

**COMMITTEE OF THE WHOLE
AGENDA
December 4, 2018
1:30 p.m.
Council Chamber**

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

Note: If required, the meeting will recess at 2:50 p.m. and reconvene at 4:10 p.m.

Chair: Acting Mayor

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
3. **DELEGATIONS/STAFF PRESENTATIONS** – (10 minutes each)
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: Owners and/or Agents of Development Applications may be permitted to speak to their applications with a time limit of 10 minutes.

Note: The following items have been numbered to correspond with the Council Agenda:

1101 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit subdivision into two single family homes be given first reading and that the applicant provide further information as described in Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1102 2017-432-RZ, 20234 Lorne Avenue, RS-1 to RT-2

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7398-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future development of approximately five townhouse units be rescinded and that Maple Ridge Zone Amending Bylaw 7518-2018 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to allow for a fourplex development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1103 2018-381-RZ, 20873 123 Avenue, A-2 to R-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7508-2018 to rezone from A-2 (Upland Agricultural) to R-1 (Residential District) to permit a two lot subdivision be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2018-430-RZ, 23717 and 23689 Fern Crescent, RS-2 to RM-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7520-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future development of approximately 33 townhouse units be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

1105 2018-444-RZ, 21759 River Road, RS-1 to RS-1b

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7516-2018 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1106 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7522-2018 to rezone from RS-3 (One Family Rural Residential) to M-3 (Business Park) to permit the creation of a campus style business park with 7 buildings, habitat restoration and trail development be given first reading and that the applicant provide further information as described on Schedules C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

1107 Latecomer Agreement LC 162/18, 24086 and 24108 104 Avenue

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 24086 and 24108 104 Avenue, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 162/18.

1108 Latecomer Agreement LC 163/18, 13660, 13702 and 13738 232 Street

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 13660, 13702 and 13738 232 Street, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 163/18.

1109 Award of Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting

Staff report dated December 4, 2018 recommending that Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting be awarded to PW Trenchless Construction Inc., that a contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

5. ***CORPORATE SERVICES***

1131

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

1151

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

1171

8. ***OTHER COMMITTEE ISSUES***

1191

10. ***ADJOURNMENT***

9. **COMMUNITY FORUM**

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: _____

Date: _____

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. 7505-2018
21188 Wicklund Avenue

MEETING DATE: December 4, 2018
FILE NO: 2016-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21188 Wicklund Avenue, from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), a newly drafted zone, to permit subdivision into two single family residential lots.

The subject application, which previously proposed a rezoning to R-1 (Residential District) to create two lots, has been deferred twice by Council as it did not comply with Official Community Plan (OCP) infill policies. A review of OCP Policy 3-19, directed by Council in April 2017, concluded that infill housing options could be expanded through the creation of a new residential infill zone that permits a smaller minimum lot area and width than the existing RS-1b (One Family Urban (Medium Density) Residential) zone; but is larger than the current R-1 (Residential District) zone; and has a building height and setbacks that reflect those currently found in established neighbourhoods. As a result of the infill policy review conducted by staff earlier this year, staff introduced the new R-4 (Single Detached (Infill) Urban Residential) zone to Council at the November 20 Workshop, and its amending bylaws received first and second reading at the November 27, 2018 Council meeting.

If approved, one of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017. To proceed further with this application additional information is required as outlined below. Zone Amending Bylaw No. 7505-2018 will allow the subject property to be rezoned to the newly created R-4 (Single Detached (Infill) Urban Residential) zone.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7505-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: Rajinder Chhina

Legal Description: Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

OCP:		
	Existing:	Urban Residential
Zoning:		
	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	R-4 (Single Detached (Infill) Urban Residential)
Surrounding Uses:		
North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RG (Group Housing Zone)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		969 m ² (0.24 acres)
Access:		Wicklund Avenue
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject property is 969 m² (0.24 acres) in size and is bound by single family residential lots to the north, west and east, and townhomes to the south. The subject property is flat with a row of hedges to the rear of the property and a few trees located in the front and rear yards. There is an existing house on the property that will require removal, as a condition of final reading.

c) Project Description and History:

The applicant proposes to rezone the subject property, from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential), a newly drafted zone, to permit future subdivision into two single family residential lots not less than 450 m².

Prior to the original development proposal being submitted, staff had a pre-application meeting with the applicant advising that rezoning to the R-1 (Residential District) zone to create two lots would not be supportable, based on the infill policies within the OCP. Alternative development options were discussed, such as duplex or triplex housing, noting these options would achieve similar levels of compliance with the OCP's infill policies. The applicant opted to retain the R-1 (Residential District) zone approach and requested that the subject property proceed to first reading on January 24, 2017, however, staff recommended that the application not be given first reading. Council deferred the application and suggested that staff work with the applicant to further discuss alternative development options. Staff met with the applicant and reiterated that duplex and triplex housing forms were viable development options; however, the applicant decided to keep the original rezoning

request from RS-1 (One Family Urban Residential) to R-1 (Residential District). The application went to Council for a second time on April 11, 2017, seeking first reading, but was further deferred with a recommendation from Council that staff explore implications of allowing subdivision of lots with areas and widths less than the predominant surrounding zone, as outlined in Policy 3-19 in the OCP. A staff report was then presented at Council Workshop on July 17, 2018 titled '*Neighbourhood Residential Infill Policy Change*'. The outcome of that report, as directed by Council, was that staff prepare amendments to the OCP and Zoning Bylaw to create a new single family infill zone with a minimum lot area of 450m² and a minimum lot width of 12m. These Bylaws received first and second readings at the November 27, 2018 Council Meeting. Under this newly created R-4 (Single Detached (Infill) Urban Residential) zone, the subject application would satisfy the minimum zoning requirements, and is supported by staff.

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

d) Planning Analysis:

Official Community Plan:

The subject property is designated Urban Residential in the Official Community Plan (OCP). The Neighbourhood Residential designation allows for single detached dwellings and other housing forms, subject to the Neighbourhood Residential Infill Policies. Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the neighbourhood.

The application to rezone the property to the new R4 (Single Detached (Infill) Urban Residential) zone, is compliant with the OCP infill policies and is, therefore, supportable.

Zoning Bylaw:

The current application proposes to rezone the property located at 21188 Wicklund Avenue from RS-1 (One Family Urban Residential), to the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone (see Appendix C), to permit subdivision into two lots.

The new R-4 (Single Detached (Infill) Urban Residential) zone will be equivalent to 80% of the RS-1b (One Family (Medium Density) Residential) zone, with a minimum lot area of 450m² and a minimum lot width of 12 m, consistent with the existing transition between the RS-1 (One Family Urban Residential) and RS-1b (One Family (Medium Density) Residential) zones. As well, the new zone would also address some of the typical concerns raised by neighbours in proximity to an infill development. As new construction can often maximize the allowable height permitted under the zoning requirements, the new infill zone would have a lower height maximum of 9.5 m compared to the typical 11 m to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5 m would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks would also be enlarged to reflect RS-1 (One Family Urban Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m², and the minimum lot size for the newly proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m². The subject property does satisfy the minimum zoning requirements of the newly proposed R-4 zone.

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

Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family project, therefore this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:

A Development Information Meeting is not required for this application as there are fewer than five dwelling units being 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;
- b. Fire Department;
- c. Building Department;
- d. Parks Department;
- e. School District;
- f. Ministry of Transportation and Infrastructure; and
- g. Canada Post.

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

The Engineering Department has advised that as development of this infill option begins, monitoring of the existing servicing capacity should occur to understand system impacts, and determine the need for servicing studies. A detailed review of the servicing requirements for the subject property is anticipated to occur between first and second reading.

f) Development Applications:

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

- 1. A complete Rezoning Application (Schedule B); and
- 2. A Subdivision Application.

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

CONCLUSION:

The subject application has previously been deferred at two separate Council Meetings, as it did not align with Neighbourhood Infill policies within the OCP. Based on earlier direction to staff to review the City's OCP infill policies, Council has since directed staff to prepare amendments to the OCP, Zoning Bylaw, and Subdivision and Development Servicing Bylaw to create a new single family infill zone with a minimum lot area of 450 m² and a minimum lot width of 12m. As these amending bylaws were granted first and second reading at the November 27, 2018 Council meeting, it is, therefore, recommended that Council grant first reading to Zone Amending Bylaw No. 7505-2018, subject to additional information being provided and assessed prior to second reading. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

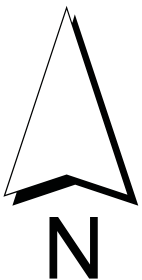
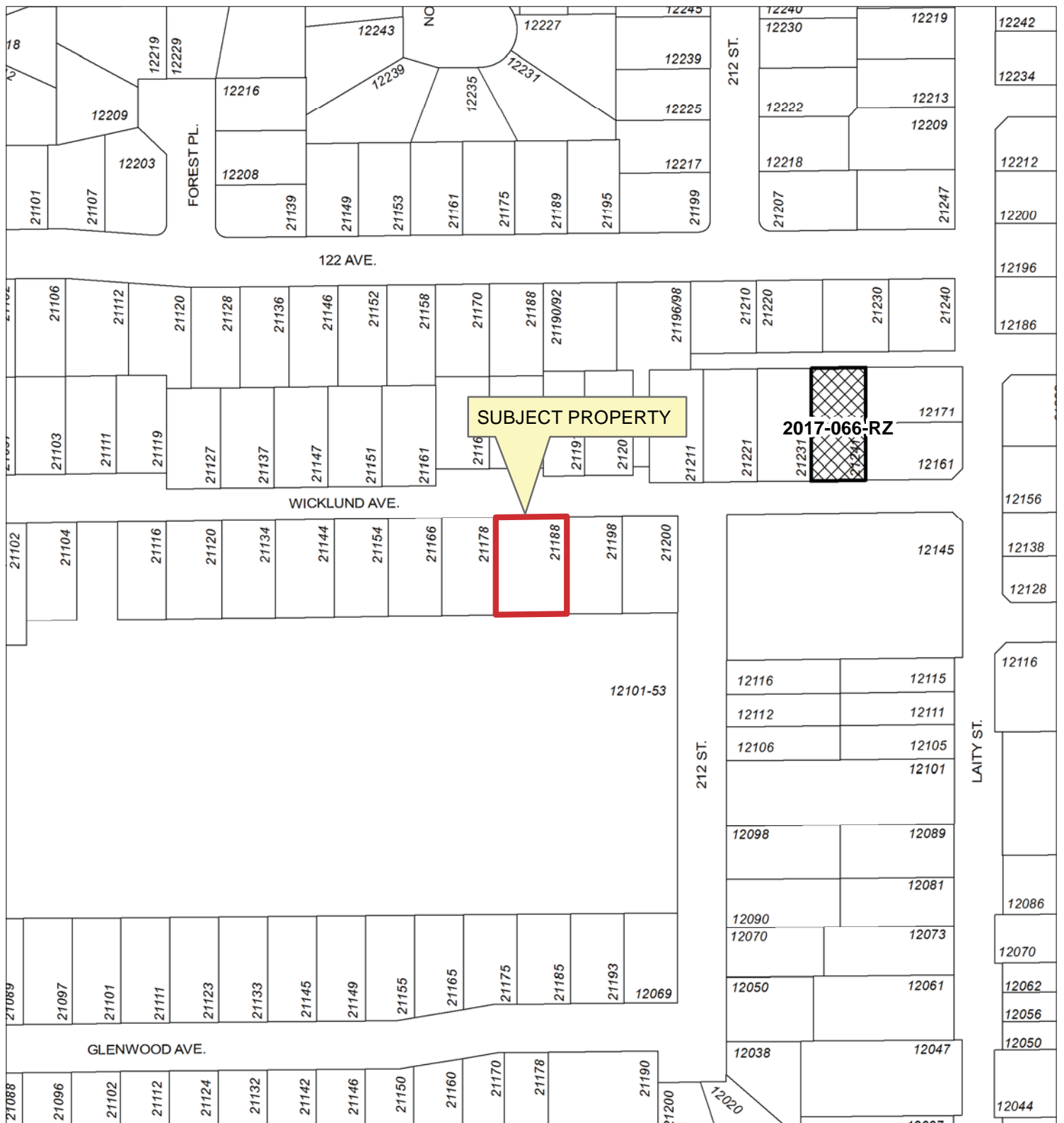
"Original signed by Frank Quinn" for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7505-2018

APPENDIX A



Scale: 1:2,000

Legend



Active Applications (RZ/SD/DP/VP)

21188 WICKLUND AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

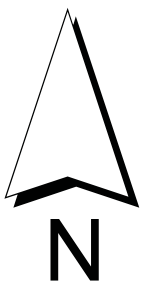
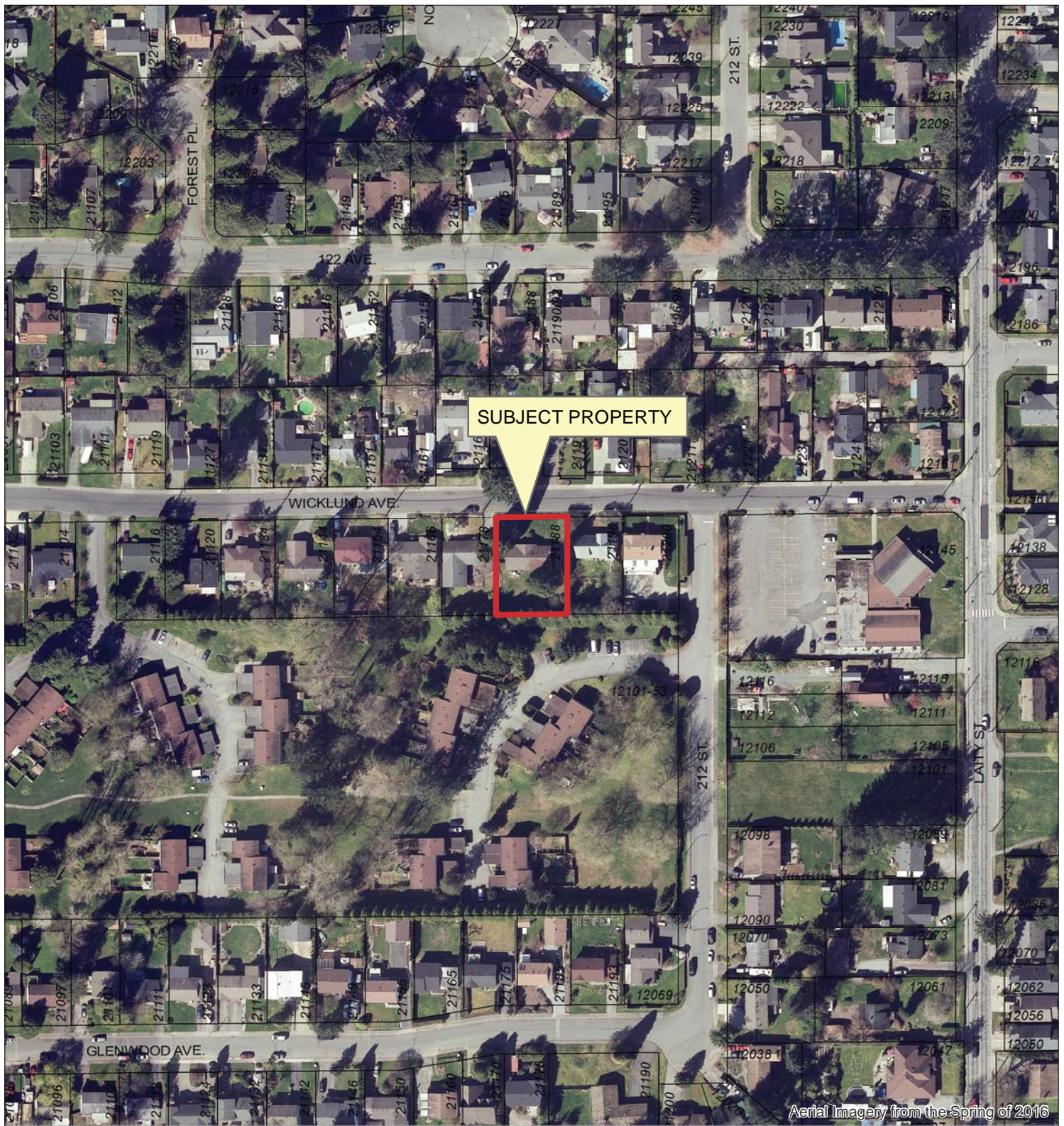
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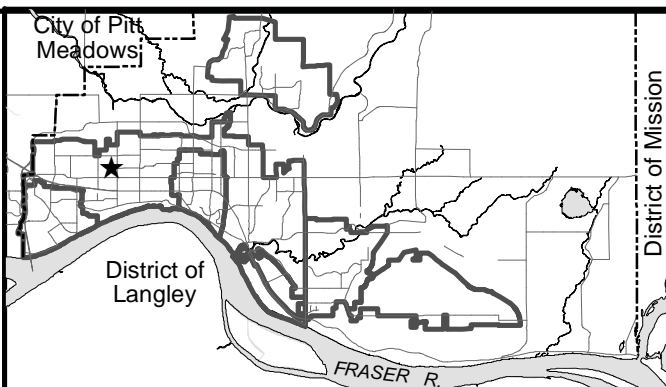
FILE: 2016-411-RZ

DATE: Aug 27, 2018

BY: LP



Scale: 1:2,000



21188 WICKLUND AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-411-RZ
DATE: Aug 27, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7505-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7505-2018."
2. That parcel or tract of land and premises known and described as:

Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

and outlined in heavy black line on Map No. 1779 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to R-4 (Single Detached (Infill) Urban Residential).

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

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

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

PUBLIC HEARING held the day of , 20

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

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

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. 7518-2018
20234 Lorne Avenue

MEETING DATE: December 4, 2018
FILE NO: 2017-432-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

On February 27, 2018, Zone Amending Bylaw No. 7398-2017 was given first reading to rezone the subject property, located at 20234 Lorne Avenue, from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for the future development of approximately five townhouse units. The applicant has since revised their proposal to rezone to the new RT-2 (Ground-Oriented Residential Infill) zone to allow for a fourplex development. The proposed development includes eight parking stalls, all of which are in a tandem configuration for each of the four units.

Official Community Plan Amending Bylaw No. 7349-2017, Zone Amending Bylaw No. 7312-2017 for the RT-2 Zone, and Off Street Parking and Loading Amending Bylaw No. 7350-2017 were given third reading on September 25, 2018. These bylaws, when adopted, will allow new ground-oriented infill housing such as courtyard, fourplex and triplex forms in accordance with the action items of the Housing Action Plan Implementation Framework that were prioritized by Council in September 2015. The current application applies the draft provisions of the new proposed RT-2 (Ground-Oriented Residential Infill) zone and Off Street Parking and Loading Bylaw for fourplexes.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution charge of approximately \$16,400.00 (\$4,100.00 per attached ground-oriented dwelling unit). To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. That first reading for Zone Amending Bylaw No. 7398-2017 granted on February 27, 2018 be rescinded;
2. That Zone Amending Bylaw No. 7518-2018 be given first reading; and
3. That the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: A. Paskovic, Aplin & Martin Consultants Ltd.

Legal Description: Lot "O", District Lots 280 and 281, Group 1, New Westminster District Plan 20003

OCP:	Existing:	Low Density Multi-Family
	Proposed:	Low Density Multi-Family
Zoning:	Existing:	RS-1 (One Family Urban Residential)
	Proposed:	RT-2 (Ground-Oriented Residential Infill)
Surrounding Uses:		
North:	Use:	Single Family Residential and Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Density Multi-Family
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Fourplex
Site Area:		0.11 ha (0.3 acres)
Access:		Lorne Avenue
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject property, located at 20234 Lorne Avenue, is located south of the intersection of Lorne Avenue and Princess Street. There is a single family dwelling on the property which would be removed to facilitate the proposed fourplex development. The subject property is relatively flat, with some trees located along the property lines (see Appendices A and B).

c) Project Description:

The applicant originally made an application to rezone the subject property from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for the future development of approximately five townhouse units. First reading was granted on February 27, 2018; however Council did express concerns with the density and character of the development. The applicant has since revised their application to rezone to the new RT-2 (Ground-Oriented Residential Infill) zone for a fourplex development.

The new RT-2 zone provides for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. This new zone allows for dwelling units to be in one building with shared party walls to create triplexes or fourplexes. These forms should resemble a single family dwelling in order to fit seamlessly into existing neighbourhoods. Dwelling units may also be arranged individually or attached and clustered around a shared open space, in a courtyard residential housing form. The new RT-2 (Ground-Oriented Residential Infill) zone was given third reading on September 25, 2018.

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

d) Planning Analysis:

Official Community Plan:

The subject property is located within the Lower Hammond Precinct of the Hammond Area Plan and is currently designated *Low Density Multi-Family*. The *Low Density Multi-Family* designation permits townhouse, fourplex and courtyard development forms. The intent of this designation is to encourage an increase in density and expand the residential form. Consideration of Hammond's existing neighbourhood character, including historic building elements and attractive garden spaces is an important aspect of this designation. Two areas of focus for the Lower Hammond Precinct are: to maintain the rural character; and to enhance connectivity within the precinct and identify opportunities to link with other Hammond localities and beyond. The proposed zone is supported by the land use designation in the Hammond Area Plan.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit a fourplex (see Appendix D). The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m² (7,190 ft²), and the minimum lot size for the proposed RT-2 (Ground-Oriented Residential Infill) zone is 850 m² (9,150 ft²) for a fourplex development.

The design of the fourplex is yet to be determined but will be available prior to consideration of second reading. The attached site plan is conceptual only and is subject to change to be more consistent with the proposed Ground-Oriented Residential Infill Design Guidelines. It should also be noted that the current *Off Street Parking and Loading Bylaw No. 4350-1990* does not currently allow tandem parking in the new RT-2 (Ground-Oriented Residential Infill) zone. The Design Guidelines also require that parking for residents is to be provided in a concealed structure. Should Council support the current application's tandem parking arrangement, a text amendment to the current *Off Street Parking Bylaw* will be brought forward in the near future. Otherwise, the applicant could be requested to consider a different design configuration of the fourplex's units to create more space on site for double-wide spaces.

This application represents the first proposal to increase residential densities and thus must be done in a sensitive manner in keeping with the Hammond Area Plan and its Development Permit Guidelines. Careful review of the proposal and its form is required after first reading. Variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.13 of the OCP, a Hammond Development Permit Area application is required for this project. The Low Density Multi-Family Designation allows a maximum building height of three storeys and the following characteristics should be incorporated into the development:

- a) A site size and configuration that enables building orientation towards streets and laneways wherever possible;
- b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
- c) Design that is sensitive to surrounding built form, particularly for buildings that are three (3) storeys in height;
- d) Parking for residents is provided in a concealed structure.

Advisory Design Panel:

A Hammond 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 as it is the first fourplex development in this area. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department; and
- e) Canada Post.

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

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

f) Development Applications:

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

- 1. A complete Rezoning Application (Schedule C);
- 2. A Hammond Area Development Permit Application (Schedule D); and
- 3. A Development Variance Permit (Schedule E).

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

CONCLUSION:

The development proposal is in compliance with the Hammond Area Plan of the OCP from a land use perspective, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. Further review is required from a form and character perspective to ensure the project conforms to the Development Permit Guidelines for the area, and that variances are minimized.

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

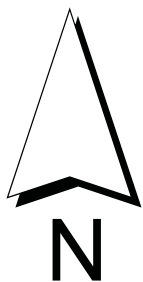
Appendix A – Subject Map

Appendix B – Ortho Map

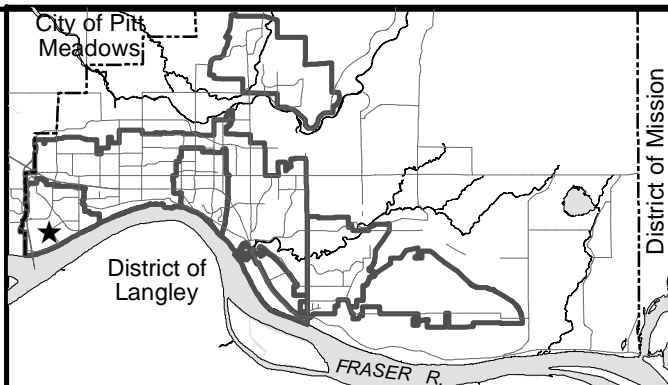
Appendix C – Zone Amending Bylaw No. 7518-2018

Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,000



20234 LORNE AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

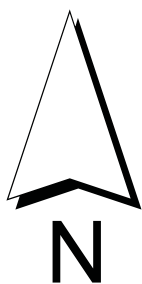
FILE: 2017-432-RZ

DATE: Sep 28, 2017

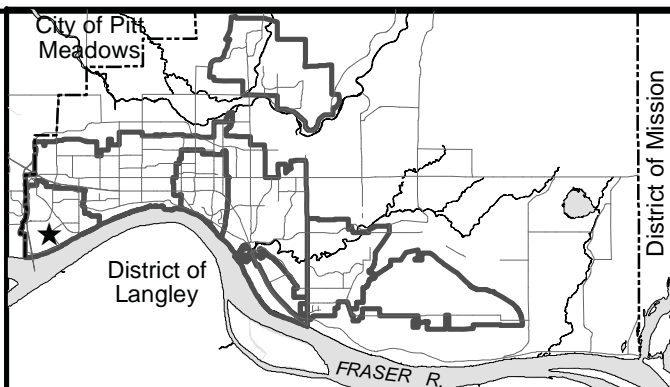
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



20234 LORNE AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-432-RZ

DATE: Sep 28, 2017

BY: PC

CITY OF MAPLE RIDGE BYLAW NO. 7518-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7518-2018."
2. That parcel or tract of land and premises known and described as:

Lot "O" District Lots 280 and 281 Group 1 New Westminster District Plan 20003

and outlined in heavy black line on Map No. 1784 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

SCALE 1:2,000

**APLIN
MARTIN**
Aplin & Martin Consultants Ltd.
201 - 12448 82 Avenue, Surrey, B.C. V3W 3E9
Tel: (604) 597-9058, Fax: (604) 597-9061
Email: general@aplinmartin.com

The floor plan shows a two-story building with the following dimensions and layout:

- Overall Dimensions:**
 - Left side: 187' 11 1/4" (184.0m)
 - Right side: 187' 11 1/4" (184.0m)
 - Top side: 99' 10" (30.4m)
 - Bottom side: 37' 83/164" (11.2m)
- Room Layouts:**
 - Top Left:** A room with a width of 51' 1" (1.6m) and a depth of 24' 1 1/2" (7.4m). It contains two V-shaped symbols.
 - Top Right:** A room with a width of 51' 1" (1.6m) and a depth of 24' 1 1/2" (7.4m). It contains two V-shaped symbols.
 - Bottom Left:** A room with a width of 51' 1" (1.6m) and a depth of 24' 1 1/2" (7.4m). It contains two V-shaped symbols.
 - Bottom Right:** A room with a width of 51' 1" (1.6m) and a depth of 24' 1 1/2" (7.4m). It contains two V-shaped symbols.
- Other Features:**
 - A central corridor or common area with a width of 88' 0" (26.8m).
 - A dashed line indicates a boundary or path around the perimeter of the building.

PROPERTY INFORMATION

ADDRESS: 20234 LORNE AVE, MAPLE RIDGE, BC
LEGAL DESCRIPTION: LT 0 NWD, PL NWP20003
PID: 008-446-199

ZONING INFORMATION

EXISTING ZONING:	RS-1 ONE FAMILY URBAN RESIDENTIAL	
PROPOSED ZONING:	RD-2 TOWNHOUSE RESIDENTIAL DISTRICT	
OCF:	LDNF - LOW DENSITY MULTI-FAMILY	
<u>SETBACKS:</u>	<u>REQUIRED:</u>	<u>PROPOSED:</u>
FRONT YARD (NORTH):	7.5m (24'-6")	7.5m (24'-6")
REAR YARD (SOUTH):	7.5M (24'-6")	11.6m (37'-10")
SIDE YARD (EAST):	1.5m (4'-11")	1.8m (5'-11")
SIDE YARD (WEST):	1.5m (4'-11")	1.8m (5'-11")

CALCULATIONS & STATISTICS:

GROSS SITE AREA:	1,114.8 sq.m. / 12,000 sq.ft. (0.275 ac / 0.11 ha)
NET SITE AREA:	1,114.8 sq.m. / 12,000 sq.ft. (0.275 ac / 0.11 ha)
TOTAL BUILDING AREA:	420.0 sq.m. / 4,521 sq.ft.
TOTAL FLOOR AREA:	806.4 sq.m. / 8,680 sq.ft.
ALLOWABLE SITE COVERAGE:	45%
PROPOSED SITE COVERAGE:	37.7%
ALLOWABLE FAR:	0.75
PROPOSED FAR:	0.72.3

UNITS:

TOTAL # OF UNITS:	4 (SIDE-BY-SIDE)
EFFICIENCY:	18.2 upa / 45.5 upha

OUTDOOR AMENITY:

REQUIRED AREA: 4 UNITS X 45 sq.m. = 180 sq.m.

VISITOR PARKING:

REQUIRED SPACES

SPACES PROVIDED:

REV	DATE	DESCRIPTION	DR	RV
-----	------	-------------	----	----

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THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO AFLIN & MARTIN CONSULTANTS LTD. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

PROJECT:

TOWNHOUSE DEVELOPMENT

20234 LORNE AVENUE
MAPLE RIDGE, BC

SHEET TITLE:

SITE PLAN

SCALE 1/8" = 1'-0"	REVISION
DRAWING NO. A1.1	PROJECT NO. 17-541

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	December 4, 2018
FROM:	Chief Administrative Officer	FILE NO:	2018-381-RZ
		MEETING:	C o W
SUBJECT:	First Reading Zone Amending Bylaw No. 7508-2018 20873 123 Avenue		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20873 123 Avenue, from A-2 (Upland Agricultural) to R-1 (Residential District) for a two-lot subdivision. To proceed further with this application additional information is required as outlined below. Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay \$5,100.00 per single family lot created. Although the current proposed subdivision is for two lots, the rezoning would allow for the creation of potentially three lots in the future, therefore the Community Amenity Contribution Program applies, for an estimated amount of \$15,300.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7508-2018 be given first reading; and
2. That the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	T. Erickson		
Legal Description:	Parcel "A" (Reference Plan 17273), Except Part in Plan LMP7016, Lot 3, District Lot 243, Group 1, New Westminster Land District Plan 3512		
OCP:			
Existing:			Urban Residential
Proposed:			Urban Residential
Zoning:			
Existing:			A-2 (Upland Agricultural)
Proposed:			R-1 (Residential District)
Surrounding Uses:			
North:	Use:	Single Family Residential	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Urban Residential	
South:	Use:	Single Family Residential	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Urban Residential	

East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Urban Residential and Conservation
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
Site Area:	0.16 ha (0.4 acres)	
Access:	123 Avenue and 208 Street	
Servicing requirement:	Urban Standard	

c) Project Description:

The subject property, located at 20873 123 Avenue, is located at the north-east corner of 123 Avenue and 208 Street (see Appendices A and B). The applicant is proposing to rezone the property from A-2 (Upland Agricultural) to R-1 (Residential District) (see Appendix C), to allow for a two-lot subdivision (see Appendix D). The remaining parcel may be subdivided further in the future but will remain as a single family lot with the existing home until then.

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

d) Planning Analysis:

Official Community Plan:

The subject property is designated *Urban Residential* in the Official Community Plan (OCP) and because it is a corner lot, it has frontage on both 208 Street (which is considered a Local road and subject to Neighbourhood Infill policies) and 123 Avenue (which is a Major Corridor and is subject to the Major Corridor Residential Infill policies in the OCP). Major Corridor Infill policies will allow for building forms such as single detached, duplex, triplex, four-plex, townhouse, apartment and small lot intensive residential developments. Whereas Neighbourhood Residential Infill policies would allow for more modest forms of density, such as single detached, duplex, triplex housing forms that resemble a single family dwelling in appearance.

In instances such as this, it is important to consider the context of the property in relation to the neighbourhood, which in this case is a predominately single family neighbourhood. Section 3.1.4 of the OCP contains the Compatibility Criteria which are used to determine the “fit” of a development in a neighbourhood, with specific attention given to compatibility related to site design, setbacks, building massing and lot configuration with the existing pattern of development in the neighbourhood. Based on an assessment of the proposed use against OCP Compatibility Criteria, it is concluded that the proposed two lot subdivision complies with the Official Community Plan, and is supportable.

Zoning Bylaw:

The current application proposes to rezone the subject property from A-2 (Upland Agricultural) to R-1 (Residential District) to permit a two-lot subdivision, with potential for a third lot in the future. The minimum lot size for the current A-2 (Upland Agricultural) zone is 4 ha (10 acres), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²).

Council recently gave first and second reading to OCP Amending Bylaw No. 7493-2018 and Zone Amending Bylaw No. 7504-2018 to implement a new R-4 (Single Detached (infill) Urban Residential) zone which would have a minimum lot width of 12 m (39.4 ft.) and minimum lot area of 450 m² (4,844 ft²) specifically for infill development. The intent of this zone is to fill the existing gap in the range of zones and offer a sensitive transition option for infill development.

Given that this property has frontage on 123 Avenue which is a Major Corridor, the applicant applied to rezone to the R-1 (Residential District) Zone. While, Council could require this project to advance using the R-4 (Single Detached (infill) Urban Residential) zone, staff feel that the proposed application is supportable as it results in R-1 lots with oversized lot area and widths, that are similar to the requirements of the R-4 (Single Detached (infill) Urban Residential) zone. One issue to consider however, are the height requirements of the two zones. The R-1 (Residential District) Zone allows for a height of 11 metres (36.1 feet), whereas the R-4 (Single Detached (infill) Urban Residential) Zone limits the height of a single detached dwelling to 9.5 metres (31.2 feet). Council may want to consider a similar height restriction to that of the R-4 (Single Detached (infill) Urban Residential) zone, through a restrictive covenant.

A Development Variance Permit application will be required for the existing home as the required road dedication and new lot configuration will reduce the front yard setback. This variance can be supported as it is expected that the property will subdivide further in the future, and either the existing home will be demolished or the setback will then be considered an exterior side yard setback and will comply with the Zoning Bylaw.

Development Permits:

A Development Permit is not required for this development for environmental or intensive residential purposes.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is not required for this application as there are less than five units proposed, in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;

- c) Fire Department;
- d) Building Department; and
- e) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B);
2. A Development Variance Permit (Schedule E); and
3. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, ASCT, MA
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn" for

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7508-2018
- Appendix D – Proposed Subdivision Plan



Scale: 1:2,000

Legend

- Stream
- Indefinite Creek
- River Centreline

20873 123 AVENUE

PLANNING DEPARTMENT



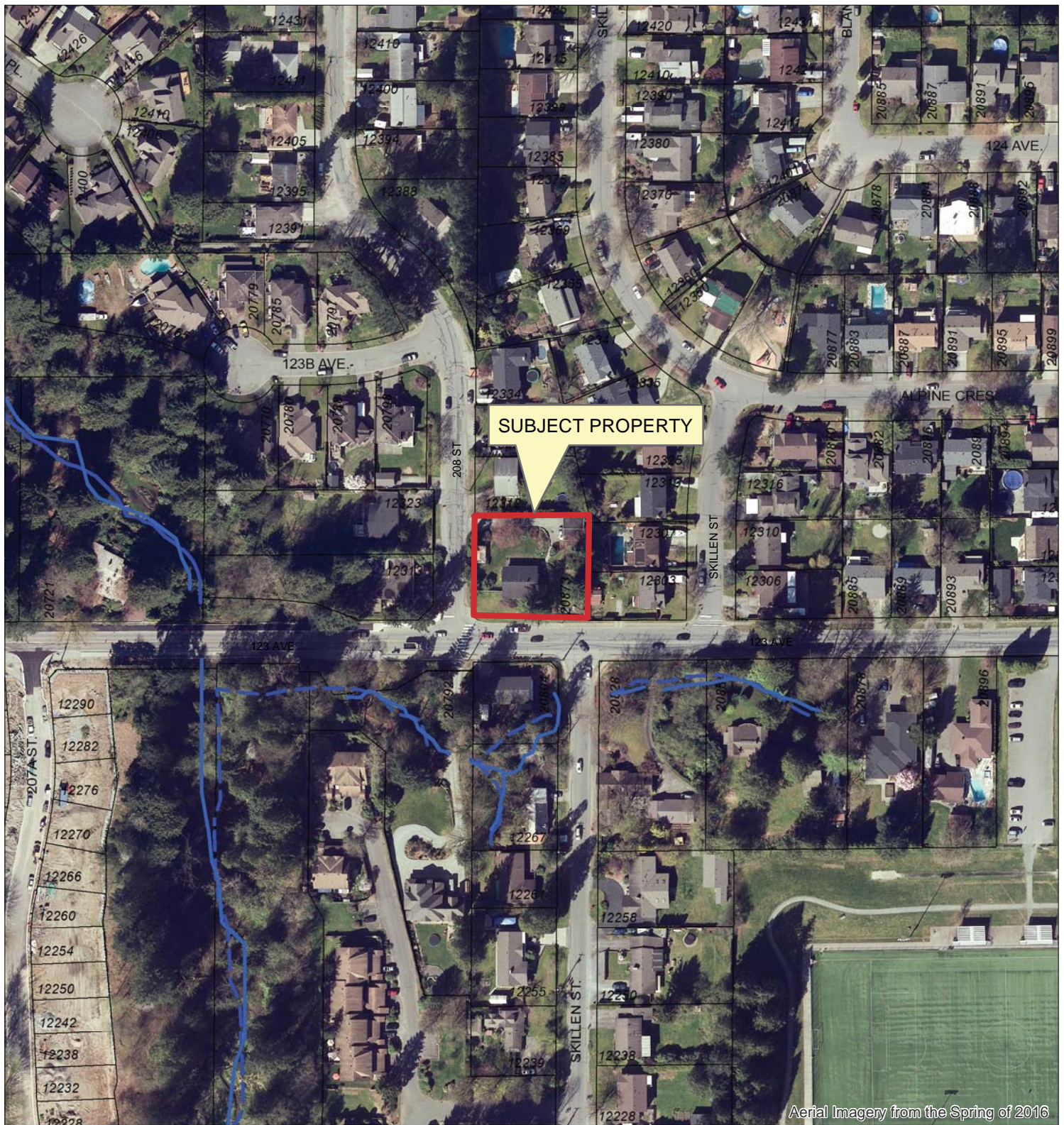
MAPLE RIDGE

British Columbia

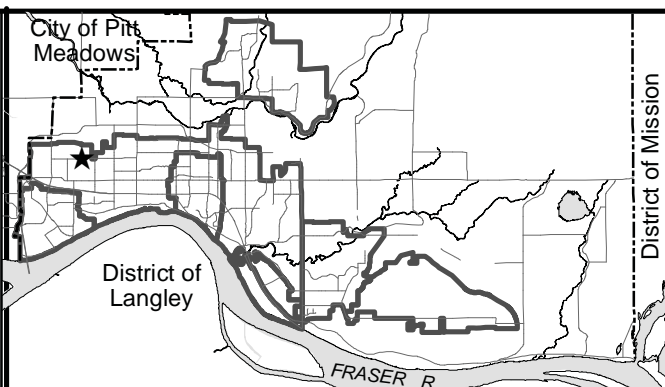
mapleridge.ca

FILE: 2018-381-RZ
DATE: Nov 28, 2018

BY: PC



Scale: 1:2,000



20873 123 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-381-RZ
DATE: Nov 28, 2018

BY: PC

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7508-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7508-2018."
2. That parcel or tract of land and premises known and described as:

Parcel "A" (Reference Plan 17273), Except Part in Plan LMP7016, Lot 3 District Lot 243
Group 1 New Westminster District Plan 3512

and outlined in heavy black line on Map No. 1780 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

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

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

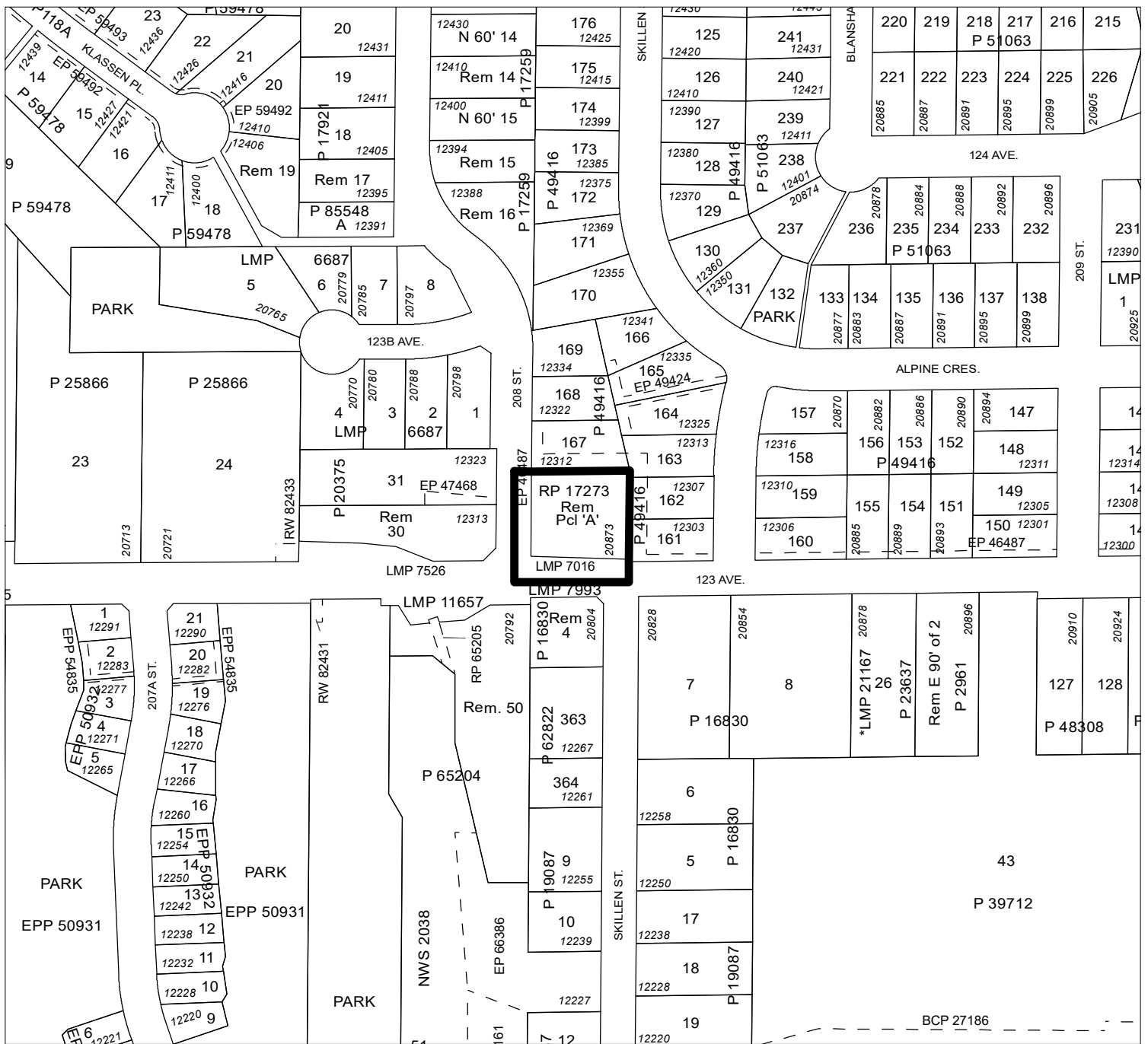
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

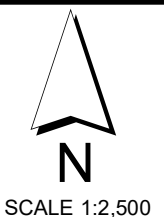
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7508-2018
Map No. 1780
From: A-2 (Upland Agricultural)
To: R-1 (Residential District)





Terra Pacific

Land Surveying Ltd

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

Legend:

- Tree
- Ground Elevation
- Catch Basin
- Fire Hydrant
- Power Pole Anchor
- Inspection Chamber
- Manhole
- Power Pole
- Water Valve
- Sign
- Hedge

Project:

20873 123rd Avenue
Maple Ridge, BC

Drawing Title:

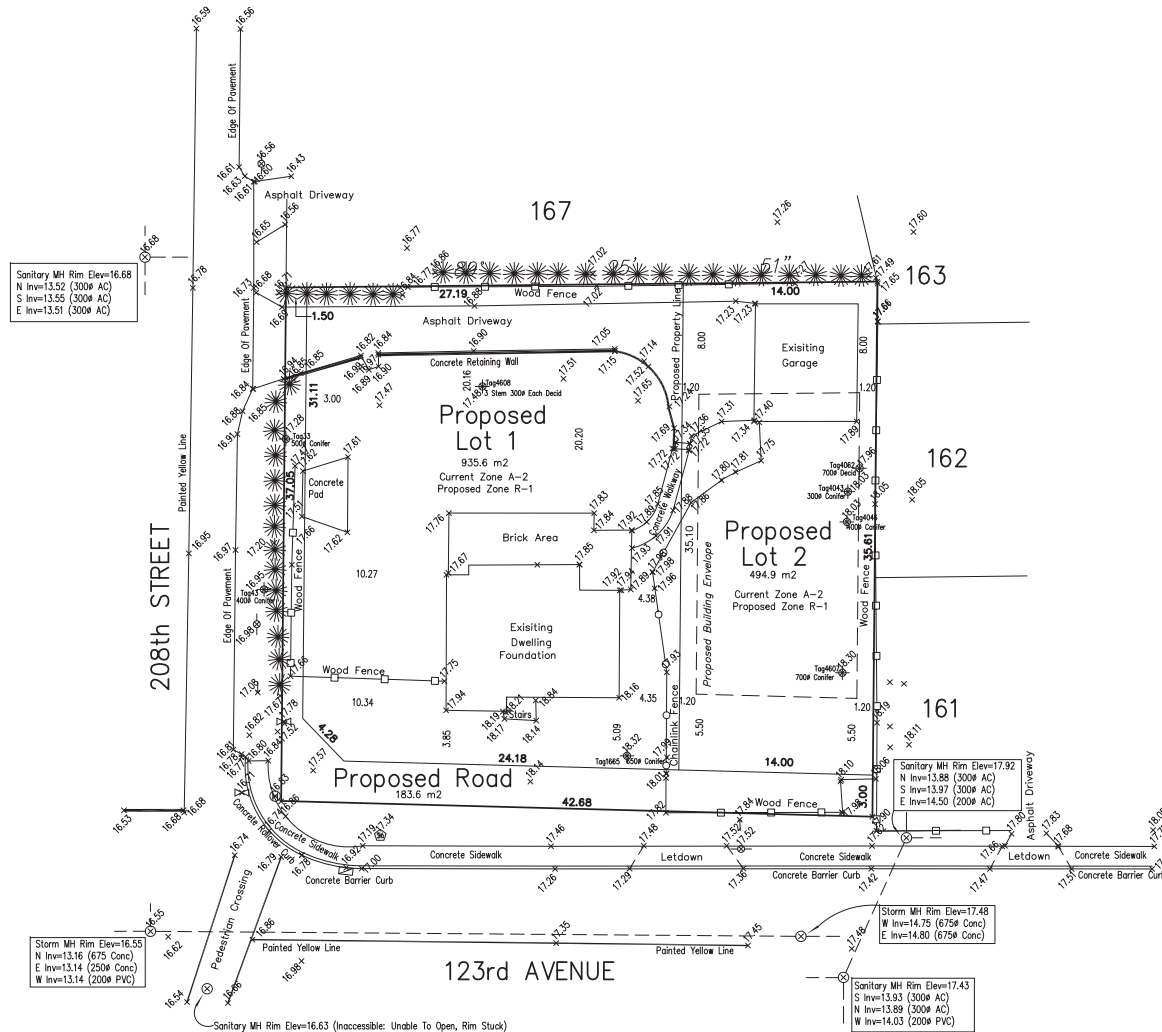
TOPOGRAPHIC SURVEY PLAN
OF PARCEL "A"
(REFERENCE PLAN 17273),
EXCEPT PART IN PLAN
LMP7016, LOT 3 DL 243
G.1 NWD PLAN3512

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H9980
Monument Elevation: 16.345m

Notes:

All Trees Larger Than 20cm ϕ (Measured At 1.4m Above Grade) Have Been Surveyed And Shown On This Plan.
All Dimensions Are In Meters.
Lot Dimensions Are According to Current Legal Survey.



Scale: 1:250

Date: July 26th, 2018

File: MR18-175TOPO Rev

1
Of
1

Certified Correct
This 14th Day Of September, 2018

Mike Bernemann, BCLS

SCALE 1 : 250



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. 7520-2018
23717 Fern Crescent and 23689 Fern Crescent

MEETING DATE: December 4, 2018
FILE NO: 2018-430-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential), to permit the future development of approximately 33 townhouse units. To proceed further with this application additional information is required as outlined below.

Portions of the site are influenced by a watercourse and steep slopes that are environmentally sensitive that will need to be dedicated as park. As a result of detailed ground truthing of the site, an Official Community Plan (OCP) amendment will be required to amend the land use designations. To support the proposed RM-1 (Townhouse Residential) zone an amendment is required to redesignate those portions of the property that will not be Conservation to Medium/High Density Residential and Eco Cluster and that property that will not be Medium/High Density Residential and Eco Cluster to Conservation.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$4,100.00 per townhouse dwelling unit; for an estimated amount of \$135,300.00.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7520-2018 be given first reading; and

That the applicant provide further information as described on Schedules A,C,D,E,F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin and Martin Consultants David Laird		
Legal Description:	The East Halt of Lot 15 South East Quarter Section 28 Township 12 New Westminister District Plan 2637 and West Half Lot 15 South East Quarter Section 28 Townhsip 12 New Westminister District Plan 2637.		
OCP:			
Existing:	Conservation, Eco Clusters, and Medium/High Density Residential		
Proposed:	Medium/High Density Residential and Eco Cluster to Conservation		
Zoning:			
Existing:	RS-2 (One Family Suburban Residential)		
Proposed:	RM-1 (Townhouse Residential)		
Surrounding Uses:			
North:	Use:	Suburban Residential	
	Zone:	RS-2 (One Family Residential)	
	Designation:	Conservation, Low Density Residential, Med/High Density Residential, Open Space	
South:	Use:	Park	
	Zone:	CS-3 (Recreation Commercial)	
	Designation:	Park	
East:	Use:	Suburban Residential	
	Zone:	RS-2 (One Family Suburban Residential)	
	Designation:	Conservation; Medium/High Density Residential; Neighbourhood Park; Low Density Urban; and Eco Clusters	
West:	Use:	Suburban Residential	
	Zone:	RS-2 (One Family Residential)	
	Designation:	Conservation and Eco Cluster	
Existing Use of Property:	Suburban Residential		
Proposed Use of Property:	Urban Residential		
Site Area:	2.025 HA. (5.00 acres)		
Access:	Fern Crescent		
Servicing requirement:	Urban Standard		

b) Site Characteristics:

Located within the Silver Valley Area, the subject properties are outside of the River Village location. A watercourse traverses the subject properties being located approximately through the centre then running north along the east edge of the subject properties. There are steep treed slopes that run from the north west corner to the south east corner. This topography results in an upper bench and a lower bench conveniently divided by the creek and green slope.

c) Project Description:

The subject properties are located within the Silver Valley Area Plan, and are located outside of the periphery of River Village and Horse Hamlet. The applicant has applied to rezone the subject properties to RM-1 (Townhouse Residential) to permit two cluster of units (approximately 33). The unit total may vary as detailed technical information is reviewed. The applicant is proposing to dedicate the land adjacent to the water course and portions of the steep slopes as park.

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

d) Planning Analysis:

Silver Valley Area Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation, Eco Clusters, and Medium/High Density Residential. Adjustments to these designations will be required to accommodate the development and will be detailed in a future report at second reading.

An amendment to the Official Community Plan is required for the conservation boundary once it has been determined by a Qualified Environmental Professional.

The Silver Valley Area Plan includes concentrating higher density residential development into the Hamlets and the River Village. Residential densities located outside of these core areas are to decline with distance by; clustering or retaining and creating larger lots; retaining significant natural amenities and protecting view corridors.

The Silver Valley Area Plan land use designations of Eco Cluster and Medium/High Density Residential support the proposed RM-1 (Townhouse Residential) zone through the following density policies:

Policy 5.39 Densities

- a) Medium to medium/low densities, ranging from 15 to 40 units per hectare, will be located adjacent to schools, commercial uses, and civic uses.*

Policy 5.4.6 Densities

- a) *Densities and housing types should be diversified with and between Eco-Clusters.*
- c) *An Eco-Cluster includes varying levels of density, ranging from 5-15 units per hectare, in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.*

The proposed development under the RM-1 (Townhouse Residential) zone, as presented, complies with the density policies of the Silver Valley Area Plan.

Planning staff has had preliminary discussions with the Engineering Department with respect to access; dedication; and road alignment along Fern Crescent and 236 Street. From these discussions the following preliminary items have been identified:

1. The site design will be required to coordinate with the City's planned road project along the frontage;
2. Dedication estimates are:
 - Large corner cut at the intersection of 236 St and Fern Crescent to allow for roadway re-alignment;
 - 6m wide dedication along Fern Crescent to achieve 26m arterial ROW width;
 - Additional dedication at the intersection of Fern Crescent and 130 Ave for to allow for the proposed roundabout; and
 - Any dedication on 236 St to be determined upon finalization of roadway design.

Zoning Bylaw:

The current application proposes to rezone the properties located at 23717 and 23689 Fern Crescent from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit approximately 33 Townhouse units. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

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

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

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

Advisory Design Panel:

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F);
6. A Natural Features Development Permit Application (Schedule G); and
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:

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. 7520-2018 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

The application as proposed is found to meet the overall objectives of the Silver Valley Area Plan and is consistent with the land use designations of the subject properties with minor conservation boundary line adjustments. The application compared against the Silver Valley Area Plan can be supported and therefore, it is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

“Original signed by Wendy Cooper”

Prepared by: Wendy Cooper, MCIP, RPP
Senior Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

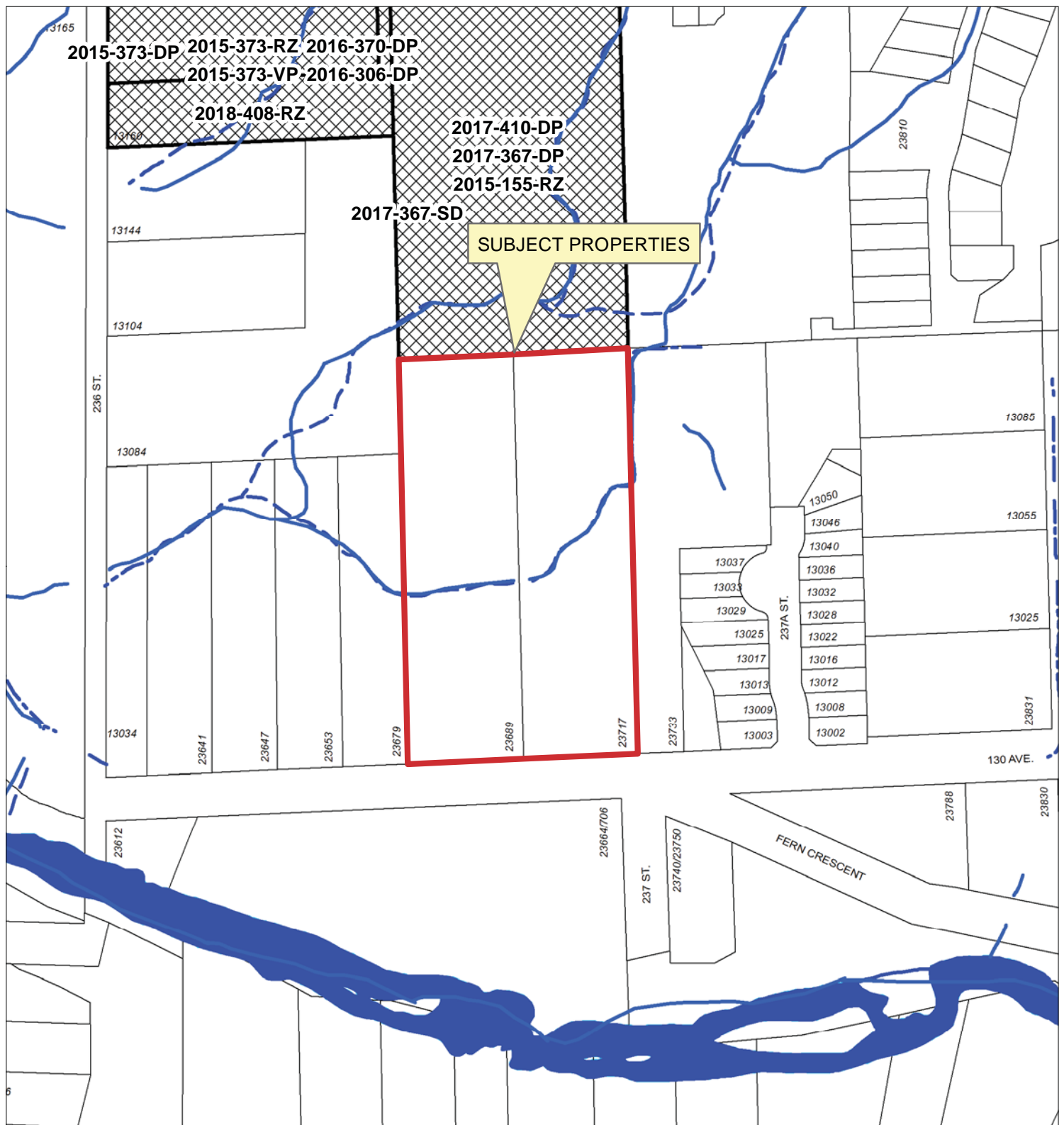
Approved by: Frank Quinn, MBA, P. Eng
GM Public Works & Development Services

“Original signed by Frank Quinn” for

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7520-2018
- Appendix D – Concept land use plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- █ River

23689 & 23717 FERN CRESCENT

PLANNING DEPARTMENT



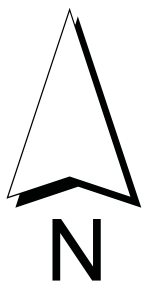
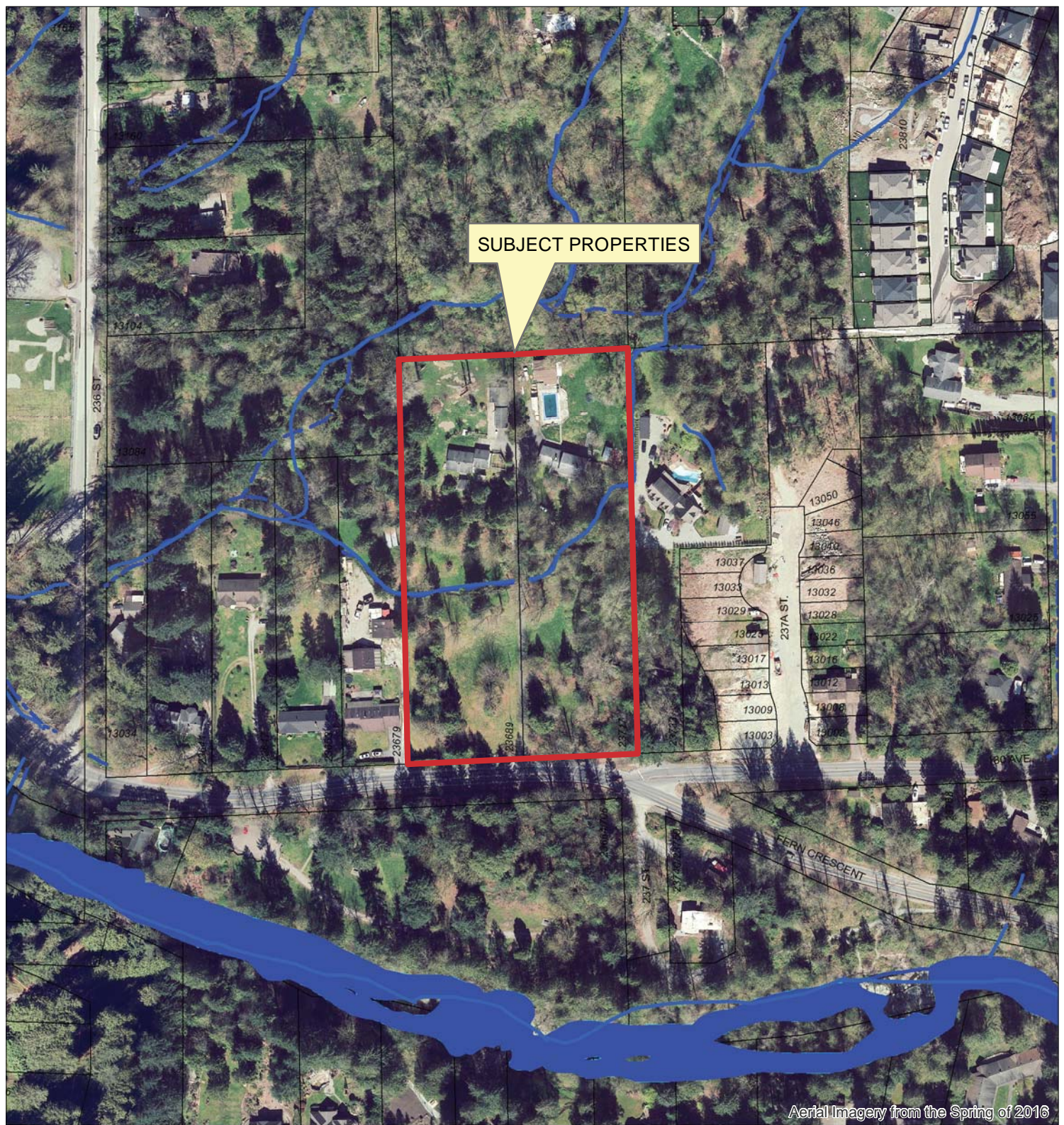
MAPLE RIDGE

British Columbia

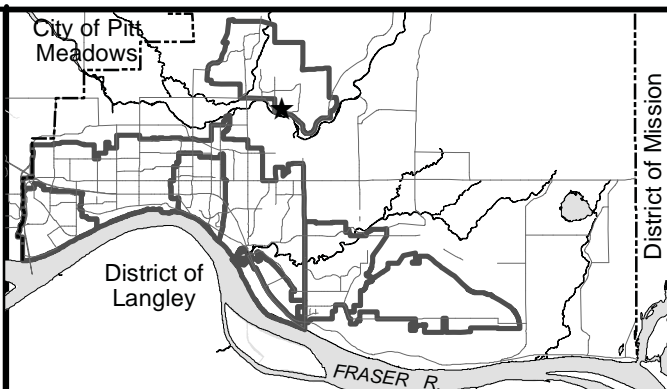
mapleridge.ca

FILE: 2018-430-RZ
DATE: Oct 22, 2018

BY: RA



Scale: 1:2,500



23689 & 23717 FERN CRESCENT

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-430-RZ
DATE: Oct 22, 2018

BY: RA

CITY OF MAPLE RIDGE BYLAW NO. 7520-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7520-2018."

2. Those parcels or tracts of land and premises known and described as:

The East Half Of Lot 15 South East Quarter Section 28 Township 12 New Westminster
District Plan2637

West Half Of Lot 15 South East Quarter Section 28 Township 12 New Westminster District
Plan2637

and outlined in heavy black line on Map No. 1786 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

Current Application
↓

Future

Aplin & Martin Consultants Ltd.
#505 -- 1755 West Broadway
Vancouver, BC V6J 4S5

644

PARK / ECA

S. 11-18

POSSIBLE FUTURE ECO CLUSTER

PARK / ECA

Trail

creek

PARK / ECA

Parkette

Parkette

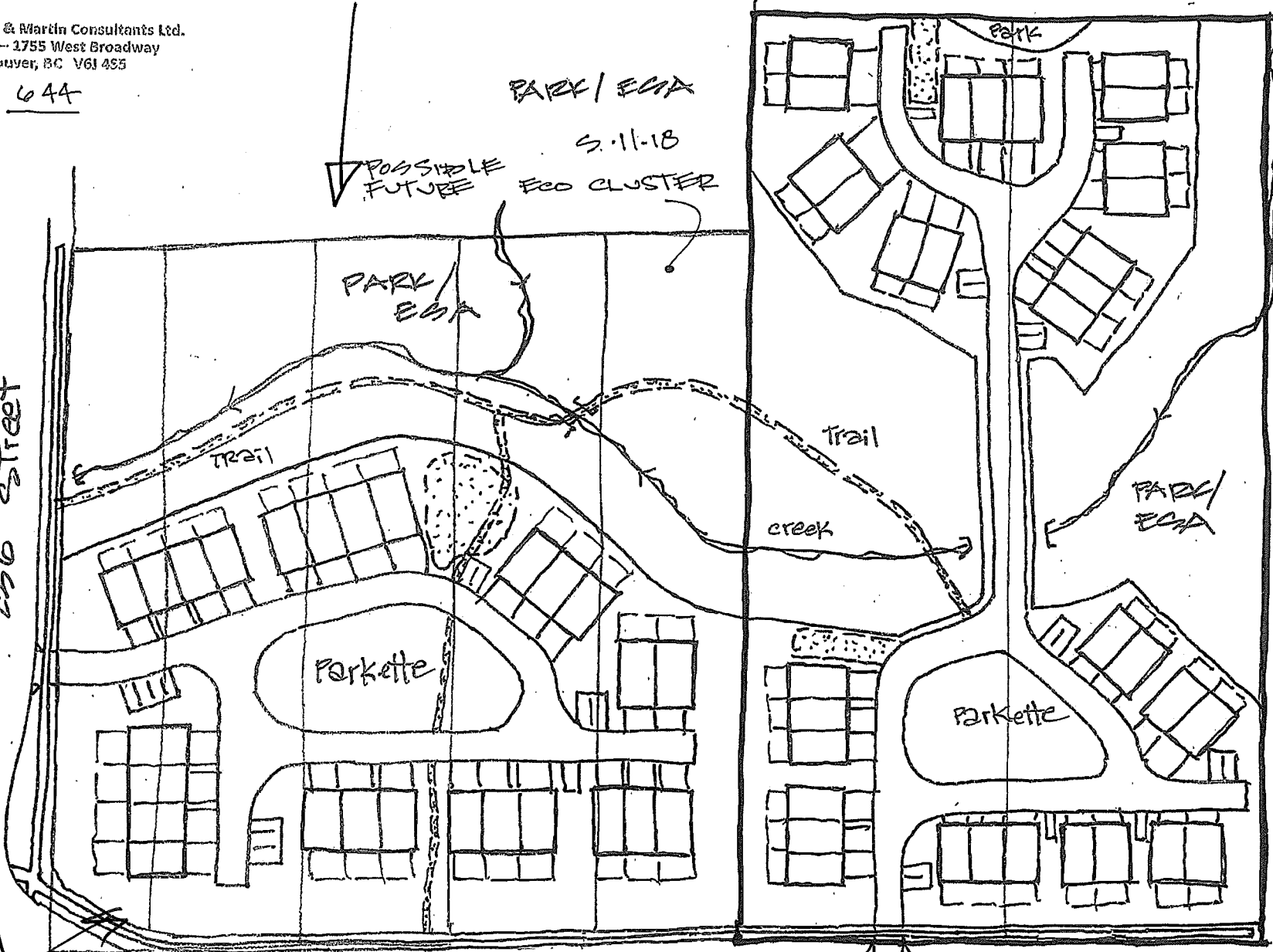
Fern Crescent

PLAY PARK
→

226 Street

DRAFT ONLY

1:460



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. 7516-2018
21759 River Road

MEETING DATE: December 4, 2018
FILE NO: 2018-444-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21759 River Road, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into two lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

That Zone Amending Bylaw No.7516-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Pivotal Development Consultants Ltd.
Legal Description:	Lot 88 District Lot 247 Group 1 New Westminster District Plan 32510
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) (under application to rezone to RS-1b, 2018-349-RZ)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.13 ha (0.32 acres)
Access:		River Road
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject property is approximately 0.13 ha (0.37 acres) in area, is generally flat and has trees located within the front yard and western property boundary. The majority of the subject property is located within the 100 m Fraser River Escarpment area. The property is bound by single family residential lots to the west, north and east, with River Road located to the south (see Appendices A and B).

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into two lots, not less than 557 m². The proposed lot size of 595 m² and 613 m² will ensure compatibility with the surrounding neighbourhood and meets the minimum area requirements of the RS-1b zone. The existing structures on site will be required to be removed as a condition of rezoning. Access for each lot will be provided from River Road.

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

d) Planning Analysis:

Official Community Plan:

The development site is located in West Maple Ridge, and is currently designated *Urban Residential*. This designation permits a range of housing types within the Urban Area Boundary, where infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards.

The *Urban Residential* designation consists of two residential categories, *Neighbourhood Residential*, and *Major Corridor Residential*. The subject property is considered a *Major Corridor Residential* property, which allows for building forms such as single family, duplex, triplex, four-plexes, townhouse and apartment, subject to satisfying compatibility criteria in the OCP Figure 4. These compatibility criteria include respecting and reinforcing the physical patterns and characteristics of its established neighbourhood.

The subject property is located within the Fraser River Escarpment Area. Policies 6.23 and 6.24 have been established relating to building construction within the area bounded by 207 Street to the West, 124 Ave to the North, 224 Street to the East and the top of crest of the Fraser River Escarpment along the South. When a property is located within the Fraser River Escarpment area, additional construction, engineering and covenants may apply, depending on the property's location within the escarpment. The purpose of these policies is to set out conditions under which subdivision of, or building on land can be considered within the escarpment area without compromising the stability of the escarpment, and to have control of surficial and groundwater discharge in the area. As part of rezoning, connections to the existing storm sewer will be required.

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

Zoning Bylaw:

The current application proposes to rezone the property located at 21759 River Road from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into two lots. The minimum lot size for the current zone is 668m², and the minimum lot width is 18 metres. The minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m² with a minimum lot width of 15 metres. The applicant is proposing two lots that are just under the 15 m width requirement; therefore, a Development Variance Permit application is required to vary the width.

Housing Action Plan:

The Housing Action Plan (HAP) was endorsed by Council in September, 2014, and identifies five goals:

1. *To improve housing choice for all current and future households.*
2. *To encourage the provision of affordable, rental, and special needs housing in Maple Ridge.*
3. *To increase the opportunity for low income residents and those with unique needs to access appropriate housing and supports.*
4. *To raise awareness and increase support for initiatives that improve housing choice and affordability.*
5. *To build the capacity of the community to innovate and improve access and opportunity for affordable housing and housing choice.*

This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015. While implementing the HAP, a new zone, RT-2 (Ground-Oriented Residential Infill), is currently in process to be integrated into the Zoning Bylaw to allow for triplex, fourplex and courtyard housing forms; while the RT-1 (Two Family Urban Residential) zone is amended to better fit

current standards. Applicants are encouraged by staff to assess the feasibility for these housing forms on their sites.

Advisory Design Panel:

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

Development Information Meeting:

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being 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;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Ministry of Transportation and Infrastructure; and
- h) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B);
2. A Development Variance Permit (Schedule E); and
3. A Subdivision Application.

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

CONCLUSION:

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

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

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

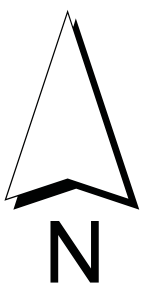
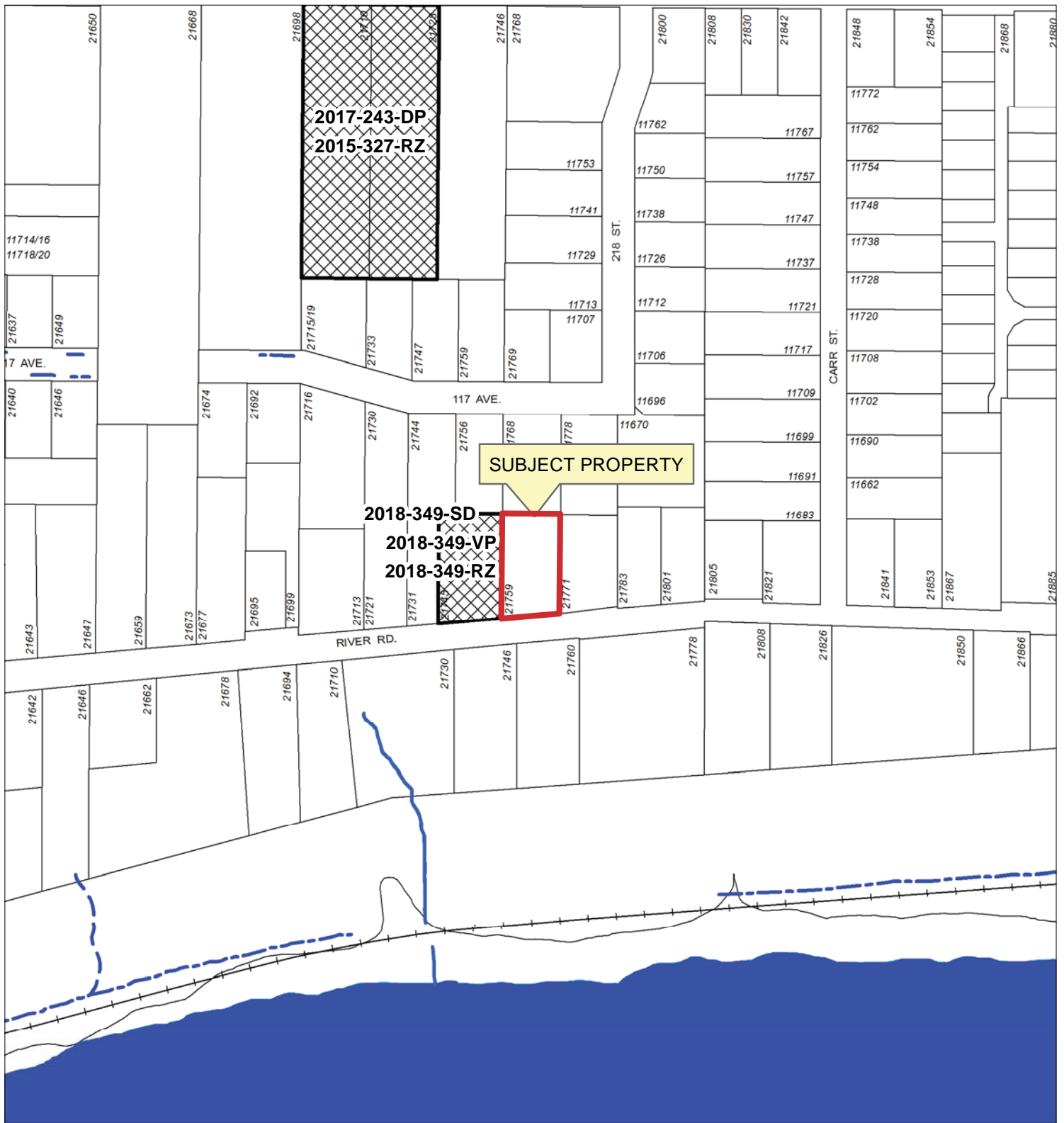
Approved by: Frank Quinn, MBA, P. Eng
GM Public Works & Development Services

"Original signed by Frank Quinn" for

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer







The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7516-2018
- Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

Legend

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

21759 RIVER RD

PLANNING DEPARTMENT



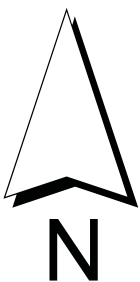
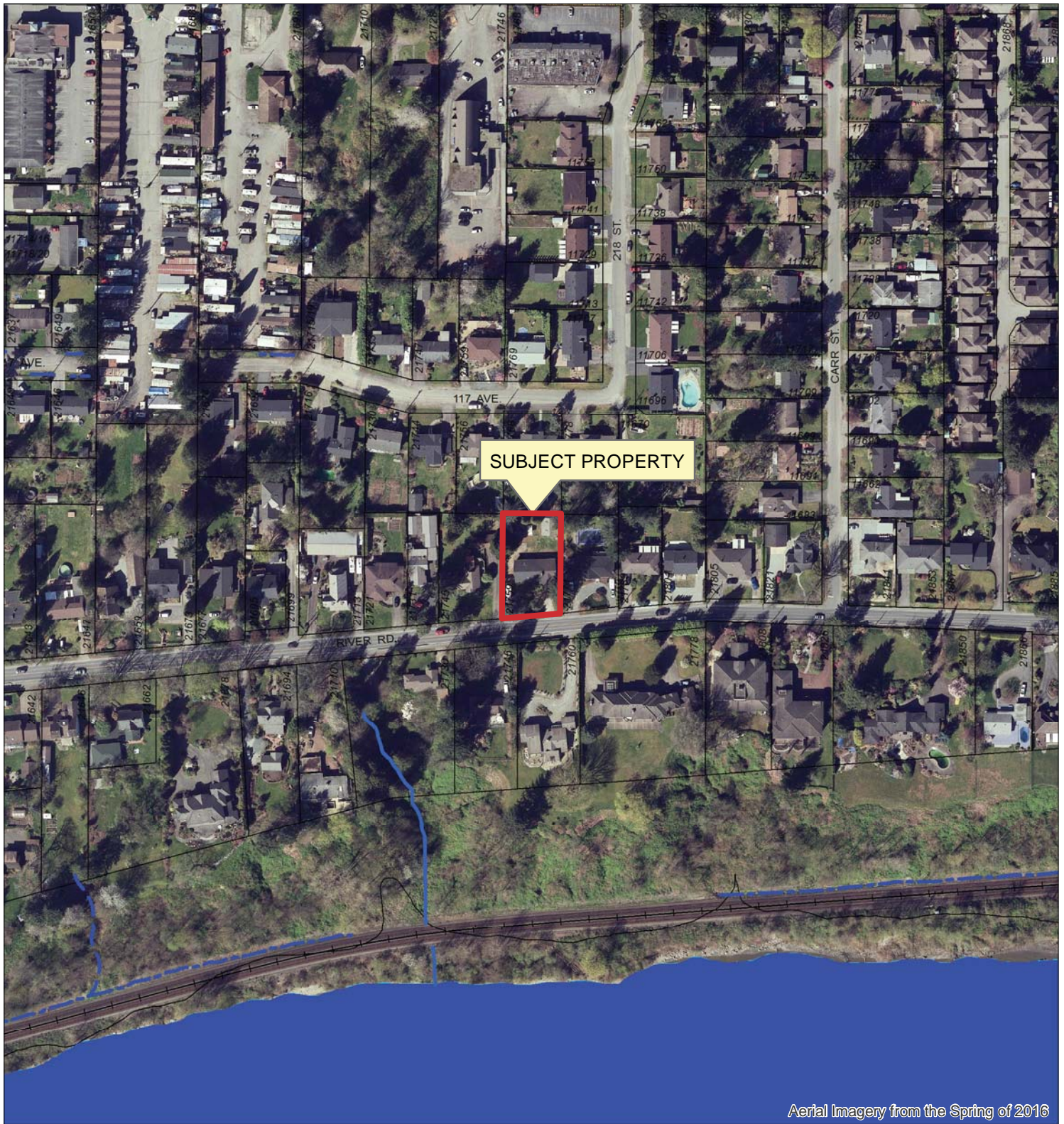
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British Columbia

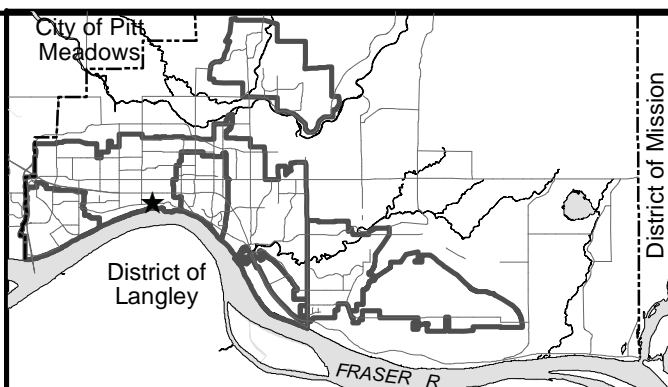
mapleridge.ca

FILE: 2018-444-RZ
DATE: Oct 29, 2018

BY: RA



Scale: 1:2,500



21759 RIVER RD

PLANNING DEPARTMENT



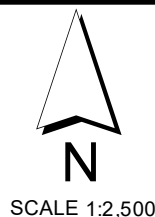
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-444-RZ
DATE: Nov 8, 2018

BY: RA



SUBDIVISION PLAN OF LOT 88 DISTRICT LOT 247 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 32510

Plan EPP87143

BCGS 92G.027

0 25 50 m
The intended plot size of this plan is 580 mm in width by 432 mm in height
(0.32%) when plotted at a scale of 1:500

Integrated Survey Area No. 36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between
geodetic control monuments 02H2449 and 85H0765.

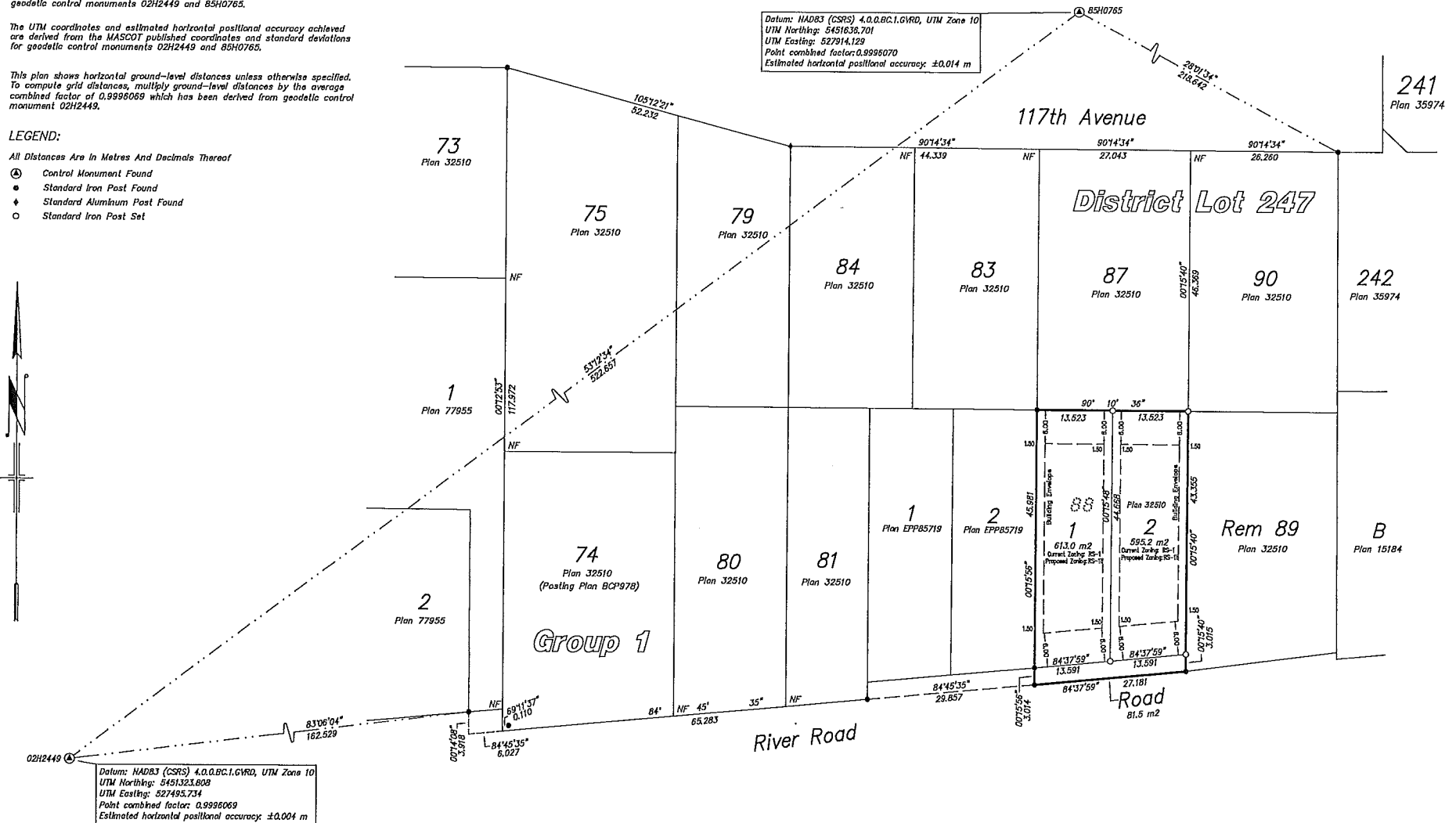
The UTM coordinates and estimated horizontal positional accuracy achieved
are derived from the MASCO published coordinates and standard deviations
for geodetic control monuments 02H2449 and 85H0765.

This plan shows horizontal ground-level distances unless otherwise specified.
To compute grid distances, multiply ground-level distances by the average
combined factor of 0.9998069 which has been derived from geodetic control
monument 02H2449.

LEGEND:

All Distances Are In Metres And Decimals Thereof

- Ⓐ Control Monument Found
- Standard Iron Post Found
- ⬢ Standard Aluminum Post Found
- Standard Iron Post Set



River Road

27.181
81.5 m²

This plan lies within the jurisdiction of
the Approving Officer for The City of Maple Ridge

This plan lies within the
Metro Vancouver Regional District

The field survey represented by this plan was
completed on the 11th day of February, 2018
Mike Bernemann, BCLS 793

PRELIMINARY

Terra Pacific Land Surveying Ltd

22371 St. Anne Avenue, Maple Ridge, BC

Tel: 604-463-2509

File: MR18-1925182 PRELIM

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. 7522-2018
11310 Kingston Street

MEETING DATE: December 4, 2018
FILE NO: 2018-458-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to M-3 (Business Park). The development proposal is to create a campus style business park with 7 buildings, habitat restoration, and trail development. The plan includes road dedication to provide a north-south connecting link between Wharf Street and Kingston Street.

The subject property is designated Maple Meadows Business Park Industrial in the Hammond Area Plan. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7522-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: AD Hazelwood Development

Legal Description: Lot 2, District Lot 280, Plan BCP50883

OCP:

Existing:	MMBP (Maple Meadows Business Park)
Proposed:	Maple Meadows Business Park

Zoning:

Existing:	RS-3 (One Family Rural Residential)
Proposed:	M-3 (Business Park)

Surrounding Uses:

North:	Use:	Business Park
	Zone:	M-3 Business Park
	Designation:	Maple Meadows Business Park

South:	Use:	13 properties, 12 single family, 1 light industrial
	Zone:	RS-3 One Family Rural Residential and M-2 General Industrial
	Designation:	Maple Meadows Business Park
East:	Use:	Single Family
	Zone:	RS-1 One Family Urban Residential
	Designation:	Single Family and Compact Residential
West:	Use:	Vacant (transected by Golden Ears Way)
	Zone:	RS-3 One Family Rural Residential
	Designation:	Maple Meadows Business Park
Existing Use of Property:		Vacant
Proposed Use of Property:		Business Park
Site Area:		16.6 HA. (41.0 acres)
Access:		Kingston Street.
Servicing requirement:		Urban Standard

b) Site Characteristics:

Located in South West Maple Ridge, the irregular shaped subject site (Appendix A) is strategically located for industrial development. It is situated near the Golden Ears Bridge and is within the 200-year flood plain of the Fraser River, making it subject to flood construction levels for industrial development.

Since 2007, there has been interest in developing this site in accordance with its industrial land use designation. A previous TransLink application for a combined bus fleet overhaul facility and heavy equipment training facility (RZ/057/07) pertained to the southern part of the subject site. Preliminary site preparation in support of this work included the placement of a significant amount of fill. However, this earlier application was withdrawn in 2009.

In 2012, the current property owner applied to rezone the subject property for business park purposes, but the application (2012-031-RZ) expired prior to receiving final approval. Considerable work was carried out as the application progressed, including habitat protection measures, multi-modal trail development, and traffic impact assessments. Road dedication and off site works to improve local access and alleviate traffic congestion were included in the development details.

The 2017 decision to remove tolls from the Golden Ears Bridge has generated significantly greater regional traffic volumes than originally anticipated in the previous applications. The applicant has provided a revised transportation impact assessment in support of this current proposal. The report identifies transportation options for off site works to attain desired outcomes for local traffic circulation. This work is currently being reviewed by the Engineering Department.

c) Project Description:

This proposal to rezone the subject site to M-3 (Business Park zone), utilizes a great deal of the work of the previous expired application 2012-031-RZ. This earlier work involved public input, and professional consultant services to create a development plan with multi-purpose trails, watercourse protection measures, stormwater management and road dedication. In addition to providing a pleasant business park work environment, this development plan aimed to provide multi-faceted community benefits for the local economy, the environment, and neighbourhood connectivity.

This more recent proposal builds on this previous work of habitat restoration and trail development to create a campus style business park composed of 7 buildings. Five of these structures will be constructed as multi-tenanted spaces and 2 will be developed as build to suit for specific business needs. The applicant has provided a design rationale and a preliminary site plan, which are attached as Appendix C.

The project includes road dedication along the western perimeter of the site, connecting with Wharf Street to its south, and aligning with Kingston Street to the north 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 a further report will be required prior to Second Reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Hammond Area Plan and is designated Maple Meadows Business Park. The proposed land use aligns well with this designation. There are environmentally sensitive areas within the site. Although these areas would normally be dedicated as conservation, an amendment to the Official Community Plan may not be required as these areas may be protected through a conservation covenant.

Hammond Area Plan:

The Hammond Area Plan recognizes the subject property as key to transportation planning in South West Maple Ridge and to the regional highway network due to its location near Lougheed Highway and the Golden Ears Bridge, and states:

When the undeveloped lands to the south of 113b Avenue eventually develop, an alternative access to the area will be required. This will be particularly beneficial for emergency access.

The Plan also notes the importance of the site for fostering multi-modal transportation options, as follows:

As the Business Park continues to develop (particularly to the south) and redevelop, opportunities will be identified for creating linkages, where appropriate, for pedestrian and bicycle activity.

For these reasons, the applicant has engaged in preliminary meetings with the Planning and Engineering Departments to ascertain preliminary concerns.

Zoning Bylaw:

The current application proposes to rezone the property located at 11310 Kingston Street from RS-3 (One Family Rural Residential) to M-3 (Business Park) to permit Business Park Development. The minimum lot size for the current RS-3 One Family Rural Residential zone is 8000 m², and the minimum lot size for the proposed M-3 (Business Park) zone is 2000 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The proposed M-3 (Business Park zone) allows maximum lot coverage of 60% of the site and a maximum height of buildings to be 15.0 metres. The required front yard setback is 6.0 meters; rear yard setback is 3.0 meters; exterior side yard setback is 4.5 metres and the interior side yard setback is 1.5 meters. Any variations from the requirements of the proposed zone will require a Development Variance Permit application. This will be determined before the Second Reading report is brought forth for Council consideration.

Development Permits:

The subject property is within the Hammond Area Plan. Policy 3-38 of the Hammond Area Plan states the following:

Lands within the Maple Meadows Business Park designation will be subject to existing policies to regulate Business Parks with the Maple Ridge Official Community Plan.

As outlined in this policy, Section 8.6 of the Official Community Plan will provide the guidelines for the required Industrial Development Permit application to ensure that the form and character of the current proposal meets the needs of industry, through attractive design that is compatible with adjacent development.

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is also required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Advisory Design Panel:

An Industrial Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) Ministry of Transportation and Infrastructure;
- g) Fisheries & Oceans Canada;
- h) Ministry of Environment; and

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 formally referred to the Engineering Department for comments at this time; therefore, a full evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. An Industrial Area Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);

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

CONCLUSION:

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

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

"Original signed by Diana Hall"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

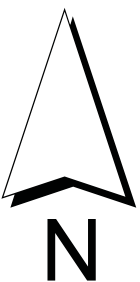
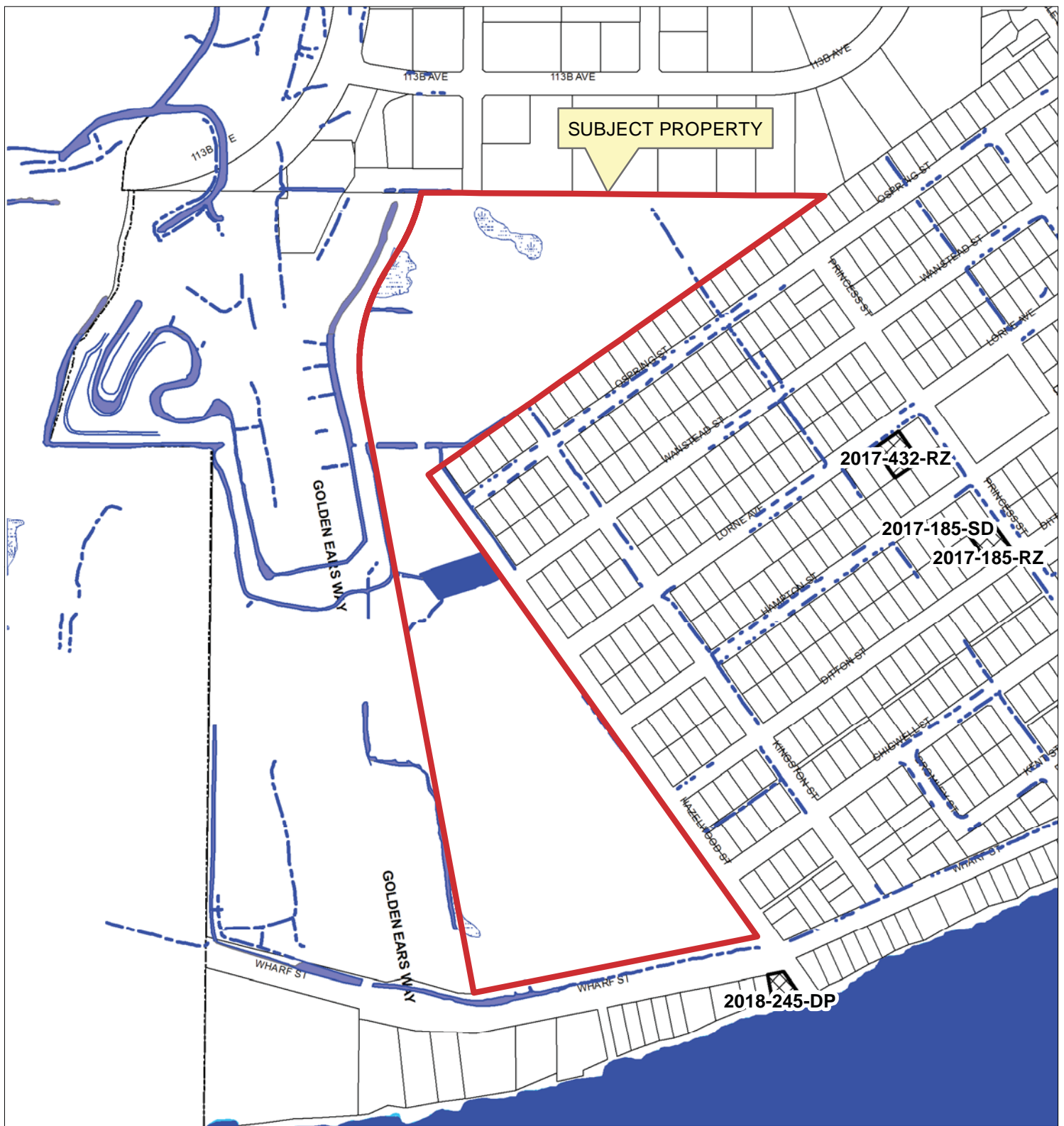
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map










Appendix C – Zone Amending Bylaw No. 7522-2018

Appendix D – Design Rationale and Proposed Site Plan



Scale: 1:5,500

Legend

-  Canal Edge
-  Ditch Centreline
-  Edge of River
-  Edge of Marsh
-  Canal
-  Lake or Reservoir
-  Marsh
-  River
-  Major Rivers & Lakes

11310 KINGSTON ST

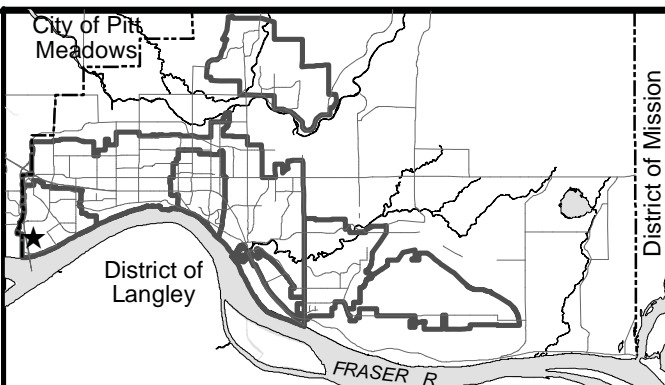


FILE: 2018-458-RZ
DATE: Nov 6, 2018

BY: RA



Scale: 1:5,500



11310 KINGSTON ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-458-RZ
DATE: Nov 6, 2018

BY: RA

APPENDIX C

**CITY OF MAPLE RIDGE
BYLAW NO. 7522-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7522-2018."
2. That parcel or tract of land and premises known and described as:

Lot 2 District Lot 280 And 281 Group 1 New Westminster District Plan BCP50883

and outlined in heavy black line on Map No. 1787 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to M-3 (Business Park).

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

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

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

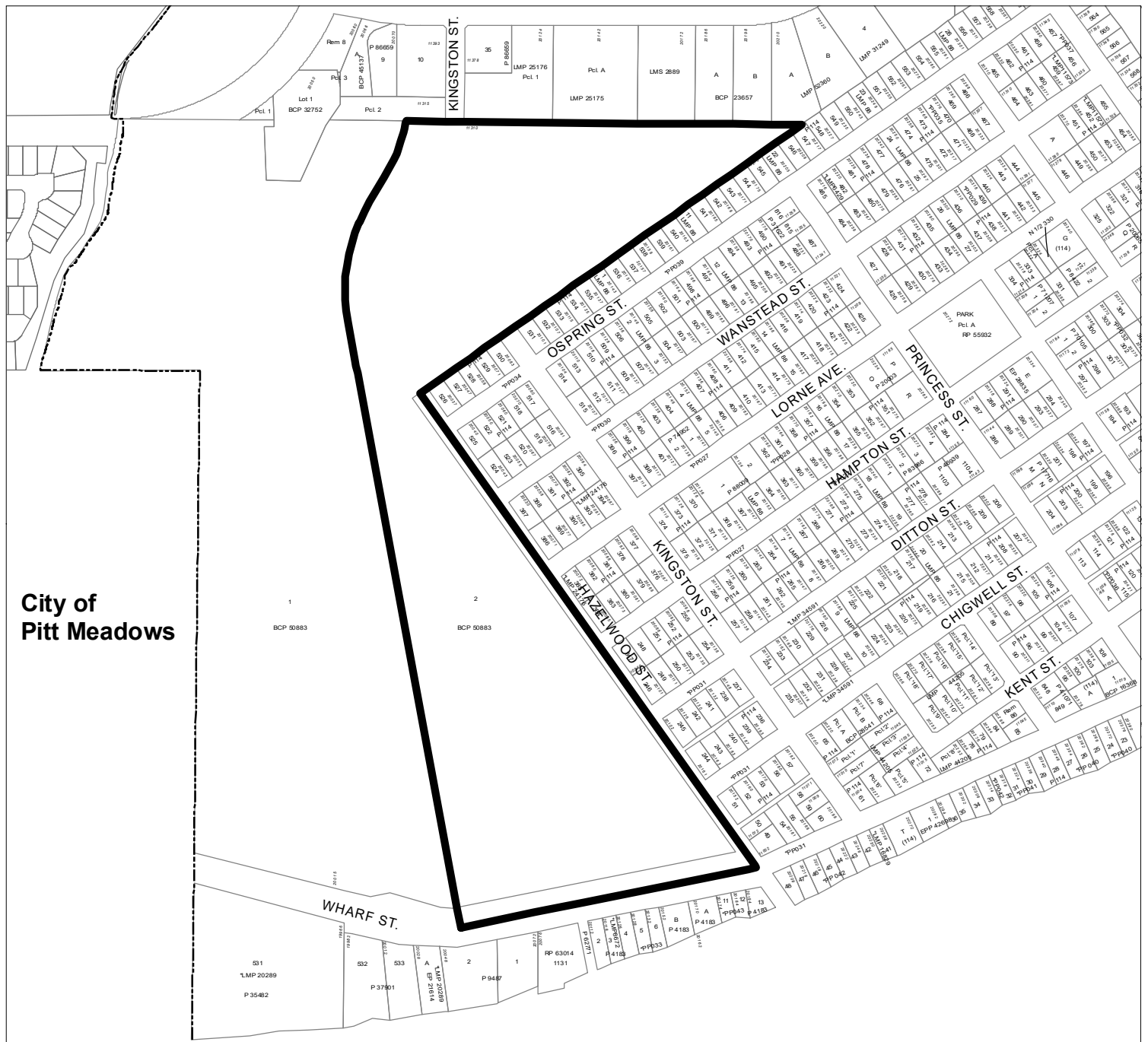
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

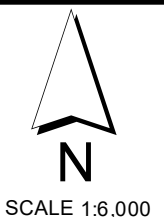
PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7522-2018
Map No. 1787
From: RS-3 (One Family Rural Residential)
To: M-3 (Business Park)



HAZELWOOD

Design Rationale

The current site plan for the Hazelwood development builds on the work previously reviewed by the City of Maple Ridge planning staff and provides a flexible mix of industrial buildings of varying size and configuration. The site is naturally divided into two triangular parcels. The North Triangle and the South Triangle. Significant riparian areas are provided to the North, South and Western edges of the South Triangle and the Eastern corner of the North Triangle. A pedestrian network weaves its way through these riparian areas providing strong linkages and pedestrian connections with the nearby residential areas to the east of the site as well as providing a natural amenity for the employees in the industrial buildings. The north and south triangle are divided by a S.R.W which provides an additional opportunity for a watercourse and further pedestrian connections. Similarly, a S.R.W that bisects the north triangle provides a logical extension of the pedestrian path system from Kingston Street in the South, through the residential neighbourhood to northern extremity of the development. Dedicated parking for the trail network is provided at the northern end of the site on the western side of the new street.

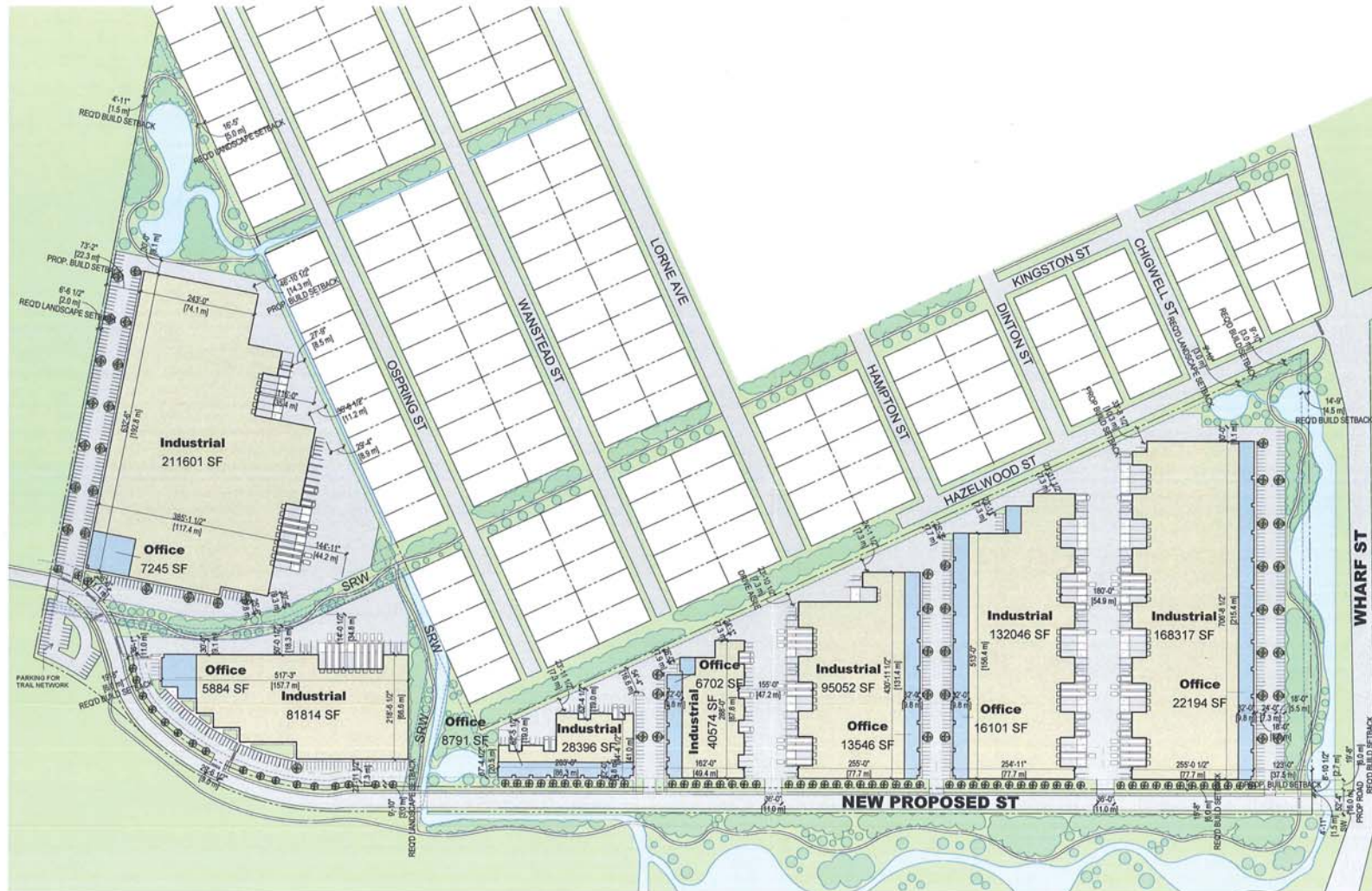
The plan envisages 7 buildings in total including three (3) large bay multi-tenant buildings, two (2) small bay multi-tenant industrial buildings and two (2) build-to-suit buildings. The large bay multi tenant buildings are located at the South end of the South triangle and range in size from 95,052 SF to 168,317 SF. They offer a flexible layout that could facilitate potential purchasers/tenants occupying either a single bay or an entire building. These buildings are arranged parallel to Wharf Street and offer separate access and circulation for passenger vehicles and trucks to minimise conflict between these two disparate functions. The southern most building is oriented such that the front of the building (which will be glazed and animated) is facing the street and will contribute positively to the pedestrian trail network on this frontage. The west end of these building will also be highly articulated to offer a similar experience along the new street which they will face. Each building will be mirrored about a shared loading court that will be screened from both Hazelwood street to the East and the new street to the West. The large bay buildings will offer both dock loading (capable of accommodating WB-20 tractor trailers) as well as grade door loading in each bay.

The small bay multi-tenant buildings range in size from 23,396 SF to 40,574 SF and are located at the Northern end of the South Triangle. They offer a similar degree of flexibility as the large bay buildings but provide an opportunity for small scale purchasers/tenants to enter the market. These buildings will be provided with grade loading only.

The North triangle is occupied by two single user build-to-suit buildings and are separated by the S.R.W. that bisects this portion of the site. In a similar fashion to the multi-tenant buildings, the plan separates passenger vehicles from trucks to avoid conflicts.

The site will be planned with extensive landscape screening, street trees and landscaped parking islands to create a positive and healthy environment for both employees and local residents that is conducive to lunch time strolls and week-end outings.

The site plan is generally consistent with the M-3 business park zone and the official community plan. That said, a height variance from 15m to 20m is requested to offer greater flexibility in catering to wider range of potential users.



TKA+D

ZONING SUMMARY:

PROJECT ADDRESS:
11055 Hazelwood Street, Maple Ridge, BC

LEGAL DESCRIPTION: TBA

Required Building Setbacks:

Front Yard Setback:	Proposed: 6m
	Required: 6m
Interior Side Yard Setback:	Proposed: 22.3m
	Required: 1.5m
Exterior Side Yard Setback:	Proposed: 37.5m
	Required: 4.5m
Rear Yard Setback:	Proposed: 10.3m
	Required: 3m/5m*

*adjacent to non-industrial use

Required Landscape Setbacks:

Front Yard Setback:	Required: 3m
Interior Side Yard Setback:	Required: 2m/5m*
Exterior Side Yard Setback:	Required: 3m
Rear Yard Setback:	Required: 2m/5m*

*adjacent to urban residential

EASEMENTS: TBA

AUTHORITY: City of Maple Ridge

ZONE: M-3

USES: Industrial/Office

Property Area Schedule

Density (FSR):	1790239 SF	41.10 acres
	Proposed: 0.48	
	Allowed: n/a	
Lot Coverage:	Proposed: 43%	
	Allowed: 60%	
Height:	Proposed: 20m	
	Allowed: 15m	

Area Summary - By Level

Level	Area (SF)	Area (SM)
Level 1	770549 SF	71624 m²
Level 2	83369 SF	7745 m²
	854318 SF	79369 m²

Area Summary - By Occupancy

Occupancy	Area (SF)	Area (SM)
Office	96519 SF	8967 m²
Wholesale	757799 SF	70402 m²
	854320 SF	79369 m²

Parking Required

Occupancy (SF)	Area	Parking Req'd Factor (1/Area)	Spaces
Office	96,520	430	224.5
Wholesale	757,800	2,002	378.5
	854,320		603.0

Parking Provided

Parking Space: 8'-2" X 18'	665
	665

Loading Provided

Grade Bay: 13' x 30'	58
Dock Bay: 15' x 55'	80
	138

Note: Not all truck movements to all dock possibilities may be possible with truck and/or trailers parked to all bays.

TAYLOR KURTZ
ARCHITECTURE + DESIGN

Hazelwood Masterplan
11055 Hazelwood St

Site Plan
PLOT DATE: 1803/2018 3:54:51 PM

A100

1 Site Plan
1" = 100'-0"

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: December 4, 2018
FILE NO: 11-5245-20-2012-119
06-2240-20 & 11-5245-20-1156
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Latecomer Agreement LC 162/18

EXECUTIVE SUMMARY:

The lands at 24086 and 24108 104 Avenue are currently under development. Part of the development servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 162/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 24086 and 24108 104 Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being developed; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 162/18 with the developers of the lands at 24086 and 24108 104 Avenue.

DISCUSSION:

a) Background Context:

The lands at 24086 and 24108 104 Avenue are currently under development. Part of the development servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the development and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 162/18 is also attached for information purposes.

b) Policy Implications:

Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 162/18 will provide such determination.

CONCLUSION:

A developer has provided certain services in support of the development of lands at 24086 and 24108 104 Avenue. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 162/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

“Original signed by Mike Canning”

Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development

“Original signed by David Pollock”

Reviewed by: David Pollock, PEng.
Municipal Engineer

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, PEng.
General Manager Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

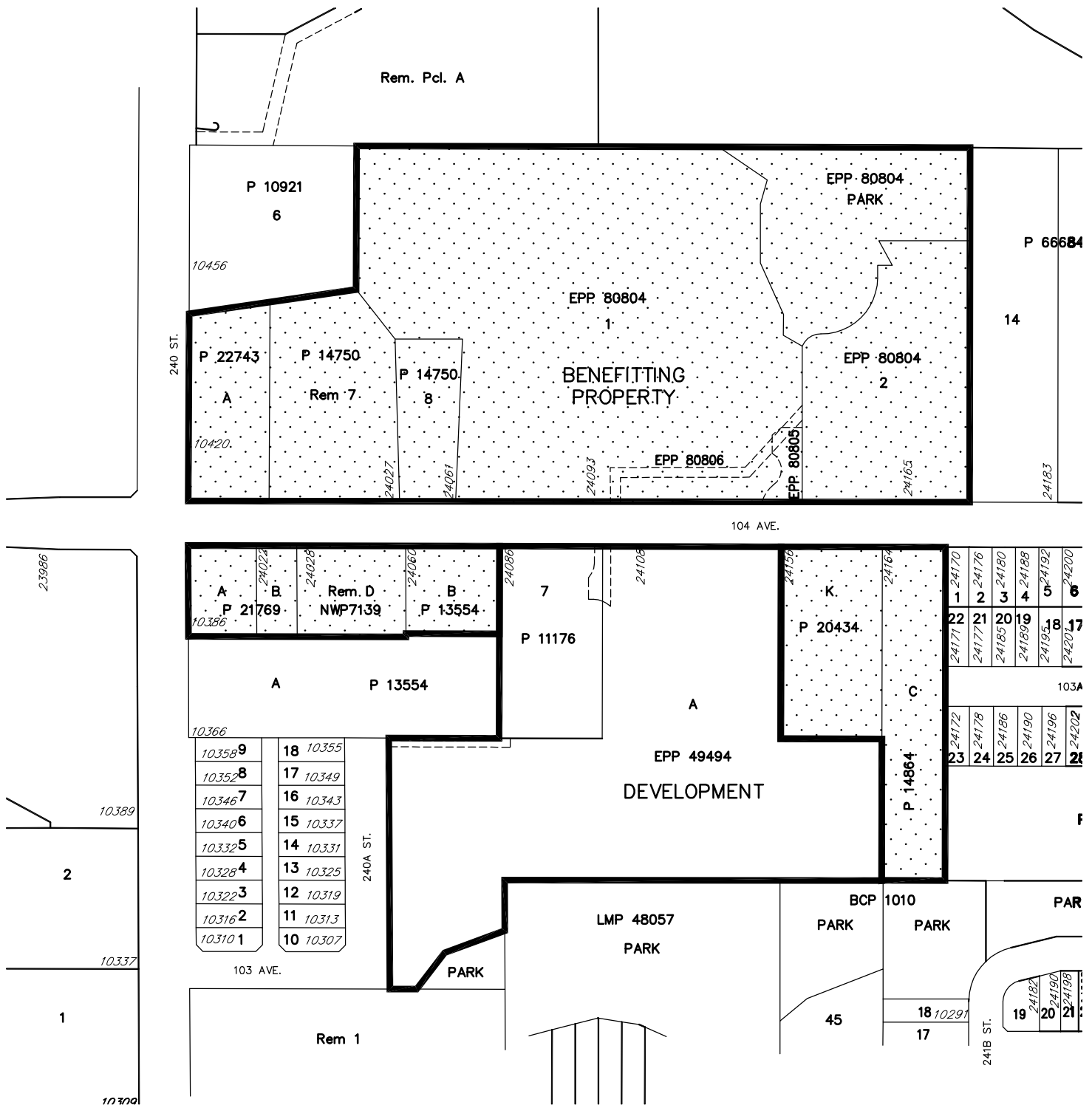
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Development
Road	520	\$212,558.00	\$408.77	14	Rem. Lot 7, P14750 RN 84325-0100-1 1 x \$5,723.00
				25	Lot 8, P14750 RN 84325-0200-5 1 x \$10,219.00
				157	Lot 1, EPP80804 RN 84323-1001-0 1 x \$64,176.00
				64	Lot 2, EPP80804 RN 84323-1002-0 1 x \$26,161.00
				17	Rem Lot D, RP7139 RN 84307-0000-6 1 x \$6,949.00
				42	Lot B, P13554 RN 84310-0000-4 1 x \$17,168.00
				45	Lot K, P20434 RN 84306-0200-8 1 x \$18,394.00
				28	Lot C, P14864 RN 84312-0100-9 1 x \$11,446.00
Storm Sewer	219	\$54,554.00	\$249.11	31	Lot 2, EPP80804 RN 84323-1002-0 1 x \$7,722.00

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Development
Watermain	536	\$120,471.00	\$224.76	36	Lot A, P22743 RN 84325-0101-3 1 x \$8,090.00
				59	Rem. Lot 7, P14750 RN 84325-0100-1 1 x \$13,261.00
				25	Lot 8, P14750 RN 84325-0200-5 1 x \$5,619.00
				148	Lot 1, EPP80804 RN 84323-1001-0 1 x \$33,264.00
				30	Lot A, P21769 RN 84307-0200-3 1 x \$6,743.00
				18	Lot B, P21769 RN 84307-0300-7 1 x \$4,046.00
				49	Rem Lot D, RP7139 RN 84307-0000-6 1 x \$11,013.00
				43	Lot B, P13554 RN 84310-0000-4 1 x \$9,665.00

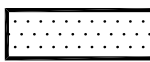
A total of all of the aforementioned services for each property is as follows:

Lot A, Section 10, Township 12, NWP 22743 RN 84325-0101-3	\$8,090.00
Rem Lot 7, Sec. 10, Twp 12, NWP 14750 RN 84325-0100-1	\$18,984.00
Lot 8, Sec. 10, Twp 12, NWP 14750 RN 84325-0200-5	\$15,838.00
Lot 1, Sec. 10, Twp 12, EPP 80804 RN 84323-1001-0	\$97,440.00
Lot 2, Sec. 10, Twp 12, EPP 80804 RN 84323-1002-0	\$33,883.00

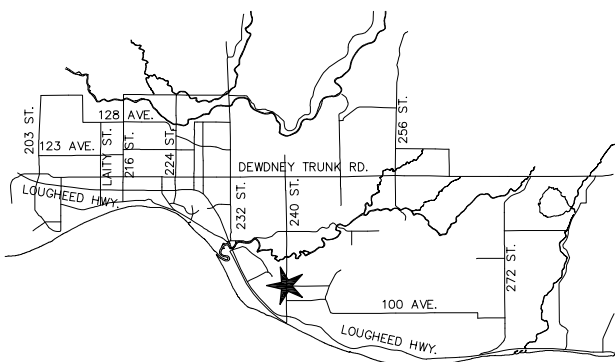
Lot A, Sec. 3, Twp 12, NWP 21769 RN 84307-0200-3	\$6,743.00
Lot B, Sec. 3, Twp 12, NWP 21769 RN 84307-0300-7	\$4,046.00
Rem Lot D, RP7139, Sec. 3, Twp 12, NWD RN 84307-0000-6	\$17,962.00
Lot B, Sec. 3, Twp 12, NWP 13554 RN 84310-0000-4	\$26,833.00
Lot K, Sec. 3, Twp 12, NWP 20434 RN 84306-0200-8	\$18,394.00
Lot C, Sec. 3, Twp 12, NWP 14864 RN 84312-0100-9	\$11,446.00



DEVELOPMENT BOUNDARY



BENEFITTING PROPERTIES



SCALE:
N.T.S.



**CORPORATION OF THE
DISTRICT OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

5245-20-1156
5245-20-2012-119
LC 162/18

DATE: NOV 2018

FILE/DWG No LC162-2018

LATECOMER AGREEMENT

LC 162/18

THIS AGREEMENT made the day of , 2018

BETWEEN: Homestead Developments Ltd. and Nordel Homes Ltd.
6377 188 Street 701-17665 66A Avenue
Surrey BC V3S 7T9 Surrey BC V3S 2A7

(Hereinafter called the “Developers”)

OF THE FIRST PART

**AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9**

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Developers have developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 7, Section 3, Township 12, NWP 11176 New Westminster District and
Lot A, Section 3, Township 12, EPP 49494, New Westminster District

(Hereinafter called the “said lands”);

- B. In order to facilitate the approval of the development of the said lands, the Developers have constructed and installed the road, storm sewer and watermain shown on the design prepared by D.K. Bowins & Associates Inc., dated May 2014, sheets 1 to 14 and marked "Reviewed as Noted" by the Municipality on December 8, 2015.
- Maple Ridge Project No. 5245-20-1156 and 5245-20-2012-119.

(Hereinafter called the “Extended Services”);

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Developers have provided the Extended Services in the Amount of \$387,583.00.

F. The City has determined that:

Lot A, Section 10, Twp 12, NWP 22743
Rem Lot 7, Sec. 10, Twp 12, NWP 14750
Lot 8, Sec. 10, Twp 12, NWP 14750
Lot 1, Sec. 10, Twp 12, EPP 80804
Lot 2, Sec. 10, Twp 12, EPP 80804
Lot A, Sec. 3, Twp 12, NWP 21769
Lot B, Sec. 3, Twp 12, NWP 21769
Rem Lot D, RP7139, Sec. 3, Twp 12, NWD
Lot B, Sec. 3, Twp 12, NWP 13554
Lot K, Sec. 3, Twp 12, NWP 20434
Lot C, Sec. 3, Twp 12, NWP 14864

(the “Benefitting Lands”) will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the “Latecomer Charge”) on the Benefitting Lands in the following amounts:

Lot A, Section 10, Twp 12, NWP 22743
RN 84325-0101-3

- \$8,090.00 for use of the watermain on 104 Avenue

Rem Lot 7, Sec. 10, Twp 12, NWP 14750
RN 84325-0100-1

- \$5,723.00 for use of the road on 104 Avenue other than for access to the existing single-family dwelling
- \$13,261 for use of the watermain on 104 Avenue other than the existing single-family house connection

Lot 8, Sec. 10, Twp 12, NWP 14750
RN 84325-0200-5

- \$10,219.00 for use of the road on 104 Avenue other than for access to the existing single-family dwelling
- \$5,619.00 for use of the watermain on 104 Avenue other than the existing single-family house connection

Lot 1, Sec. 10, Twp 12, EPP 80804
RN 84323-1001-0

- \$64,176.00 for use of the road on 104 Avenue
- \$33,264.00 for use of the watermain on 104 Avenue

Lot 2, Sec. 10, Twp 12, EPP 80804
RN 84323-1002-0

- \$26,161.00 for use of the road on 104 Avenue
- \$7,722.00 for use of the storm sewer on 104 Avenue

Lot A, Sec. 3, Twp 12, NWP 21769
RN 84307-0200-3

- \$6,743.00 for use of the watermain on 104 Avenue

Lot B, Sec. 3, Twp 12, NWP 21769
RN 84307-0300-7

- \$4,046.00 for use of the watermain on 104 Avenue

Rem Lot D, RP7139, Sec. 3, Twp 12, NWD
RN 84307-0000-6

- \$6,949.00 for use of the road on 104 Avenue
- \$11,013.00 for use of the watermain on 104 Avenue

Lot B, Sec. 3, Twp 12, NWP 13554
RN 84310-0000-4

- \$17,168.00 for use of the road on 104 Avenue
- \$9,665.00 for use of the watermain on 104 Avenue

Lot K, Sec. 3, Twp 12, NWP 20434
RN 84306-0200-8

- \$18,394.00 for use of the road on 104 Avenue other than for access to the existing single family dwelling

Lot C, Sec. 3, Twp 12, NWP 14864
RN 84312-0100-9

- \$11,446.00 for use of the road on 104 Avenue other than for access to the existing single family dwelling

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

- H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Developers as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 505 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Developers and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Developers, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Developers represent and warrant to the City that the Developers have not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represent and warrant that they have not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Developers herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Developers (if more than one corporate body or person) hereby agree that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Developer is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Developer is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Developer, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

DEVELOPER

Developer - Authorized Signatory

Developer - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: December 4, 2018
FILE NO: 11-5245-2013-086
06-2240-20 & 11-5245-2017-169
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Latecomer Agreement LC 163/18

EXECUTIVE SUMMARY:

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 163/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 163/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street .

DISCUSSION:

a) Background Context:

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy Latecomer Agreement LC 163/18 is also attached for information purposes.

b) Policy Implications:

Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 163/18 will provide such determination for Subdivision 2017-169-SD.

CONCLUSION:

A developer has provided certain services in support of Subdivision 2017-169-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 163/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

"Original signed by Mike Canning"

Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development

"Original signed by David Pollock"

Reviewed by: David Pollock, PEng.
Municipal Engineer

"Original signed by Frank Quinn"

Approved by: Frank Quinn, MBA, PEng.
General Manager Public Works & Development Services

"Original signed by Paul Gill"

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Sanitary Sewer 232 Street	82	\$147,203.00	\$1,795.16	3	Block A, RP10274, S. Part Lot 9, NWP 2409 RN 73994-0000-3 1 x \$5,385.00
				20	S. Part Lot 9, NWP 2409 RN 73993-0000-8 1 x \$35,904.00
Sanitary Sewer 136 Ave.	64	\$85,845.00	\$1,341.33	3	Pcl. A, RP 17267, of Lot 6, NWP 18410 RN 73949-0201-8 1 x \$4,024.00
				2	Lot 19, NWP 43567 RN 73938-0300-8 1 x \$2,682.00
				5	Lot 7, NWP 11173 RN 73935-0000-0 1 x \$6,707.00
				54	Lot 2, EPP 70286 RN 73949-0200-0 1 x \$72,432.00

A total of all of the aforementioned services for each property is as follows:

Block A, RP10274, S. Part Lot 9, Section 33, Township 12, NWP 2409 RN 73994-0000-3	\$5,385.00
S. Part Lot 9, Sec. 33, Township 12, NWP 2409 RN 73993-0000-8	\$35,904.00
Pcl. A, RP 17267, of Lot 6, Section 32, Township 12, NWP 18410 RN 73949-0201-8	\$4,024.00

Lot 19, Sec. NE29, Twp. 12, NWP 43567 RN 73938-0300-8	\$2,682.00
Lot 7, Blk. 1, Section 29, Twp. 12, NWP 11173 RN 73935-0000-0	\$6,707.00
Lot 2, Section 32, Township 12, EPP 70286 RN 73949-0200-0	\$72,432.00

LATECOMER AGREEMENT

LC 163/18 2017-169-SD

THIS AGREEMENT made the day of , 2018

BETWEEN: **SV 232 Street Development Ltd.**
 2626 Bellevue Avenue
 West Vancouver, BC V7V 1E4

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: **City of Maple Ridge**
 11995 Haney Place
 Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 1, Section 33, Township 12, New Westminster District Plan EPP 639138

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the sanitary sewer shown on the design prepared by Omega & Associates Engineering Ltd, Project No: 2013-323-02 (Sheets 20 and 21 of 43, Rev. No. 10) dated January 26, 2018, reviewed June 15, 2018.
Municipal Project No.5245-20-2013-086 and 5245-20-2017-169.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Subdivider has provided the Extended Services in the Amount of \$233,048.00.

- F. The City has determined that:

Block A, RP10274, South Part of Lot 9, Section 33, Township 12, NWP 2409;
South Part of Lot 9, Section 33, Township 12, NWP 2409;
Parcel A, RP 17267, of Lot 6, Section 32, Township 12, NWP 18410;
Lot 19, Section NE29, Township 12, NWP 43567;
Lot 7, Blk. 1, Section 29, Township 12, NWP 11173;
Lot 2, Section 32, Township 12, EPP 70286

(the "Benefitting Lands") will benefit from the Extended Services;

- G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Block A, RP10274, South Part of Lot 9, Sec, 33, Twp. 12, NWP 2409
RN 73994-0000-3
\$5,385.00 for connection to or use of the sanitary sewer on 232 Street

South Part of Lot 9, Section 33, Township 12, NWP 2409
RN 73993-0000-8
\$35,904.00 for connection to or use of the sanitary sewer on 232 Street

Parcel A, RP 17267, of Lot 6, Section 32, Township 12, NWP 18410
RN 73949-0201-8
\$4,024.00 for connection to or use of the sanitary sewer on 136 Avenue

Lot 19, Section NE29, Township 12, NWP 43567
RN 73938-0300-8
\$2,682.00 for connection to or use of the sanitary sewer on 136 Avenue

Lot 7, Blk. 1, Section 29, Township 12, NWP 11173
RN 73935-0000-0
\$6,707.00 for connection to or use of the sanitary sewer on 136 Avenue

Lot 2, Section 32, Township 12, EPP 70286
RN 73949-0200-0
\$72,432.00 for connection to or use of the sanitary sewer on 136 Avenue

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

- H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act
R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Subdivider - Authorized Signatory

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting

MEETING DATE: December 4, 2018
FILE NO: 11-5255-50-063
MEETING: COW

EXECUTIVE SUMMARY:

The upsizing of the existing sanitary sewer located in North Lane, located between Lougheed Highway and North Avenue from 223 Street to 224, is required to serve existing businesses and accommodate ongoing development in the area. The sanitary sewer main along North Lane was constructed of vitrified clay pipe, and a recent Closed Circuit Television (CCTV) inspection revealed significant deficiencies along the section of sewer main due to offset joints, cracks and fractures. The North Lane Sanitary Sewer Replacement by Pipe Bursting project is in the City's approved 2018 Financial Plan and is solely funded by the Sewer Rehabilitation Program.

The project entails the replacement and upsizing of pipe from 200mm diameter to 250mm in diameter for approximately 167 metres of sanitary sewer. Trenchless technology or pipe-bursting was selected as the appropriate sewer replacement method rather than the traditional open-cut method due to several complex site constraints.

An Invitation to Tender to replace 167 metres of sanitary sewer main was issued on October 3, 2018 and closed on November 7, 2018. One compliant tender was received by PW Trenchless Construction Inc. at \$448,807.00 (excluding taxes).

Staff have reviewed the tender and recommend that the contract be awarded to PW Trenchless Construction Inc. for the amount of \$448,807.00 (excluding taxes).

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

RECOMMENDATION:

That Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting, be awarded to PW Trenchless Construction Inc. in the amount of \$448,807.00 excluding taxes; and

That a contract contingency of \$50,000.00 be approved to address potential variations in field conditions; and

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The upsizing of the existing sanitary sewer located in North Lane, located between Lougheed Highway and North Avenue from 223 Street to 224, is required to serve existing businesses and accommodate ongoing development in the area. The sanitary sewer main along North Lane was constructed of vitrified clay pipe, and a recent Closed Circuit Television (CCTV) inspection revealed significant deficiencies along the section of sewer main due to offset joints, cracks and fractures. The North Lane Sanitary Sewer Replacement by Pipe Bursting project is in the City's approved 2018 Financial Plan and is solely funded by the Sewer Rehabilitation Program.

The project entails the replacement and upsizing of pipe from 200mm diameter to 250mm in diameter for approximately 167 metres of sanitary sewer. Trenchless technology or pipe-bursting was selected as the appropriate sewer replacement method rather than the traditional open-cut method due to several complex site constraints.

Tender results

An Invitation to Tender was issued on October 13, 2018 and closed on November 7, 2018. One compliant tender was submitted as noted below:

	<u>Tender Price (excluding taxes)</u>
PW Trenchless Construction Inc.	\$448,807.00

PW Trenchless Construction Inc. is recognized as an industry leader in pipe bursting technology and they successfully completed several pipe bursting projects for the City of Maple Ridge.

b) Desired Outcome:

The desired outcome is to construct the necessary sanitary sewer replacement to adequately service the 22300 block area of North Lane to serve existing businesses and to accommodate future development.

c) Strategic Alignment:

The most recent CCTV inspection identified this sanitary sewer as a key piece of infrastructure for replacement.

d) Citizen/Customer Implications:

Construction will commence in January 2019 and attempts will be made to minimize the impact to everyday traffic, residents, and businesses in the neighbourhood that access the lane.

Notifications will be delivered to surrounding businesses to inform them of the upcoming project. The general public will be informed of the construction project progress and with updates through the City's website and social media sources.

e) Interdepartmental Implications:

The Engineering Department has worked with the Operations Department in developing this project.

f) Business Plan/Financial Implications:

The projected expenditures excluding taxes are as follows:

Construction Contract Cost	\$ 448,807.00
Contract Contingency	\$ 50,000.00
Total Projected Project Cost	\$ 498,807.00

The project funding sources are as follows:

Sewer Utility Fund	\$ 500,000.00
Total Funding Sources	\$ 500,000.00

Due to the complexity of this sanitary sewer replacement project using pipe bursting, staff recommends a contract contingency in the amount of \$50,000.00 that will only be utilized if required to address unforeseen conditions.

CONCLUSION:

The replacement of the existing sanitary sewer on North Lane, located between Loughheed Highway and North Avenue from 223 Street to 224 is required to continue to serve existing businesses and accommodate future development. It is recommended that Council approve the award to PW Trenchless Construction Inc. for the amount of \$448,807.00

“Original signed by Jeff Boehmer”

Prepared by: Jeff Boehmer, PEng.
Manager of Design & Construction

“Original signed by Trevor Thompson”

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

“Original signed by David Pollock”

Reviewed by: David Pollock, PEng.
Municipal Engineer

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, PEng.
General Manager Public Works & Development Services

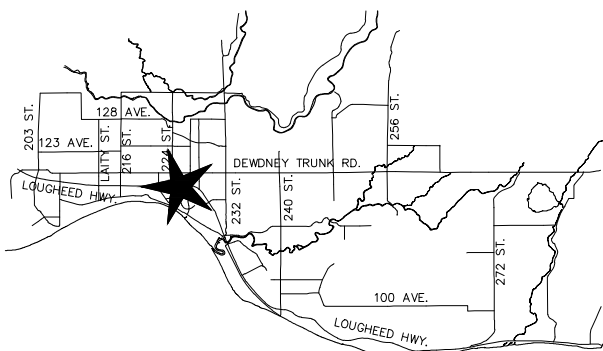
“Original signed by Paul Gill”

Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:
(A) Map



— PROPOSED SEWER REPLACEMENT



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

**NORTH LANE SANITARY SEWER
REPLACEMENT BY PIPE BURSTING
ITT-EN18-78**

DATE: NOVEMBER 2018

FILE/DWG No

SK0416