of Lougheed

22238,42,46 Selkirk Ave
22245,51,89 Lougheed Hwy
Lot 18,30,31 NWP 6808

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-138-RZ

DATE: Apr 24, 2019

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7561-2019**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7561-2019."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 61 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 29 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 30 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 31 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 32 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 21 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 20 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 19 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 18 District Lot 398 Group 1 New Westminster District Plan 6808
 Lot 17 District Lot 398 Group 1 New Westminster District Plan 6808

and outlined in heavy black line on Map No. 1801 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-1-19 (Comprehensive Development).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



WAYNE STEPHEN BISSKY WENBEN DESIGN INC. PLANNING 4001 125th Avenue NE Suite 100 Bellevue, WA 98005 Tel: 206.468.7000 Fax: 206.468.7001 Email: hsaw@wdbn.com	Main Floor Plan	Mixed use development at 223rd & Lougheed Highway Client Address: Sunnyside Apartments Legal Address: Sunnyside Apartments City: Seattle, WA	REVISIONS

[illegible]

TO SCALE WHEN PRINTED ON 17"x11" - TABLOID
PRELIMINARY ONLY NOT FOR CONSTRUCTION
 DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE



Main Floor Commercial
 along Lougheed and
 223rd

Residential over

The Hungry

APPENDIX G

REVISIONS	
	<p>Copyright Reserved.</p> <p>For use in the City of Vancouver, all drawings, including those of all other drawings, are the property of the City of Vancouver. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the City of Vancouver. This drawing is the property of the City of Vancouver and is loaned to the client for their use only. It is not to be used for any other purpose without the prior written permission of the City of Vancouver. Any unauthorized use of this drawing is strictly prohibited.</p>
Mixed use development at 223rd & Lougheed Highway	<p>Client Address: See Zoning Application</p> <p>Legal Address: See Zoning Application</p>
View to N-W	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING & INTERIOR DESIGN</p> <p>2230 223rd Street, Vancouver, BC V6M 2B1 Tel: 604-261-0008 Email: info@wbsdesign.com</p>
Date: 18-10-31	<p>Scale: As Noted</p> <p>Drawn: JHL, VMB</p> <p>Proj #: 10-15</p> <p>Sheet: A06</p>



PRELIMINARY - NOT FOR CONSTRUCTION

2 N-E View to Site along Lougheed
Scale: 1:125

<p>REVISIONS</p>	<p>1.000 2.000 3.000 4.000 5.000 6.000 7.000 8.000 9.000 10.000 11.000 12.000 13.000 14.000 15.000 16.000 17.000 18.000 19.000 20.000 21.000 22.000 23.000 24.000 25.000 26.000 27.000 28.000 29.000 30.000 31.000 32.000 33.000 34.000 35.000 36.000 37.000 38.000 39.000 40.000 41.000 42.000 43.000 44.000 45.000 46.000 47.000 48.000 49.000 50.000 51.000 52.000 53.000 54.000 55.000 56.000 57.000 58.000 59.000 60.000 61.000 62.000 63.000 64.000 65.000 66.000 67.000 68.000 69.000 70.000 71.000 72.000 73.000 74.000 75.000 76.000 77.000 78.000 79.000 80.000 81.000 82.000 83.000 84.000 85.000 86.000 87.000 88.000 89.000 90.000 91.000 92.000 93.000 94.000 95.000 96.000 97.000 98.000 99.000 100.000</p>	<p>Mixed use development at 223rd & Lougheed Highway</p> <p>Client Address: Site Zoning: Ar-1000</p> <p>Legal Address: Site Zoning: Ar-1000</p>	<p>View N-E Along Lougheed</p>	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & INTERIOR DESIGN PLANNING</p> <p>2000 12200 Lougheed Highway Richmond BC V6V 1A2 Tel: 604-273-1234 Fax: 604-273-1235 Email: info@wbsdesign.com</p> <p>DATE: 19-4-12 DRAWN: JKL CHECKED: JKL DATE: 19-4-12 SCALE: 1:125 SHEET: A07</p>
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TO SCALE WHEN PRINTED ON 17x11" - TABLOID
PRELIMINARY ONLY NOT FOR CONSTRUCTION
 DIMENSIONS AND SPACES ARE NOT FINAL, SUBJECT TO CHANGE



2 View to S-W from 223rd
 Scale: 1:125

<p>Wayne Stephen Bissky Inc. ARCHITECT 22322 Louheed Highway, Suite 200, Richmond, BC V6V 1A7 Tel: 604-271-8800 Fax: 604-271-8801 Email: info@wbsbissky.com</p>	<p>Wayne Stephen Bissky Inc. ARCHITECT 22322 Louheed Highway, Suite 200, Richmond, BC V6V 1A7 Tel: 604-271-8800 Fax: 604-271-8801 Email: info@wbsbissky.com</p>	<p>Mixed use development at 223rd & Louheed Highway Civic Address: 223rd & Louheed Highway Legal Address: 223rd & Louheed Highway</p>	<p>TO SCALE WHEN PRINTED ON 17x11" - TABLOID PRELIMINARY ONLY NOT FOR CONSTRUCTION DIMENSIONS AND SPACES ARE NOT FINAL, SUBJECT TO CHANGE</p>
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TO SCALE WHEN PRINTED ON 17"x11" - TABLOID
PRELIMINARY ONLY NOT FOR CONSTRUCTION
 DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE

[illegible]

**Mixed use development at
223rd & Loughheed Highway**

Axonometric to N-E

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

4204 22230 Lougheed Highway,
Maple Ridge, B.C. V2X 2T4
Tel: 604-437-4300 Fax: 604-487-8306
Email: Wayne@wbsa.com

19-4-1

Order	42
Order	42

Page 2

A14



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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. 7580-2019;
13144 236 Street

MEETING DATE: October 8, 2019
FILE NO: 2019-295-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13144 236 Street, from RS-2 (One Family Suburban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 3 lots. To proceed further with this application additional information is required as outlined below. This proposal is subject to the Community Amenity Contribution program, which will amount to \$5,100 per lot created.

This proposal aims to utilize the adjacent cul-de-sac that will be created under application 2019-071-RZ. This cul-de-sac will provide the required road frontage for the newly created lots.

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. 7580-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103

DISCUSSION:

a) Background Context:

Applicant:	Igal Kupershlak
Legal Description:	Lot: 8, Section: 28, Township: 12, Plan: NWP16555
OCP:	
Existing:	Conservation, Medium/High Density Residential
Proposed:	Conservation), Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
South:	Use: Suburban Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
East:	Use: Vacant Zone: RS-2 (One Family Suburban Residential) Designation: Conservation), Medium/High Density Residential
West:	Use: Park Zone: P-1 Park and School Designation: Park
Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Urban Residential and Conservation
Site Area:	0.404 HA. (1 acre)
Access:	
Servicing requirement:	Urban Standard

b) Site Characteristics:

An unnamed watercourse traverses the site, which is largely designated Conservation in the Official Community Plan (59%). The developable portions of the site will require further investigation by a qualified professional, but it is understood that the eastern portion of the site could be developed with access provided by the new cul-de-sac created by the adjacent development (2019-071-RZ)

c) Project Description:

This proposal is to create R-1 lots on the developable portions of the site. 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.

d) **Planning Analysis:**

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation, Medium/High Density Residential, and Eco Clusters. For the proposed development an OCP amendment will be required to adjust the site's conservation boundaries.

Zoning Bylaw:

The current application proposes to rezone the property located at 13144 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a 2 or 3 lot subdivision. The minimum lot size for the current RS-2 zone is 4000 m², and the minimum lot size for the proposed R-1 zone is 371 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required 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", or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Development Information Meeting:

A Development Information Meeting is not required for this application, as fewer than 5 lots are proposed.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- a) Fire Department;
- b) Building Department;
- c) Parks Department;
- d) Fisheries & Oceans Canada;
- e) Ministry of Environment; and
- f) 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);
1. A complete Rezoning Application (Schedule B or Schedule C);
2. A Watercourse Protection Development Permit Application (Schedule F);
3. A Natural Features Development Permit Application (Schedule G);
4. A Temporary Industrial or Temporary Commercial Use Permit Application (Schedule H);
5. A Wildfire Development Permit Application (Schedule J);
6. A Subdivision Application.

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

CONCLUSION:

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

It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No.7580-2019 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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 Approving Officer.

"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 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 – Zone Amending Bylaw No. 7580-2019

Appendix D – Proposed Site Plan

APPENDIX A

2016-208-DP
2013-087-RZ 2013-087-DP
2013-087-VP
2016-207-DP
2016-031-DP
2016-031-RZ
2017-134-DP
2017-133-DP
2018-190-DP
2018-190-VP
2018-190-RZ
2018-484-DP
2015-373-DP
2016-370-DP 2015-373-VP
2015-373-RZ
2016-306-DP
2018-408-SD
2018-408-DP
2017-410-DP
2015-155-RZ
2017-367-DP
2017-367-SD
2019-071-RZ
2019-071-SD
2018-430-RZ
2018-200-RZ

SUBJECT PROPERTY

132 AVE
236 ST.



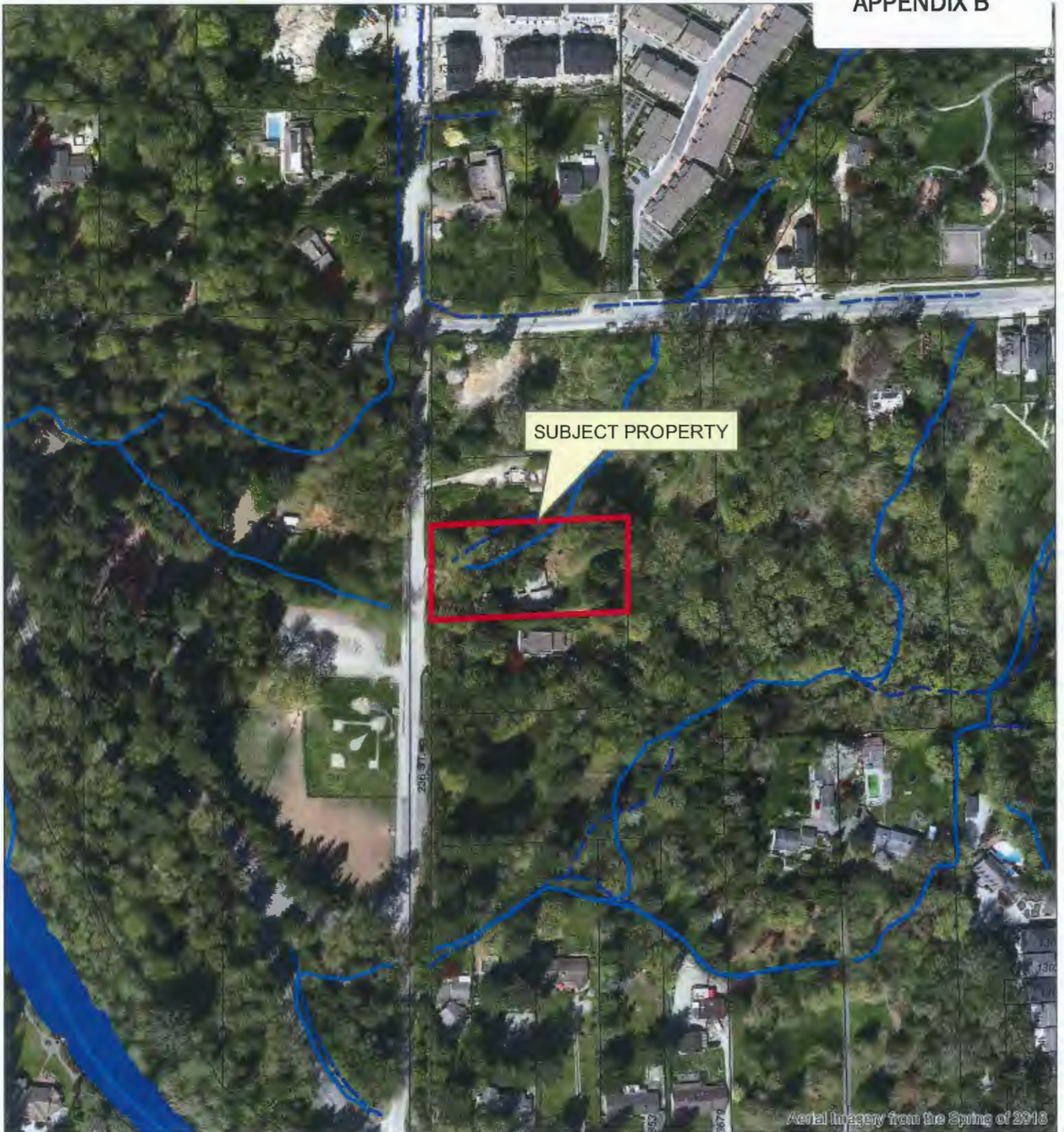
Legend

-  Stream
 Ditch Centreline
 Edge of River
 Indefinite Creek
 River
 Major Rivers & Lakes
 Active Applications (RZ/SD/DP/VP)

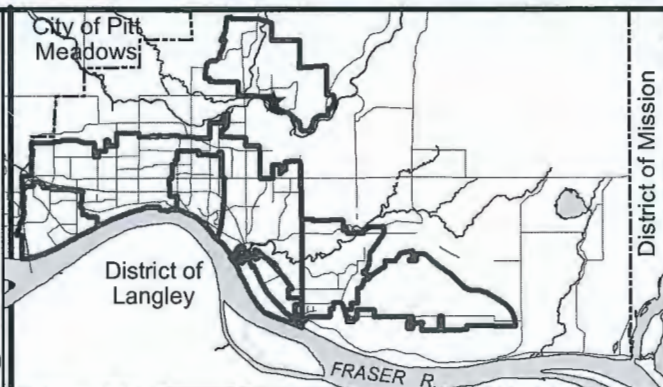
13144 236 STREET
PID: 010-218-629



BY: PC



Scale: 1:2,500



13144 236 St
PID 010-218-629

PLANNING DEPARTMENT



MAPLE RIDGE

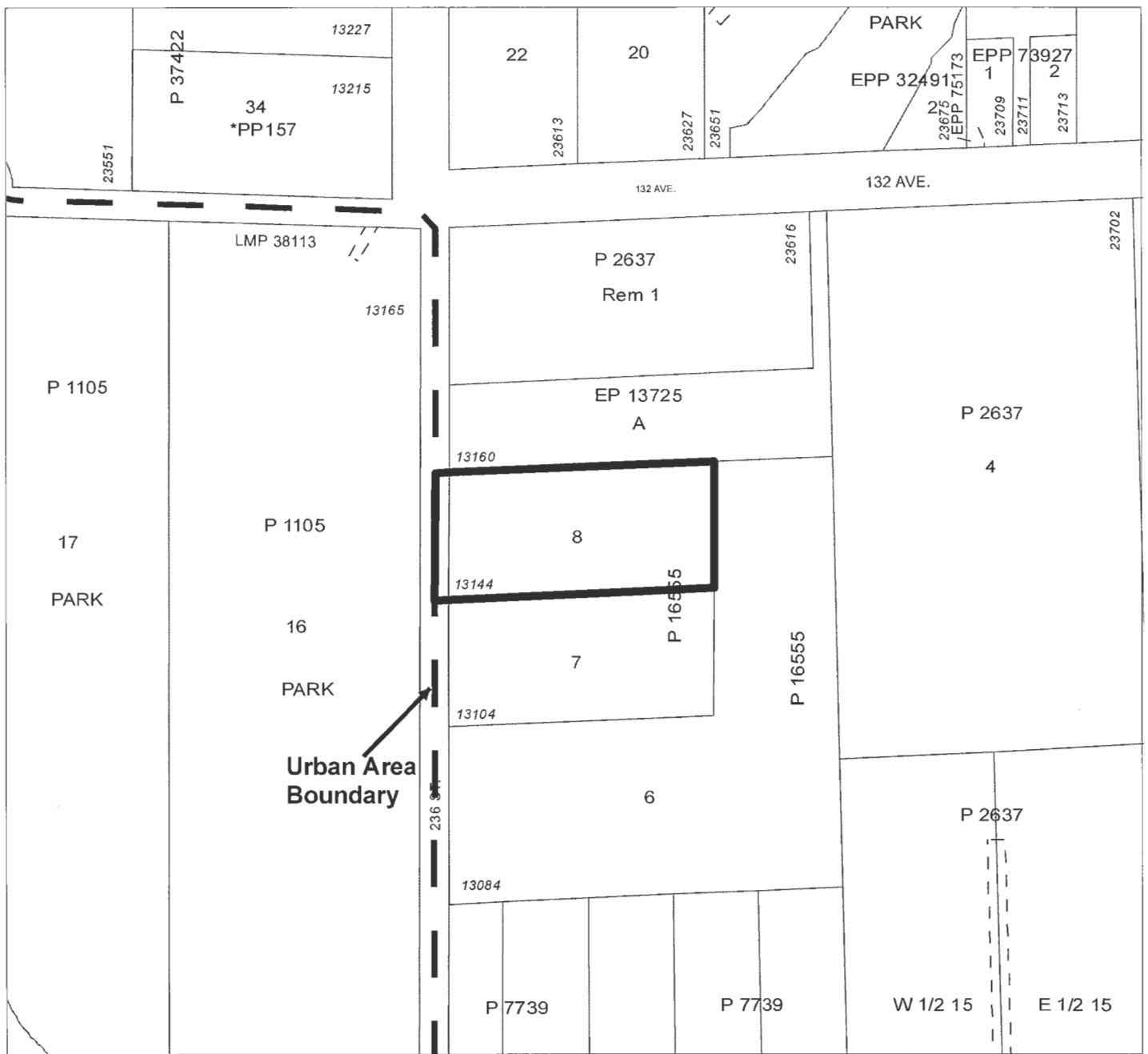
British Columbia

mapleridge.ca

2019-295-RZ
DATE: Aug 21, 2019

BY: MC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7580-2019
 Map No. 1810
 From: RS-2 (One Family Suburban Residential)
 To: R-1 (Residential District)



--- Urban Area Boundary



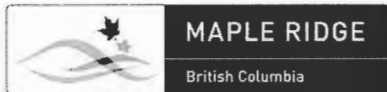
SCALE 1:2,000

DRAFT

Option 3 - 3 building lot



APPENDIX D



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7576-2019;
Second Reading
Zone Amending Bylaw No. 7527-2019;
13160 236 Street

MEETING DATE: October 8, 2019
FILE NO: 2018-408-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 R-1 (Residential District) in order to permit a 5 lot subdivision that will proceed in phases. Two of the proposed lots front 236th Street and can be developed in accordance with the R-1 Residential District Zone. The remainder will remain as 1 lot with frontage through a panhandle with access off 132nd Avenue. Future subdivision of this remainder can proceed in tandem with development of adjacent properties and road network. To proceed further with this application additional information is required as outlined below. This application is subject to the Community Amenity Contribution program, and will be required to pay \$5100.00 per lot which will total 25,500.00. This contribution must be paid prior to rezoning occurring.

Council granted first reading to Zone Amending Bylaw No. 7527-2019 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 29, 2019. The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m².

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions. In addition, the lot layout has been adjusted slightly since first reading was granted, and this revised layout is reflected in the attached zone amending bylaw.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$25,500.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7576-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw

1104

No. 7576-2019 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 2) That Official Community Plan Amending Bylaw No. 7576-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7576-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7576-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7527-2019 as amended in the staff report, dated October 8, 2019, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3C - River Hamlet, Figure 4 - Trails / Open Space,
 - iii) Road dedication on 236th Street as required;
 - iv) Park dedication as required, including construction of multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for Stormwater Management.
 - vii) Removal of existing building;
 - viii) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Don Bowins
Legal Description:	Section: 28, Township: 12, Plan: NWP2637

OCP:	
Existing:	Conservation, Medium/High Density Residential
Proposed:	Medium/High Density Residential

Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-2 (under application to RM-1 and R-1)
	Designation:	Med/High Density Residential, Conservation
South:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Med/High Density Residential, Conservation
East:	Use:	Park
	Zone:	P-1 Park and School
	Designation:	Park
West:	Use:	Vacant
	Zone:	RS-2 (under application to RS-1b)
	Designation:	Conservation, Low Density Urban, Medium/High Density Residential)

Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Urban Residential
Site Area:	0.44 HA. (1.1acres)
Access:	236 th Street
Servicing requirement:	Urban Standard

2) Background:

The context of the site is developing quickly, with development applications in place to the north, south, and east of the subject property. The development of adjacent parcels and the road dedication these applications will provide is essential to the completion of this development proposal, which will rely on the future development of a cul-de-sac to serve 3 of the proposed parcels created by this subdivision.

3) Project Description:

The application indicates sufficient developable area to create 5 R-1 lots. Two of these lots face 236th Street, and could be developed at this time, but the remainder will have to wait until the future road alignment can serve additional subdivision.

This remainder portion of the site is not large enough to retain its existing RS-2 Suburban Residential Zoning and therefore will also be rezoned to R-1. This portion has frontage through a panhandle with access off 132nd Avenue. It will not be further subdivided until adjacent properties have completed their development applications, which will likely occur after the rezoning of the subject property is complete. Future adjacent development will contribute to the required road network to give these properties sufficient road frontage to meet bylaw requirements in the R-1 zone. The future cul-de-sac that will serve this portion of the site may be viewed with the proposed subdivision plan, attached to this report as Appendix E.

As the entire developable area will be rezoned with this application, Community Amenity Contributions must be paid for all of the 5 lots, as the rezoning process provides the only opportunity for securing these funds.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation and Medium / High Density. The proposed R-1 Residential District zone permits a residential density that aligns with this designation. For the proposed development an OCP amendment will be required to adjust the portions of the site that are currently designated Conservation to allow the proposed R-1 Residential District Zoning.

ii) Zoning Bylaw:

The minimum lot size for the current RS-2 (One Family Suburban Residential) zone is 4000 m². The current application proposes to rezone the property located at 13160 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a total of 5 lots, with 2 parcels developing in accordance with the R-1 Zoning in the short term. The remainder portion will be able to further subdivide into 3 parcels in the future in cooperation with neighbouring properties. The minimum lot size for the current RS-2 Zone is 4000 m², and the minimum lot size for the proposed R-1 Zone is 371 m².

iii) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. A Wildfire Development Permit is also required to minimize wildfire risks in this development.

iv) Development Information Meeting:

A Development Information Meeting was held at Yennadon School on March 20, 2019. There were no attendees.

v) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

5) Environmental Implications:

The review by the Environmental Section of the Planning Department included the following comments:

- The Environmental Consultant (EDI) has confirmed the 15m setback for the watercourse on the property known as Maple Ridge Park Creek.

- Invasive species have been identified on the property, requiring site/habitat restoration and replanting that will require a 5 year monitoring and maintenance.
- Restoration and enhancement plans and cost estimate are required as part of the watercourse protection development permit, as well as an Enhancement and Maintenance Agreement.
- The dedicated park space is to have a post and rail fence along the boundary.
- The lot layout needs some minor adjustments based on least impact options for the watercourse and the steep slopes along the north property.

As a result of these comments, these adjustments were made, and the zoning map has been adjusted accordingly.

6) Interdepartmental Implications:

i) Engineering Department:

Requirements established by the Engineering Department include the need for road dedication along 236th Street, street improvements, a stormwater management plan, undergrounding of overhead wiring, and the need for senior agency approvals for instream works.

ii) License, Permits and Bylaws Department:

The Building Department noted that a comprehensive lot grading plan and a stormwater management plan must be submitted prior to subdivision approval. More details are needed for proposed retaining walls, which could have implications for wall protection covenants.

iii) Fire Department:

A Wildfire Development Permit is required for this proposal, which must be approved by Council prior to subdivision approval.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to conservation boundaries, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7576-2019, that second reading be given to Zone Amending Bylaw No. 7527-2019, and that application 2018-408-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: **Diana Hall, MA, RPP, MCIP
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

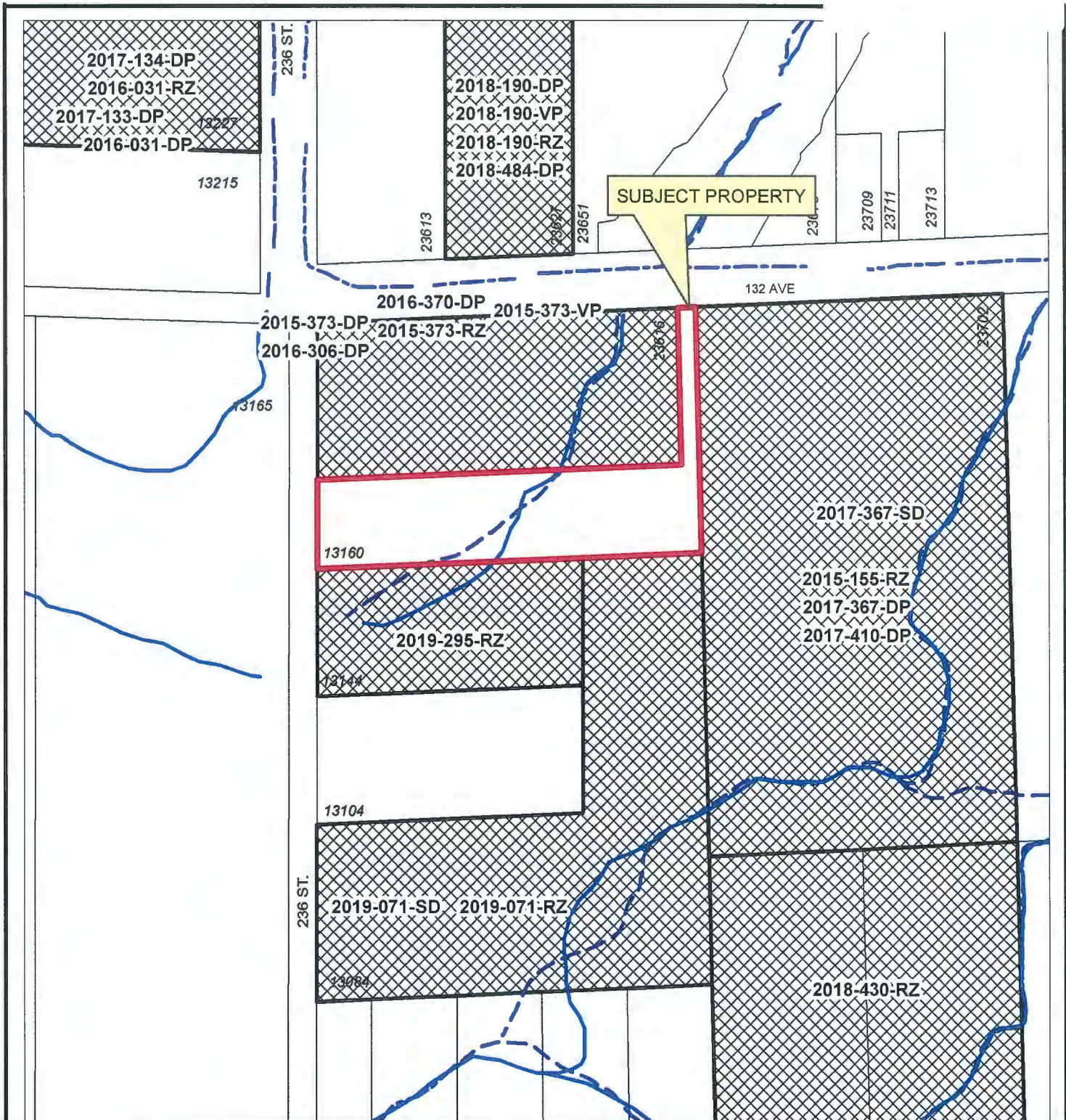
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"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 – OCP Amending Bylaw No. 7576-2019
Appendix D – Zone Amending Bylaw No. 7527-2019
Appendix E – Subdivision Plan



Scale: 1:1,810

Legend

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

13160 236 STREET
PID: 010-502-386

PLANNING DEPARTMENT

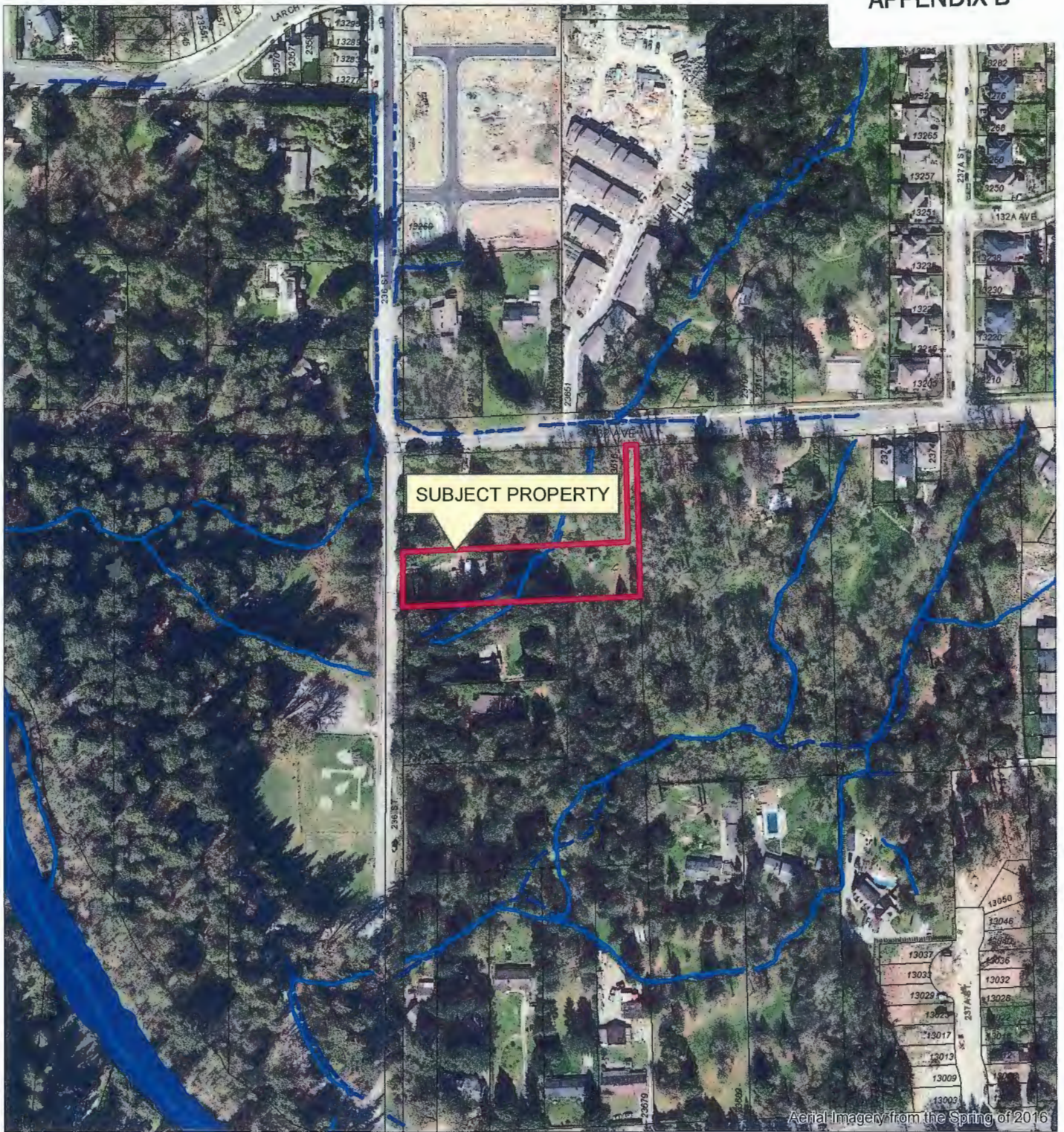


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-408-RZ
DATE: Oct 2, 2019

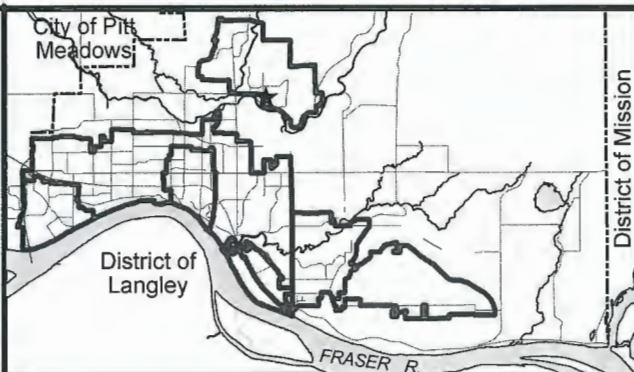
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

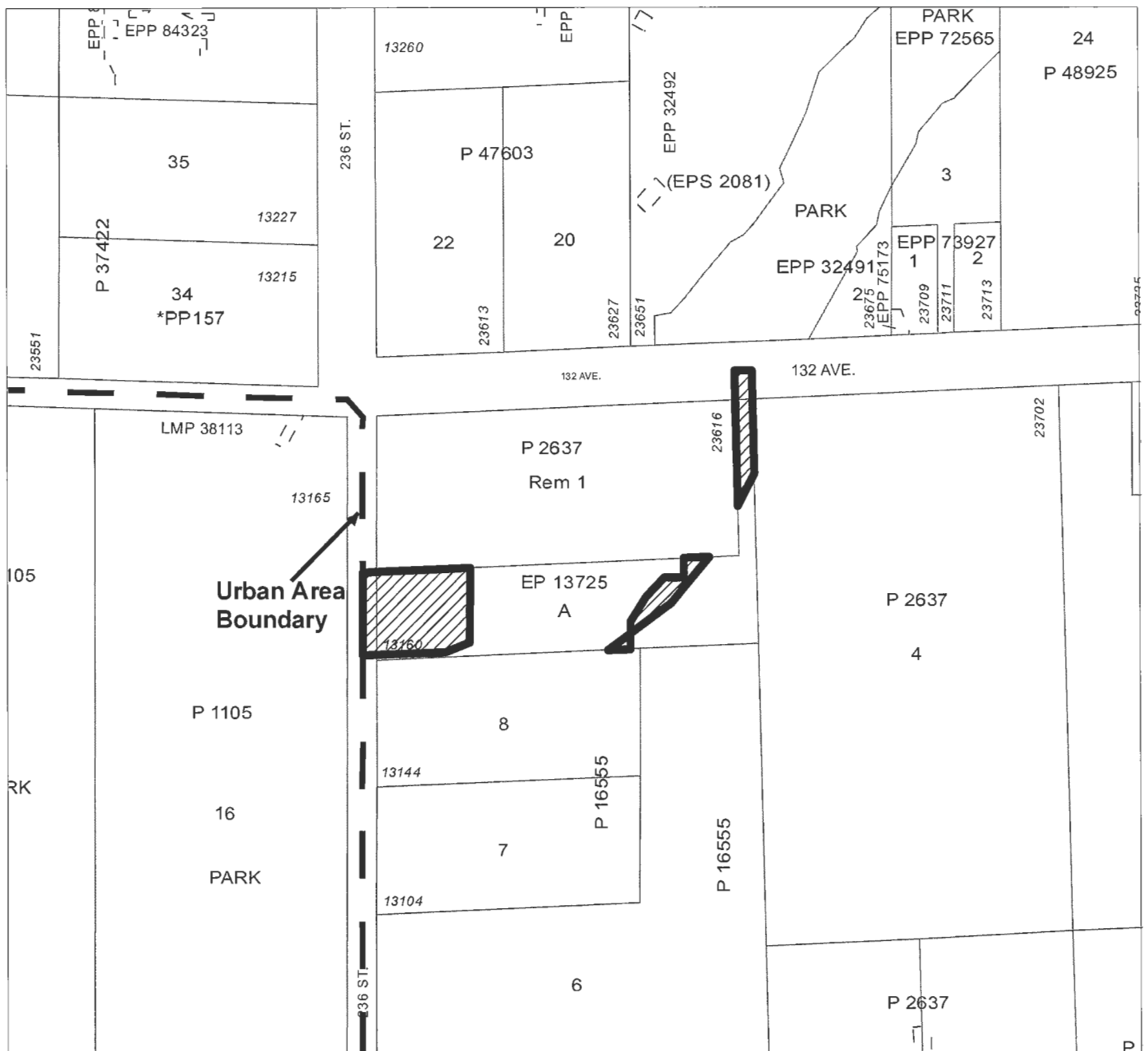
mapleridge.ca

FILE: 2018-408-RZ

DATE: Oct 9, 2018

BY: PC

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

Map No. 1006

Purpose: To Amend Silver Valley Area Plan Figure 2 and Figure 3C

From: Conservation and Medium/High Density Residential

To:  Medium/High Density Residential

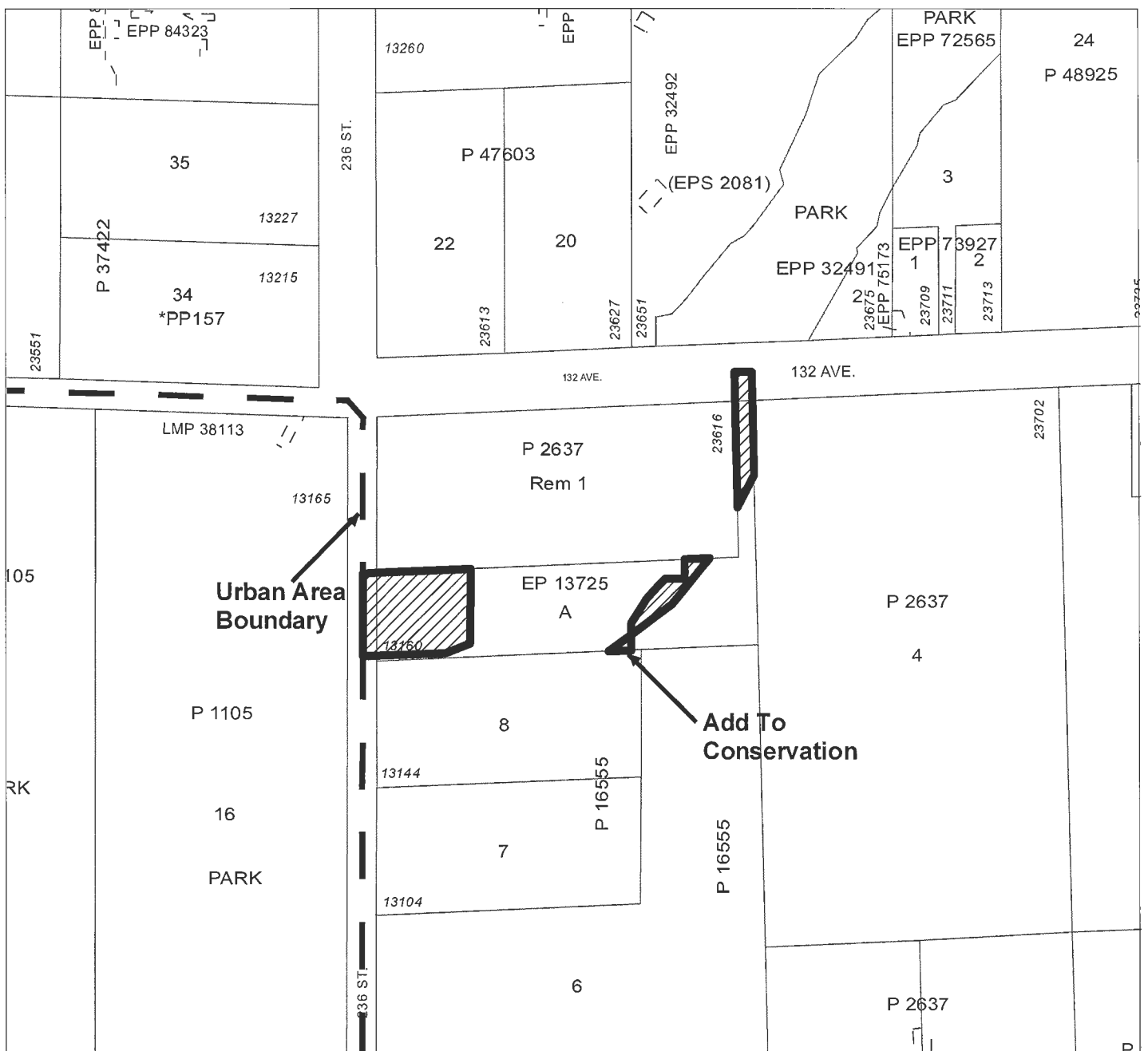
 Conservation



--- Urban Area Boundary



SCALE 1:2,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7576-2019

Map No. 1007

Purpose: To Amend Silver Valley Area Plan Figure 4 As Shown

To Remove From Conservation
 To Add To Conservation

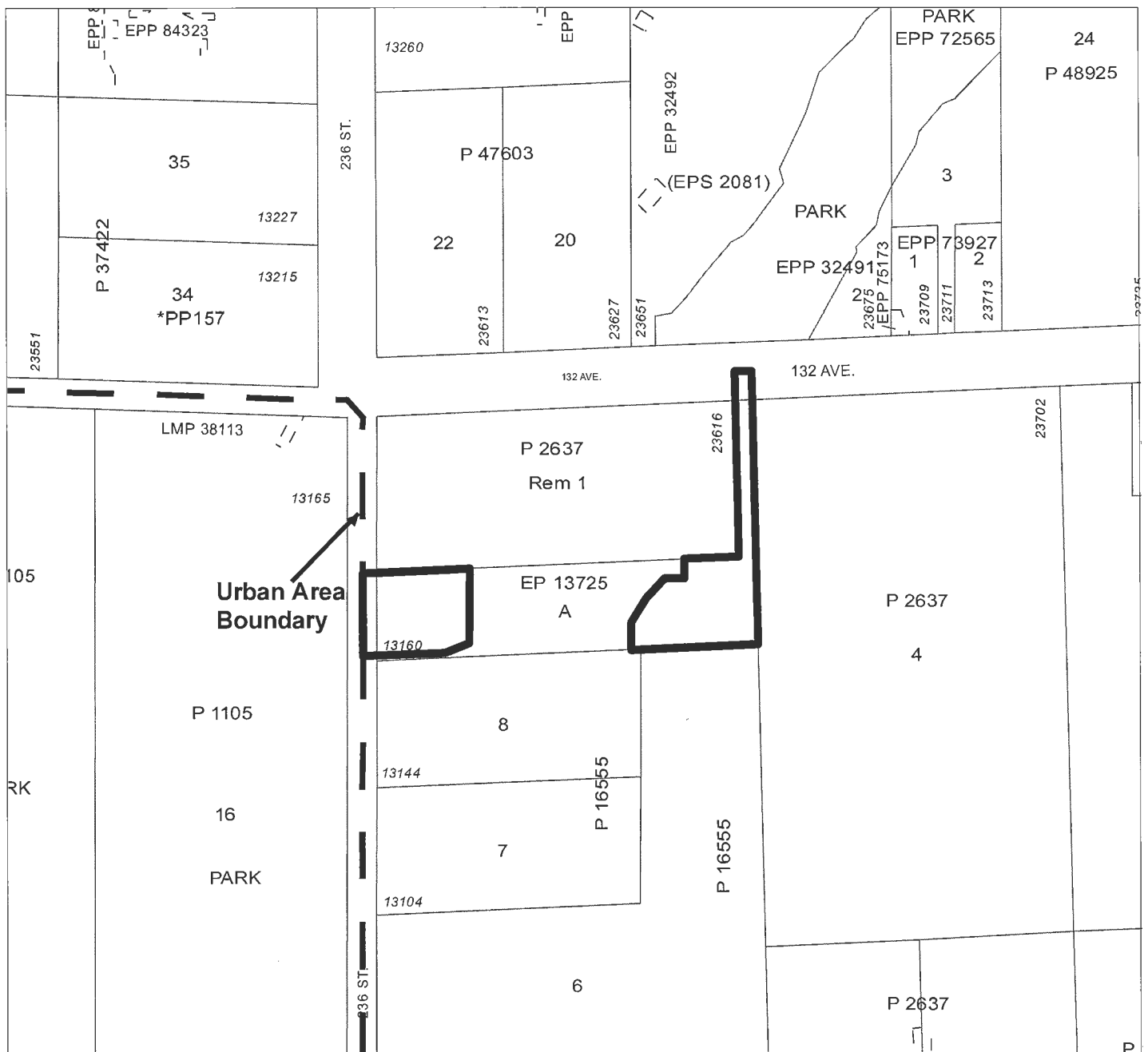


Urban Area Boundary



SCALE 1:2,000

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7527-2019

Map No. 1789

From: RS-2 (One Family Suburban Residential)

To: R-1 (Residential District)



--- Urban Area Boundary

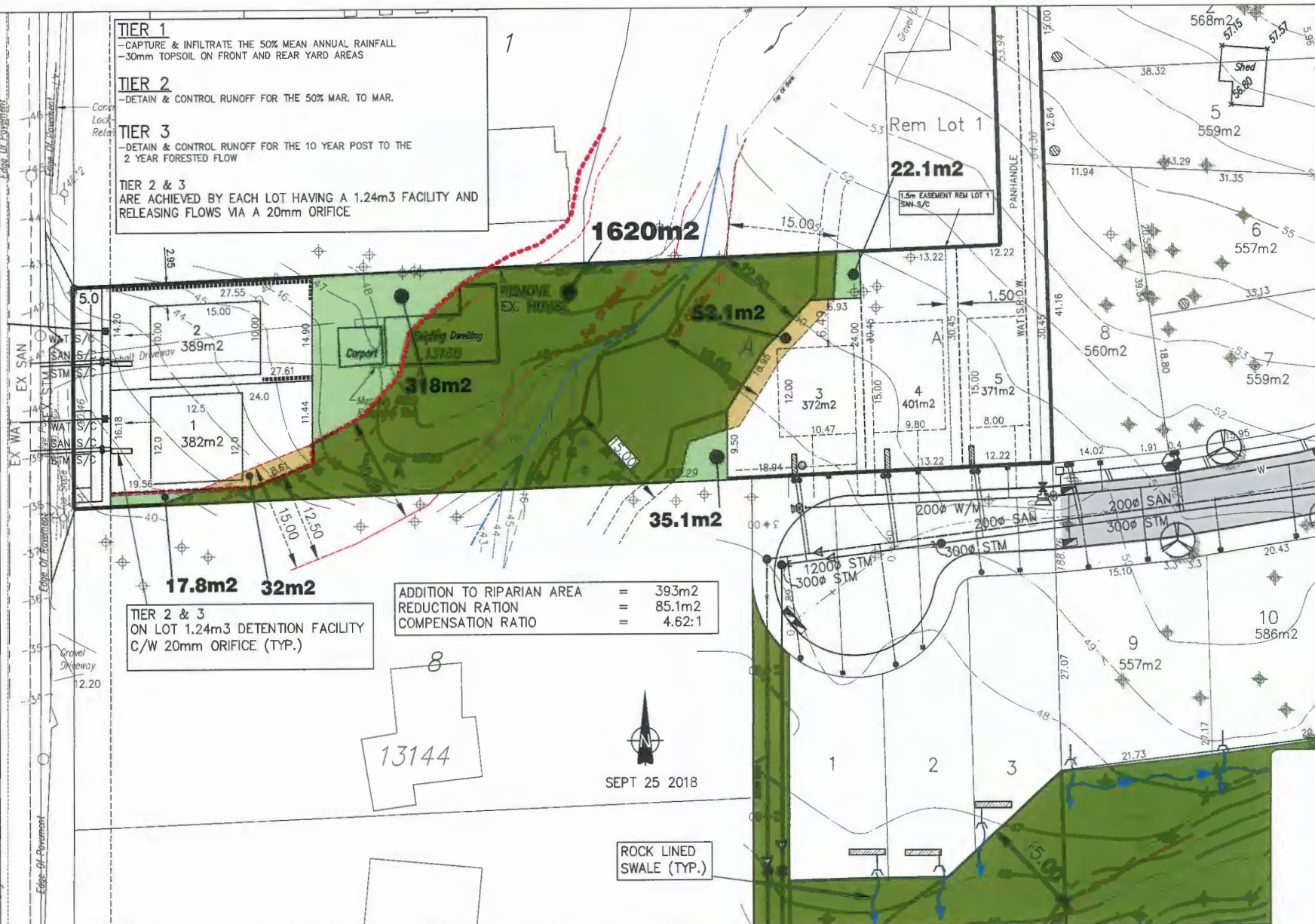


SCALE 1:2,000

236th Street

- TIER 1**
-CAPTURE & INFILTRATE THE 50% MEAN ANNUAL RAINFALL
-30mm TOPSOIL ON FRONT AND REAR YARD AREAS
- TIER 2**
-DETAIN & CONTROL RUNOFF FOR THE 50% MAR. TO MAR.
- TIER 3**
-DETAIN & CONTROL RUNOFF FOR THE 10 YEAR POST TO THE
2 YEAR FORESTED FLOW

TIER 2 & 3
ARE ACHIEVED BY EACH LOT HAVING A 1.24m³ FACILITY AND
RELEASING FLOWS VIA A 20mm ORIFICE



ADDITION TO RIPARIAN AREA = 393m²
REDUCTION RATION = 85.1m²
COMPENSATION RATIO = 4.62:1

TIER 2 & 3
ON LOT 1.24m³ DETENTION FACILITY
C/W 20mm ORIFICE (TYP.)



ROCK LINED
SWALE (TYP.)

Benchmark Notes: Elevations Are Geoidal Referred to
Monument: 8400000 Monument
Elevation: 14.705 Located At:
240th St & 132nd Ave

D.K. BOWINS & ASSOCIATES INC.
8955 EMERY STREET, MISSION, B.C.
V4S 1A6 PHONE: 604-826-4399,
EMAIL: dbowins@shaw.ca

EXISTING
PROPOSED
STORM REVER
SANITARY SENDER
GAS
WATER
U.G. LIGHTING
U.G. HYDRO
U.G. TELEPHONE
MANHOLE
CATCH BASIN
WATER OR GAS VALVE

STITCH
UTILITY POLE /ANCHOR
FIRE HYDRANT
BROW PIN
BASEMENT ELEV.
EDGE OF PAVEMENT
FENCE
SEWER
SURVEY MONUMENT
SAN. INSPECTION CHAMBER
STREET LIGHT

EDGE OF GRAVEL
SLOPE
SHRUB
HEDGE
TREE
BUILDING

DRAWN
DESIGNED
CHECKED
APPROVED
FIELD BOOK
SCALES
HORZ. 1:250
VERT. -

SEAL

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT
**STORMWATER MANAGEMENT
PLAN**
13160 236 STREET

Date
FEE
SHEET
1 of 1
Dwg. A

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7517-2018;
25180 108th Avenue

MEETING DATE: October 8, 2019
FILE NO: 2018-249-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 25180 108 Avenue to permit a future subdivision of 3 lots. The existing zones are A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential). The proposed Zones are RS-2 (One Family Suburban Residential) at the north end of the site, and A-1 (Small Holding Agriculture) at the south. Council granted first reading to Zone Amending Bylaw No. 7517-2018 on February 12, 2019. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$10,200.00, for a 3 lot split, leaving the original lot exempt.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7517-2018 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) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of Restrictive Covenants for Slope Protection, Tree Protection, and Stormwater Management;
 - iv) Registration of a "No Build" Restrictive Covenant pertaining to the portion of the site that is within the Urban Reserve;
 - v) Registration with Fraser Health for septic disposal; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

a) Background Context:

Applicant: Otg Developments Ltd.

Legal Description: Lot 5 Section 11 Township 12 New Westminster District Plan 37195

OCP:

Existing: Urban Reserve, Suburban Residential)

Proposed: No change

Zoning:

Existing: A-2 (Upland Agricultural), RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Suburban Residential
	Zone:	RG-2 Suburban Strata Zone
	Designation:	Suburban Residential
South:	Use:	Vacant
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
East:	Use:	Park
	Zone:	A-2 Upland Agricultural
	Designation:	Urban Reserve
West:	Use:	Farm, Rural Residential
	Zone:	RS-3 One Family Rural Residential, A-2 Upland Agricultural
	Designation:	Urban Reserve and Suburban Residential.

Existing Use of Property: Rural Residential

Proposed Use of Property: Suburban and Rural Residential

Site Area: 4.045 HA. (10 acres)

Access: 108th Avenue

Servicing requirement: Rural and Suburban Standard

b) Background:

The unique property is split designated Suburban Residential and Urban Reserve. The boundary of the Thornhill Urban Reserve transects the site on a diagonal, following the ridge of a steep slope. The north portion of the site is designated Suburban Residential. The property has unconstructed road allowance on its south and east boundaries. The lands to the north of the site are gradually developing in compliance with their Suburban Residential land use designation, characterized by a mix of adjacent suburban and rural residential land uses. The area to the south of the site is a mix of rural residential and municipally owned park land.

c) Project Description:

This development proposal is to rezone and subdivide the property in alignment with its land use designations. In compliance with the Zoning Bylaw and the Official Community Plan, the portion of the site that is designated Urban Reserve will be rezoned to A-1 Small Holdings Agriculture in accordance with the zoning matrix of the Official Community Plan (Appendix C of the OCP). This portion will be retained as a future development site.

Based on lot size and land use designations, the applicant is seeking a 3 lot subdivision. In compliance with the land use designations, the north portions of the site will be rezoned to RS-2 Suburban Residential with 3 RS-2 lots. The southern remainder that is being rezoned to A-1 (Small Holding Agriculture), will be tied to one of the 3 RS-2 parcels with a requirement for a no-build covenant on title.

The subject property is located within the Grant Hill aquifer area, and a groundwater impact assessment will be required as part of the subdivision approval process.

d) Planning Analysis:

i) Official Community Plan:

Urban Reserve. The southern portion of the site is located within the Thornhill Urban Reserve and is currently designated for future urban development. Policies 3-24 and 3-25 of the Official Community Plan have established triggers to identify the pacing of urban development in this area, and specific measures prior to development occurring. Pertinent policies are as follows:

3 - 23 Maple Ridge will not support urban level densities in the Urban Reserve until an Area Plan is adopted pursuant to policy 3 -25.

The key message behind Policy 3-23 is that at present, the Urban Reserve is not available for urban development. This message is followed by Policy 3-24 which outlines the 2 triggers that will signify the timing for an area planning process for the Urban Reserve.

3 - 24 Maple Ridge will retain the Thornhill area as a long term Urban Reserve area. Urban development will not be supported in the Thornhill Urban Reserve Area until the population threshold exceeds 100,000 people for the District and the residential capacity within the existing urban area is approaching build-out.

Policy 3-25 establishes required processes in advance of urban levels of development occurring in the Urban Reserve:

3 - 25 Prior to urban development occurring in the Thornhill Urban Reserve, the following must have been achieved:

- a) approval of an amended Regional Context Statement by the Metro Vancouver Board;*
- b) approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board;*
- c) an Area Plan adopted by Council which includes, but is not limited to:*
 - i. policies regarding the types of residential development, land use patterns, minimum density requirements, and appropriate phasing for the area;*
 - ii. a fiscal impact assessment study;*
 - iii. identification of environmentally sensitive areas, ecosystems and the impact of development;*
 - iv. agricultural impact assessment to minimize the impact of development on adjacent farm lands;*
 - v. an aquifer groundwater management study; and*
 - vi. a transportation plan that includes an integrated system which balances all modes of transportation, including transit.*

Policy 3-26 establishes the retention of large parcels in the Urban Reserve, in order to maximize opportunities in the area planning process.

3 - 26 Until policies 3-24 and 3-25 are satisfied, the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares.

Until the requirements noted above are met, Policy 3-26 states that the minimum parcel size for subdivision of land designated Urban Reserve is 2.0 hectares. For these reasons, the portion of the site that is within the Urban Reserve will remain attached to one of the newly created northern parcels, to be retained for future development.

The property is split zoned RS-3 and A-2 Upland Agriculture. The A-2 Zone has a minimum parcel size of 4.0 hectares. As the subject property is only slightly larger than 4.0 hectares, it cannot be subdivided further without rezoning. To resolve this matter, the southern portion of the site that is within the Urban Reserve is proposed to be rezoned to A-1 Small Holdings Agriculture, which has a minimum parcel size of 2.0 hectares. Appendix C of the Official Community Plan identifies appropriate zones for land use designations. As both agricultural zones are identified as consistent with the Urban Reserve designation, this portion of this rezoning proposal complies with the Official Community Plan.

Suburban Residential. The portion of the subject property that is designated Suburban Residential in the Official Community Plan, aligns with the RS-2 (One Family Suburban Residential) zone. This zone requires city water and private sewage disposal system to permit a one family residential housing form outside of the Urban Area Boundary.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning this affected portion of the site to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 25180 108 Avenue from A-2 (Upland Agricultural), RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 Small Holding Agriculture to permit a 3 lot subdivision with retention of a remainder for further development once the Urban Reserve is ready for development. The minimum lot size for the current A-2 zone is 4.0 hectares, and the minimum lot size for the proposed A-1 zone is 2.0 hectares. The minimum parcel size for the current RS-3 zone is 0.8 hectares (with community water), and the minimum lot size for the proposed RS-2 Zone is 0.4 hectares. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

iii) Off-Street Parking and Loading Bylaw:

Each property will be required to provide a minimum of 2 off-street parking stalls to serve each residence. Given the site area involved (minimum 0.4 hectare or 1 acre), these requirements are not anticipated to be difficult to achieve.

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D.*

To vary lot width in the RS-2 (One Family Suburban Residential) zone from 36 metres to 34.3 metres.

The requested variances to the RS-2 (One Family Suburban Residential) zone will be the subject of a future Council report.

v) 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 percent;
- All floodplain areas and forest lands identified on Schedule "C"

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for the protection of life and property in designated areas that could be at risk for wildfires unless those risks are abated through appropriate cautionary measures.

vi) Development Information Meeting:

As there are fewer than 5 lots being created, this application is exempt from the requirement to provide a Development Information Meeting.

e) Environmental Implications:

The Environmental Section of the Planning Department reviewed this application, and noted the following:

1. There are no discernible watercourses on the property and therefore a Watercourse Protection Development Permit is not required, nor are there any watercourse protection setbacks that require protection.
2. There are steep slopes on the property. The project will require a Natural Features Development Permit and a protective steep slope and Habitat protection covenant for the steep slope portion of the site.
3. Stormwater and Groundwater Management.
 - a. The neighbouring development to the north had significant ground water and drainage concerns during their site works for construction.
 - b. Due to the location of this site along the same aquifer and steep slope habitat it is likely that there is similar drainage concerns on site that will need to be managed through a stormwater management plan.
4. Tree removal is being proposed and therefore an arborist report will be required and a tree removal permit will also be required.
 - a. Please note that the trees that are located on and immediately adjacent to the steep slopes on site will not likely be permitted for removal.
5. Post and Rail fencing should be installed along the steep slope covenant boundary.
6. The Environmental Assessment report has identified evidence of the occurrence of Pacific Side Band (Species at Risk) on the subject site. Although current legislation does not require the protection of this species or its habitat, best management practices should be followed. This would include further assessment and salvage prior to any disturbances on site.

f) Interdepartmental Implications:

i) Engineering Department:

All required civil works are to be completed as a condition of subdivision. The requirement for 3 tier stormwater management was noted. Water service will require modelling and capacity assessments to determine if upgrades are required.

ii) Fire Department:

The visibility of street addresses were noted as a priority. The need for a Wildfire Development Permit was also noted.

g) Citizen/Customer Implications:

Opportunities for public input will be provided with the required Public Hearing and with the neighbourhood notification which will precede the variance request for reduced lot width.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7517-2018, and that application 2018-249-RZ be forwarded to Public Hearing.

"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 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**

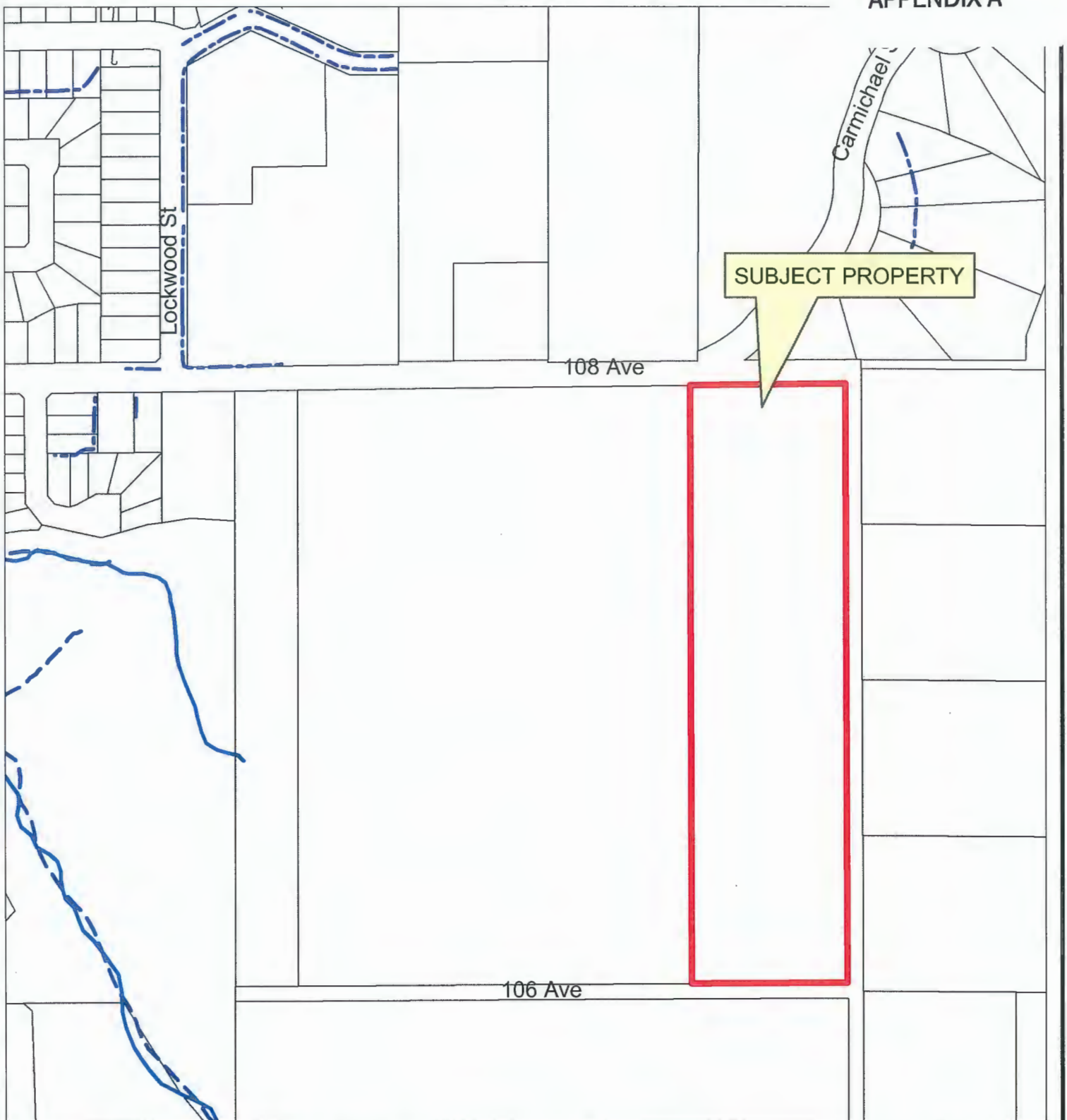
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7517-2018

Appendix D – Subdivision Plan



Scale: 1:3,500

Legend

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

25180 108 Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

APPENDIX B



Scale: 1:3,500

Legend

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

25180 108 Ave

PLANNING DEPARTMENT



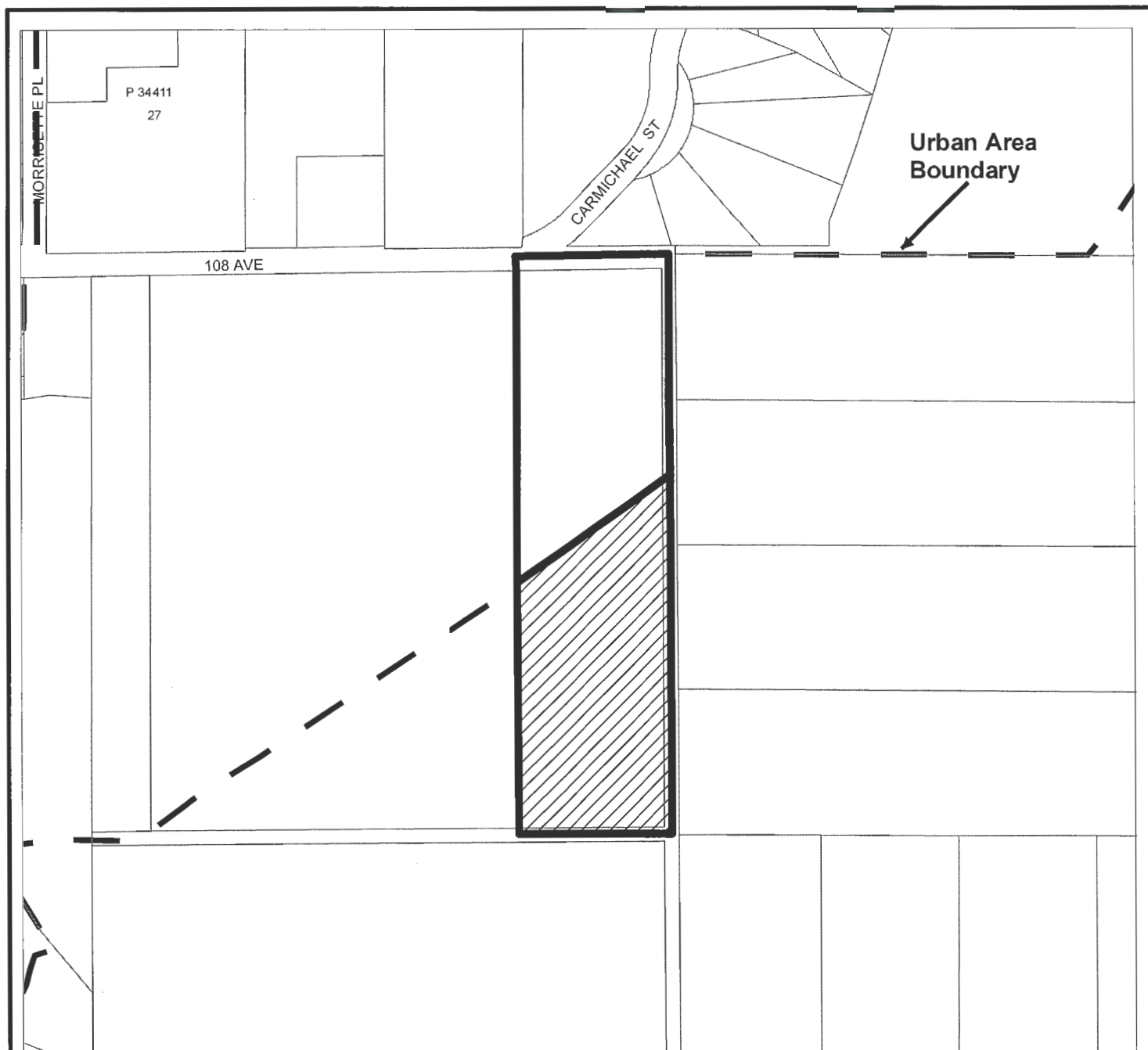
MAPLE RIDGE
British Columbia

mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7517-2018

Map No. 1783

From: A-2 (Upland Agricultural)

RS-3 (Single Family Rural Residential)

To:  RS-2 (Single Family Suburban Residential)

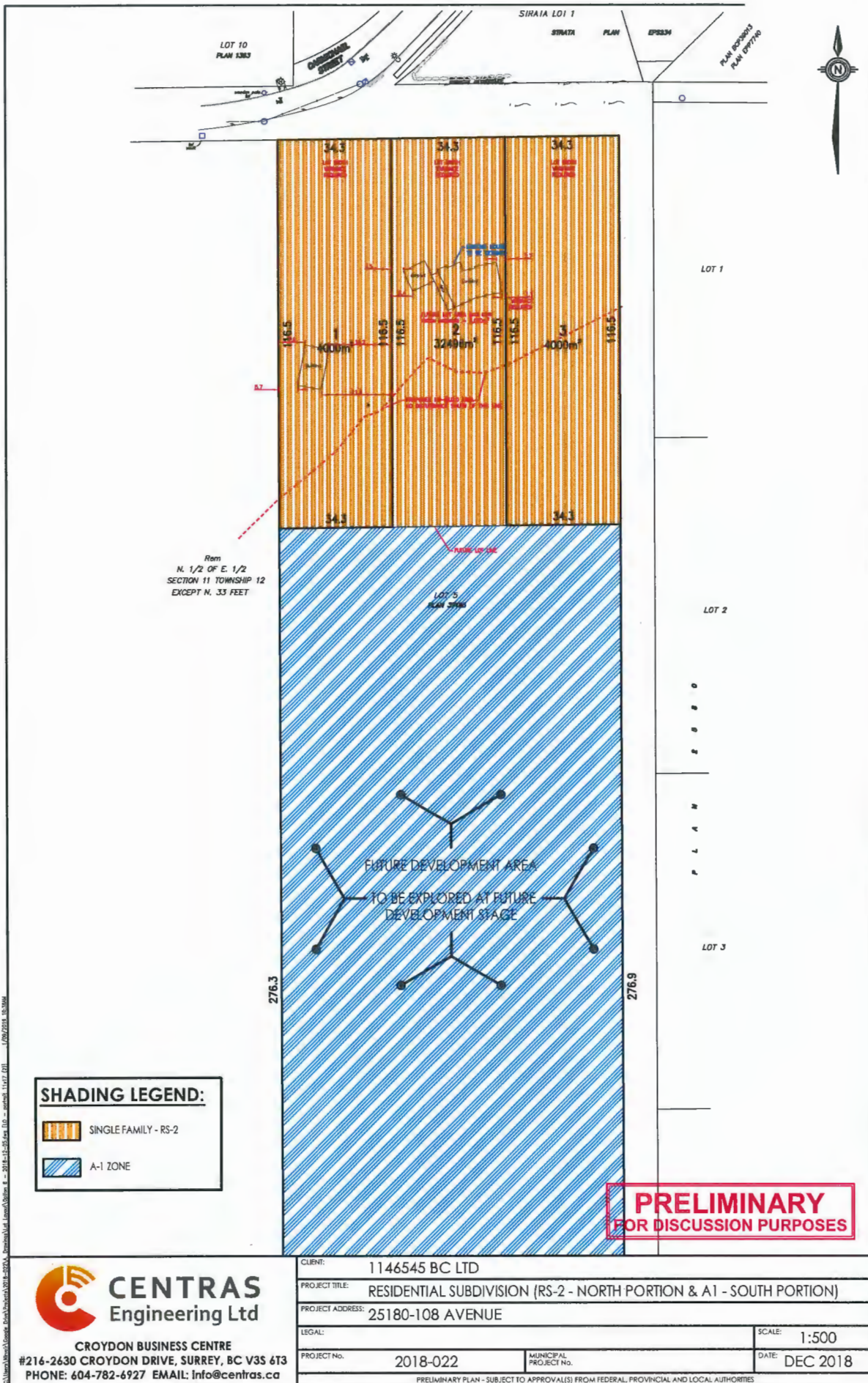
 A-1 (Small Holding Agricultural)



--- Urban Area Boundary



SCALE 1:4,000





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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
12244 228 Street

MEETING DATE: October 8, 2019
FILE NO: 2019-261-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2019-261-DVP) has been received in order to be able to construct a double car garage on the subject corner lot, located at 12244 228 Street. (See Appendix A and B.) The requested variances are to:

1. Relax the required location of a use providing access or egress driveway, from 7.5 metres of the point of intersection of an exterior side lot line with the rear lot line to 2.62 metres, and
2. Relax the required visual clearance at intersections, from 6 metres of the intersection of lot lines at a lane corner to 2.62 metres.

Due to these regulations being safety regulations, and based on engineering industry standards, the Planning Department and the Engineering Department cannot support the variance request. It is therefore recommended that Development Variance Permit 2019-261-DVP be denied.

RECOMMENDATION:

That Development Variance Permit application 2019-261-DVP, respecting the property located at 12244 228 Street, be denied.

DISCUSSION:

a) Background Context

Applicant:	JEWEL HOMES LTD, Mangal Sindhar
Legal Description:	Lot 3, Section 20, Township 12, New Westminster District Plan EPP60004
OCP :	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Zoning:	
Existing:	R-3 (Special Amenity Residential District)
Proposed:	R-3 (Special Amenity Residential District)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: R-3 (Special Amenity Residential District)
	Designation: Single Family Residential

1106

South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground Oriented Multi-Family
Existing Use of Property:		Single Family Residential
Site Area:		298.4m ²
Access:		lane access
Servicing:		urban standard
Previous Applications:		2011-130-RZ/SD/DP/VP, 2015-343-SD and 2018-267-DP

b) Project Description:

The subject property is approximately 298.4m² in area and flat. The subject property is bound by similar R-3 Intensive Residential lots to the north, east and south, and an RS-1 (One Family Urban Residential) lot to the west. The applicant subdivided this lot in 2016, as a project together with two lots to the north, the lane, and one lot to the east. The applicant was given a variance to reduce the lane-width from 7.5m width to 6.75m. The Intensive Residential Development Permit was approved in 2016 with the applicant fully aware that no garage was permitted on lot 3, and a two car parking pad was required to meet the subject sight line safety regulations. The applicant is currently seeking a relaxation to these Zoning Bylaw regulations, with the rationale that the current real estate market is requiring new build homes with double garages.

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 are described below:

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 401, (3), (c)* prohibits a use providing an access or egress driveway that is within the 7.5 metres of the point of intersection of an exterior side lot line with a rear lot line: To reduce from 7.5 metres to 2.62 metres, and
2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 403, (7)* visual clearance regulation prohibits any fence, wall or structure, hedge, bush, shrub, tree or other growth to grow to a height greater than 1 metre, in the area bounded by the intersection of lot lines at a lane, 6 metres from their point of intersection: To reduce from 6 metres to 2.62 metres.

Both these regulations in our Zoning Bylaw are considered safety regulations, and established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property.

Of concern is the magnitude of the requested variances, and consequent precedent to safety regulations in the Zoning Bylaw.

It should be noted that during the original process of subdivision, the applicant submitted a plan with a double garage on the subject corner lot, and a 6m wide lane. During the application process the requirements for lane width were amended from 6m to 7.5m, and a variance was granted for this applicant to construct a 6.75m wide lane. The relaxation permitted a 4 lot subdivision, but lots 1, 2 and 3 were not as long as desired, and a double garage on the corner lot was no longer feasible. An alternative option for a single garage and a parking pad was presented to the applicant, however, not pursued and therefore not proven out. The applicant changed the corner lot design to reflect a concrete pad for two open car parking spaces, which plan was approved and attached to the registered Development Permit 2011-130-DP. If the applicant settled for only two lots facing 228 Street, rather than three lots, a garage could have been utilized. Instead, a 4 lot subdivision was applied for and approved.

In addition, sightline requirements are outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads, which is the engineering industry standard. These requirements are detailed in TAC section 9.9.2.3 – CASE A – Intersections with No Control (Table 9.9.1) and are found to exceed our Zoning Bylaw requirements.

Before applying for the subject Variance Permit, the applicant met multiple times with Planning and Engineering staff to discuss the submitted, and the applicant is aware that staff cannot support this request as it relates to public safety. Through email communication the applicant confirmed that he is aware staff cannot support the variance request, and is aware the application fee is non-refundable, but wishes to proceed to bring the matter before Council. The rationale to submit the application, is that the subject property is under construction, and the applicant is not able to sell the property without a garage.

d) Citizen/Customer Implications:

The safety of property owners, their children, and visitors, using the subject back lane, will be impacted by a decision to grant the variance for the subject corner lot.

It should be noted that the subject regulations are in place specifically for corner lots. Should Council decide to grant the requested variance, a city-wide precedent will be created to reduce safety regulations.

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.

e) Alternative:

Should Council consider the requested variances to be supportable, Council could authorize the Corporate Officer to sign and seal 2019-261-DVP respecting property located at 12244 228 Street

CONCLUSION:

The proposed variance is not supported, as both regulations in our Zoning Bylaw that need relaxation are considered safety regulations, established to ensure there is sufficient clear sightline, and subsequently safe stopping distance provided for a motorized vehicle entering the lane if a car is exiting the subject property. Since safety of the public is a primary key in governing a municipality, it is recommended that Development Variance Permit 2019-261-DVP be denied.

“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 & Development Services

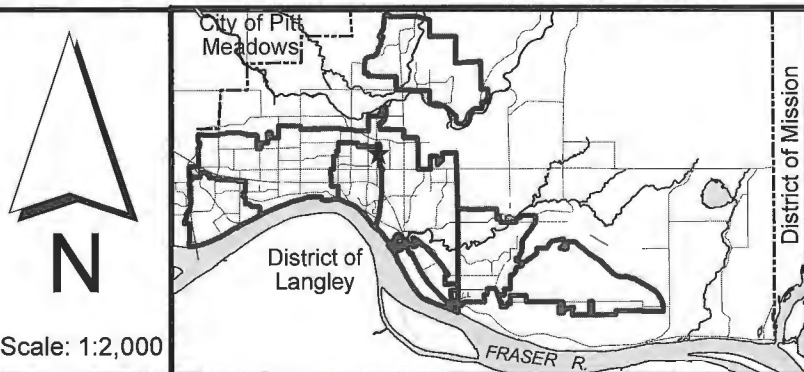
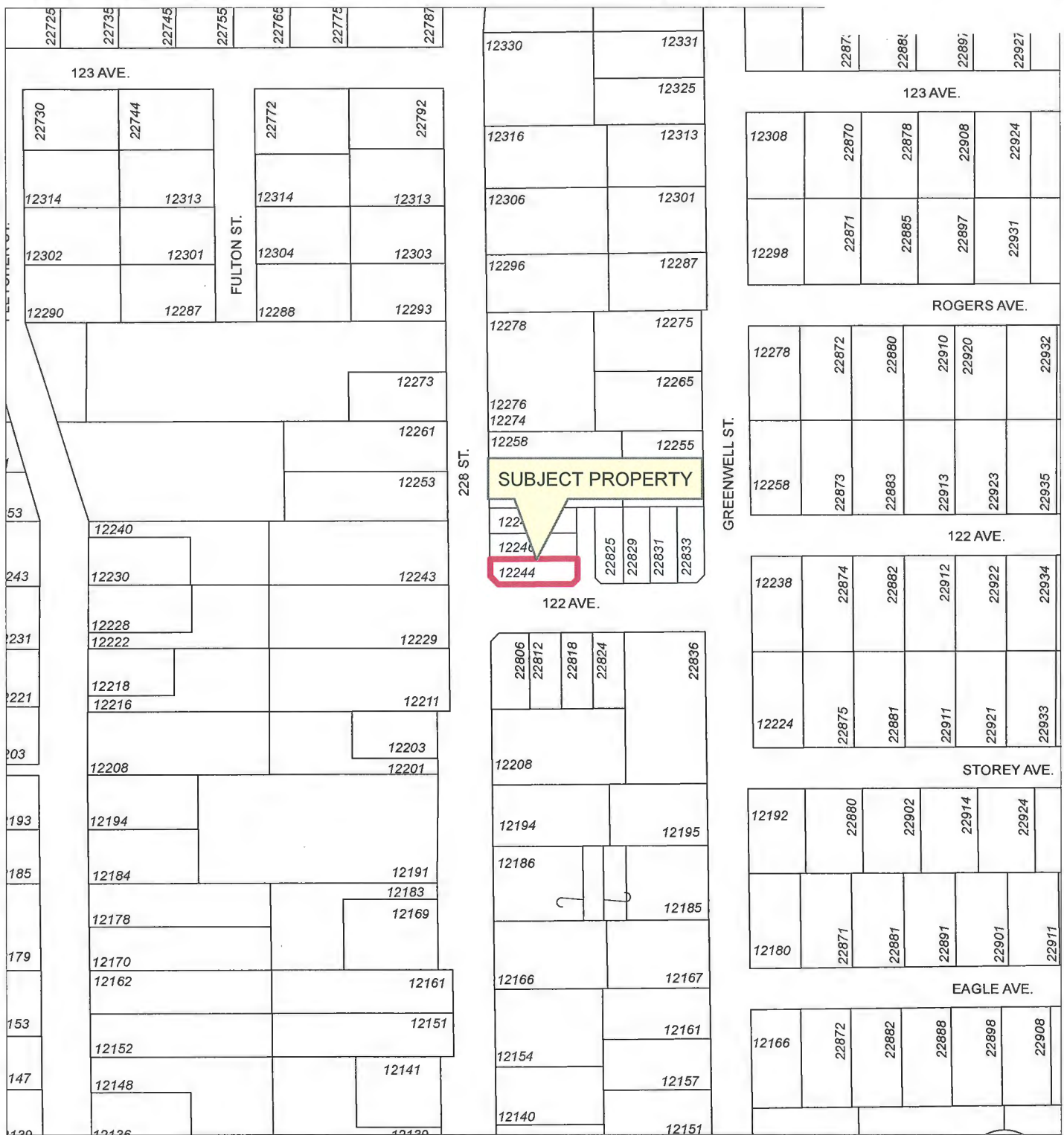
“Original signed by Kelly Swift”

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Approved DP 2011-130-DP
Appendix D – Proposed plan

APPENDIX A



12244 228 STREET
PID: 029-902-681

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

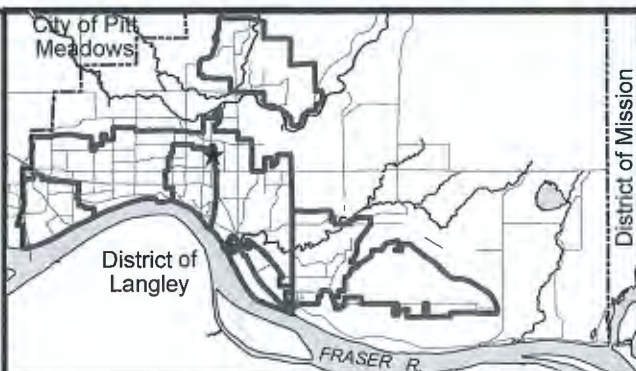
mapleridge.ca

FILE: 2019-261-VP
DATE: Jul 24, 2019

BY: PC



Scale: 1:2,000



12244 228 STREET
PID: 029-902-681

PLANNING DEPARTMENT



MAPLE RIDGE

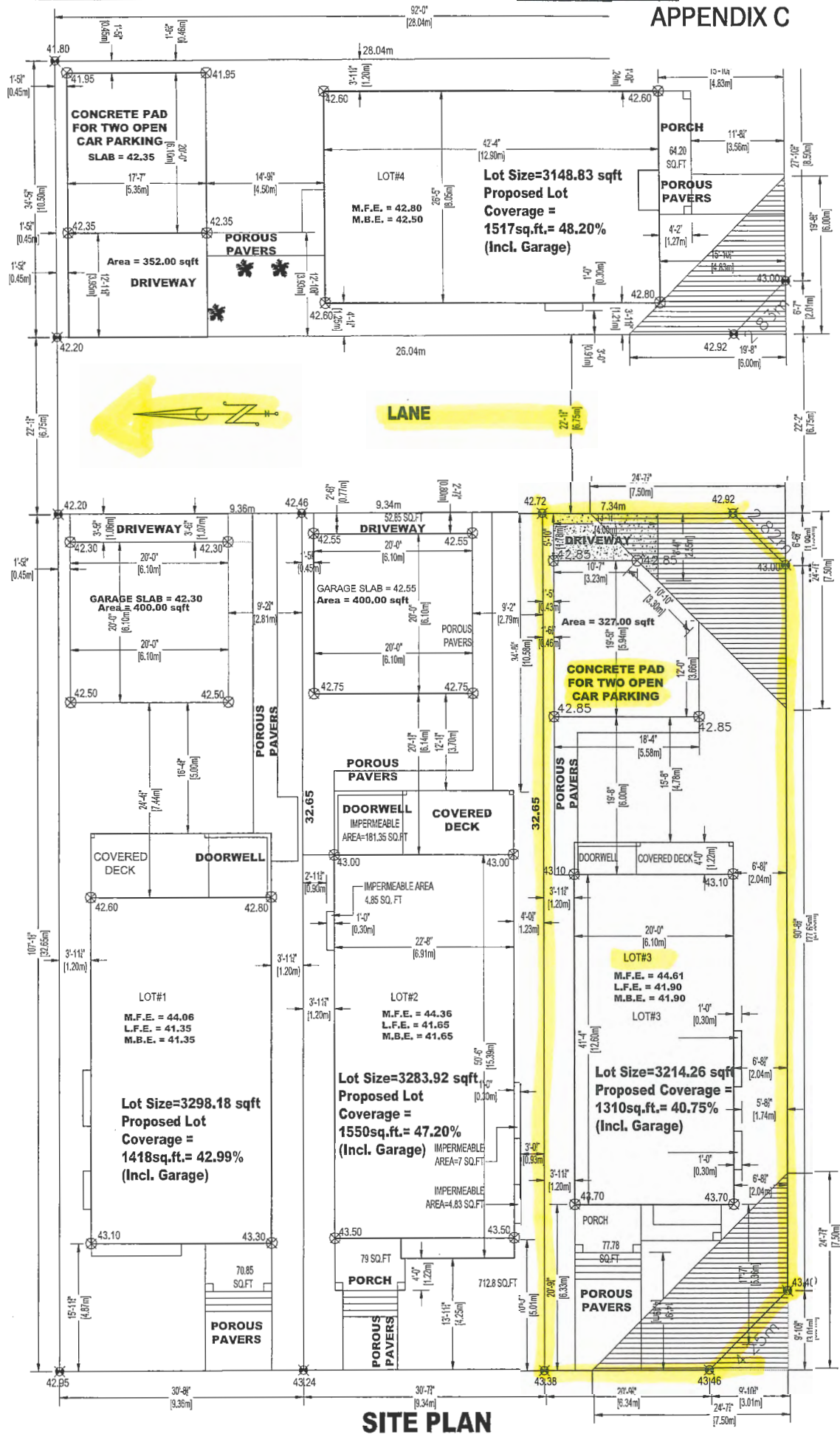
British Columbia

mapleridge.ca

FILE: 2019-261-VP
DATE: Jul 24, 2019

BY: PC

APPENDIX C



SITE PLAN

CIVIC ADDRESS

12244 228 STREET MAPLE RIDGE B.C.



LOT AREA = 298.12 M SQ
LOT COVERAGE @ 50 % = 149.06 M SQ = 1606.86 SQ FT
PROPOSED LOT COVERAGE @ 44.31 % = 1424.00 SQ FT

SET BACKS	ACTUAL	ALLOWED
PRINCIPAL BUILDING		
FRONT	3.00 M	3.00 M
REAR	12.91 M	11.00 M
LEFT INTERIOR	1.20 M	1.20 M
RIGHT EXTERIOR	2.07 M	2.00 M

DETACHED GARAGE

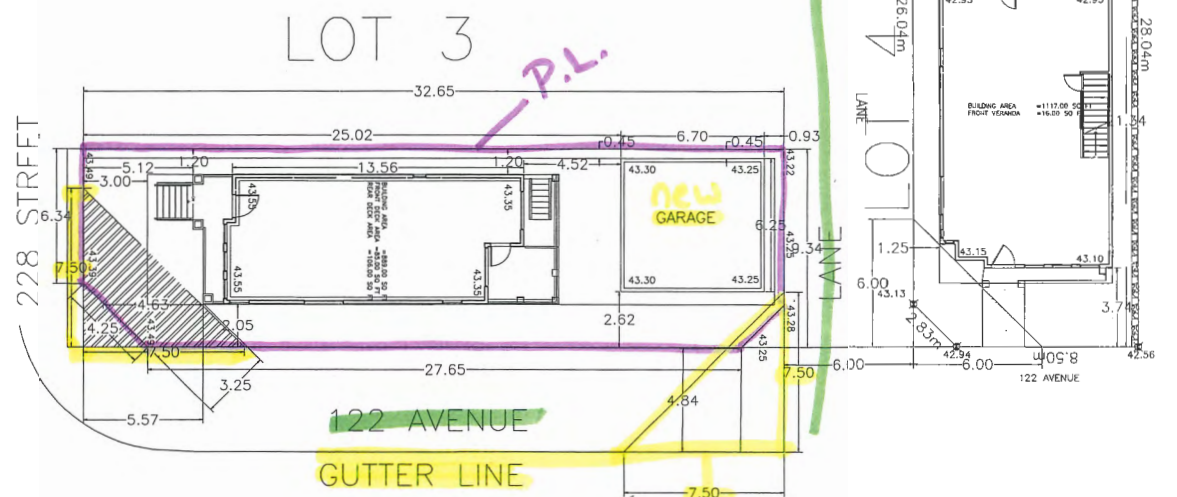
FRONT	25.02 M	11.00 M
REAR	0.93 M	0.45 M
RIGHT	0.45 M	0.45 M
LEFT	5.37 M	2.00 M

PROPOSED ELEVATIONS

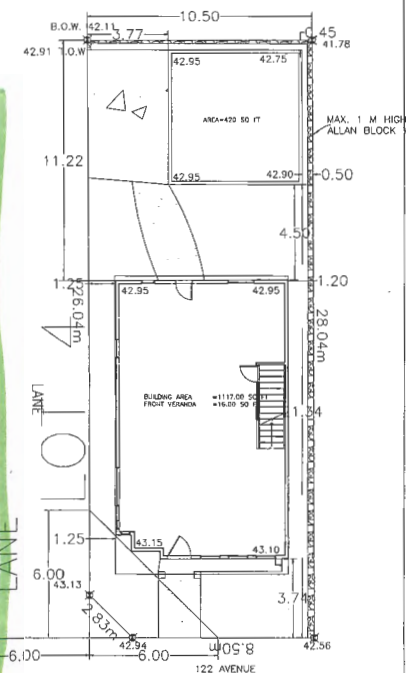
ROOF RIDGE	52.17 M
ROOF PLATE	50.64M
TOP FLOOR	48.20M
MAIN FLOOR	45.15M
BASEMENT	42.10 M
GARAGE	43.23 M

MBE	42.10 M
-----	---------

AFDDP	43.55 M
ARDDP	43.35 M
MAX. HEIGHT	8.57 M



E5 HOME DESIGNS INC.



PROPOSED HOUSE AT
LOT 12244 228 STREET
MAPLE RIDGE B.C.

SURVEY PROVIDED BY KEY PLAN CIVIC CONSULTANTS

SCALE 1:100 DISTANCES ARE IN METERS



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Commercial Development Permit
22780 Lougheed Highway

MEETING DATE: October 8, 2019
FILE NO: 2019-011-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Commercial Development Permit application has been submitted for the subject property located at 22780 Lougheed Highway, to allow for internal and external renovations on the existing McDonald's restaurant, to upgrade to their new corporate image. The subject property is zoned CS-1 (Service Commercial), and is allowing for restaurant and drive-through use. The proposed renovations have already been completed at other locations, such as Pitt Meadows. The other McDonald's restaurant location on Dewdney Trunk Road is also under application, for which a separate report will be forwarded to Council. The Advisory Design Panel supports the subject application as presented and provided some feedback for consideration.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2019-011-DP respecting property located at 22780 Lougheed Highway.

DISCUSSION:

a) Background Context:

Applicant: Lovick Scott Architects Ltd. , Andrea Scott
Legal Description: Lot 63, District Lot 401, New Westminster District
Plan 51655

OCP :
Existing: Town Centre Commercial
Proposed: Town Centre Commercial

Zoning:
Existing: CS-1 (Service Commercial)
Proposed: CS-1 (Service Commercial)

Surrounding Uses

North: Use: Commercial
Zone: CS-1 (Service Commercial) and C-3 (Town Centre Commercial)
Designation: Town Centre Commercial

1107

South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Commercial
	Zone:	CS-1 (Service Commercial) and C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Commercial
	Zone:	CD-6-88 (Town Centre Commercial & Service Commercial)
	Designation:	Town Centre Commercial
Existing Use of Property:		Restaurant and drive-through
Site Area:		0.4 hectare (1 acre)
Access:		Lougheed Highway and Ritchie Avenue
Servicing:		Urban
Previous Applications:		2012-090-DP, RZ/013/84

b) Project Description:

A Commercial Development Permit application was submitted for the subject property located at 22780 Lougheed Highway, to allow for internal and external renovations on the existing McDonald's location, and upgrade to the new corporate image (see Appendices A, B, and C). The property is zoned CS-1 (Service Commercial), allowing for the restaurant and drive-through use.

The renovations and upgrades are triggered through a marketing campaign by McDonald's headquarters to update their restaurant's image. Some locations, such as in Pitt Meadows at the Lougheed Highway and Harris Road intersection have already completed similar renovations. The other McDonald's location on Dewdney Trunk Road and 207th Street is also under application and will be forwarded to Council under a separate report.

The Advisory Design Panel supports the subject application as presented and provided some feedback for consideration.

c) Planning Analysis:

Official Community Plan (OCP)

This restaurant is located in the "South of Lougheed (SOLO) Precinct" of the Town Centre. This precinct is located immediately south of the Lougheed Highway, from the western Town Centre boundary to its easternmost boundary. The area serves as an important commercial, mixed-use commercial and higher density residential area along Lougheed Highway. A primary objective of any development in the SOLO area is to revitalize existing street-oriented commercial and mixed-use development. The current application will do this with a new corporate façade upgrade that will reflect McDonald's new corporate image. This is reflective of a recent trend of other "fast food" restaurants in the area, A&W for example across the street from this site.

Development Permits

The OCP for Maple Ridge designates the following as Development Permit Areas:

1. Commercial Development Permit pursuant to Section 919.1(1)(f) of the *Local Government Act* for the form and character of lands designated Commercial on Schedule B of the Official Community Plan or for lands designated Commercial in an Area Plan;
2. Town Centre Development Permit pursuant to Sections 919.1(1)(f) of the *Local Government Act* for property within the Town Centre as identified on Schedule B of the Official Community Plan. The Town Centre Development Permit applies to Ground Oriented Multi-Family, Medium and High-Rise Apartment, Low-Rise Apartment, Flexible Mixed Use, Town Centre Commercial, Port Haney Heritage Adaptive Use, and Port Haney Multi-Family, Commercial and Mixed Use land use designations and development.

Applications for Commercial Development Permits are assessed against the following key guideline concepts:

1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.*

The application seeks the modernization of the existing building and therefore, should not negatively affect any other nearby use. The traffic, noise and lighting generated after the renovations should not exceed the current levels.

2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.*

Through the development permit of 2012 an outdoor amenity area was established, together with landscaping and visual interests.

3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.*

The building design is being upgraded to national marketing standards, established through the restaurant's headquarters. The proposed renovations are marketed as sustainable development, compatible with the Town Centre area and uses nearby.

4. *Respect the need for private areas in mixed use development and adjacent residential areas.*

The subject property is adjacent to mostly commercial properties, except to the south, where it is a residential in nature. The subject property is separated from the residential neighbours by Ritchie Avenue and a landscape strip on the restaurant site.

5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.*

The subject architectural style upgrade is considered appropriate form and character for the established commercial business.

Furthermore, applications in the Town Centre Area Permit area, South of Lougheed (SOLO) precinct, are assessed against the following key guideline concepts:

1. *Develop a diverse shopping, employment and residential district.*
The restaurant location will be renovated and no change to the existing use is proposed. While phasing renovations of both restaurant locations in Maple Ridge, the owner is facilitating employees getting shifts and maintaining employment opportunities.
2. *Create pedestrian-oriented streetscapes.*
The subject is not proposing to change the existing streetscape. The drive-through component of the restaurant is influencing the landscape of the property, but pedestrian movements were integrated into the design.
3. *Enhance the quality, character and vibrancy of the SOLO area.*
The form and character of the subject application is to enhance the quality, and vibrancy of the area, as established by corporate headquarters of their business. Some similar types of businesses such as A&W have also upgraded their design thru renovation in this area.
4. *Maintain cohesive building styles.*
Proposed renovations will improve cohesiveness among the Town Centre Commercial Area businesses thru design and use of materials. The façade of the main mall across the street has also been renovated to a similar modern style.
5. *Capitalize on important views.*
No change is proposed to the existing site views.
6. *Provide public outdoor space.*
The existing outdoor seating area will change slightly in appearance thru the proposed renovation of the building, but remains in the same location. Walkability and pedestrian accessibility have been taken into account with the design.
7. *Provide climate appropriate landscaping and green features.*
Landscaping and green features are established, and should be retained and protected during renovations.
8. *Maintain street interconnectivity.*
No changes to the street connectivity are proposed. Access to and from the subject site remain as-is.

Zoning

The property is zoned CS-1 (Service Commercial), which allows for restaurant and drive-through use. The subject zone is consistent with the existing use.

The following comments were provided to the applicant, and are shared with Council;

- If additional facilities such as expansion of washrooms are being proposed, the applicant will need to contact our Engineering Department to discuss the capacity of the existing water, sanitary and drainage systems, to handle increase.
- The Engineering Department is yet to receive the record drawings for the previous renovations through the civil consultant. Until the Engineering Department has received and accepted these record drawings, they will not support issuance of the Building Permit for this site. The applicant has been made aware by email of March 8, 2019 and was advised to discuss the urgency with the civil consultant.
- Any signs will ultimately need to conform with the requirements of the Sign Bylaw for the CS-1 (Service Commercial) zone, but the submitted is sufficient for this Commercial Development Permit application.

d) Advisory Design Panel:

The following resolution was passed at the ADP meeting of September 18, 2019;

That application 2019-011-DP be supported as presented and the application proceed to Council for approval.

Landscape Comments:

1. *Consider providing additional exterior bike racks for clients and staff;*
2. *Ensure existing vegetation is retained and protected.*

Architectural Comments:

1. *Provide additional Crime Prevention Through Environmental Design provisions along South elevation, for instance: include CCTV, lighting, material transitions, etc;*
2. *Consider providing additional interior colour and pattern highlights (playfulness);*
3. *Consider wrapping South elevation with lower stone element.*

The applicant was informed of the ADP resolution and recommendations.

CONCLUSION:

The subject application is in compliance with both the Commercial Development Permit Guidelines, and the Town Centre Area Permit Guidelines, therefore it is recommended the Corporate Officer be authorized to sign and seal 2019-011-DP respecting property located at 22780 Lougheed Highway.

"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 & 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 – Proposed renovation plan



Scale: 1:1,500

Legend

- Stream
- Ditch Centreline

22780 Lougheed Hwy

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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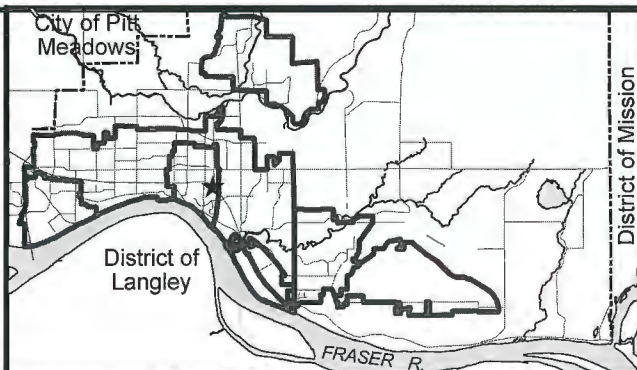
FILE: 2019-011

DATE: Jan 9, 2019

BY: MC



Scale: 1:1,500



22780 Lougheed Hwy

PLANNING DEPARTMENT



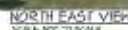
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-011
DATE: Jan 9, 2019

BY: MC



ADDRESS _____ CITY/ST/PZ _____	DOWNSIDE FORM NO. DY-7 NEED FOR REPA REVIEW
REV# DATE _____ DESIG PRICE _____	REV# DATE _____ DESIG PRICE _____

MCDONALD'S RESTAURANTS OF CANADA LTD.
1402 STILL CREEK DRIVE BURNABY BC V5H 6G8



LOVICK
SCOTT
ARCHITECTS

3707 1ST AVENUE
BURNABY BC V5C 3V6
ADMIN@LOVICKSCOTT.COM
604 288 3700 WWW.LOVICKSCOTT.COM

STAFF 21 OFFICER
KYLE
FLORES
McDonald's - Maple Ridge
22780 Loucheud Highway,
Maple Ridge, BC

CONTEXT PHOTOS
(EXISTING)

19-016	ASCO
NOT TO SCALE	
DATE	10/10/10
BY	10/10/10

Maple Ridge - 18-016

Existing

Proposed

