

***COMMITTEE OF THE WHOLE
AGENDA
March 20, 2017
1:00 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, there will be a 15-minute break at 3:00 p.m.

Chair: Acting Mayor

1. ***CALL TO ORDER***
2. ***ADOPTION AND RECEIPT OF MINUTES***
- 2.1 **Minutes of the Committee of the Whole Meeting of March 6, 2017**
3. ***DELEGATIONS/STAFF PRESENTATIONS*** – (10 minutes each)
 - 3.1 **Proposed Civic Facilities**
 - Linda Meyer, A.A.B.A.P.B.D
 - 3.2 **Ridge Meadows Association for Community Living – Support for the Inclusion BC Clothes Line Project - Community Benefits of Textile Recycling**
 - Margaret Ickert, RMACL Business Development Office
 - Roger Larmor, RMACL Director of Community and Inclusion
 - Amy Nugent, Executive Director Inclusion BC Foundation
 - Ailsa Beischer, Manager Clothes Drop Program at Inclusion BC Foundation

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 2016-209-RZ, 20421 123 Avenue, RS-1 to RS-1b

Staff report dated March 20, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7264-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a 2 lot subdivision be given second reading and be forwarded to Public Hearing.

1102 2012-013-DVP, 24152 112 Avenue

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-013-DVP to reduce the required width of the constructed road on 242 Street from an urban collector width to an urban local width across the frontage of the park.

1103 2017-050-DVP, 12260 250 Street

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-050-DVP to vary the requirement to construct 250 Street to the north edge of the property line and to vary the requirement for full urban upgrades.

1104 Award of Contract, Municipal Equipment Purchase, Two Tandem Axle Dump Trucks with Underbody Plow and Sander

Staff report dated March 20, 2017 recommending that the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. and that the Corporate Officer be authorized to execute the contract.

5. ***FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

1131 **Disbursements for the month ended February 28, 2017**

Staff report dated March 20, 2017 recommending that the disbursements for the month ended February 28, 2017 be received for information.

1132 **2017 Council Expenses**

Staff report dated March 20, 2017 providing an update on Council expenses to the end of January and February 2017.

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

1151

7. ***ADMINISTRATION***

1171 **Partnering Agreement – Employment Land Investment Incentive Program**

Staff report dated March 20, 2017 recommending that the Corporate Officer be authorized to execute Partnering Agreements with 874668 BC Ltd. under building permits 16-112807, 16-112814 and 16-116919.

8. ***OTHER ISSUES***

1191

9. ***ADJOURNMENT***

10. ***COMMUNITY FORUM***

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: _____

Date: _____

COMMITTEE OF THE WHOLE MEETING

MINUTES

March 6, 2017
1:15 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor N. Read
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

E.C. Swabey, Chief Administrative Officer
D. Cramb, Acting General Manager of Parks, Recreation & Culture
C. Nolan, General Manager Corporate and Financial Services
D. Pollock, Acting General Manager Public Works and Development Services

ABSENT

Councillor C. Bell

C. Carter, Director of Planning
L. Darcus, Manager of Legislative Services
A. Gaunt, Confidential Secretary

Other Staff as Required

C. Goddard, Manager of Development and Environmental Services
R. MacNair, Manager of Bylaws and Licences
M. Van Dop, Deputy Fire Chief
H. Exner, Fire Chief
V. Richmond, Manager of Parks Planning and Operations

Note: Councillor Robson was not in attendance at the start of the meeting.

1. *DELEGATIONS/STAFF PRESENTATIONS*

1.1 Proposed Civic Facilities

- **Linda Meyer, A.A.B.A.P.B.D**

Ms. Meyer read from a prepared script and outlined her concerns with the financial component of the proposed recreational and cultural projects to be built by the City of Maple Ridge. She advised on which projects she felt the City should move forward with and which should not be built and outlined her reasons behind those choices.

Note: Councillor Robson joined the meeting at 1:36 p.m.

1.2 Ripe Rides

- Nitesh Mistry, Director of Business Operations
- Tiffany Rennick, Marketing Coordinator

Mr. Mistry gave a Power Point presentation providing background information on Ripe Rides and outlining how the company intends to conduct business in the Maple Ridge Area. He responded to questions from Council.

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

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

1101 2013-085-SD, 23154 136 Avenue, Local Area Service

Staff report dated March 6, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs for property located at 23154 136 Avenue referred to as “Robinson Eco Cluster” and that Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Development Proposal
- Subdivision Plan
- Local Area Service Agreement
- Areas for Local Area Service

Note: Councillor Shymkiw left the meeting at 2:00 p.m.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

1102 2012-004-DVP, 23791 112 Avenue

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-004-DVP to vary a requirement to construct an urban road on 112 Avenue and to vary the front yard setback.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

Note: Councillor Shymkiw returned to the meeting at 2:09 p.m.

1103 2017-018-DVP, 2013-029-DP, 22305 and 22315 122 Avenue

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-018-DVP for variances to increase maximum building height from 4 to 5 storeys, to increase the height of the underground parking structure, to reduce the underground parking structure setback and to reduce the number of short term bicycle parking stalls and that the Corporate Officer be authorized to sign and seal 2013-029-DP to permit a five storey apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Underground Parking Setback and Height Variance
- Building Elevations Showing Height Variance
- Proposed Setback Variance

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

1104 2014-091-DVP, 12420 Ansell Street

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-091-DVP for variances to reduce the carriageway widths on Ansell Street and 124 Avenue and to reduce the road right-of-way on 124 Avenue.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)*

1131 Strategic Wildfire Prevention Initiative – UBCM Grant Funding

Staff report dated March 6, 2017 recommending that staff make application for grant funding to the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Prevention Initiative for FireSmart Planning and that the City provide overall grant management for the FireSmart funding.

The Deputy Fire Chief reviewed the staff report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

4. *PARKS, RECREATION & CULTURE*

1151 Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park)

Staff report dated March 6, 2017 recommending that Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates, that a contingency be established for the project and further that the Corporate Officer be authorized to execute the contract.

The Manager of Parks Planning and Operations reviewed the staff report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of March 14, 2017.

5. ***CORRESPONDENCE*** – Nil
6. ***OTHER ISSUES*** – Nil
7. ***ADJOURNMENT*** – 2:35 p.m.
8. ***COMMUNITY FORUM*** – Nil

K. Duncan, Acting Mayor
Presiding Member of the Committee

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: March 20, 2017
FILE NO: 2016-209-RZ
MEETING: C of W
SUBJECT:
Second Reading
Zone Amending Bylaw No. 7264-2016
20421 123 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20421 123 Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future 2 lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7264-2016 on September 6, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) Zone is 668 m² and for the RS-1b (One Family Urban (Medium Density) Residential Zone is 557 m².

This application is in compliance with the OCP.

As this proposal is to create fewer than 3 lots, this application is exempt from the Community Amenity Contribution Program.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7264-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Restrictive Covenant for Stormwater Management.
 - ii) Removal of existing building;
 - iii) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
 - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

DISCUSSION:

1) Background Context:

Applicant: Mayur Mehta

Legal Description: Legal Description: Lot: 42, D.L.: 276, Plan: NWP37662

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:

Surrounding Uses:

North: Use: Single Family Urban Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

South: Use: Single Family Urban Residential
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

East: Use: Single Family Urban Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

West: Use: Vacant
Zone: RS-1b (One Family Urban (Medium Density) Residential)
Designation: Urban Residential

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential

Site Area: 0.236 ha. (0.58 acres)

Access: 123 Avenue

Servicing requirement: Urban Standard

2) Background:

The subject property is approximately 0.236 ha. (0.58 acres) in size and is bound by single family residential properties to the north, east, and west, and 123 Avenue to the south.

3) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future subdivision into two single family residential lots. At approximately 1200 m² each, the proposed lots will be significantly larger than minimum parcel size in the current and the proposed RS-1b (One Family Urban (Medium Density) Residential) zone.

4) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential – Major Corridor*. This designation is characterized by having frontage on a Major Road Corridor as identified on Figure 4 of the OCP, or has frontage on a road built in whole or part to a collector, arterial, Translink Major Road, or Provincial Highway standard. This designation includes ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The subdivision of this property into two lots and use of the RS-1b (One Family Urban (Medium Density) Residential) zone is in compliance with the OCP.

Zoning Bylaw:

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and 557m² for the proposed RS-1b (One Family Urban (Medium Density) Residential) Zone. At approximately 1200 m² each, the proposed lots will significantly exceed minimum parcel size in both the current and proposed zoning. Rezoning is required to facilitate subdivision, however, as the minimum lot width of the proposed new lots is insufficient to meet lot geometry requirements in the current RS-1 (One Family Urban Residential) zone. No bylaw amendments have occurred since first reading that would affect this application.

Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw specifies that a single family structure requires the provision of a minimum of 2.0 off street parking stalls. The proposed RS-1b (One Family Urban (Medium Density) Residential) Zone also permits additional residential uses in the form of a temporary residential use, secondary suite, or detached garden suite (building details have not been provided at this time). There is an additional bylaw requirement of 1 stall per secondary suite or detached garden suite. As these proposed lots are significantly larger than required, all parking requirements should be easily accommodated on the site.

5) Environmental Implications:

The applicant has provided a tree management report that inventories the existing trees on the site, assesses potential for retention, and makes recommendations for replacement. This matter will be dealt with at the subdivision stage through the tree cutting permit.

6) Interdepartmental Implications:

- i) **Engineering Department:** The Engineering Department has established that existing services, including existing curb and gutter, and sidewalks are sufficient to meet current standards. Connections to municipal services will be a requirement at the subdivision stage.
- ii) **License, Permits and Bylaws Department:** The Building Department reviewed the application and noted that a geotechnical review would be required at the building permit stage, that a covenant would be required to register the stormwater management plant, and a tree protection covenant would be required (subdivision stage)
- iii) **Fire Department:** The Fire Department had no concerns with this application, but had instructions for demolition and the security of existing buildings from unauthorized entry. These have been forwarded to the applicant.

7) Citizen/Customer Implications:

Once second reading is granted for this application, it will be scheduled for public hearing, providing the opportunity for public comment.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7264-2016, and that 2016-209-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

Prepared by: Diana Hall, MA (Planning) MCIP, RPP
Planner 2

"Original signed by Chuck Goddard" for

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 E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

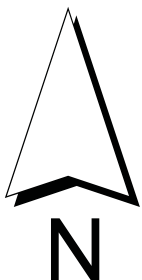
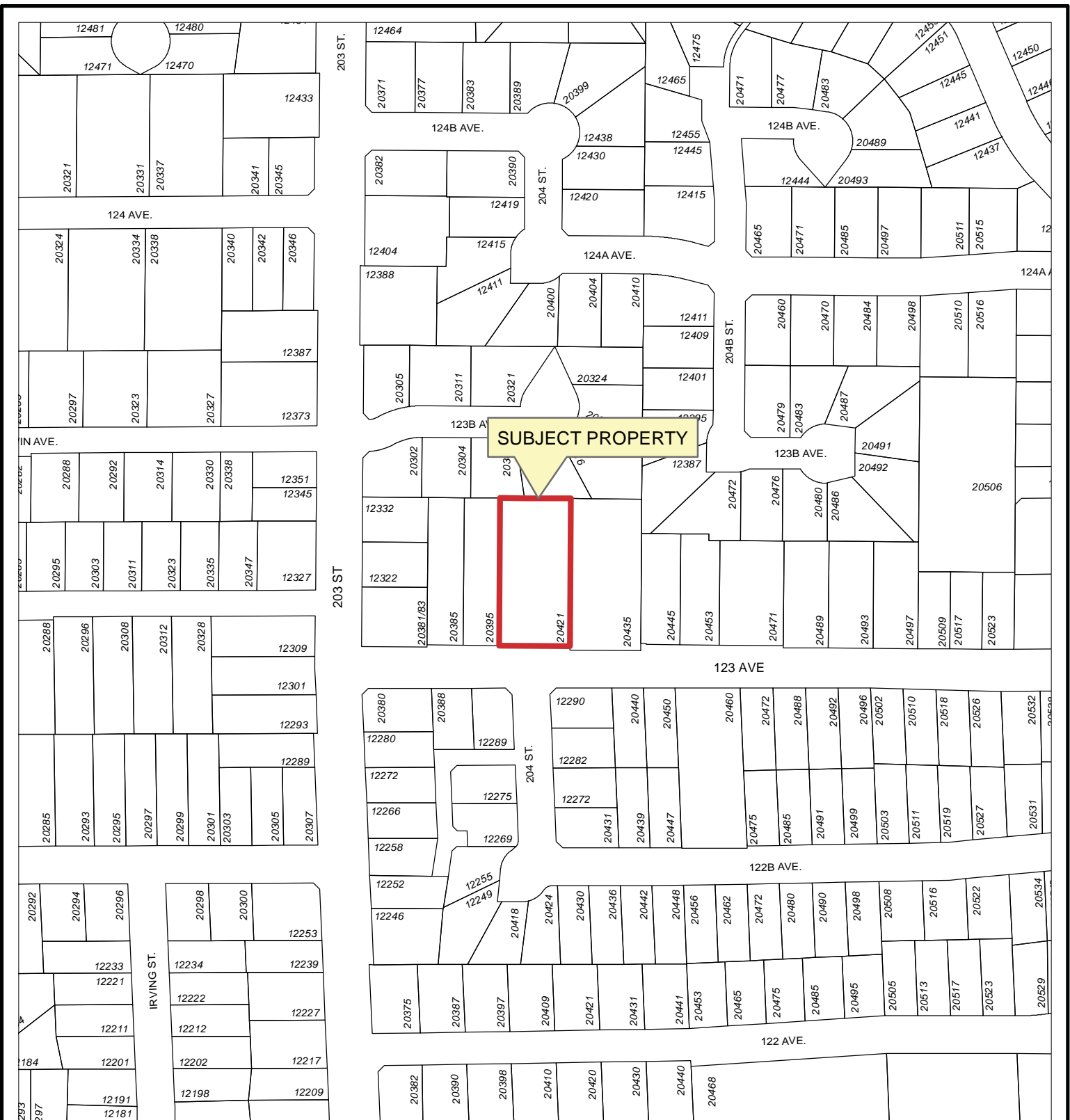
Appendix A – Subject Map

Appendix B – Ortho Map

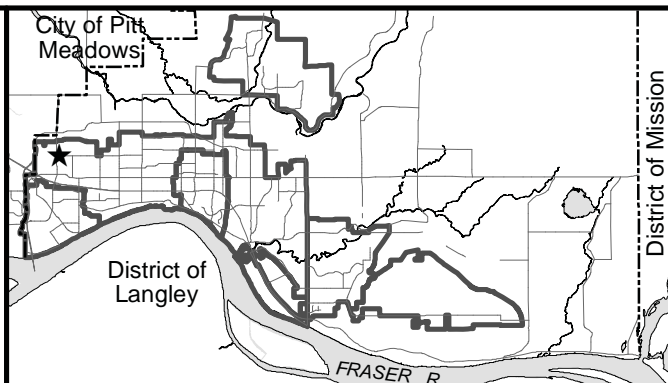
Appendix C – Zone Amending Bylaw No. 7264-2016

Appendix D –Subdivision Plan

APPENDIX A



Scale: 1:2,500



20421 123 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

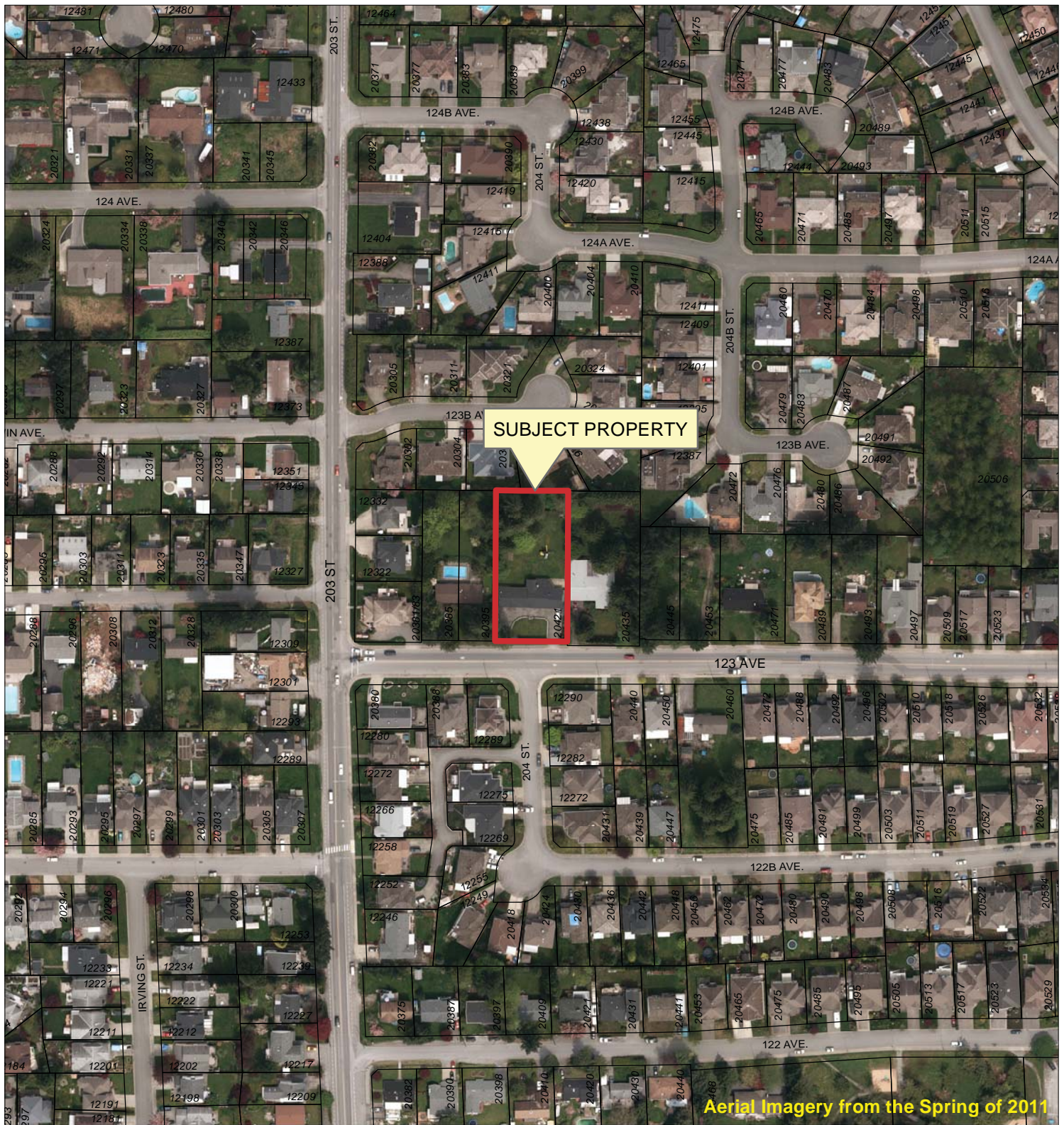
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mapleridge.ca

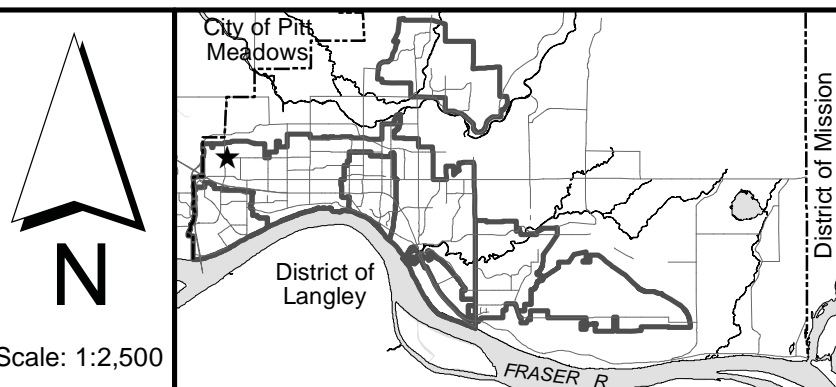
FILE: 2016-209-RZ

DATE: Jun 14, 2016

BY: PC



Aerial Imagery from the Spring of 2011



20421 123 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-209-RZ

DATE: Jun 14, 2016

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7264-2016

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7264-2016."
2. That parcel or tract of land and premises known and described as:

Lot 42 Except; Part dedicated Road on Plan LMP6713 District Lot 276 Group 1 New Westminster District Plan 37662

and outlined in heavy black line on Map No. 1686 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) 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 6th day of September, 2016.

READ a second time the day of , 20

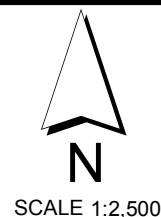
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

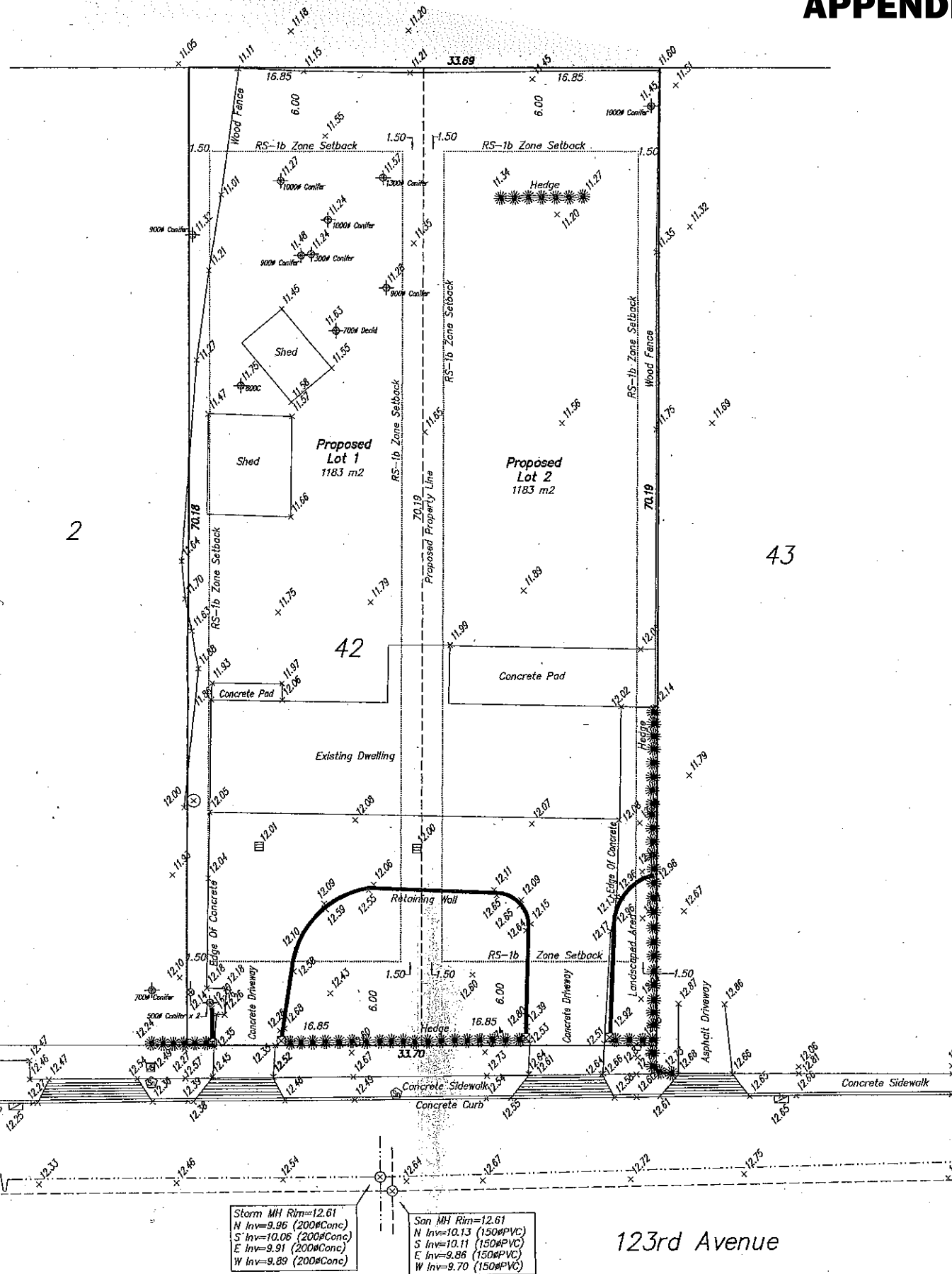
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



APPENDIX D



123rd Avenue

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
24152 112 Avenue

MEETING DATE: March 20, 2017
FILE NO: 2012-013-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

Development Variance Permit application 2012-013-DVP has been received in conjunction with a rezoning and subdivision application to permit the future development of 25 single family lots for the subject property located at 24152 112 Avenue. The requested variance is to:

1. Reduce the required width of the constructed road on 242 Street from an urban collector width of 11.6 m (38.1 ft.) to an urban local width of 8.6 m (28.2 ft.) across the frontage of the park.

Council will be considering final reading for rezoning application 2012-013-RZ on March 28, 2017. It is recommended that Development Variance Permit 2012-013-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2012-013-DVP respecting property located at 24152 112 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Don Bowins
Legal Description:	Lot A, Section 10, Township 12, New Westminster District Plan EPP64339
OCP:	
Existing:	Institutional, Conservation
Proposed:	Low/Medium Density Residential, Conservation, and Park
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus through the Community Amenity Program, and P-1 (Park and School)
Surrounding Uses:	
North:	
Use:	Single Family Residential
Zone:	RS-3 (One Family Rural Residential)
Designation:	Low Density Residential, Low/Medium Density Residential, Medium Density Residential, Conservation

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low Density Residential, Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Institutional, Low Density Residential, Low/Medium Density Residential, Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential, Neighbourhood Commercial, Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential, Park and Conservation
Site Area:		4.46 ha (11 acres)
Access:		112 Avenue and a proposed new road
Servicing requirement:		Urban Standard
Accompanying applications:		2012-013-RZ/SD/WPDP

b) Project Description:

The subject property is approximately 4.46 ha (11 acres) in size and is bounded by 112 Avenue and single family residential to the north; and single family residential to the east, south, and west (see Appendices A and B). The subject property has a watercourse and steep slopes located along the western portion of the site, which will be dedicated as park for *Conservation*. An Official Community Plan (OCP) amendment is required to amend the *Institutional* designation over the remaining portion of the subject property to *Park* in the northern central portion of the property, and *Low/Medium Density Residential* over the remaining eastern half of the property. Access will be provided from 112 Avenue and a new road, extending from 112 Avenue southward to the southern property line, with the potential to serve lands to the south.

The applicant intends to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) and P-1 (Park and School) to allow for future subdivision into approximately 25 lots and a neighbourhood park. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of a minimum of 371 m². The required amenity fee of \$3,100.00 for each lot less than 557 m² will be collected by the Approving Officer at the subdivision approval stage.

c) Variance Analysis:

The Subdivision and Development Services Bylaw establishes general minimum and maximum regulations for subdivision and development of land. A Development Variance Permit allows Council some flexibility in the approval process.

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Part IV General Requirements, Section B. Highways 3. Where lands are being improved for Commercial, Industrial, Institutional or Multi-Residential use, the Street or Streets fronting the development site must be designed and constructed to collector street standards as set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications and Schedule F*

“Supplementary Standard Detail Drawings”: To reduce the required width of the constructed road on 242 Street from an urban collector width of 11.6 m to an urban local width of 8.6 m across the frontage of the park.

A collector road width would normally be required adjacent to the park; however the developer is proposing to construct a bioswale in the boulevard for stormwater management, which will reduce the space available to build the full collector road. The required services can fit within the width provided, therefore, the Engineering Department can support the reduction in constructed road width. The Fire Department also does not have any concerns with the reduction in constructed road width.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported for the reasons discussed above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-013-DVP.

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

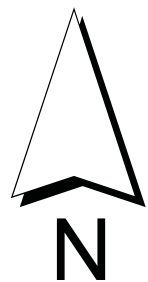
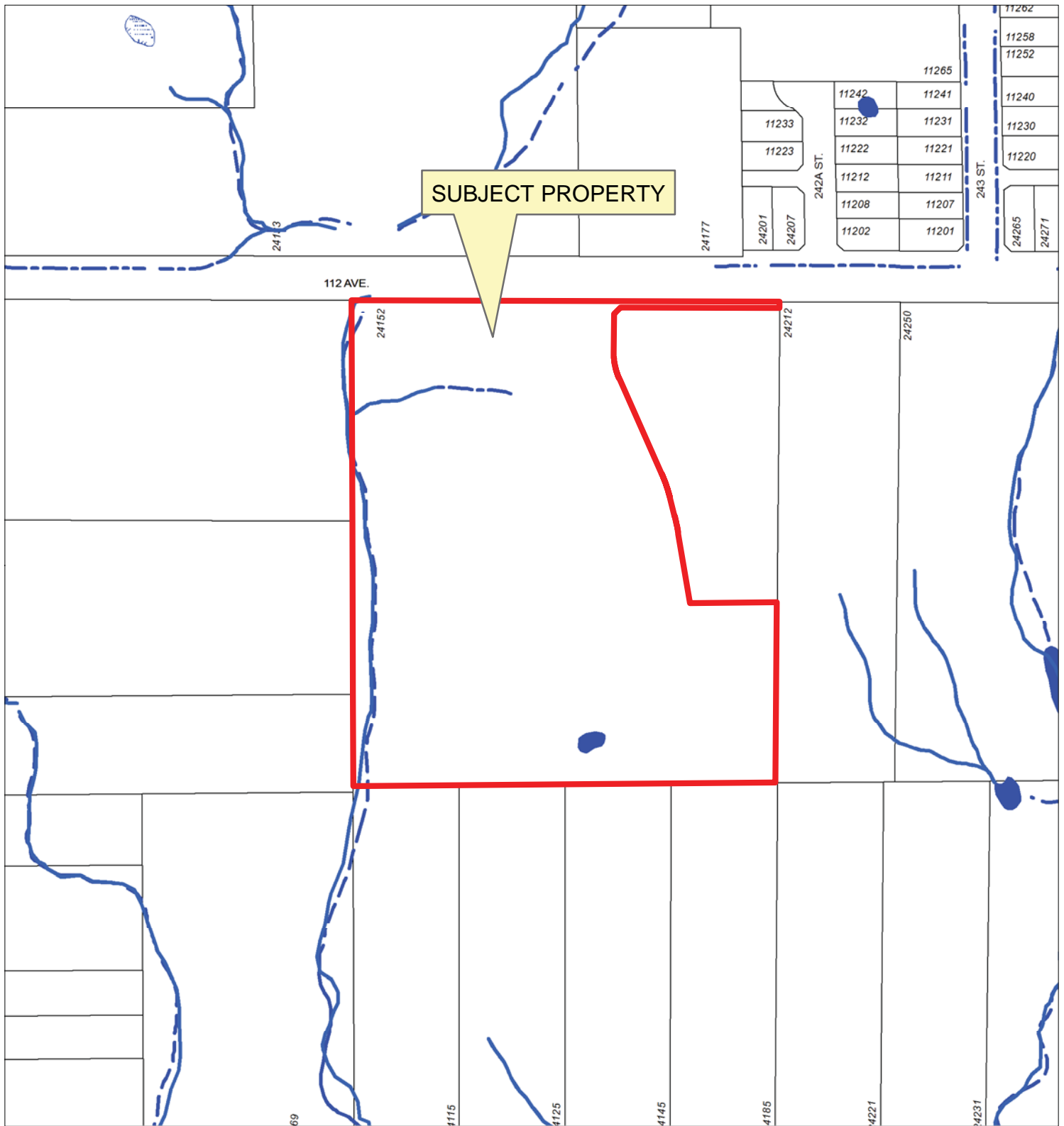
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map







Appendix B – Ortho Map

Appendix C – Proposed Variance



Scale: 1:2,500

Legend

-  Stream
-  Indefinite Creek
-  Lake or Reservoir
-  Marsh
-  River
-  Major Rivers & Lakes

24152 112 AVENUE

PLANNING DEPARTMENT



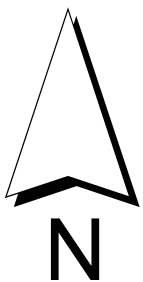
MAPLE RIDGE

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2012-013-SD
DATE: Mar 9, 2017

BY: JV



Scale: 1:2,500

Legend

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

24152 112 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

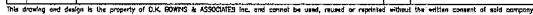
British Columbia

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2012-013-SD
DATE: Mar 9, 2017

BY: JV

Proposed Variance



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: March 20, 2017
FILE NO: 2017-050-DVP
MEETING: CoW

SUBJECT: Development Variance Permit
12260 250 Street

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-050-DVP has been received in conjunction with a building permit application for a single family house in the RS-1 (One Family Urban Residential) zone. The subject property is within the Agricultural Land Reserve, and for this reason, is associated with rural street standards. However, its RS-1 (One Family Urban Residential) Zoning typically requires full urban services, which would not be consistent with this rural context. The requested variances, pertaining to the Subdivision and Development Servicing Bylaw, are, as follows:

1. Vary the requirement to construct 250th Street to the north edge of the property line.
2. Vary the requirement for full urban upgrades to the street due to the site's rural context.

It is recommended that Development Variance Permit 2017-050-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-050-DVP respecting property located at 12260 250 Street.

DISCUSSION:

a) Background Context

Applicant:	Kenneth R Toderas
Owner:	Kenneth R Toderas & Susan E Toderas
Legal Description:	Lot: 8, Section: 23, Township: 12, Plan: NWP4023
OCP :	
Existing:	AGR (Agricultural)
Proposed:	Agricultural
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1 (One Family Urban Residential)
Surrounding Uses:	
North:	Use: 2 properties, Rural Residential
	Zone: 76% RS-3 One Family Rural Residential, 24 % One Family Urban Residential
	Designation: Agricultural

South:	Use:	4 properties, Suburban and Rural Residential Use
	Zone:	RS-1 One Family Urban Residential and RS-3 One Family Rural Residential
	Designation:	Estate Suburban and Agricultural
East:	Use:	Rural Residential
	Zone:	RS-1 One Family Urban Residential and RS-3 One Family Rural Residential
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Agricultural
Existing Use of Property:		Vacant
Proposed Use of Property:		Rural Residential
Site Area:		3.65 (9.0 acres)
Access:		250 th Street
Servicing:		on-site septic, water connection available

b) Project Description:

The applicant seeks to build a single family house in accordance with current zoning. The site is within the Agricultural Land Reserve, but retains its historic RS-1 (One Family Urban Residential) zoning. Due to this discrepancy between its urban zoning and its Agricultural designation, the property has requirements for urban street standards, with upgrades triggered by a building permit, that are inconsistent with its rural context. For this reason, this variance request includes a relaxation of these urban standards in support of a consistent rural streetscape.

The existing road frontage along this portion of 250th Street has not been constructed to the full extent of the property and stops some distance south of the north property line (as evident in the ortho photo, attached as Appendix B). Generally, it would be a requirement of development servicing to require that road construction be completed to the full extent of the property, with the rationale that the completed road would facilitate subsequent development activity on adjacent parcels.

These urban upgrade requirements and the cost of road construction to provide a single family dwelling are significant. In a denser urban setting, these costs are shared by several property owners for the same length of road that would serve only a few rural property owners. This difference in infrastructure costs and servicing requirements would amount to a hardship for the property owner to provide. The existing rural streetscape has been considered by the Engineering Department to be adequate. In light of the lack of development potential in the area, there is little benefit to be gained by constructing this road. On this basis, this application is considered supportable.

c) Variance Analysis:

A Development Variance Permit allows Council some flexibility in the approval process. The requested variance and rationale for support are described below:

1. Subdivision and Development Services Bylaw No. 4800-1993, Section IV General Requirements, Part B, 2. To vary the following requirement:

Any dedicated but undeveloped highway within or immediately adjacent to a proposed subdivision or development shall be improved by the applicant in accordance with Schedule "A" attached hereto.

2. Subdivision and Development Services Bylaw No. 4800-1993, Schedule A, Services and Utilities. To vary provision of the following requirements in the RS-1 (One Family Urban Residential) Zone:
 - Street Trees
 - Water
 - Sanitary Sewer
 - Curb and Gutter
 - Underground Wiring
 - Sidewalks

The 2 parts to this variance request are justified below.

Varying the Requirement for Road Construction.

The subject property is within the Agricultural Land Reserve and adjacent to ALR properties to its north. Each of the properties to its north have sufficient road frontage to rural standards (along 248th Street or 124th Avenue).

As these properties are currently served by access and not supported for subdivision, there is little reason to construct a road that would be redundant for access purposes, and could exacerbate development pressures and land speculation in the Agricultural Land Reserve.

For these reasons, varying the need for additional road construction to a rural standard to the northern extent of the property is supportable.

Varying Servicing Standards in the RS-1 Zone.

The required servicing standards in the urban RS-1 Zone exceed those in a rural zone. The table below describes these significant differences. As the subject property is rural in nature, varying these urban standards is supportable.

Required Service	RS- 1 Zone (Urban) Required?	RS-3 Zone (Rural) Required?
Street Tree	yes	no
Curb and gutter	yes	no
Sidewalk	yes	no
Street Lighting	yes	Yes, but lesser standard
Sewer and Water	yes	No for parcels greater than 2 ha
Underground Wiring	yes	no

d) Citizen/Customer Implications:

By granting this variance, the intent of the Subdivision and Servicing Bylaw will be met, in that the road standard will remain rural in nature, which is appropriate for its current use and its long term land use designation as agricultural.

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

CONCLUSION:

The proposed variance is supported because the resulting development will be consistent with rural development, and there is little community benefit to requiring road construction along this portion of 250th Street.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-050-DVP.

“Original signed by Diana Hall”

**Prepared by: Diana Hall, MA (Planning), 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**

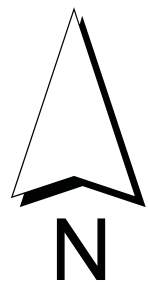
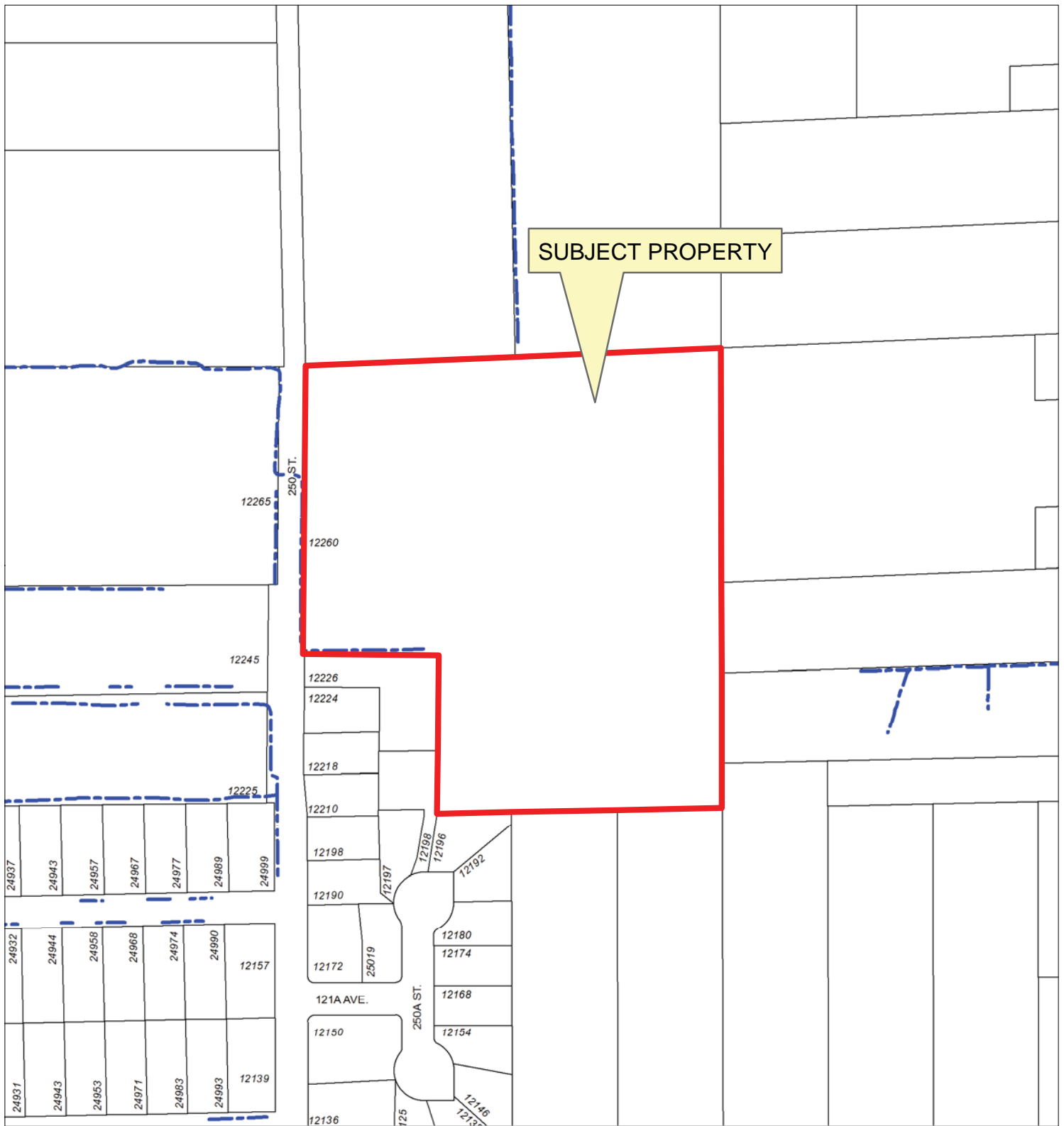
“Original signed by E.C. Swabey”

**Concurrence: E.C. Swabey
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:2,500

Legend

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

12260 250 Street

PLANNING DEPARTMENT



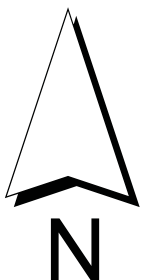
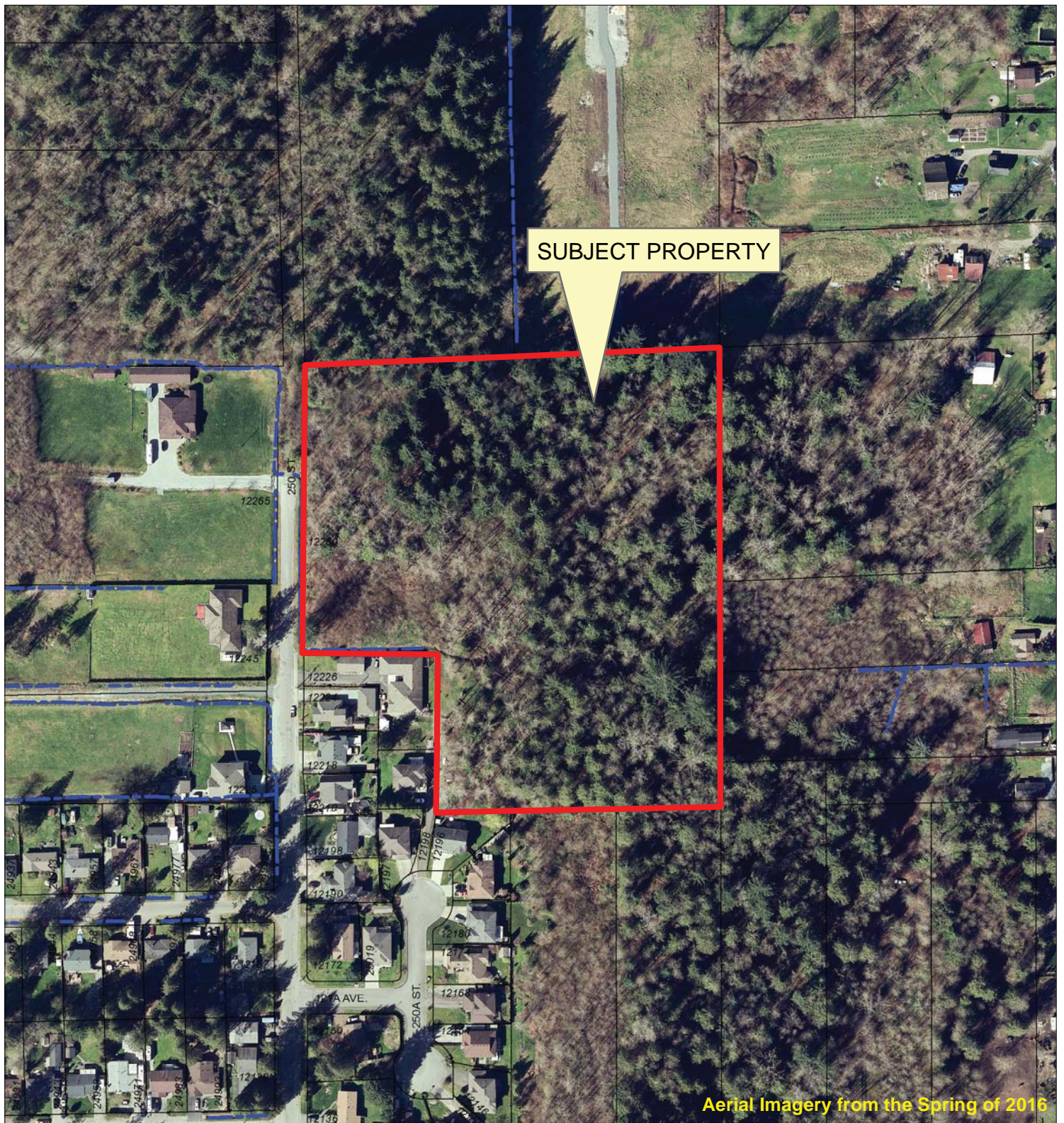
MAPLE RIDGE

British Columbia

mapleridge.ca

2017-050-VP
DATE: Feb 27, 2017

BY: JV



Scale: 1:2,500

Legend

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

12260 250 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-050-VP
DATE: Feb 27, 2017

BY: JV



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

DATE: March 20, 2017

FILE NO: RFP-OP16-63

FROM: Chief Administrative Officer

ATTN: Committee of the Whole

SUBJECT: Municipal Equipment Purchase, Two Tandem Axle Dump Trucks with Underbody Plow and Sander

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the purchase of two tandem axle dump trucks. A public request for proposals to supply the trucks resulted in eleven (11) submissions being received. Following a detailed evaluation of the proposals, it is recommended that the contract to supply the trucks be awarded to Harbour International Trucks Ltd. These trucks serve multi-purposes including snow ploughing and sanding in winter.

RECOMMENDATION:

That the contract for the purchase of two tandem axle dump trucks be awarded to Harbour International Trucks Ltd. in the amount of \$514,380.00 plus applicable taxes of approximately \$61,725.60 and furthermore, that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

A Request for Proposals (RFP-OP17-63) for the supply of two tandem axle dump trucks was publicly advertised on November 17, 2016 and closed December 7, 2016. Eleven (11) proposals were received and evaluated. The results of the evaluations recommend award of a Del Equipment dump truck bodies with a 2018 International Workstar 7600 Set Back 6x4 Tandem Axle Cab and Chassis to Harbour International Trucks Ltd.

b) Financial Implications:

The cost of the trucks are within the approved budget. Total purchase price for each unit is \$257,190.00 plus applicable taxes of approximately \$30,862.80. Total price for both trucks is \$514,380.00 plus applicable taxes.

CONCLUSION: Following a public request for proposals, and analysis of the received submissions, it is recommended that the contract to supply two tandem axle dump trucks with front mounted plows and sanders be awarded to Harbour International Trucks Ltd. and furthermore, that the Corporate Officer be authorized to execute the contract.

"Original signed by James Storey" for

Prepared by: **Walter Oleschak**
Superintendent of Roads and Fleet

"Original signed by James Storey"

Approved by: **James Storey**
Director of Engineering Operations

"Original signed by Frank Quinn"

Approved by: **Frank Quinn**
General Manager, Public Works and Development Services

"Original signed by E.C. Swabey"

Concurrence: **E.C. Swabey**
Chief Administrative Officer



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** March 20, 2017
FROM: Chief Administrative Officer **MEETING:** Committee of the Whole
SUBJECT: Disbursements for the month ended February 28, 2017

EXECUTIVE SUMMARY:

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

RECOMMENDATION:

That the disbursements as listed below for the month ended February 28, 2017 be received for information only.

GENERAL	\$ 9,290,585
PAYROLL	\$ 1,698,172
PURCHASE CARD	\$ <u>91,628</u>
	<u>\$11,080,385</u>

DISCUSSION:

a) Background Context:

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

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

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• BC Hydro – electricity	\$	151,046
• G.V. Water District – water consumption Nov 2 to Nov 29/16	\$	431,946
• Guild Yule & Company In Trust – settlement of claim	\$	230,000
• NWallace & Company – storage building & shed construction	\$	225,076
• RCMP Receiver General – contract Oct 1 – Dec 31/16	\$	4,452,128
• Ridge Meadows Recycling Society – monthly contract for recycling	\$	203,709
• Timbro Contracting – Silver Valley reservoir–Rock Ridge reservoir	\$	279,819

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended February 28, 2017 have been reviewed and are in order.

Original signed by G'Ann Rygg

Prepared by: **G'Ann Rygg**
Accounting Clerk II

Original signed by Trevor Thompson

Approved by: **Trevor Thompson, BBA, CPA, CGA**
Manager of Financial Planning

Original signed by Paul Gill

Approved by: **Paul Gill, BBA, CPA, CGA**
GM – Corporate & Financial Services

Original signed by E.C. Swabey

Concurrence: **E.C. Swabey**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - FEBRUARY 2017

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Associated Fire Safety	Firefighter training equipment	23,082	
	Firefighters' protective wear	141	23,223
B & B Contracting Ltd	128 Avenue road & drainage improvements (216 St to 224 St)		57,136
BC Hydro	Electricity		151,046
BC SPCA	Contract payment - Jan		29,190
Boileau Electric & Pole Ltd	Maintenance: Albion Sports Park	20,114	
	Albion pump station	2,112	
	Christmas decorations	4,734	
	IT training room	634	
	Laity Street crosswalk lighting	3,994	
	Street lights	1,428	33,016
CUPE Local 622	Dues - pay periods 17/03 & 17/04		25,015
CBI Health Centre Golden Ears	Contracted service provider - fitness classes & programs		18,094
Chevron Canada Ltd	Gasoline & diesel fuel		87,188
Citrix Systems Inc.	Citrix XenDesktop subscription		32,047
City Of Pitt Meadows	Share of 2016 Pitt Meadows Community Police office expenses		30,040
Cobing Building Solutions	Electrical/Mechanical Maintenance:		
	City Hall	3,025	
	Library	2,473	
	Maple Ridge Museum	173	
	Operations	2,664	
	Randy Herman Building	12,163	
	The Act	5,587	
	Whonnock Lake Community Centre	246	26,331
FortisBC - Natural Gas	Natural gas		26,113
Gotraffic Management Inc	Traffic control		19,495
Greater Vanc Water District	Water consumption Nov 2/16 to Nov 29/16		431,946
Guild Yule & Company In Trust	Settlement of claim		230,000
Guillevin International Inc	Firefighter equipment	746	
	Firefighter protective wear	20,061	
	Fire Department storage cabinet	1,118	
	Operations electrical supplies	909	
	Street light fixtures	101,547	
	Works yard inventory supplies	1,395	125,776
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,427	
	Firehalls	4,552	
	Library	9,849	
	Operations	4,306	
	Randy Herman Building	4,766	
	RCMP	4,070	
	Whonnock Lake Community Centre	1,654	32,624
Image Painting & Restoration	Painting & restoration services:		
	225 Street pump station	5,775	
	City Hall	2,043	
	Leisure Centre	9,555	
	Randy Herman Building	2,730	20,103
Industra Construction Corp	McNutt Road reservoir expansion		99,326
Interprovincial Traffic Serv	Traffic signal LED replacement lamps		32,931
Kerr Wood Leidal Associates	Integrated stormwater management planning & stream monitoring		32,456
Mainroad Maintenance Products	Road salt		70,682
Manulife Financial	Employer/employee remittance		145,125
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167	
	Theatre rental supplies	46	54,213
Maple Ridge Carpet One	Flooring & installation:		
	Caretaker house - 221 Street	1,178	

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
	City Hall	8,310	
	Library	7,177	
	Randy Herman Building	2,064	
	RCMP	7,177	25,906
Medical Services Plan	Employee medical & health premiums		40,135
Medisys Health Group Inc	Fire Department medical exams & vaccines		19,457
Mica Properties Ltd	Security refund		25,000
Morningstar Homes Ltd	Security refund		57,000
Municipal Pension Plan BC	Employer/employee remittance		452,084
North Of 49 Enterprises Ltd	Contracted service provider - skating lesson programs		17,839
Nova Pole Int'L Inc	Street light pole replacement		15,849
NWallace & Company Ltd.	Operations storage building & shed construction		225,076
RCMP -Receiver General For Cda	RCMP contract Oct 1 - Dec 31/16		4,452,128
Receiver General For Canada	Employer/Employee remittance PP17/03 & PP17/04		853,290
Ridge Meadows Recycling Society	Monthly contract for recycling	203,709	
	Weekly recycling	417	
	Litter pickup contract	627	
	Recycling station pickup	330	
	Roadside waste disposal	53	
	Toilet rebate program	148	
	Two used recycling trucks	11,200	216,484
Sanscorp Products Ltd	Roadworks material		18,427
School District #42	Field lighting costs 2016		21,706
Simon Fraser University	Community capital framework		15,000
Stantec Consulting Ltd	225 St pump station & River Road forcemain capacity study		18,473
Talentmap	Employee survey program license fee		15,834
Timbro Contracting	Silver Valley reservoir - Rock Ridge reservoir - tank 2		279,819
Triahn Enterprises Ltd	108 Ave watermain & PRV chamber		16,519
Warrington PCI Management	Advance for Tower common costs plus expenses		69,929
Disbursements In Excess \$15,000			8,689,073
Disbursements Under \$15,000			601,512
Total Payee Disbursements			9,290,585
Payroll	PP17/03 & PP17/04		1,698,172
Purchase Cards - Payment			91,628
Total Disbursements February 2017			11,080,385

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2017 Council Expenses

MEETING DATE: March 20, 2017
FILE NO:
MEETING: C.O.W.

EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses to the end of January and February 2017. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

RECOMMENDATION:

Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

"original signed by Paula Melvin"

Prepared by: Paula Melvin
Executive Assistant, Corporate Administration

"original signed by Paul Gill"

Approved by: Paul Gill, CPA, CGA
GM, Corporate and Financial Services

"original signed by Ted Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	iPad charges				4.28	
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	4.28	4.28
Duncan, Kiersten						
January	Cell phone charges				42.80	
	iPad charges				4.28	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	89.88	199.88

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Masse, Bob						
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	-	-
Read, Nicole						
January	Cell phone charges				42.80	
	iPad charges				17.12	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	102.72	212.72

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Robson, Gordy						
January	iPad charges				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28
Shymkiw, Tyler						
January	iPad charges				4.28	
February	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	4.28	114.28

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				42.96	
	iPad charges				8.56	
February	Cell phone charges				48.29	
	South Asian Cultural Society Gala		110.00			
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	110.00	-	99.81	209.81
TOTALS		-	550.00	0.00	305.25	855.25

TO: Her Worship Mayor Nicole Read
and Members of Council
MEETING DATE: March 20, 2017
FILE NO:
FROM: Chief Administrative Officer
MEETING: Committee of the Whole
SUBJECT: Partnering Agreement
- Employment Land Investment Incentive Program

EXECUTIVE SUMMARY:

In the fall of 2014, Municipal Council approved the framework for the Employment Land Investment Incentive Program. The Employment Land Investment Incentive Program is intended to accelerate private investment and to attract new businesses and high value jobs to Maple Ridge. Council approved the use of partnering agreements as one of the tools to support the incentive program.

Three projects are now at the stage where partnering agreements are required in order for the City to provide incentive payments. In accordance with Council direction, agreements are presented for consideration at a public meeting, and although legally subject to Council approval, the project meets pre-established eligibility requirements.

RECOMMENDATION:

That the Corporate Officer be authorized to execute Partnering Agreements with:

- 1. 874668 BC Ltd. under building permit number 16-112807 in the amount of \$8,979.67; and**
- 2. 874668 BC Ltd. under building permit number 16-112814 in the amount of \$5,784.22; and**
- 3. 874668 BC Ltd. under building permit number 16-116919 in the amount of \$7,639.02**

BACKGROUND:

The four year Employment Land Investment Incentive Program was approved in 2014 and launched in 2015 to help implement the Commercial and Industrial Strategy.

Three development projects meet the program eligibility requirements and have had their building permits issued. This is the trigger for the incentive program to begin, and the partnering agreement incentives are now due. In order to proceed, the City requires the owners to enter into partnering agreements to ensure the obligations of both parties are clearly understood. The projects are described as follows:

- One-storey industrial building located at 12865 Katonien Street, Maple Ridge, BC, owned by 574668 BC Ltd., receiving \$8,979.67 under the Employment Land Investment Incentive Program, and representing \$1.2 million in construction value under permit number 16-112807;
- One-storey industrial building located at 12895 Katonien Street, Maple Ridge, BC, owned by 574668 BC Ltd., receiving \$5,784.22 under the Employment Land Investment Incentive Program, and representing \$700,000 in construction value under permit number 16-112814; and
- One-storey industrial building located at 12920 261A Street , Maple Ridge, BC, owned by 574668 BC Ltd., receiving \$7,639.02 under the Employment Land Investment Incentive Program, and representing \$900,000 in construction value under permit number 16-116919.

Public notice was issued in accordance with Sections 24, 21 and 94 of the Community Charter.

BUSINESS AND FINANCIAL PLAN IMPLICATIONS:

Council previously set aside approximately \$3 million to fund the incentive programs. After covering off partnering agreements and tax exemptions to date, there is about \$1.3 million remaining. The partnering agreements referred to in this report will require that the reserve will be drawn down by \$22,402.91.

Through the incentive program, these projects have also benefitted from building permit discounts of \$22,978.83.

The incentive program also provides incentives in the form of property tax exemptions. Amounts will be driven by future BC Assessment valuations and are therefore difficult to predict. An estimate of the incentives, based on construction value and using 2016 property tax rates, would result in approximately \$98,000 spread over five years. Revitalization Tax Exemption Agreements will be necessary to initiate this portion of the incentive program once the projects are nearing completion.

CITIZEN IMPLICATIONS:

The City's approach to the incentive programs is one of full transparency. There have been numerous Council reports, presentations and newspaper notices over four years of incentive program implementation. The Employment Land Investment Incentive Program is intended to attract new commercial and industrial businesses and high value jobs to Maple Ridge. Incentive program goals and objectives have consistently ranked as highly desirable in citizen surveys.

CONCLUSION:

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the building permits noted in this report. The projects meet pre-established eligibility criteria adopted by Council. The incentives total \$22,402.91, and support the \$2.8 million in construction value represented by the projects. Partnering agreement incentives are one component of a comprehensive incentive program that supports the Commercial and Industrial Strategy.

“Original signed by Daniel Olivieri”

Prepared by: **Daniel Olivieri**
Research Technician

“Original signed by Laura Benson”

Approved by: **Laura Benson, CPA, CMA**
Manager of Sustainability & Corporate Planning

“Original signed by Paul Gill”

Approved by: **Paul Gill, B.B.A, C.G.A, F.R.M**
GM: Corporate & Financial Services

“Original signed by E.C. Swabey”

Concurrence: **E.C. Swabey**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Partnering Agreement – 574668 BC Ltd.

Appendix B – Partnering Agreement – 574668 BC Ltd.

Appendix C – Partnering Agreement – 574668 BC Ltd.

:do

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of
British Columbia and having its offices at 11995 Haney Place,
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

874668 BC LTD
18870 80th Avenue
Surrey, BC V4N 4J1

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- B. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- C. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- D. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

1. In this Incentive Agreement,
 - a. **"Employment Land"** means that area identified in Schedule B of this agreement
 - b. **"Project"** means:

New construction over \$250,000
12865 Katonien Street, One-storey industrial
Building Permit #16-112807
2. The Owner agrees to:
 - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
 - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
 - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. **8,979.67** representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
 - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: _____, 2017

CITY OF MAPLE RIDGE

by its authorized signatory:

Laurie Darcus

Corporate Officer

OWNER NAME

by its authorized signatories:

signature

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print name
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Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

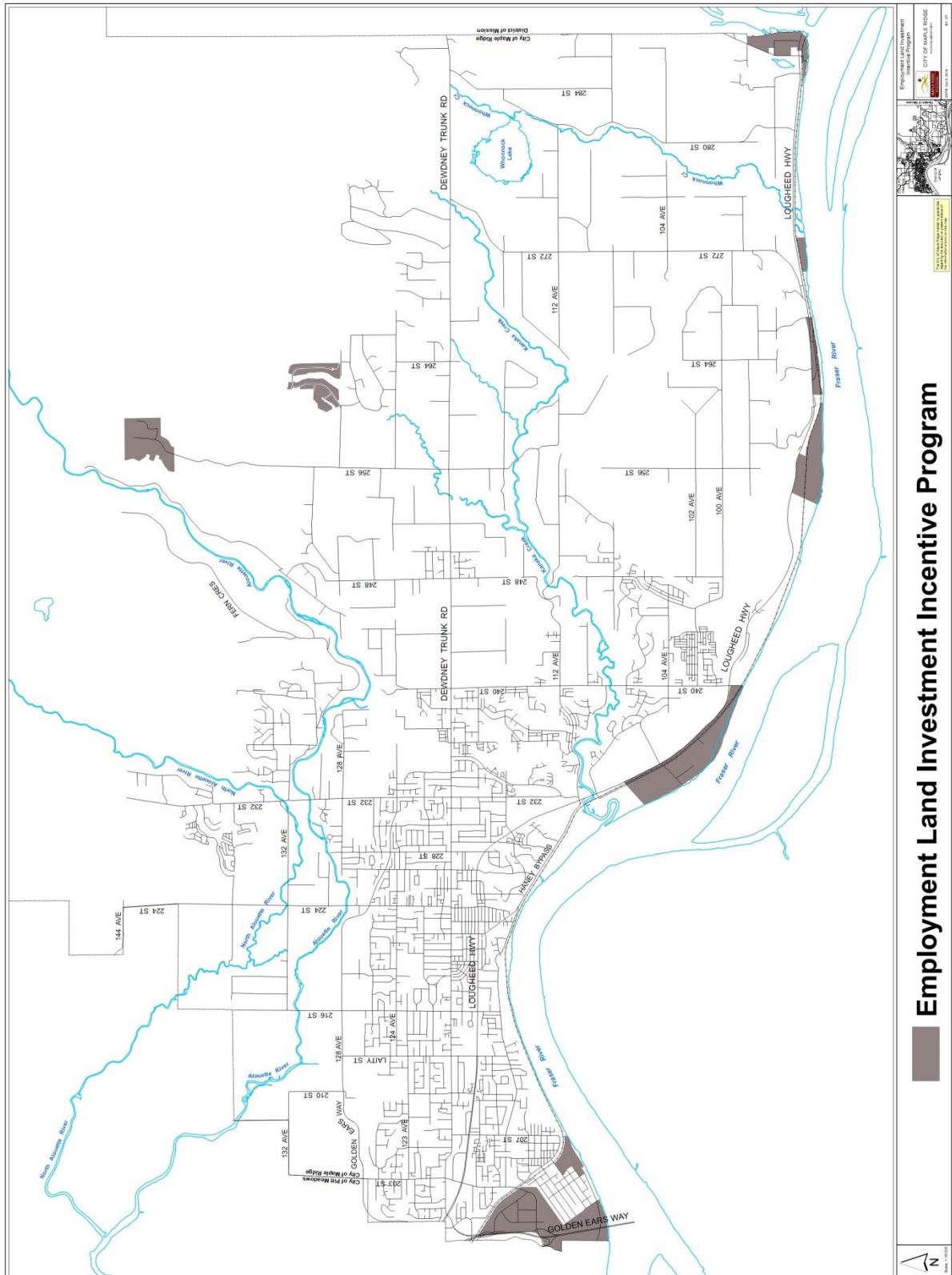
A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
- f. Encourage the use of environmentally sustainable building construction methods and materials; and,
- g. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
- ii. Industrial land should be retained for industrial uses;
- iii. Focus on attracting high value jobs and high job densities;
- iv. Focus on businesses not driven by population growth - "retail follows rooftops";
- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
- Indoor commercial recreational uses
- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

CITY OF MAPLE RIDGE, a municipal corporation under the laws of
British Columbia and having its offices at 11995 Haney Place,
Maple Ridge, British Columbia V2X 6A9

("City")

AND:

874668 BC LTD
18870 80th Avenue
Surrey, BC V4N 4J1

("Owner")

WHEREAS:

- E. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- F. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- G. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- H. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

- 6. In this Incentive Agreement,
 - a. **"Employment Land"** means that area identified in Schedule B of this agreement
 - b. **"Project"** means:

New construction over \$250,000
12895 Katonien Street, One- storey industrial
Building Permit #16-112814

- 7. The Owner agrees to:
 - f. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
 - g. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
 - h. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- i. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - j. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
8. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
9. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. **5,784.22** representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
 - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
10. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

As evidence of their agreement to be bound by the terms of this Partnering Agreement, the parties have executed this Agreement as follows:

Date: _____, 2017

CITY OF MAPLE RIDGE
by its authorized signatory:

Laurie Darcus
Corporate Officer

OWNER NAME
by its authorized signatories:

signature

print name

Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

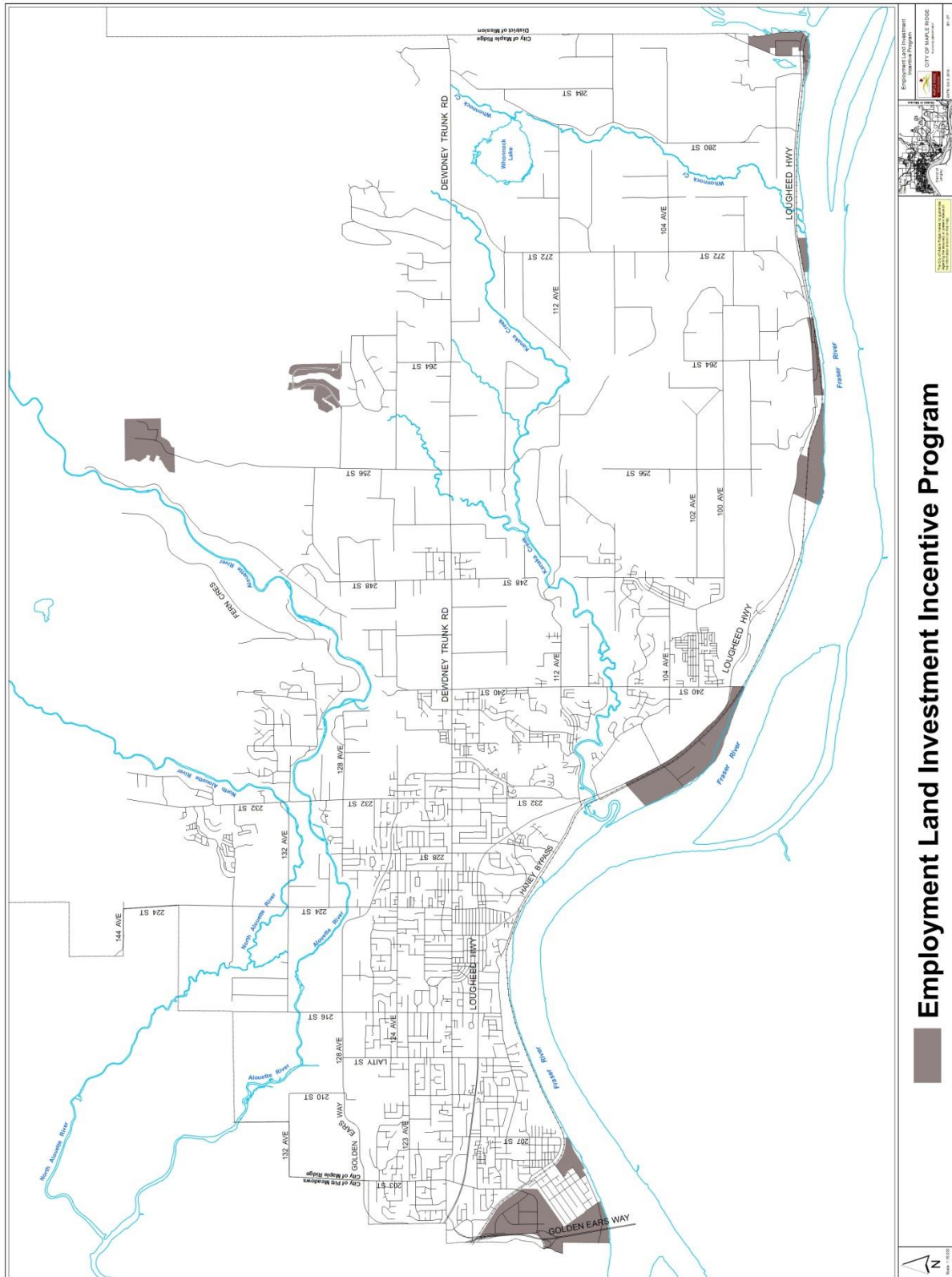
A Revitalization Tax Exemption is established under this Bylaw to:

- h. Improve the ratio of jobs to housing;
- i. Expand employment opportunities for citizens;
- j. Attract investment to create a strong local economy;
- k. Diversify the tax base;
- l. Improve the industrial to residential property tax ratio;
- m. Encourage the use of environmentally sustainable building construction methods and materials; and,
- n. Encourage energy efficiency and alternative technologies.

Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- ix. Bricks and mortar (property value) contributes to the City's revenue stream;
- x. Industrial land should be retained for industrial uses;
- xi. Focus on attracting high value jobs and high job densities;
- xii. Focus on businesses not driven by population growth - "retail follows rooftops";
- xiii. Time limited programs provide momentum;
- xiv. Incentives shouldn't draw businesses away from the Town Centre;
- xv. The Town Centre commercial sector needs continued support; and,
- xvi. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

These uses would typically have either lower job densities or lower value jobs, and therefore would not meet the objectives of the program:

- Dance schools, fitness centres and gymnastics schools
- Auction marts
- Mini-warehouses
- Parking of unoccupied commercial and recreational vehicles
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- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
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WHEREAS:

- I. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
- J. The achievement of the City's vision, reasons, objectives and principles for the Employment Land areas requires private sector development;
- K. The Owner agrees to construct a Project that supports Employment Land Investment Incentive Program reasons, objectives and principles, as identified on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles;
- L. The City agrees to provide a financial incentive, as identified in Section 4.

NOW THEREFORE in consideration of \$1.00 paid by the City to the Owner, the receipt and sufficiency of which the Owner acknowledges the parties agree as follows:

11. In this Incentive Agreement,

- a. **"Employment Land"** means that area identified in Schedule B of this agreement
- b. **"Project"** means:

New construction over \$250,000
12920 261A Street, One-storey industrial
Building Permit #16-116919

12. The Owner agrees to:

- k. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
- l. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
- m. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- n. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - o. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
13. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
14. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. 7,639.02 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
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Date: _____, 2017

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by its authorized signatory:

Laurie Darcus
Corporate Officer

OWNER NAME
by its authorized signatories:

signature

print name

Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

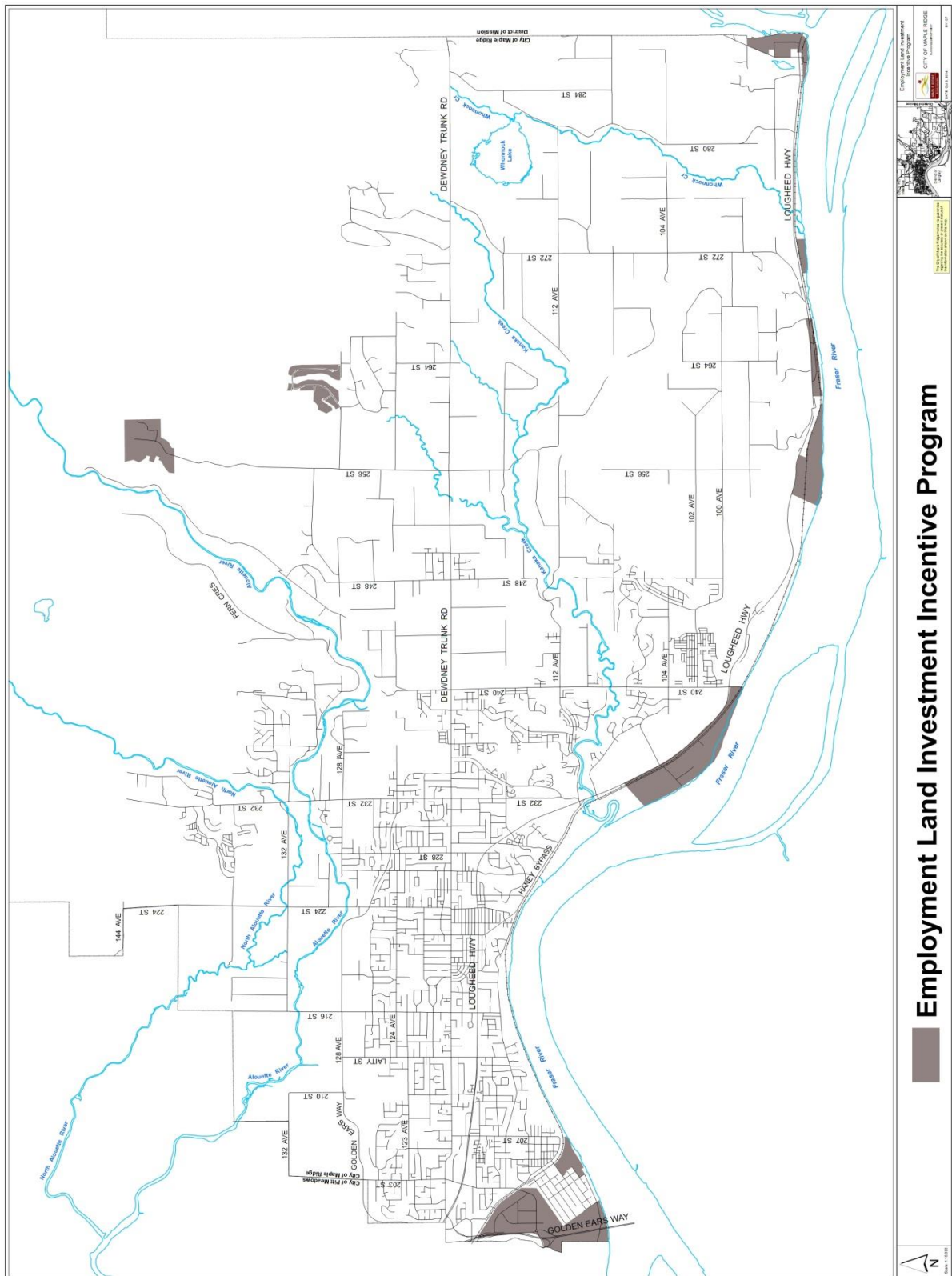
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- xvii. Bricks and mortar (property value) contributes to the City's revenue stream;
- xviii. Industrial land should be retained for industrial uses;
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- xx. Focus on businesses not driven by population growth - "retail follows rooftops";
- xxi. Time limited programs provide momentum;
- xxii. Incentives shouldn't draw businesses away from the Town Centre;
- xxiii. The Town Centre commercial sector needs continued support; and,
- xxiv. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



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