

City of Maple Ridge

COUNCIL MEETING AGENDA

May 9, 2017

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

400 **ADOPTION AND RECEIPT OF MINUTES**

401 Minutes of the Regular Council Meeting of April 25, 2017

402 Minutes of the Public Hearing of April 25, 2017

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

600 **DELEGATIONS**

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee of April 19 and 28, 2017 and May 4, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues – February 16, 2017

701.3 Minutes of the Committee of the Whole of April 24, 2017

702 **Reports**

702.1 **Disbursements for the month ended March 31, 2017**

Staff report dated May 9, 2017 recommending that the disbursements for the month ended March 31, 2017 be received for information.

703 **Correspondence**

704 **Release of Items from Closed Council Status**

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Speirs**

“That a discussion of Riverview lands be added to a Workshop agenda”

900 ***CORRESPONDENCE***

901 **Maple Ridge Amateur Radio Club (MRARC) – Community Gaming Grant**

Letter dated April 28, 2017 from John Mills, Chair, MRARC Lottery Grant Committee requesting support for the radio club in its application to the Ministry of Community, Sport and Cultural Development, Community Gaming Grants Branch for a grant to update its radio communications and training equipment.

Note: The MRARC supports the Maple Ridge Emergency Operations Centre by volunteering their time and resources and would play an important role during any substantial emergency.

1000 **BYLAWS**

Note: Item 1001 is from the Public Hearing of April 25, 2017

Bylaws for Third Reading

1001 **2016-209-RZ, 20421 123 Avenue
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 future 2 lot subdivision
Third reading

Bylaws for Adoption

1002 **Maple Ridge 2017 Tax Rates Bylaws**

1002.1 **Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7324-2017**
To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

1002.2 **Albion Dyking District Tax Rates Bylaw No. 7323-2017**
To allow for dyke maintenance and improvements and equipment repair and maintenance
Adoption

1003 **Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017**
Staff report dated May 9, 2017 recommending that Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017 to amend the 2017-2021 Financial Plan Bylaw be adopted as amended.
Adoption

1004 **Maple Ridge 2017 Property Tax Rates Bylaw No. 7318-2017**
To establish property tax rates for Municipal and GVRD purposes for the year 2017
Adoption

- 1005 **Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017**
To set recycling charges for 2017
Adoption

1100 ***REPORTS AND RECOMMENDATIONS***

Public Works and Development Services

- 1101 **2017-074-RZ, 20383 Ospring Street, RS-1 to R-1**

Staff report dated May 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision ...be given first reading and that the applicant provide further information as described on Schedules A, B, E and G of the Development Procedures Bylaw No. 5879-1999 along with information required for a Subdivision application.

- 1102 **2016-008-RZ, 11016, 11032 and 11038 240 Street, RS-3 to R-3 and RM-1**

Staff report dated May 9, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017 to designate land use from Low/Medium Density Residential and Conservation to Medium Density Residential and Conservation and to amend the conservation boundary be given first and second reading and be forwarded to Public Hearing, that Maple Ridge Zone Amending Bylaw No. 7218-2016 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) and Maple Ridge Zone Amending Bylaw No. 7219-2016 to rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) to permit a subdivision of approximately 8 single family lots and a 15 unit townhouse development be given second reading and be forwarded to Public Hearing.

- 1103 **2017-115-RZ, 10181 247 Street, RS-1b and R-1 to RS-1b**

Staff report dated May 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7321-2017 to rezone from RS-1b (One Family Urban [Medium Density] Residential) and R-1 (Residential District) to RS-1b (One Family Urban [Medium Density] Residential) to rectify split-zoning currently applying to the subject property be given first and second reading and be forwarded to Public Hearing.

1104 2017-077-DVP, 25929 116 Avenue

Staff report dated May 9, 2017 recommending denial of 2017-077-DVP to vary the maximum area and depth of the farm home plate, the maximum gross floor area for the one family residential use and the maximum distance between the one family residential use and the fronting street to permit construction of a single family house and workshop within the Agricultural Land Reserve.

1105 2016-455-DVP, 11770 Fraser Street

Staff report dated May 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-455-DVP to vary requirements of the Subdivision and Development Servicing Bylaw to waive requirements for the provision of street trees to permit construction of a commercial and medical office building.

1106 2016-455-DP, 11770 Fraser Street

Staff report dated May 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-455-DP to permit construction of a 3 storey commercial/medical building and that the receipt of payment in lieu for four parking stalls be acknowledged.

1107 Award of Contract: Pavement Rehabilitation Program

Staff report dated May 9, 2017 recommending that the extension of the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd. and that additional work locations be added under extra work provisions in the contract and further that the Corporate Officer be authorized to sign the contract.

Financial and Corporate Services (including Fire and Police)

1131

Parks, Recreation & Culture

1151

Administration

1171

Other Committee Issues

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500 ***QUESTIONS FROM THE PUBLIC***

1600 ***ADJOURNMENT***

QUESTION PERIOD

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at **mayorandcouncil@mapleridge.ca**.

Checked by: _____

Date: _____

COUNCIL MEETING MINUTES

April 25, 2017

The Minutes of the City Council Meeting held on April 25, 2017 at 7:02 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development Services

ABSENT

Mayor N. Read
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
D. Pollock, Municipal Engineer

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
The meeting was live streamed and recorded by the City of Maple Ridge

Note: Councillor Shymkiw chaired the meeting as Acting Mayor in Mayor Read's absence.

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

Addition of Category 1300 Other Matters Deemed Expedient – motion by Councillor Speirs

Public Hearing will be dealt with following Category 300 Approval of the agenda

300 ***APPROVAL OF THE AGENDA***

R/2017-137

It was moved and seconded

The agenda for the April 25, 2017 Council Meeting was approved as amended.

CARRIED

Note: The April 25, 2017 Public Hearing item was dealt with at 7:03 p.m. Public Hearing minutes will be posted separately.

The Regular Council Meeting resumed at 7:08 p.m.

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of April 11, 2017

R/2017-138

It was moved and seconded

That the minutes of the Regular Council Meeting of April 11, 2017 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS***

601 **Backyard Chickens**

- **The Otter 4-H Llama Club (Poultry Division)**

Three youth members of the Otter 4-H Llama Club (Poultry Division) provided information on the benefits of allowing backyard chickens in Maple Ridge. They addressed and refuted concerns and reasons as to why backyard chickens are currently not allowed and highlighted the positive benefits of changing the bylaw to allow chickens to be kept as backyard pets.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee of April 3, 4, 5 and 11, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – March 14, 2017

701.3 Minutes of the Committee of the Whole of March 20, 2017 and April 3 and 24, 2017

702 ***Reports***

702.1 **2017 Council Expenses**

Staff report dated April 24, 2017 providing an update on Council expenses to the end of March 2017.

703 ***Correspondence*** – Nil

704 ***Release of Items from Closed Council Status*** – Nil

R/2017-139

It was moved and seconded

That Items 701.1, 701.2, 701.3 and 702.1 on the Items on Consent agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

Note: Item 801 was deferred at the March 14, 2017 Council Meeting

801 **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.

801.1
R/2017-140

It was moved and seconded

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 Ltd. in the amount of \$189,632.72 plus taxes; and,

That a contingency of \$30,000.00 be established for this project; and further,

That the Corporate Officer be authorized to execute the contract.

DEFEATED

Councillor Masse, Councillor Robson, Councillor Shymkiw - OPPOSED

801.2
R/2017-141

It was moved and seconded

That Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Merkley Park) be awarded to R.F. Binnie and Associates Ltd. in the amount of \$147,509.90 plus taxes; and

That a contingency of \$25,000.00 be established for this project; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

801.3
R/2017-142

It was moved and seconded

That staff be directed to investigate the option of developing all weather synthetic fields at school sites.

CARRIED

Note: Councillor Robson left at 7:30 p.m. for discussion of Item 802 as he lives in the vicinity of the application

802 **2017-036-DVP, 116 Avenue, Legal: Lot "B" except Parcel "One" (explanatory plan 32717) Section 14, Township 12, New Westminster District Plan 6831**

Staff report dated April 3, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-036-DVP to waive requirements to widen asphalt width on 116 Avenue and to waive requirements to upgrade an existing turnaround.

R/2017-143

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-036-DVP respecting property located at 116 Avenue, identified as Lot "B" except Parcel "One" (explanatory plan 32717) Section 14, Township 12, New Westminster District Plan 6831.

CARRIED

Note: Councillor Robson returned at 7:31 p.m.

900 *CORRESPONDENCE* - Nil

1000 *BYLAWS* - Nil

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 *COMMITTEE OF THE WHOLE*

Public Works and Development Services

1101 **2012-023-RZ, 23863 112 Avenue, RS-3 to P-6**

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7313-2017 to rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit development of Fire Hall #4 with associated fire/rescue training centre and Community Park be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

R/2017-144

It was moved and seconded

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.

That Bylaw No. 7313-2017 be given first reading; and

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

CARRIED

1102 **2017-066-RZ, 21241 Wicklund Avenue, RS-1 to RT-1**

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7314-2017 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading, that Maple Ridge Zone Amending Bylaw No. 7328-2017, a text amendment to the RT-1 zone be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2017-145

It was moved and seconded

1. **That Bylaw No. 7314-2017 be given first reading;**
2. **That Bylaw No. 7328-2017 be given first reading; and**
3. **That the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999.**

CARRIED

1103 2017-078-RZ, 22368 North Avenue, RM-3 to C-3

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7316-2017 to rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to permit a four storey mixed use building be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2017-146

It was moved and seconded

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

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

2. That Bylaw No. 7316-2017 be given first reading; and,
3. That the applicant provide further information as described on Schedules A, C, D, E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1104 Silver Valley Brewing Company Limited – Brewery Lounge Endorsement

Staff report dated April 24, 2017 recommending that the application by Silver Valley Brewing Company Limited at #104 – 11952 224 Street for a brewery lounge endorsement be supported and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch.

R/2017-147

It was moved and seconded

1. **That the application by Silver Valley Brewing Company Limited at #104 – 11952 224 Street Maple Ridge for a brewery lounge endorsement, as an amendment to their manufacturing license, be supported based on the information contained in the Council report dated April 24, 2017.**
2. **That a copy of the resolution be forwarded to the Liquor Control and Licensing Branch in accordance with the legislative requirements.**

CARRIED

1105 **Award of Contract RFP-EN17-23, Engineering Services for Albion Reservoir Expansion**

Staff report dated April 24, 2017 recommending that Contract RFP-EN17-23, Engineering Services for Albion Reservoir Expansion be award to Opus International Consultants (Canada) Ltd., that a contingency for unanticipated works be approved and that the Corporate Officer be authorized to execute the contract.

R/2017-148

It was moved and seconded

That Contract RFP-EN17-23, Engineering Services for Albion Reservoir Expansion, be awarded to Opus International Consultants (Canada) Ltd. in the amount of \$168,790.00 excluding taxes; and

That a contingency of \$33,750 for unanticipated additional works be approved; and further

That the Corporate Officer be authorized to execute the Contract.

CARRIED

1106 **Municipal Equipment Purchase – Thirteen (13) Hybrid AWD Sport Utility Vehicles**

Staff report dated April 24, 2017 recommending that the contract for the purchase of thirteen (13) Hybrid SUV's be awarded to Sunrise Toyota, that the trade-in offer be accepted and that the Corporate Officer be authorized to execute the contract.

R/2017-149

It was moved and seconded

That the contract for the purchase of thirteen (13) Hybrid SUV's be awarded to Sunrise Toyota in the amount of \$411,710.00 (Excluding tax) , and accept the trade in offer in the amount of \$62,500 and furthermore, that the Corporate Officer be authorized to execute the contract.

CARRIED

1107 **Request for Authorization to Provide Municipal Services to Lot A, LMP 4786, a Development Property in the City of Pitt Meadows**

Staff report dated April 24, 2017 recommend that the Corporate Officer be authorized to prepare and sign a Servicing Agreement with the City of Pitt Meadows for provision of City of Maple Ridge municipal water and sanitary services to Lot A, LMP 4786, a development property in the City of Pitt Meadows.

R/2017-150

It was moved and seconded

That the Corporate Officer be authorized to prepare and sign a Servicing Agreement with the City of Pitt Meadows for the provision of City of Maple Ridge municipal water and sanitary services to Lot A, LMP 4786, a development property in the City of Pitt Meadows (Rezoning File No. 3360-20-2014-02) in accordance with requirements identified in the January 19, 2015 "Request to Provide Municipal Services to Lot A, LMP 4786, a Development Property in the City of Pitt Meadows".

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Repeal of Duplicate Policy No. 5.04**

Staff report dated April 24, 2017 recommending that Policy No. 5.04, Grants in Aid, be repealed.

R/2017-151

It was moved and seconded

That Policy 5.04, Grants in Aid, be repealed.

CARRIED

1132 2017 Tax Rates Bylaws – Maple Ridge Road 13 and Albion Dyking Districts

Staff report dated April 24, 2017 recommending that City of Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7324-2017 and that City of Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7323-2017 be given first, second and third readings.

R/2017-152

It was moved and seconded

That Bylaw No. 7324-2017 be given first, second and third readings; and

That Bylaw No.7323 -2017 be given first, second and third readings.

CARRIED

R/2017-153

It was moved and seconded

That staff prepare a report on the history, governance, conditions and financial status of Dyking District 13 and the Albion Dyking District.

CARRIED

1133 2016 Consolidated Financial Statements

Staff report dated April 24, 2017 recommending that the 2016 Consolidated Financial Statements be accepted.

R/2017-154

It was moved and seconded

That the 2016 Financial Statements be accepted.

CARRIED

1134 Maple Ridge 2017-2021 Financial Plan Amending Bylaw

Staff report dated April 24 2017 recommending that Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017 be given first, second and third readings.

R/2017-155

It was moved and seconded

That Bylaw No. 7317-2017 be given first, second and third readings.

CARRIED

1135 Maple Ridge 2017 Property Tax Rates Bylaw

Staff report dated April 24, 2017 recommending that Maple Ridge 2017 Property Tax Rates Bylaw No. 7318-2017 be given first, second and third readings.

R/2017-156

It was moved and seconded

That Bylaw No. 7318-2017 be given first, second and third readings.

CARRIED

1136 Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017

Staff report dated April 24, 2017 recommending that Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017 be given first, second and third readings.

R/2017-157

It was moved and seconded

That Bylaw No. 7319-2017 be given first, second and third readings.

CARRIED

Parks, Recreation & Culture

1151 Leisure Centre Pool Systems Redesign Contract

Staff report dated April 24, 2017 recommending that the Corporate Officer be authorized to execute the Leisure Centre Pool Systems Redesign Contract with Shape Architecture Inc. and that a contingency be established for the project.

R/2017-158

It was moved and seconded

That the Corporate Officer be authorized to sign and execute the Leisure Centre Pool Systems Redesign Contract (RFP-PL17-33) with Shape Architecture Inc. for a total contract price of \$185,845.00, (excluding GST); and that a contingency of 20% (\$37,169.00) be established for this project (excluding taxes).

CARRIED

1152 **RMSS Operating Agreement**

Staff report dated April 24, 2017 recommending that the Corporate Officer be authorized to execute the Ridge Meadows Seniors Society Operating Agreement and the Maple Ridge Senior Activity Centre Facility Lease between the City of Maple Ridge and the Ridge Meadows Seniors Society (“RMSS”)

R/2017-159

It was moved and seconded

1. That the Corporate Officer be authorized to execute the Ridge Meadows Seniors Society Operating Agreement between the City of Maple Ridge and the Ridge Meadows Seniors Society and;
2. That the Corporate Officer be authorized to execute the Maple Ridge Senior Activity Centre Facility Lease Agreement between the City of Maple Ridge and the Ridge Meadows Seniors Society.

CARRIED

Administration

Note: Item 1171 has been added to the “Items on Consent” agenda

1171 2017 Council Expenses

Other Committee Issues – Nil

1200 **STAFF REPORTS** – Nil

1300 **OTHER MATTERS DEEMED EXPEDIENT**

1301 Motion by Councillor Robson

R/2017-160

It was moved and seconded

That Council of the City of Maple Ridge endorse Councillor Craig Speirs to stand for election on Federation of Canadian Municipalities’ (FCM) Board of Directors, or one of their Committees, for the period starting in June 2017 and ending June 2018; and

That Council assumes all costs associated with Councillor Speirs attending FCM's Board of Directors or Committee meetings.

CARRIED

1302 **Letter Requesting Transfer of Grant Monies**

R/2017-161

It was moved and seconded

That through a letter signed by the Mayor on behalf of Council, the local MP be formally requested to transfer the grant from Albion Field to Merkley Field.

CARRIED

Councillor Speirs - OPPOSED

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

Notice of motion by Councillor Speirs requesting a discussion related to a Healthy Riverview at a future Council Meeting - Workshop

1500 ***QUESTIONS FROM THE PUBLIC*** – Nil

1600 ***ADJOURNMENT*** – 7:58 p.m.

T. Shymkiw, Acting Mayor

Certified Correct

L. Darcus, Corporate Officer

City of Maple Ridge

PUBLIC HEARING

April 25, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 25 , 2017 at 7:03 p.m. during the regular Council Meeting.

PRESENT

Elected Officials

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

Appointed Staff

E.C. Swabey, Chief Administrative Officer
L. Darcus, Manager of Legislative Services
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary

ABSENT

Mayor N. Read
Councillor C. Bell

Note: Due to the absence of Mayor Read, Councillor Shymkiw chaired the meeting as Acting Mayor.

Acting Mayor Shymkiw called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on May 9, 2017.

Acting Mayor Shymkiw then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

1) **2016-209-RZ
Maple Ridge Zone Amending Bylaw No. 7264-2016**

Legal: Lot 42, District Lot, 276, Plan NWP37662

Location: 20421 123 Avenue

From: RS-1 (One Family Urban Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)

Purpose: To Rezone to RS-1b with a current application for a future 2 lot subdivision.

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
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Proposed Site Plan
- Terms and Conditions

Acting Mayor Shymkiw called for speakers three times.

There being no comment, the Acting Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Acting Mayor adjourned the Public Hearing at 7:08 p.m.

T. Shymkiw, Acting Mayor

Certified Correct

Laurie Darcus, Corporate Officer

700 *ITEMS ON CONSENT*

700

701 *Minutes*

701.1 Development Agreements Committee

701.1

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

April 19, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

1. 2016-129-DP

LEGAL: Lot A, Section 16, Township 12, New Westminster District,
Plan EPP25279

LOCATION: 11225 240 Street

OWNER: 0784903 BC Ltd

REQUIRED AGREEMENTS: Release of Covenant CA3069591 (Parking)
Visitor Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-129-DP.

CARRIED

2. 16-129788 BG

LEGAL: Lot 1, Section 32, Township 12, New Westminster District,
Plan EPP49138

LOCATION: 22843 Gilbert Drive

OWNER: Frank & Sharlow Leonardo

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-129788 BG.

CARRIED

3. 16-131130 BG

LEGAL: Lot 10, District Lot 275, Group 1, New Westminster District,
Plan LMP52806

LOCATION: 23525 109 Loop

OWNER: Miyuki Kamitsuma & David Vockeroth

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-131130 BG.

CARRIED

4. 16-121621 BG

LEGAL: Lot 34, Section 32, Township 12, New Westminster District,
Plan BCP22734

LOCATION: 22873 Foreman Drive

OWNER: Vanessa & Daniel Carolan

REQUIRED AGREEMENTS: Sewage Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-121621 BG.

CARRIED

5. 2016-235-SD

LEGAL: Lot 20, Section 3, Township 12, New Westminster District, Plan EPP57751 & Lot 48, Section 3, Township 12, New Westminster District, Plan EPP63402

LOCATION: 10178 Jackson Road

OWNER: Seyem' Qwantlen Land Development Ltd.

REQUIRED AGREEMENTS: Release of Covenant CA5188984 (Statutory Right of Way)
Stormwater Management Covenant (Lot 48)
Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-235-SD.

CARRIED

6. 2016-234-SD

LEGAL: Lot 20, Section 3, Township 12, New Westminster District, Plan EPP57751 Except: Plan EPP60756

LOCATION: 10178 Jackson Road

OWNER: Seyem' Qwantlen Land Development Ltd.

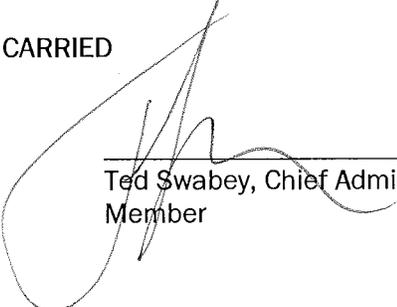
REQUIRED AGREEMENTS: Subdivision Servicing Agreement;
Release Covenant CA4649006 (No Build);
Release Covenant CA5188980 (Temporary Turn Around);
Drainage Easement (Lot 40);
Stormwater Management Covenant (Lots 20-47);
Statutory Right of Way – drainage (Lot 27);
Statutory Right of Way – water works (Lot 42);
Statutory Right of Way – drainage (Lot 1)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-234-SD.

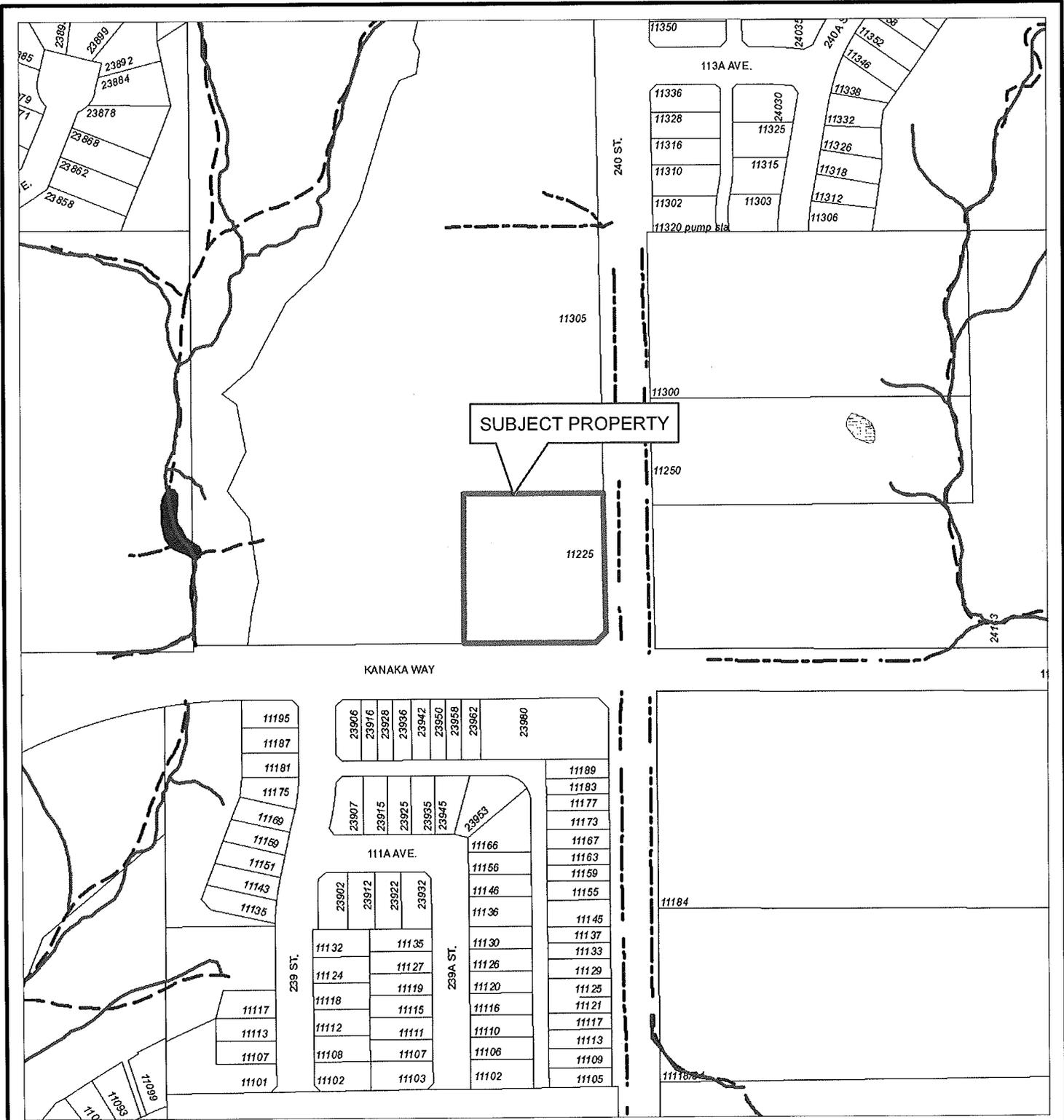
CARRIED



Nicole Read, Mayor
Chair

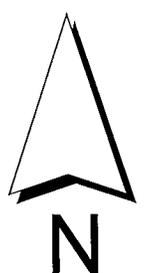


Ted Swabey, Chief Administrative Officer
Member



SUBJECT PROPERTY

11225



Scale: 1:2,500

Legend

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

11225 240 STREET

PLANNING DEPARTMENT

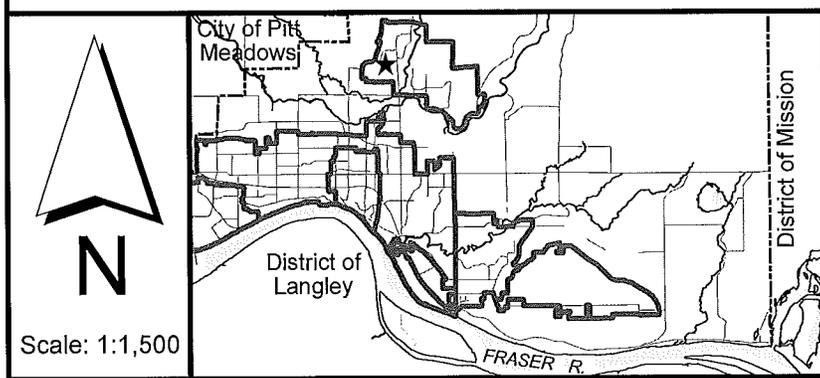
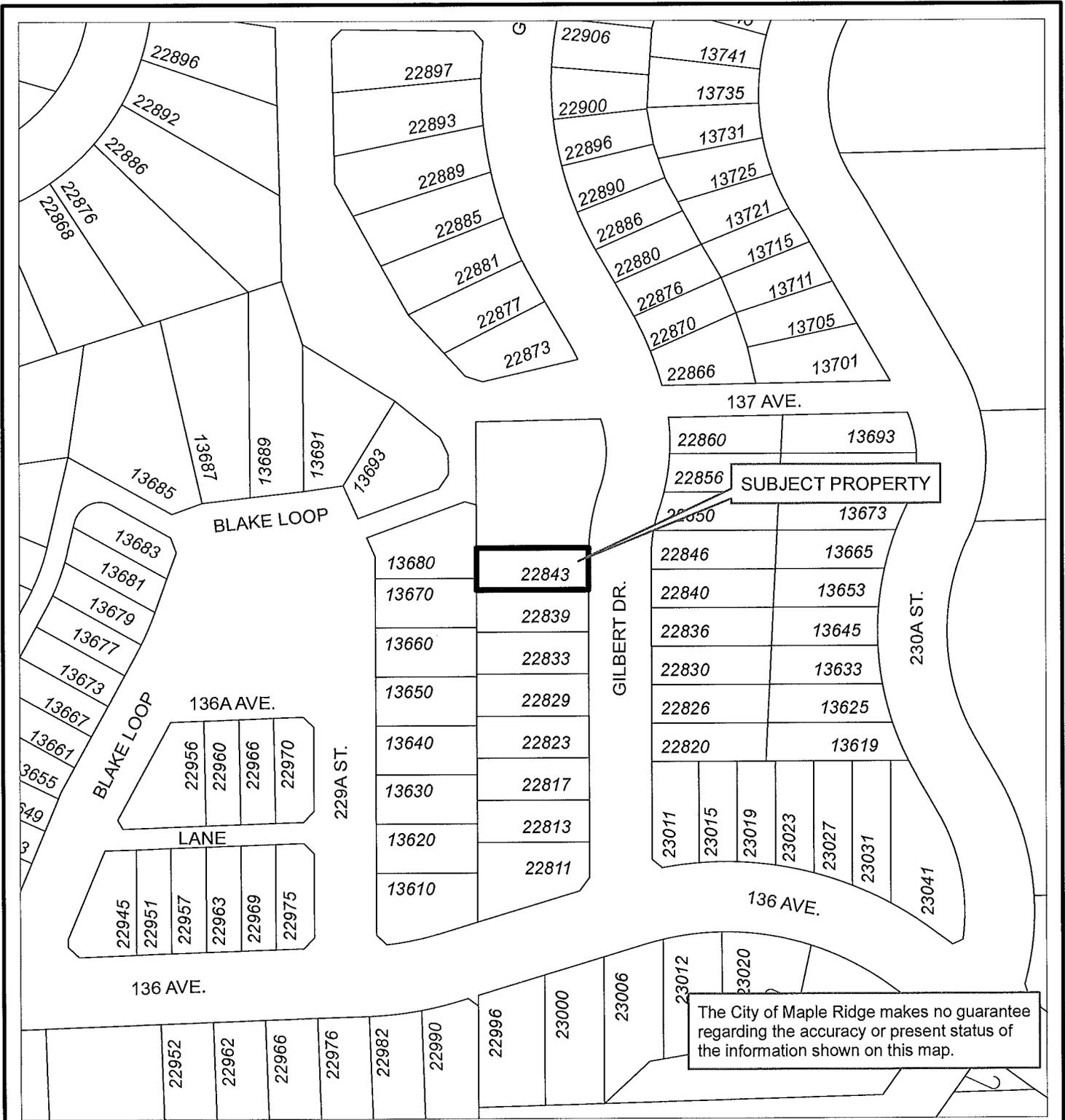


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE:2016-129-DP
DATE: Apr 25, 2016

BY: PC



22843 Gilbert Drive

ENGINEERING DEPARTMENT

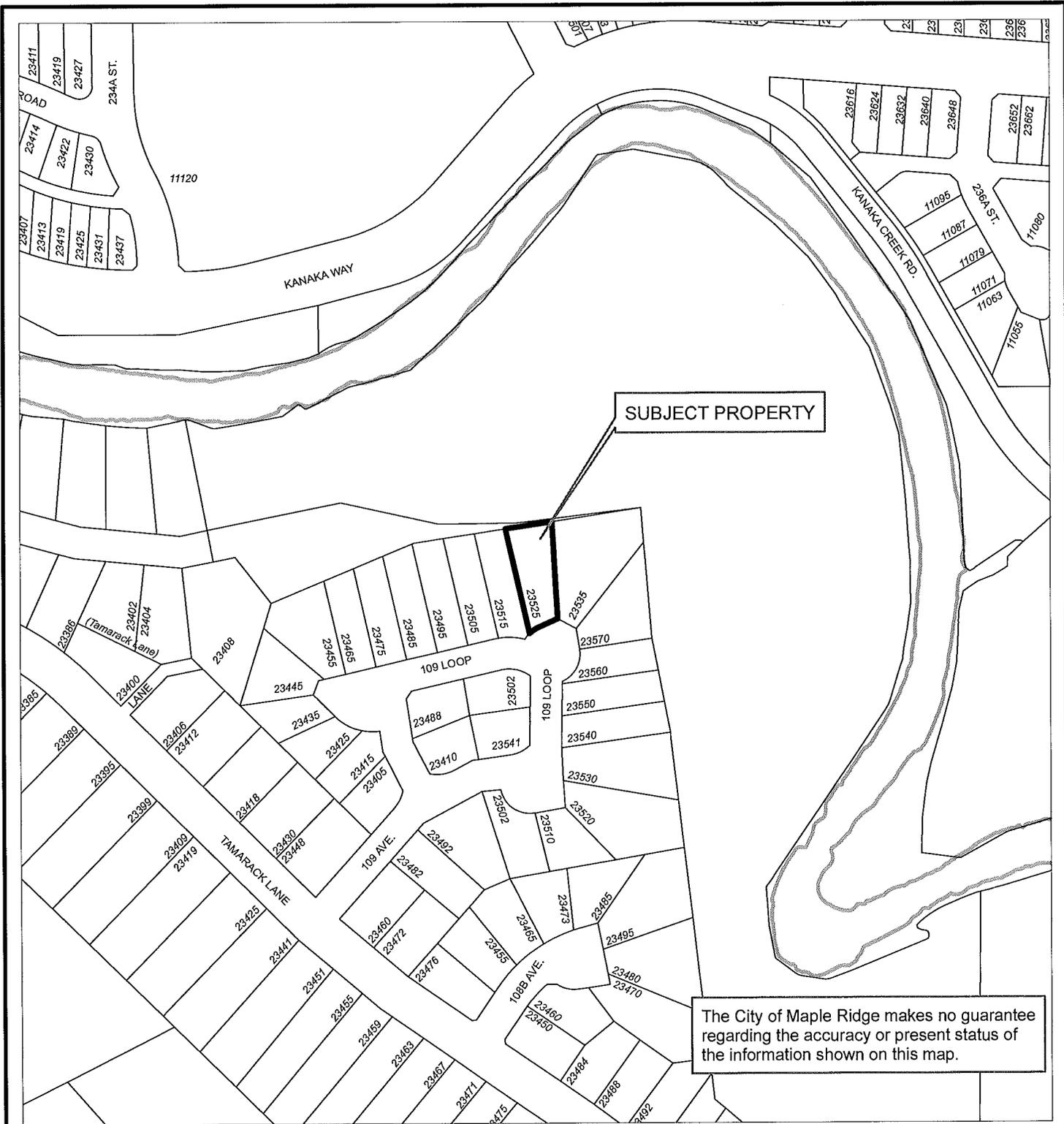


MAPLE RIDGE
British Columbia

mapleridge.ca

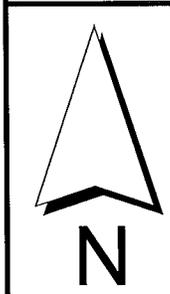
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DATE: Apr 12, 2017

BY: NV

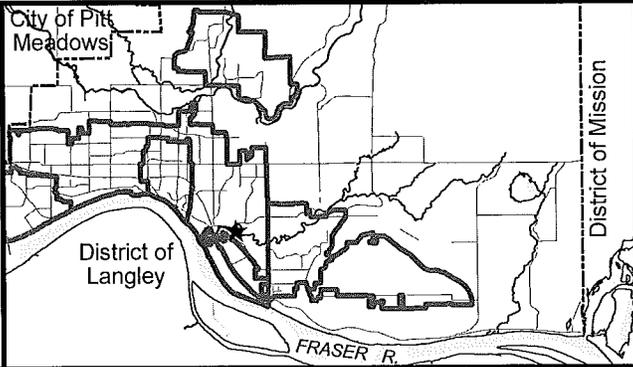


SUBJECT PROPERTY

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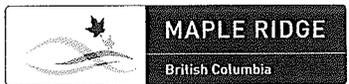


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23525 109 Loop

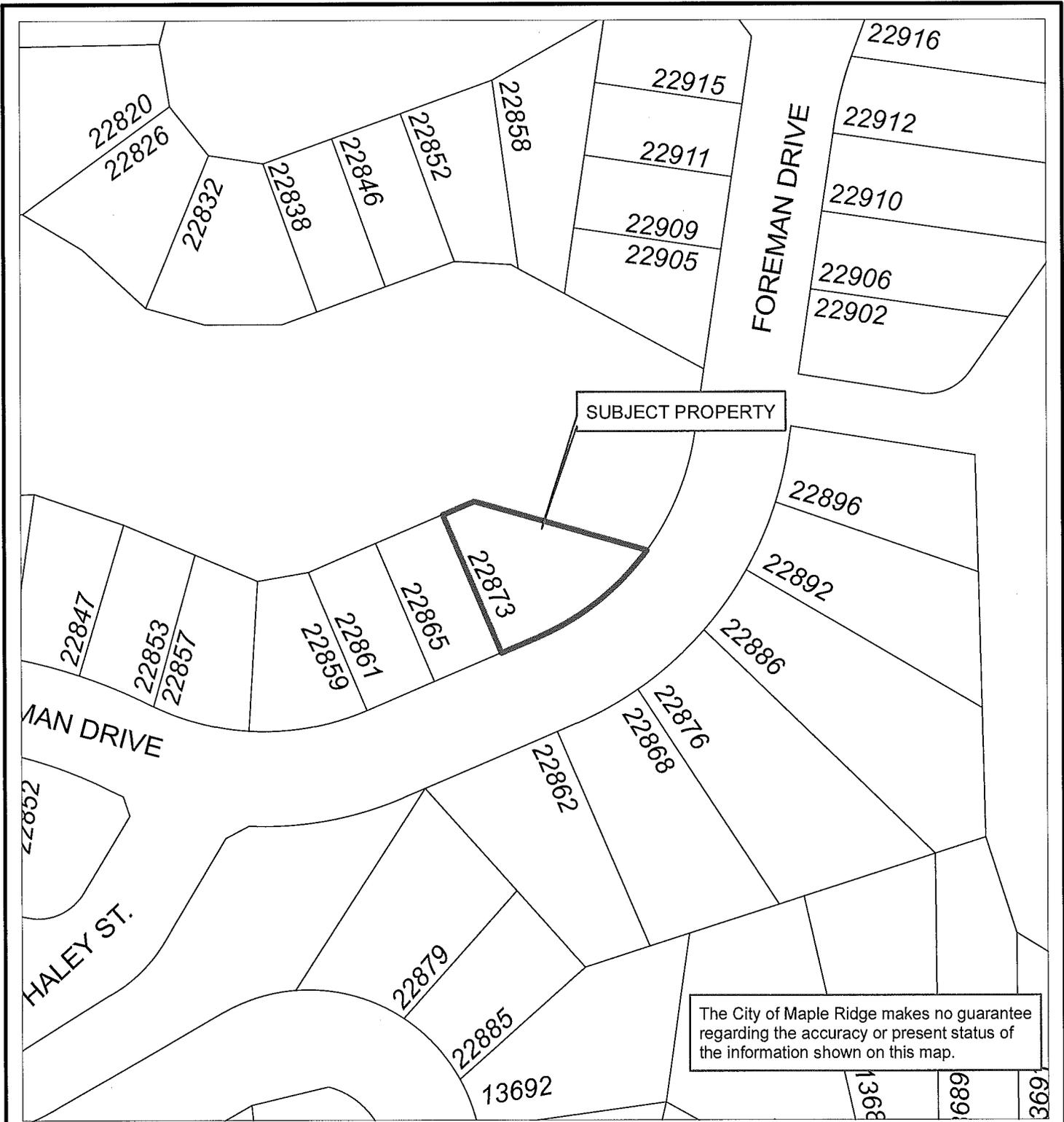
ENGINEERING DEPARTMENT



mapleridge.ca

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BY: NV

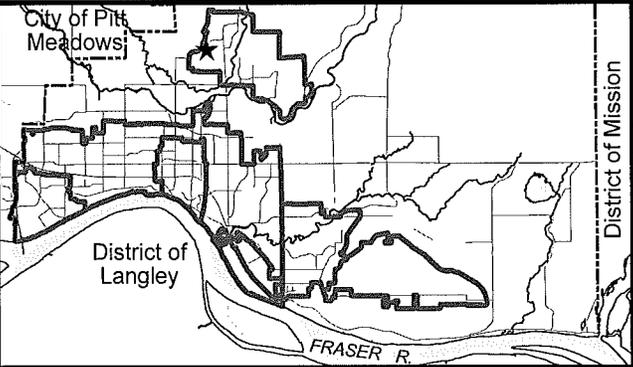


SUBJECT PROPERTY

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



Scale: 1:1,000



22873 FOREMAN DRIVE SEWAGE PUMP COVENANT

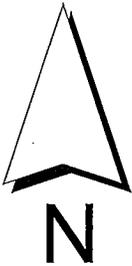
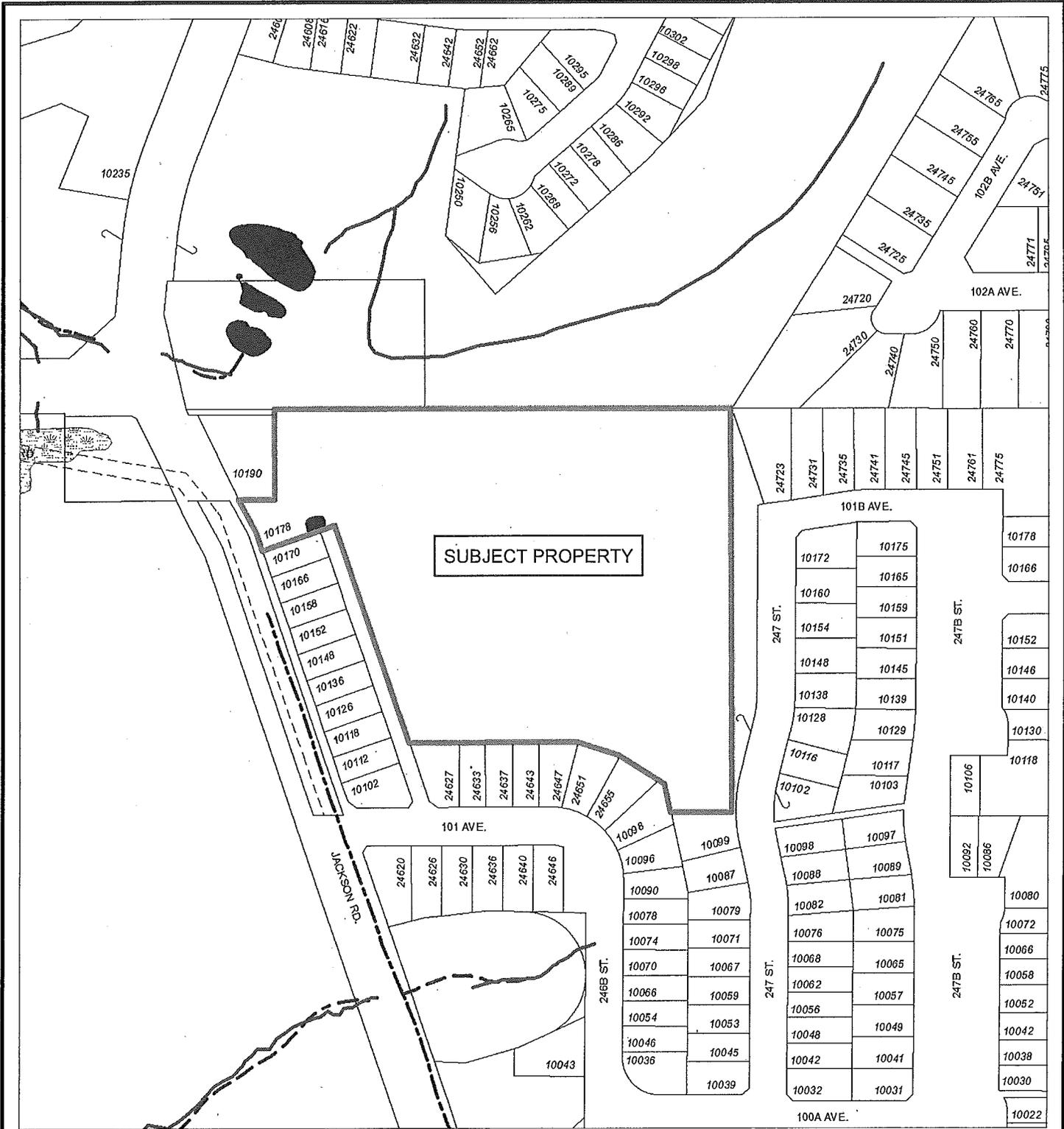
LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca

FILE: Untitled
DATE: Apr 13, 2017

BY: JP



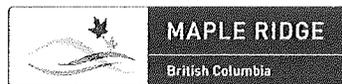
Scale: 1:2,500

Legend

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

**10178 JACKSON ROAD
(PHASE 4B)**

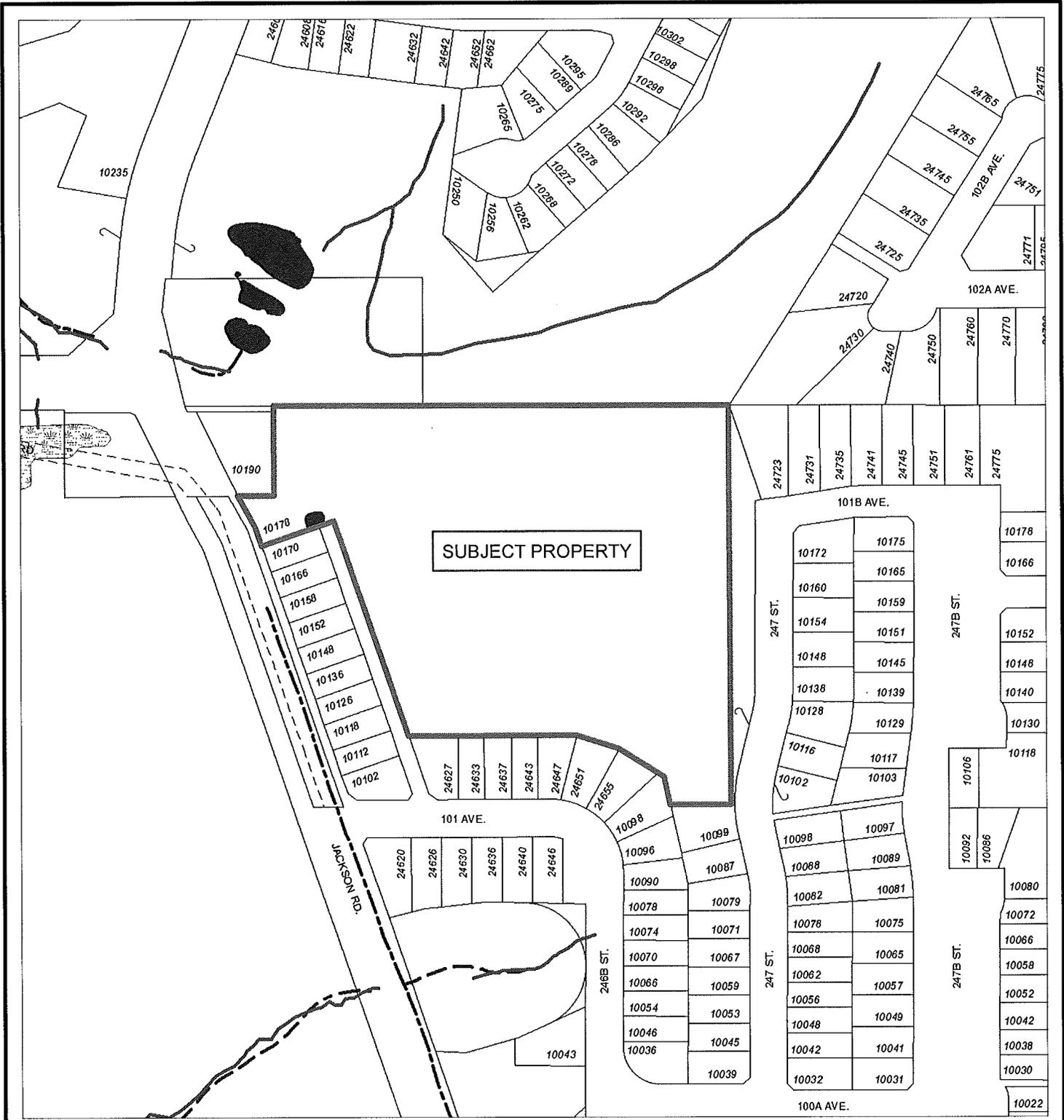
PLANNING DEPARTMENT



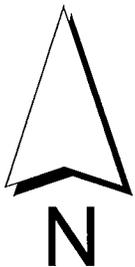
mapleridge.ca

FILE: 2016-235-SD
DATE: Jun 27, 2016

BY: PC



SUBJECT PROPERTY



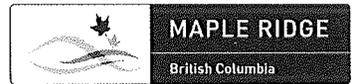
Scale: 1:2,500

Legend

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

**10178 JACKSON ROAD
(PHASE 4A)**

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-234-SD
DATE: Jun 27, 2016

BY: PC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

April 28, 2017
Mayor's Office

CIRCULATED TO:

Tyler Shymkiw, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

1. 15-108552 BG

LEGAL: Lot 13, District Lot 406 & 408, Group 1, New Westminster District, Plan BCP25368

LOCATION: 10663 240 Street

OWNER: Dilbag & Sarbjit Duley

REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-108552 BG.

CARRIED

2. 16-122888 BG

LEGAL: Strata Lot 62, Section 11, Township 12, New Westminster District, Strata Plan EPS234

LOCATION: 25500 Bosonworth Avenue

OWNER: Heather Gill & Christopher Laing

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-122888 BG.

CARRIED

3. 15-124297 BG

LEGAL: Lot 8, District Lot 242, Group 1, New Westminster District
Plan 23063

LOCATION: 12072 208 Street

OWNER: Terrance & Sherifa Henderson

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-124297 BG.

CARRIED

4. 16-112438 BG

LEGAL: Lot 2, District Lot 276, Group 1, New Westminster District,
Plan EPP51002

LOCATION: 20395 123 Avenue

OWNER: Ajitpal & Sheila Bhuller

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-112438 BG.

CARRIED

5. 16-129448 BG

LEGAL: Lot 3, Section 21, Township 15, New Westminster District,
Plan BCP42664

LOCATION: 28460 123 Avenue

OWNER: Jordan Rizzo, Casey Olchewski, Renato Rizzon & Diane Rizzo

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-129448 BG.

CARRIED

6. 2014-095-SD

LEGAL: Parcel "B" (Reference Plan 781) of the West Half Section 27,
Township 12, New Westminster District

LOCATION: 13300 240 Street

OWNER: First Colonial Investors Ltd.

REQUIRED AGREEMENTS: Agreements: Subdivision Servicing; Enhancement & Replanting
Covenants: Habitat Protection; Geotechnical
Subdivision Plan (road dedication portion due to Statutory ROW)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2014-095-SD.

CARRIED

7. 2016-078-SD

LEGAL: East 105 Feet Lot 29, Section 16, Township 12, New Westminster District, Plan 18230 Except Plan BCP42476

LOCATION: 23940 118 Avenue

OWNER: Lewis Johnston

REQUIRED AGREEMENTS: Subdivision Servicing Agreement;
Covenants: Geotechnical; Stormwater Management;
Statutory Right of Way – temporary turnaround

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-078-SD.

CARRIED

8. 17-110796 BG

LEGAL: Lot A, Except Part Subdivided by Plan LMP42977, District Lot 247, Group 1, New Westminster District, Plan 10272

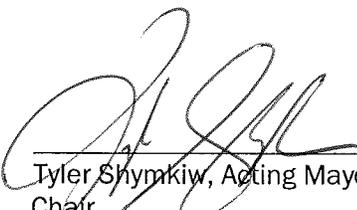
LOCATION: 21404 River Road

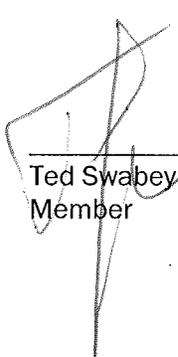
OWNER: Feng Qian

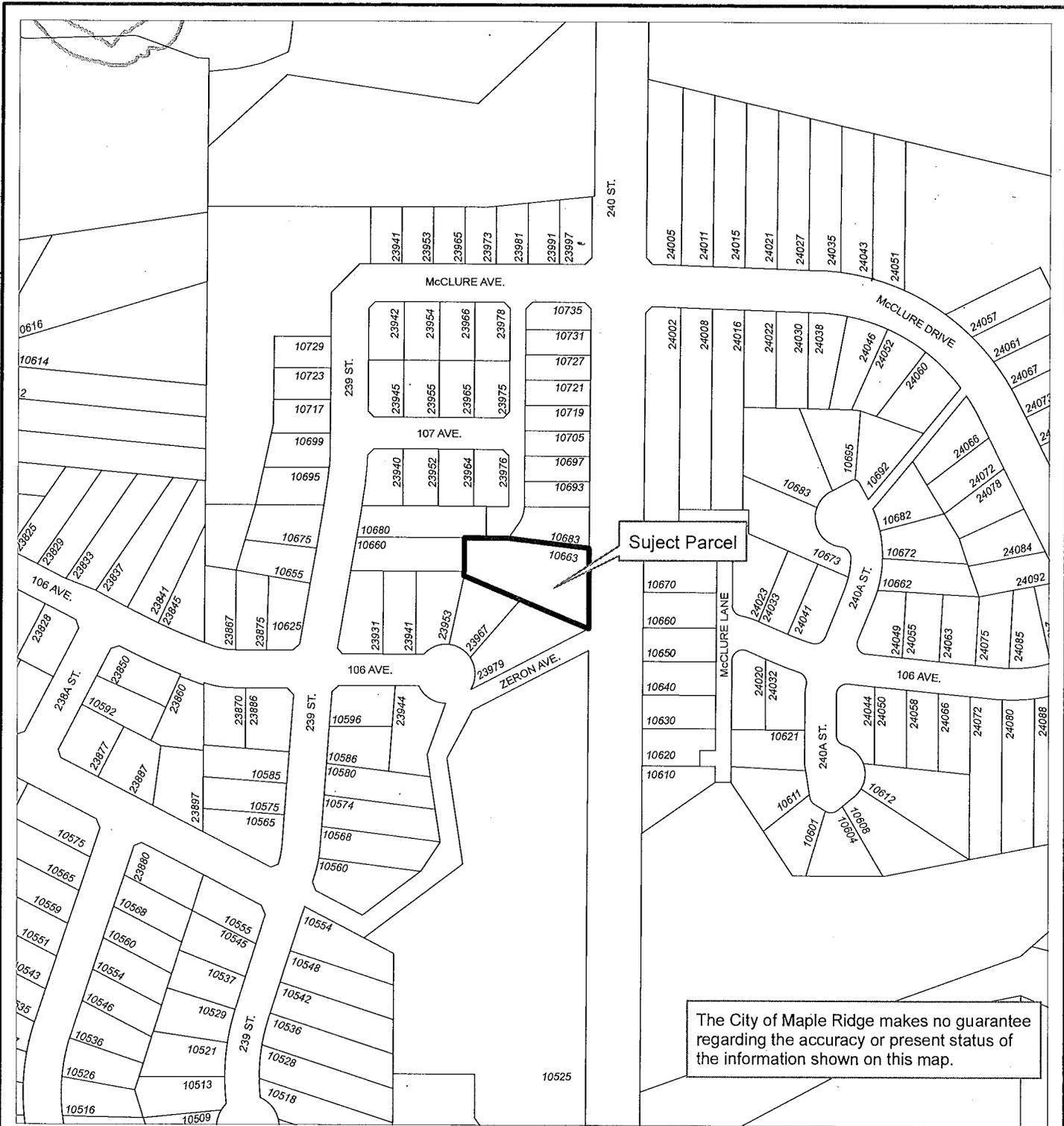
REQUIRED AGREEMENTS: Covenants: Storm Pump, Sanitary Pump, Slope Protection, Geotechnical

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 17-110796 BG.

CARRIED

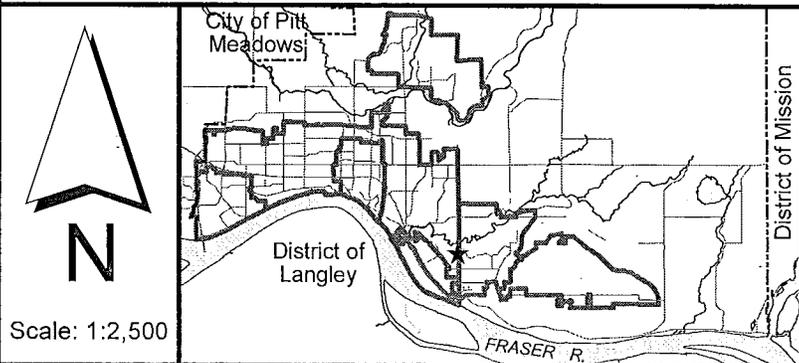

Tyler Shymkiw, Acting Mayor
Chair


Ted Swabey, Chief Administrative Officer
Member



Subject Parcel

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



Scale: 1:2,500

10663 240 St.
Section 219 Geotechnical Covenant

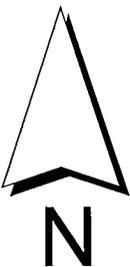
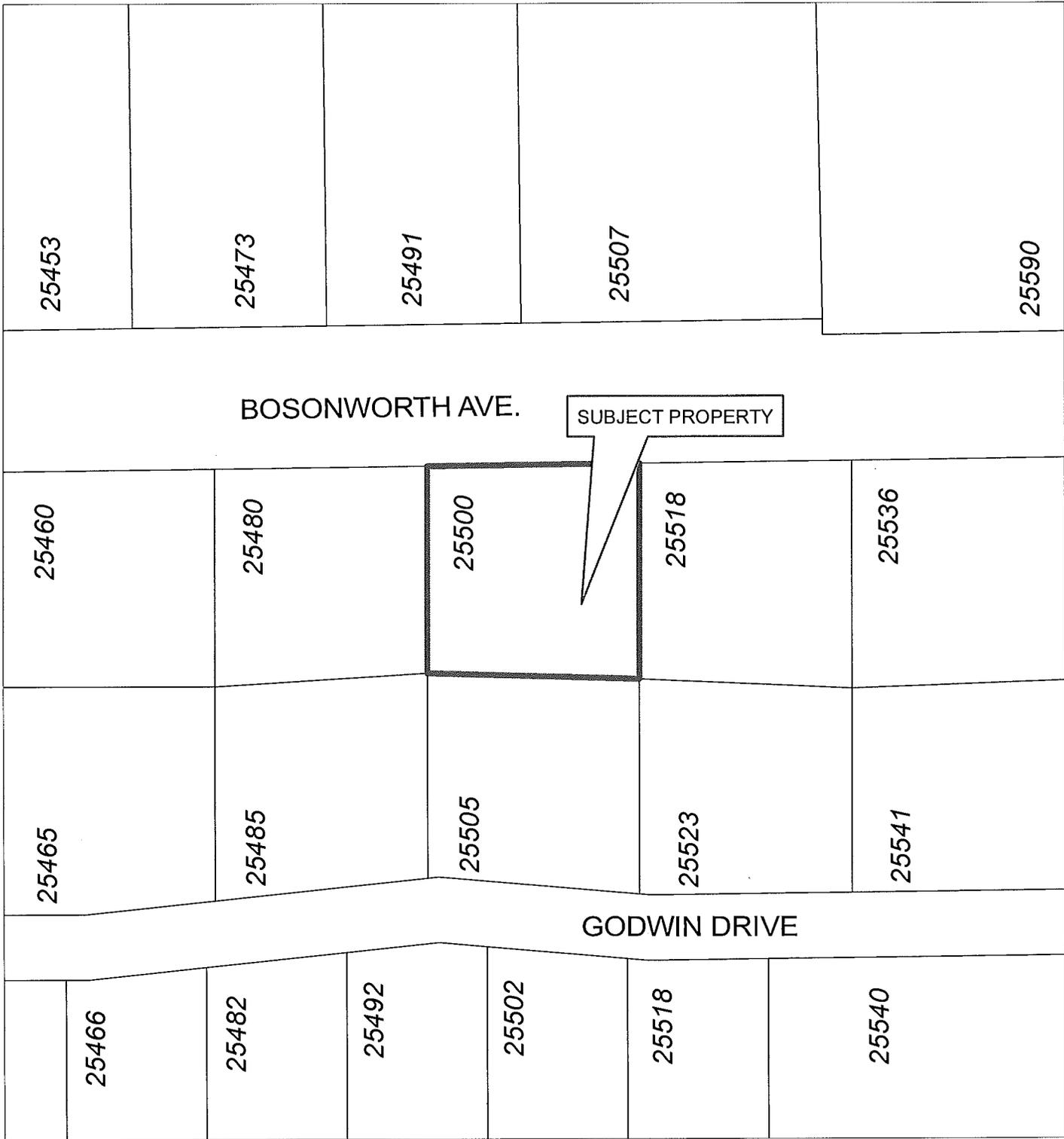
LICENCES, PERMITS & BYLAWS DEPT.



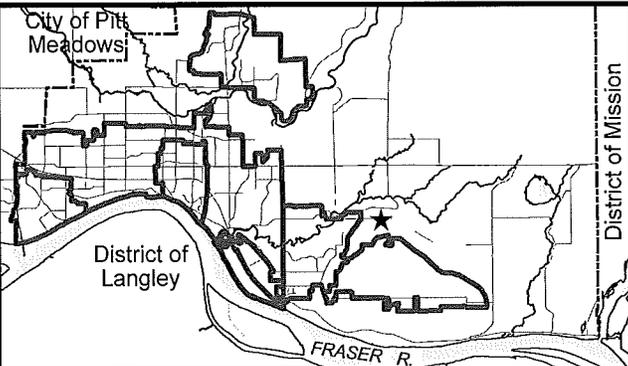
mapleridge.ca

FILE: Untitled
DATE: Apr 19, 2017

BY: ML



Scale: 1:1,000



25500 BOSONWORTH AVE

ENGINEERING DEPARTMENT



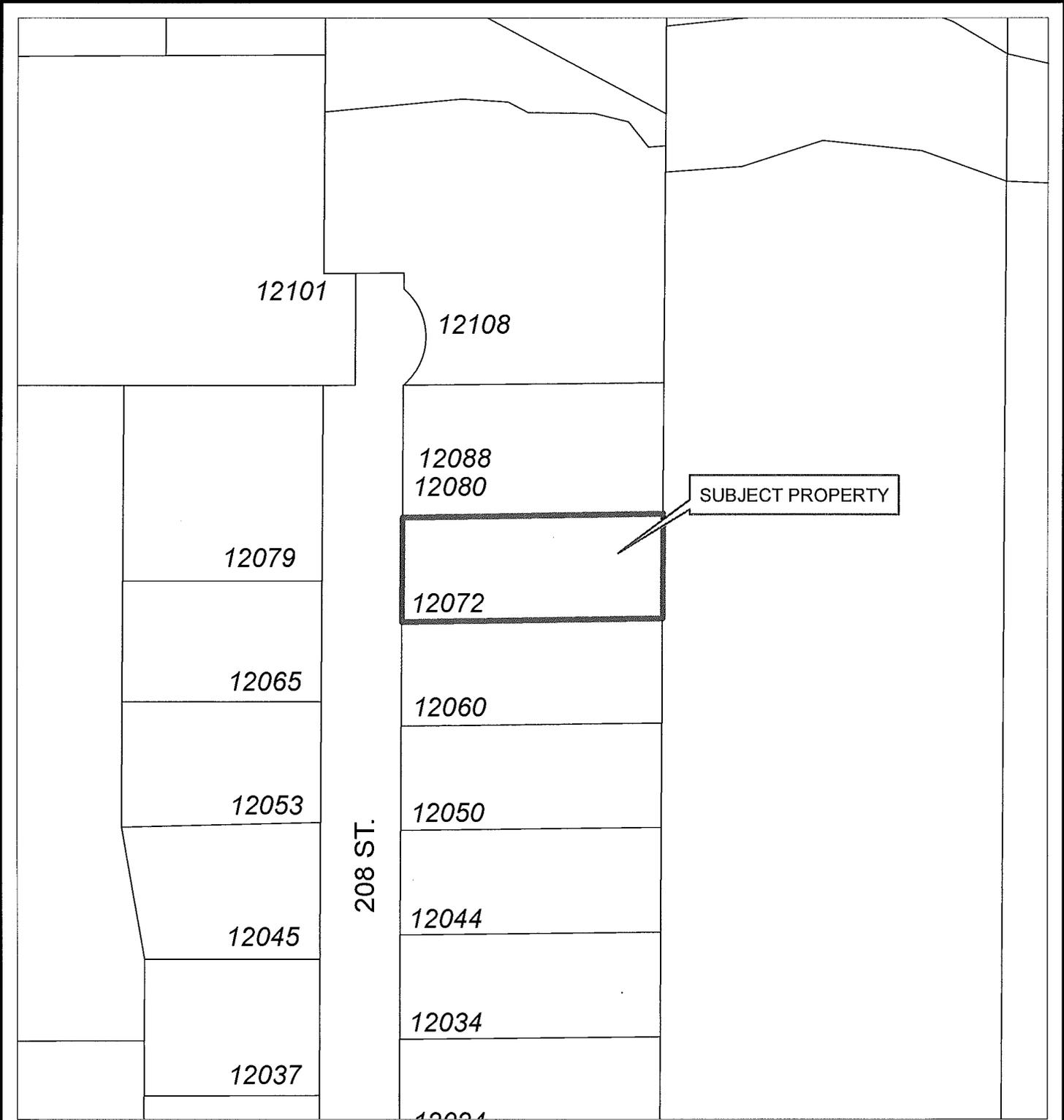
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled

DATE: Apr 19, 2017

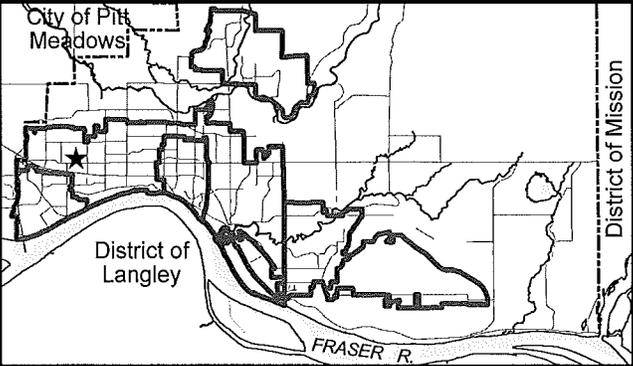
BY: LM



SUBJECT PROPERTY

208 ST.

Scale: 1:1,000



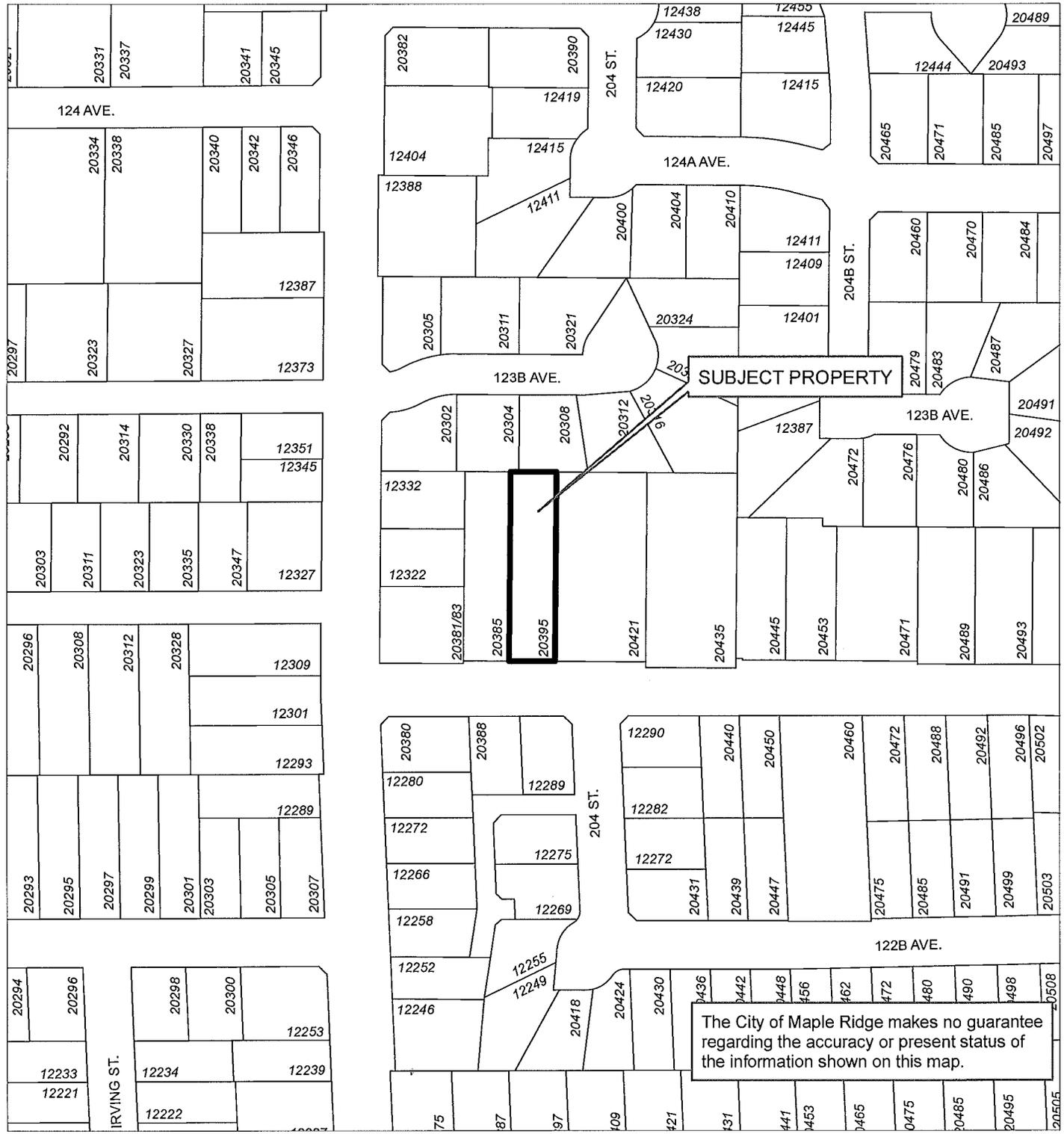
12072 208 ST

ENGINEERING DEPARTMENT

mapleridge.ca

FILE: Untitled
DATE: Apr 19, 2017

BY: LM

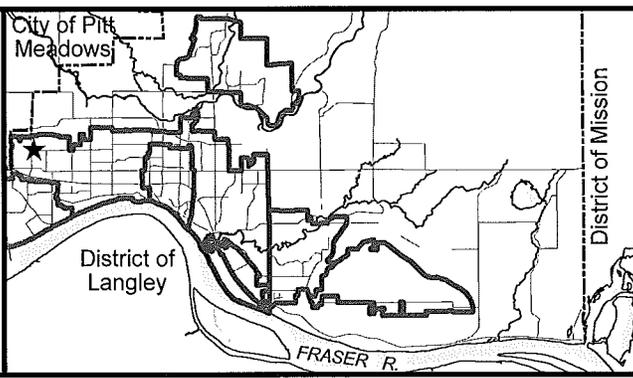


SUBJECT PROPERTY

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



Scale: 1:2,000



20395 123 Ave

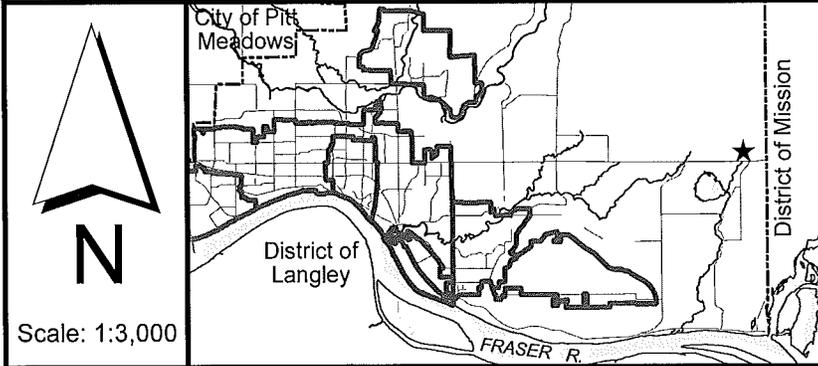
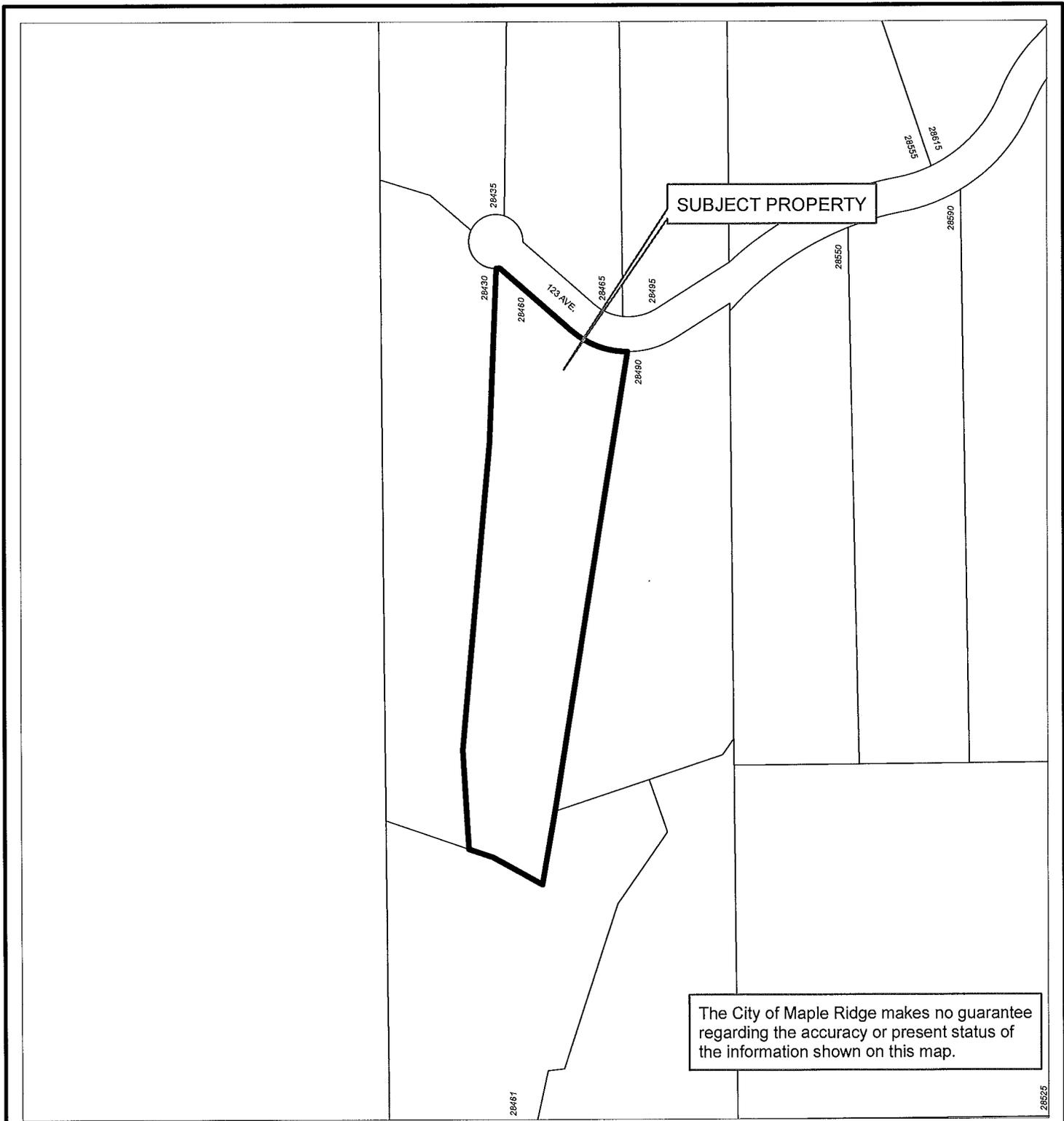
ENGINEERING DEPARTMENT



mapleridge.ca

FILE: Untitled
DATE: Apr 21, 2017

BY: NV



28460 123 Ave

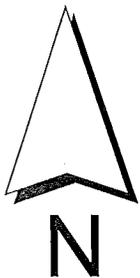
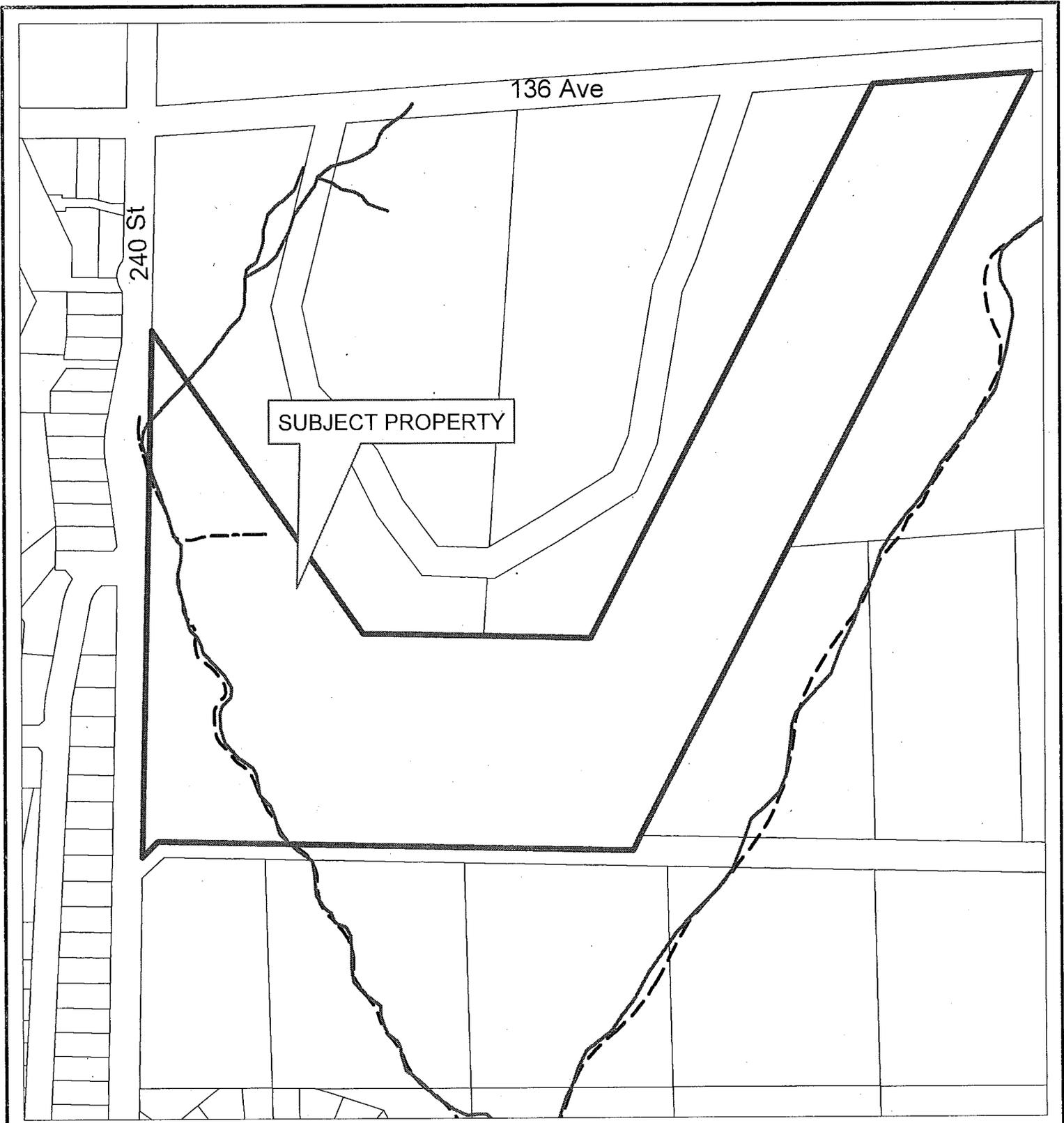
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Apr 21, 2017

BY: NV



Scale: 1:3,500

Legend

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

13300 240 Street

PLANNING DEPARTMENT

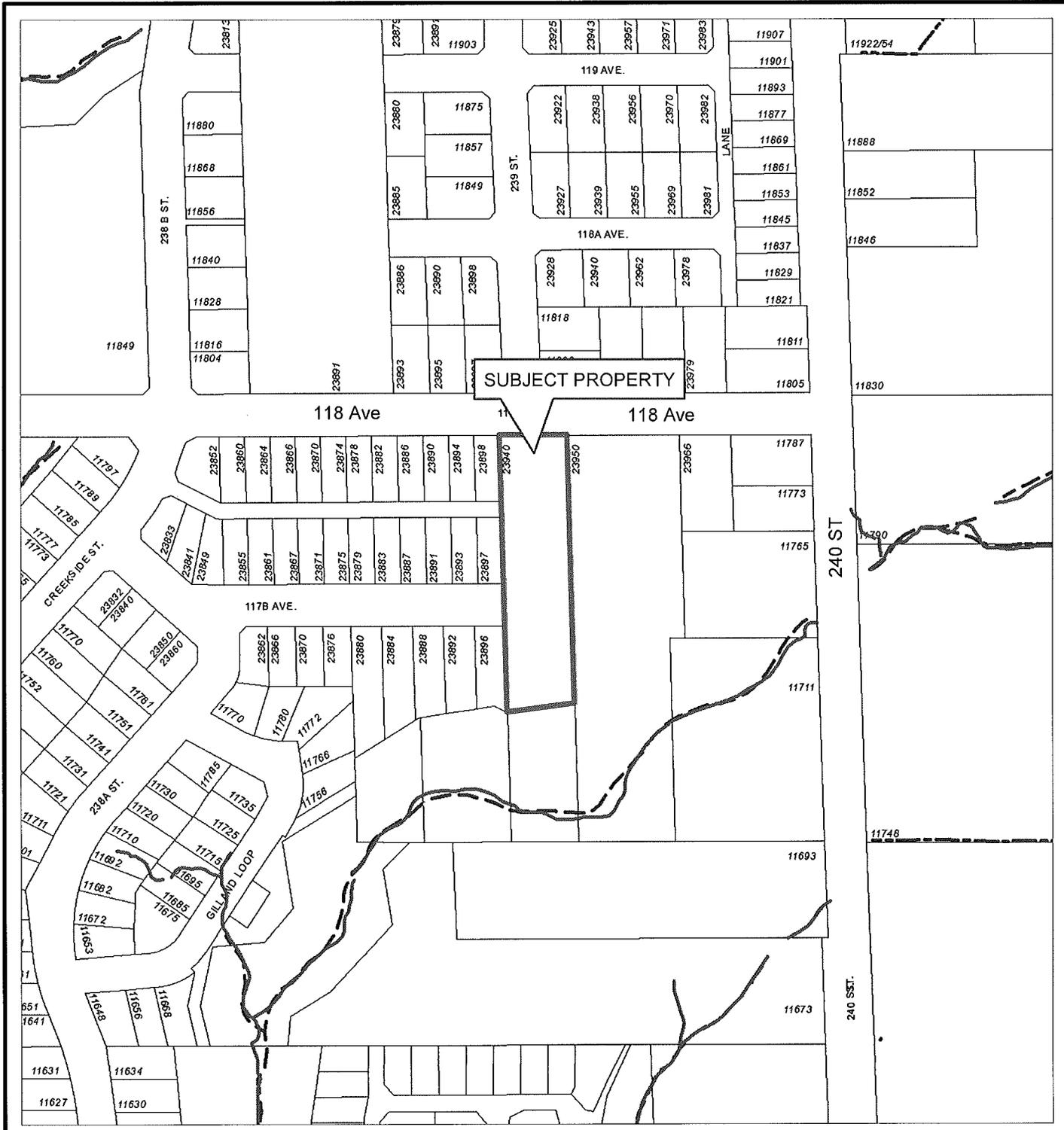


MAPLE RIDGE
British Columbia

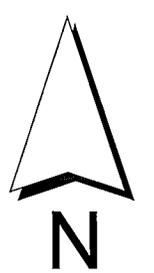
mapleridge.ca

2014-095-SD
DATE: Sep 19, 2016

BY: JV



SUBJECT PROPERTY



Scale: 1:2,500

Legend

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

23940 118 Avenue

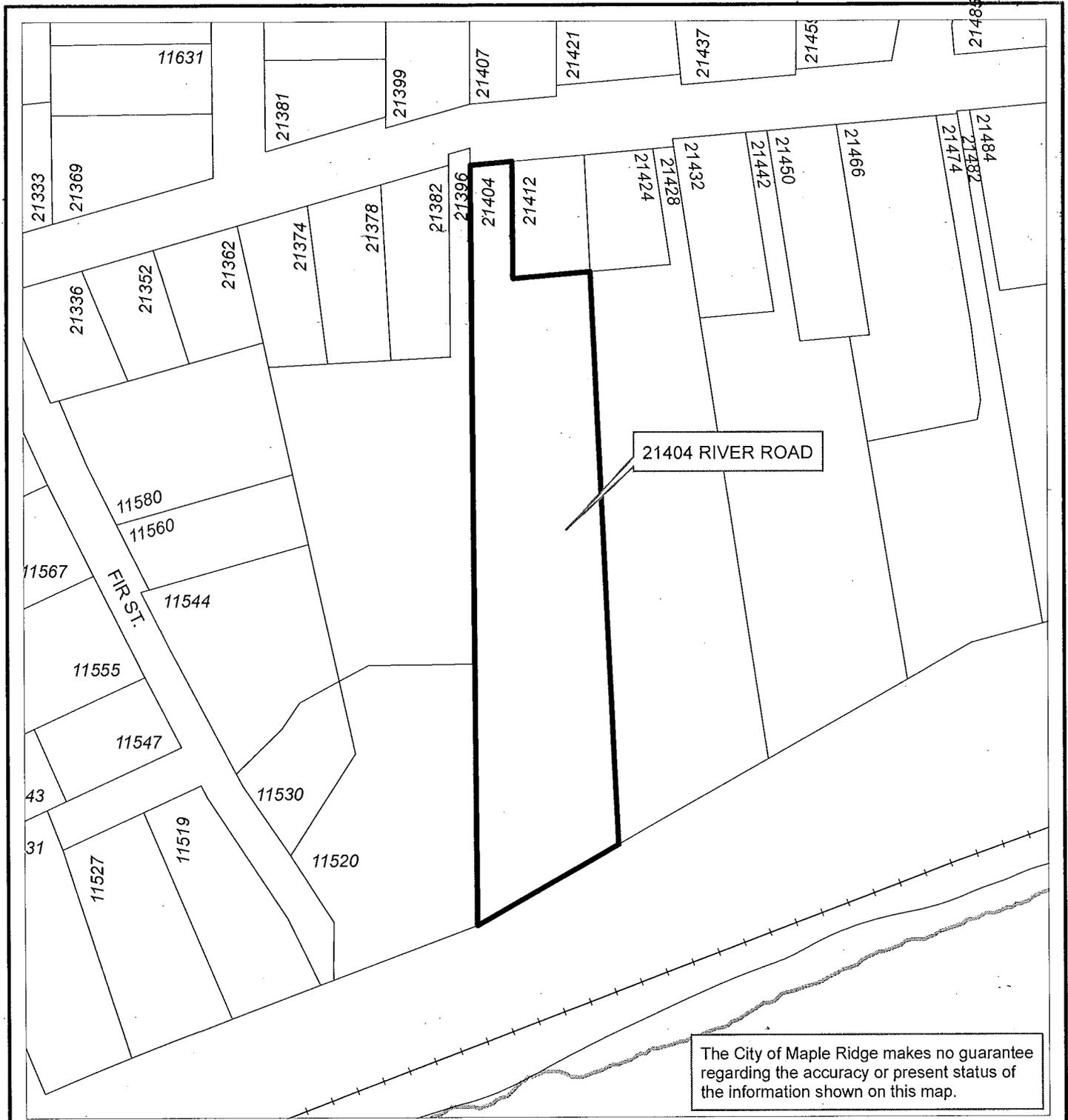
PLANNING DEPARTMENT



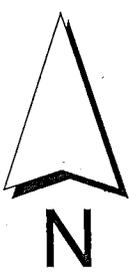
mapleridge.ca

2016-078-SD
DATE: Mar 18, 2016

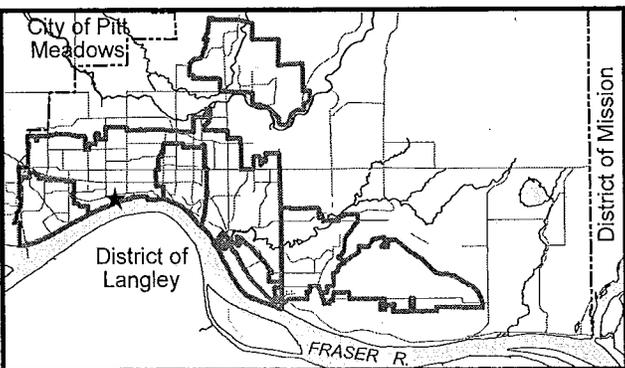
BY: JV



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Scale: 1:1,500



SANITARY, STORM, STEEP SLOPE & GEOTECHNICAL COVENANTS

LICENCES, PERMITS & BYLAWS DEPT.



mapleridge.ca

FILE: Untitled
DATE: Apr 27, 2017

BY: TG

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

May 4, 2017
Mayor's Office

CIRCULATED TO:

Tyler Shymkiw, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

1. 17-110269 BG

LEGAL: Lot 39, Section 15, Township 12, New Westminster District,
Plan EPP54924

LOCATION: 24358 113 Avenue

OWNER: CIPE Homes Inc.

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-110269 BG.

CARRIED

2. 16-132417 BG

LEGAL: Lot 187, District Lot 279, Group 1, New Westminster District,
Plan 66445

LOCATION: 11722 203 Street

OWNER: Ekaterina Prokhorova & Ionut Rusu

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-132417 BG.

CARRIED

3. 16-109190 BG

LEGAL: Lot 10, Section 3, Township 12, New Westminster District,
Plan EPP22995

LOCATION: 10177 244A Street

OWNER: Benjamin & Atenea Schaefer

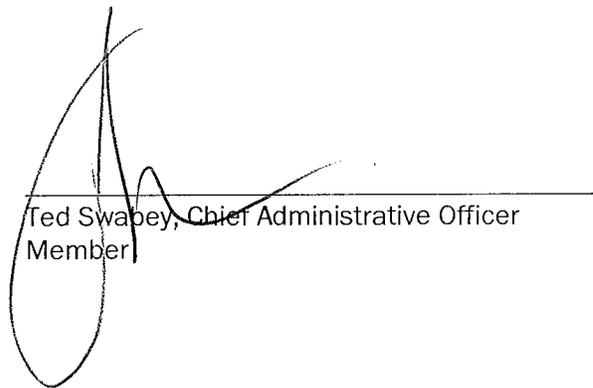
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-109190 BG.

CARRIED



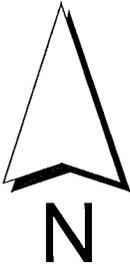
Tyler Shymkiw, Acting Mayor
Chair



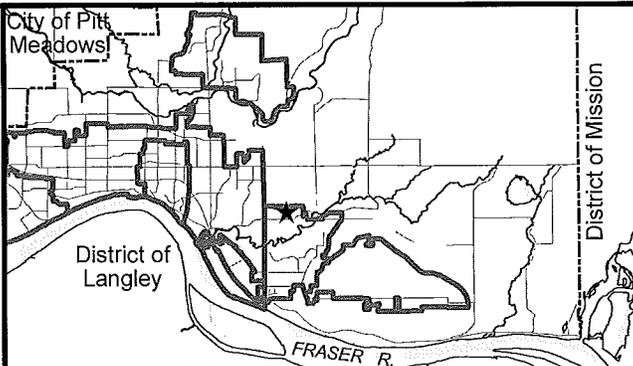
Ted Swabey, Chief Administrative Officer
Member



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



Scale: 1:1,500



24358 113 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

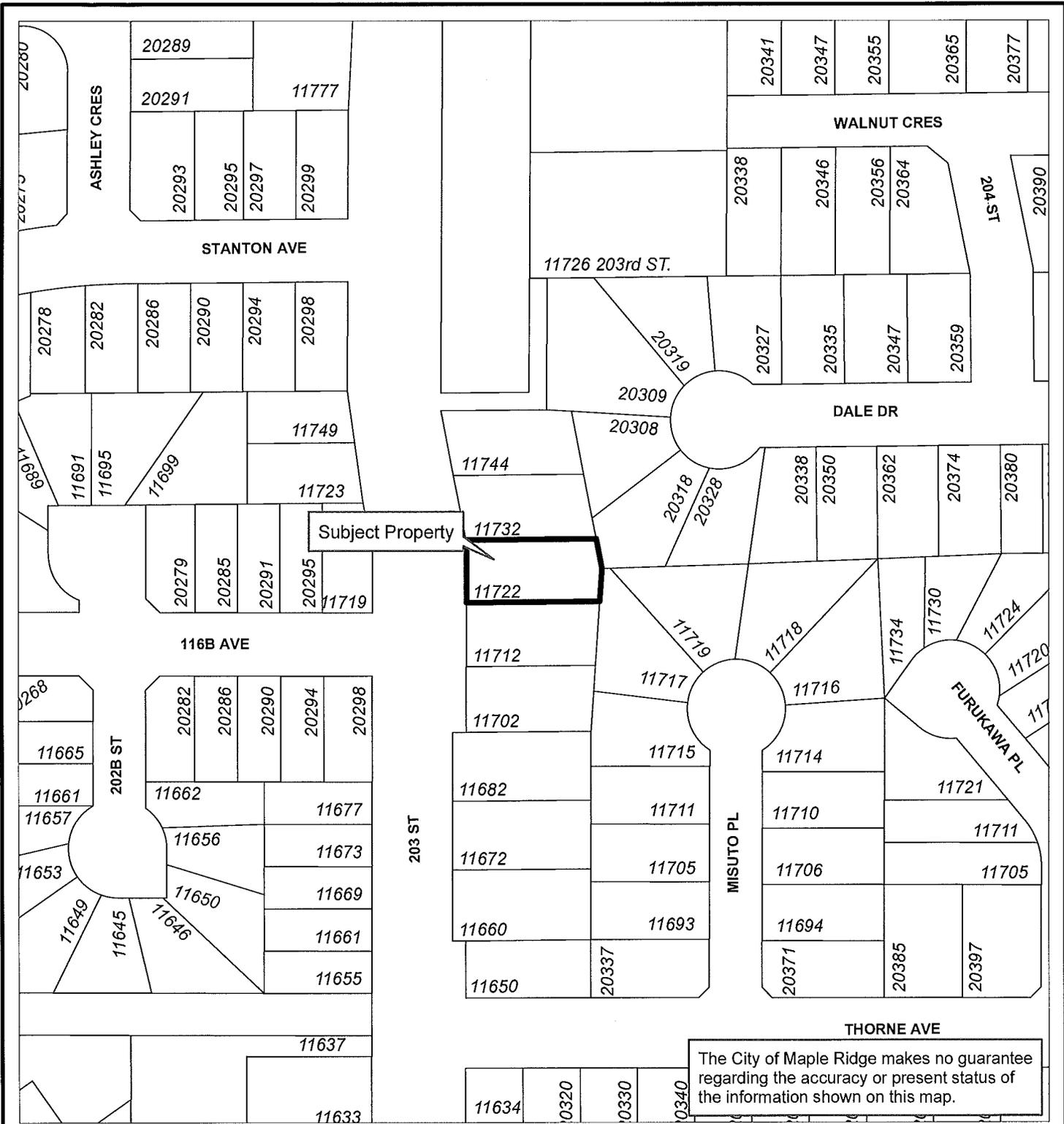
British Columbia

mapleridge.ca

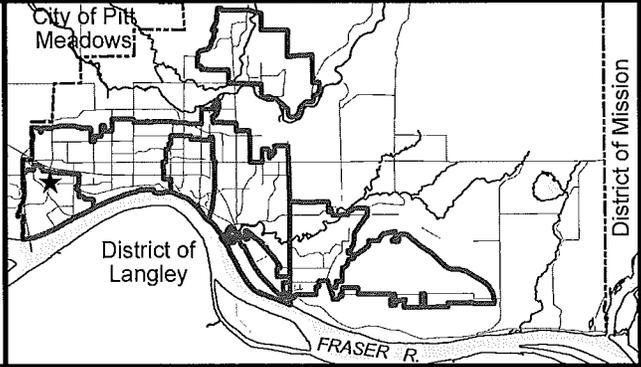
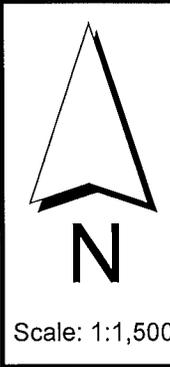
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DATE: Apr 27, 2017

BY: MC



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

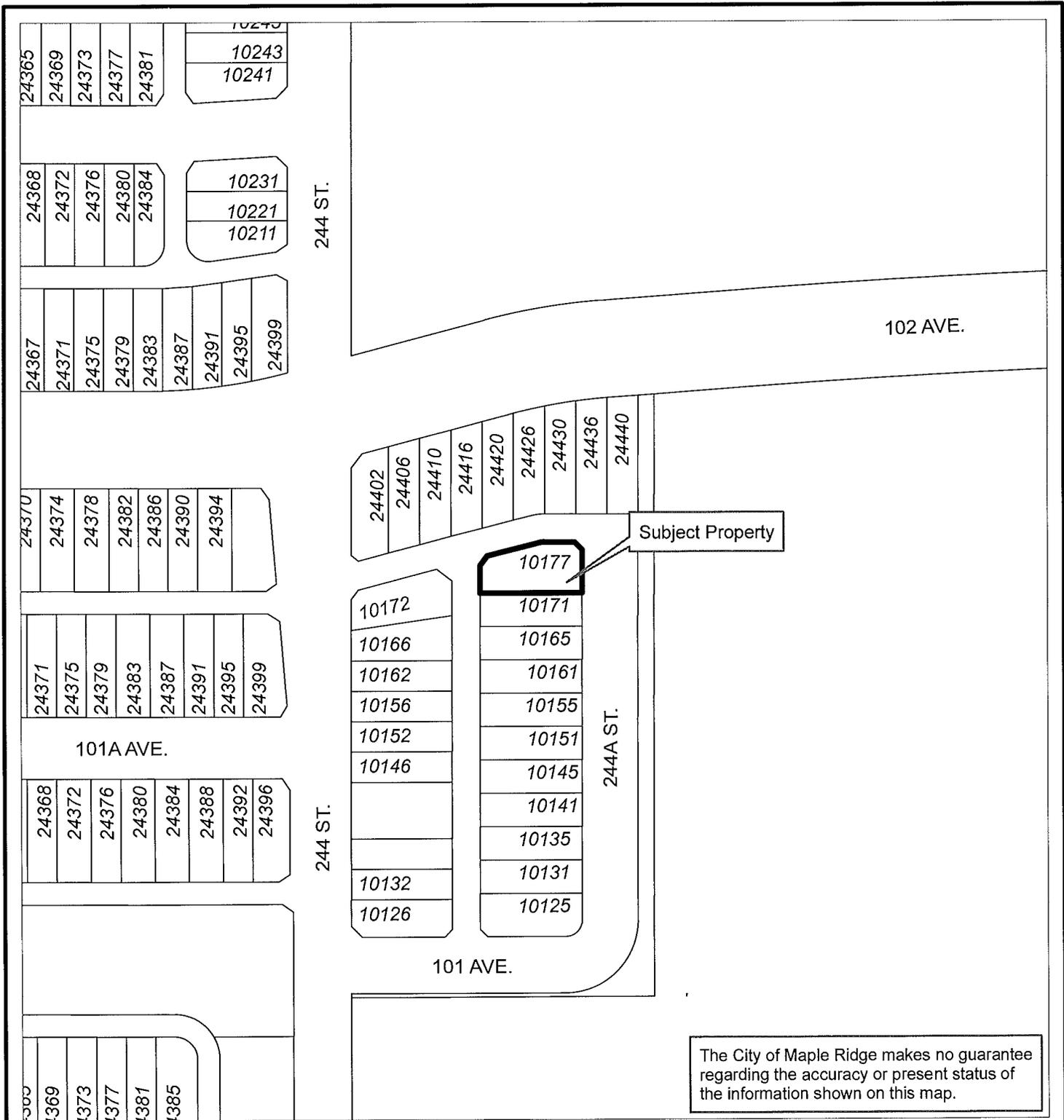


11722 203 St

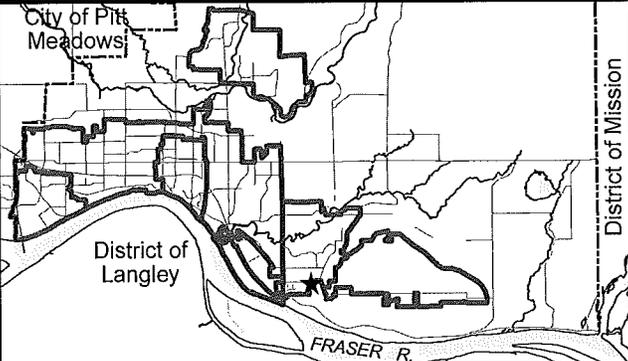
ENGINEERING DEPARTMENT

mapleridge.ca

FILE: Untitled
DATE: May 1, 2017
BY: C3



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



10177 244A St

ENGINEERING DEPARTMENT



mapleridge.ca

FILE: Untitled
DATE: May 1, 2017

BY: C3

701.2 Minutes of Meetings of Committees and Commissions of Council

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY ISSUES**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility Issues, held in the Blaney Room at the Maple Ridge City Hall on Thursday, February 16, 2017 at 5:00 p.m.

COMMITTEE MEMBERS PRESENT

Kristina Morrison	Member at Large – Maple Ridge
Maria Kovacs	Member at Large - Maple Ridge
Gillian Small	Ridge Meadows Assoc. for Community Living
Councillor Bruce Bell	Council Liaison, City of Pitt Meadows
Alexander Lui	Fraser Health
Paul Oliner	Member at Large – Maple Ridge
Councillor Craig Speirs	Council Liaison, City of Maple Ridge
Mike Murray	School District #42 Trustee
Alexander Lui	Fraser Health

STAFF PRESENT

Don Cramb	Senior Recreation Manager
Petra Frederick	Staff Liaison / Recreation Coordinator
Sunny Schiller	Committee Clerk
Tony Cotroneo	Manager of Community Services

REGRETS/ABSENT

Greg Turnbull	Member At Large - Maple Ridge
Robert Mallinsonn	Member at Large – Maple Ridge

1. CALL TO ORDER

The Staff Liaison called the meeting to order at 5:04 pm.

2. PRESENTATIONS

2.1 Proposed Facilities Presentation – Don Cramb

The Senior Recreation Manager made a presentation on the proposed community facilities for Maple Ridge. More information is available at:
www.mapleridge.ca/1676

Note: Don Cramb left the meeting at 6:12 pm.

3. MACAI WORKSHOP

The Staff Liaison provided information on the background of the Committee and outlined goals for the workshop session. Information provided included:

- MACAI is a long standing advisory committee, originally founded in 1993 and became a joint advisory committee with the City of Pitt Meadows in 1999.

- MACAI as a joint committee has had many great success and has benefited both communities.
- As a joint committee, MACAI has successfully applied for and participated in several provincial grants and initiatives for the City of Maple Ridge and the City of Pitt Meadows such as, Legacy Now 2010, Rich Hansen Community Grants and Age Friendly Initiatives.
- Additionally MACAI continues to organize and host the Annual Accessibility Awards and is entering into the 15th year of recognizing local difference makers.
- MACAI's current mandate is to advise, inform and educate the Councils, municipal departments, service providers, and general public on accessibility and disability issues.

The Committee worked through a vision exercise, a SWOT analysis, and a membership review to clarify a direction forward for MACAI. Items for the 2017 work plan were determined.

4. ADJOURNMENT

The meeting was adjourned at 8:23 pm.



Chair

/ss

701.3 Minutes of Committee of the Whole

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

April 24, 2017
1:19 p.m.
Council Chamber

PRESENT

Elected Officials

Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development Services

ABSENT

Mayor Read
Councillor C. Bell
Councillor K. Duncan

C. Carter, Director of Planning
L. Darcus, Manager of Legislative Services

Other Staff as Required

C. Goddard, Manager of Development and Environmental Services
C. Chan, Planner I
D. Hall, Planner 2
R. MacNair, Manager of Bylaws and Licences
D. Pollock, Municipal Engineer
S. Judd, Manage of Infrastructure Development
C.K. Lee, Financial Analyst

1. ***CALL TO ORDER***

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

2.1 **Minutes of the Committee of the Whole Meeting of March 20, 2017 and April 3, 2017**

It was moved and seconded

That the minutes of the March 20, 2017 and the April 3, 2017 Committee of the Whole Meetings be adopted.

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 Fire Department Update

- H. Exner, Fire Chief

The Fire Chief introduced the Fire Department's 2016 Annual Report which he distributed to Council. He referenced the report and outlined work done by the Fire Department in 2016. He highlighted aspects of the report such as the increase in the number of medical calls attended by the Fire Department, the work done towards fire prevention through school and inspection programs and the new Fire Hall No. 4 project.

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

1101 2012-023-RZ, 23863 112 Avenue, RS-3 to P-6

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7313-2017 to rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit development of Fire Hall #4 with associated fire/rescue training centre and Community Park be given first reading and that the applicant provide further information as described on Schedules A, C, F and G of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1102 2017-066-RZ, 21241 Wicklund Avenue, RS-1 to RT-1

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7314-2017 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading, that Maple Ridge Zone Amending Bylaw No. 7328-2017, a text amendment to the RT-1 zone be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1103 2017-078-RZ, 22368 North Avenue, RM-3 to C-3

Staff report dated April 24, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7316-2017 to rezone from RM-3 (High Density Apartment Residential) to C-3 (Town Centre Commercial) to permit a four storey mixed use building be given first reading and that the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Chan, Planner reviewed the staff report.

Bob Thompson, Chair, Ridge Meadows Community Living Association

Mr. Thompson advised what has been done with the old Ridge Meadows Association building and outlined what will be done with existing rental apartments to better serve the community.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1104 Silver Valley Brewing Company Limited – Brewery Lounge Endorsement

Staff report dated April 24, 2017 recommending that the application by Silver Valley Brewing Company Limited at #104 – 11952 224 Street for a brewery lounge endorsement be supported and that a copy of the resolution be forwarded to the Liquor Control and Licensing Branch.

The Manager of Bylaws and Licences reviewed the staff report.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1105 Award of Contract RFP-EN17-23, Engineering Services for Albion Reservoir Expansion

Staff report dated April 24, 2017 recommending that Contract RFP-EN17-23, Engineering Services for Albion Reservoir Expansion be award to Opus International Consultants (Canada) Ltd., that a contingency for unanticipated works be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1106 Municipal Equipment Purchase – Thirteen (13) Hybrid AWD Sport Utility Vehicles

Staff report dated April 24, 2017 recommending that the contract for the purchase of thirteen (13) Hybrid SUV's be awarded to Sunrise Toyota, that the trade-in offer be accepted and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1107 Request for Authorization to Provide Municipal Services to Lot A, LMP 4786, a Development Property in the City of Pitt Meadows

Staff report dated April 24, 2017 recommend that the Corporate Officer be authorized to prepare and sign a Servicing Agreement with the City of Pitt Meadows for provision of City of Maple Ridge municipal water and sanitary services to Lot A, LMP 4786, a development property in the City of Pitt Meadows.

The Municipal Engineer advised on work done pertaining to neighbourhood feedback on the proposal.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

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

1131 Repeal of Duplicate Policy No. 5.04

Staff report dated April 24, 2017 recommending that Policy No. 5.04, Grants in Aid, be repealed.

The Manager of Legislative Services reviewed the staff report and provided an explanation of the repeal.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 24, 2017.

CARRIED

1132 2017 Tax Rates Bylaws – Maple Ridge Road 13 and Albion Dyking Districts

Staff report dated April 24, 2017 recommending that City of Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7324-2017 and that City of Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7323-2017 be given first, second and third readings.

The Manager of Legislative Services reviewed the staff report and provided clarification on the increases in fees.

The Municipal Engineer advised on the considerations of the City of Maple Ridge in taking over the ownership of the dyking districts.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 24, 2017.

CARRIED

1133 2016 Consolidated Financial Statements

Staff report dated April 24, 2017 recommending that the 2016 Consolidated Financial Statements be accepted.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1134 Maple Ridge 2017-2021 Financial Plan Amending Bylaw

Staff report dated April 24 2017 recommending that Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017 be given first, second and third readings.

The Financial Analyst reviewed the report.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 24, 2017.

CARRIED

1135 Maple Ridge 2017 Property Tax Rates Bylaw

Staff report dated April 24, 2017 recommending that Maple Ridge 2017 Property Tax Rates Bylaw No. 7318-2017 be given first, second and third readings.

The Financial Analyst reviewed the staff report.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1136 Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017

Staff report dated April 24, 2017 recommending that Maple Ridge Recycling Charges Amending Bylaw No. 7319-2017 be given first, second and third readings.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

5. *PARKS, RECREATION & CULTURE*

1151 Leisure Centre Pool Systems Redesign Contract

Staff report dated April 24, 2017 recommending that the Corporate Officer be authorized to execute the Leisure Centre Pool Systems Redesign Contract with Shape Architecture Inc. and that a contingency be established for the project.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

1152 RMSS Operating Agreement

Staff report dated April 24, 2017 recommending that the Corporate Officer be authorized to execute the Ridge Meadows Seniors Society Operating Agreement and the Maple Ridge Senior Activity Centre Facility Lease between the City of Maple Ridge and the Ridge Meadows Seniors Society ("RMSS")

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25, 2017.

CARRIED

5. ***ADMINISTRATION***

1171 **2017 Council Expenses**

Staff report dated April 24, 2017 providing an update on Council expenses to the end of March 2017.

It was moved and seconded

That the staff report be forwarded to the Council Meeting of April 25 2017.

CARRIED

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** – 1:59 p.m.

8. ***COMMUNITY FORUM*** – Nil

T. Shymkiw, Acting Mayor
Presiding Member of the Committee



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** May 9, 2017
FROM: Chief Administrative Officer **MEETING:** Council
SUBJECT: Disbursements for the month ended March 31, 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 March 31, 2017 be received for information only.

GENERAL	\$ 7,241,669
PAYROLL	\$ 2,643,476
PURCHASE CARD	\$ <u>84,194</u>
	\$ <u>9,969,339</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

• Canadian Pacific Railway – Crossing upgrades, contract & repairs	\$	280,828
• Eurovia BC – 203 St road & drainage improvements	\$	531,962
• Fraser Valley Regional Library – 1 st quarter member assessment	\$	679,690
• G.V. Water District – water consumption Nov 30 to Dec 31/16	\$	494,064
• ICBC – Fleet insurance renewal	\$	198,275
• RG Arenas – Ice rental, additional weekend skate & youth skate	\$	151,664
• Ridge Meadows Recycling Society – monthly contract for recycling	\$	203,709

d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

CONCLUSIONS:

The disbursements for the month ended March 31, 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 - MARCH 2017

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
0740396 BC Ltd	Security refund		128,517
Active Network Ltd	Class software maintenance fees		23,319
AIPI Investments	Road dedication		52,155
Baxter, Daniel	Security refund		18,000
BC Hydro	Electricity		127,769
BC SPCA	Contract payment - Feb		29,190
Boileau Electric & Pole Ltd	Maintenance: City Hall	2,681	
	Conduit repairs	1,202	
	Firehalls	1,348	
	Repairs due to MVA	3,465	
	Street lights	2,218	
	Traffic intersection inspections & repairs	10,121	21,035
Bosa Development Corp	Security refund		26,000
CUPE Local 622	Dues - pay periods 17/05 & 17/06		25,353
Canadian Pacific Railway	203 St crossing upgrade	100,264	
	240 St crossing upgrade	102,696	
	Crossing flasher contract	4,968	
	Damaged crossing repairs	292	
	Lorne Ave crossing upgrade	72,581	
	Private road crossing fee	27	280,828
Cel-Com Systems Ltd	Fire Department pagers	23,761	
	Impact earpiece	95	
	Jumper cables for remote operation	683	24,539
Chevron Canada Ltd	Gasoline & diesel fuel		78,123
Cobing Building Solutions	Electrical/Mechanical Maintenance:		
	City Hall	4,605	
	Firehalls	3,203	
	Greg Moore Youth Centre	173	
	Hammond Community Centre	194	
	Haney House	470	
	Library	1,407	
	Leisure Centre	17,726	
	Operations	26,247	
	Randy Herman Building	563	
	RCMP	2,789	
	The Act	16,189	
	Whonnock Community Centre	3,143	76,709
Epic Homes (2012) J.V.	Security refund		75,751
Eurovia British Columbia	203 St road & drainage improvements (Lougheed Hwy to Golden Ears Way)		531,962
Finning International Inc	Grader repairs		22,900
Fortis BC Energy Inc	Alter existing gas services on 203 St to accommodate sewer installation	2,807	
	Extend existing service to remote meter location on 128 Ave	8,901	
	McKenney Creek bypass & reinstatement on 128 Ave	26,968	38,676
FortisBC - Natural Gas	Natural gas		23,727
Fraser City Installations Ltd	Rapid flashing beacons on Dewdney Trunk Road crosswalks		88,072
Fraser Valley Regional Library	1st quarter member assessment		679,690
Fred Surridge Ltd	Waterworks supplies		15,686
Gotraffic Management Inc	Traffic control		35,256
Gr Vanc Sewerage & Drainage	Licence for Maple Ridge residential transfer station	32,000	
	Maple Ridge transfer station waste disposal	109	32,109
Greater Vanc Water District	Barnston pump station	4,916	
	Maple Ridge Main West	67,835	
	Water consumption Nov 30/16 to Dec 31/16	494,064	566,815

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Guillevin International Inc	City Hall exterior security light	385	
	Firefighter equipment	9,456	
	Firefighter protective wear	711	
	Operations electrical supplies	6,534	
	Works yard inventory supplies	<u>1,907</u>	18,993
Hallmark Facility Services Inc	Janitorial services & supplies:		
	City Hall	3,496	
	Firehalls	4,643	
	Library	4,370	
	Operations	4,151	
	Randy Herman Building	4,861	
	RCMP	<u>4,151</u>	25,672
Hetek Solutions Inc	Wireless hydrant pressure recorders		15,459
Hub Fire Engines And Equipment	Fire truck & equipment maintenance		15,421
ICBC - Fleet Insurance	2017 fleet insurance renewal		198,275
Illuminata Marketing Inc	Economic Development branding review		19,425
Industra Construction Corp	McNutt Road reservoir expansion		63,622
Jacks Automotive & Welding	Fire Dept equipment repairs		24,765
Jaymar Enterprises Inc	Security refund		38,821
Kerr Wood Leidal Associates	Integrated stormwater management planning & stream monitoring	23,067	
	Water system assessment & review	<u>865</u>	23,932
Lafarge Canada Inc	Roadworks material		133,269
Manulife Financial	Employer/employee remittance		145,115
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167	
	BC Film Festival sponsorship	5,250	
	Family Day grant	1,000	
	Program revenue Jan & Feb	19,113	
	Theatre rental	<u>4,454</u>	83,984
Maple Ridge Carpet One	Flooring & installation:		
	City Hall	25,740	
	Greg Moore Youth Centre	7,177	
	Library	23,790	
	Randy Herman Building	<u>26,568</u>	83,275
Maridge Properties Ltd	Security refund		20,000
Medical Services Plan	Employee medical & health premiums		41,025
Mikes, Antonin & Lynne	Security refund		15,000
Municipal Pension Plan BC	Employer/employee remittance		691,067
Oakvale Developments Ltd	Security refund		57,252
Open Storage Solutions Inc	Maintenance contract for servers		38,324
Oracle Corporation Canada Inc	Hyperion annual software license & support		17,853
Ranger Construction	Randy Herman Building renovations		16,338
Receiver General For Canada	Employer/Employee remittance PP17/05 & PP17/06		831,391
RG Arenas (Maple Ridge) Ltd	Ice rental Jan & Feb	117,021	
	Late night youth skate	71	
	Additional weekend skate Sep, Nov, Dec, Jan & Feb	<u>34,572</u>	151,664
Ridge Meadows Search & Rescue	2017 service agreement		16,000
Ridge Meadows Recycling Society	Monthly contract for recycling	203,709	
	Chipping program	1,652	
	Weekly recycling	355	
	Litter pickup contract	528	
	Recycling station pickup	308	
	Roadside waste disposal	52	
	Toilet rebate program	<u>242</u>	206,846
	Sanscorp Products Ltd	Roadworks material	
SAP Canada Inc	Enterprise annual software support		20,291
Stantec Consulting Ltd	263 St water pump station upgrade		80,805
Technology Linked Computer Inc	Backup tape library		16,300

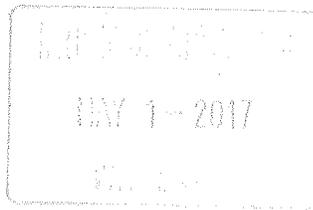
<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Thomas G Andison Law "In Trust"	Security refund		101,884
Triahn Enterprises Ltd	108 Ave watermain & PRV chamber		34,103
Union Of BC Municipalities	2017 UBCM Annual Dues	17,586	
	Commercial Licenses Dec 1/16 - Feb 28/17	<u>13,361</u>	30,947
Villagewalk Homes Ltd	Security refund		125,465
Warrington PCI Management	Advance for Tower common costs plus expenses		<u>95,294</u>
Disbursements In Excess \$15,000			6,552,663
Disbursements Under \$15,000			689,006
Total Payee Disbursements			<u>7,241,669</u>
Payroll	PP17/05, PP17/06 & PP17/07		2,643,476
Purchase Cards - Payment			84,194
Total Disbursements March 2017			<u>9,969,339</u>

800 *Unfinished Business*

801 **Motion by Councillor Speirs**

“That a discussion of Riverview lands be added to a Workshop agenda”

900 *Correspondence*



Mayor Nicole Read
11995 Haney Place
Maple Ridge, BC
V2X 6A9

M&C___ CAO___ GM___
Other_____
Action:_____

April 28, 2017

Her Worship Mayor Read,

The Maple Ridge Amateur Radio Club (MRARC) is seeking a Community Gaming Grant in the amount of \$ 19,990.00 in order to update its radio communications and training equipment to better assist the communities of Maple Ridge, Pitt Meadows, and the Province of British Columbia, in the event of a local emergency or regional disaster as part of its emergency preparedness program.

Amateur Radio in general and MRARC volunteers in particular have an important role to play in the community by providing emergency and back-up communications to government agencies while assisting in the health and welfare of our citizens in reconnecting families, often separated in such events, who are without access to their normal means of contact. MRARC volunteers regularly staff your municipal EOC to help ensure all radio communications equipment is available and operational if needed.

In addition to its emergency preparedness role, the equipment purchased using this grant funding will also be used to improve the clubs capability to support local community organizations with emergency communications at local events such as local community parades, Halloween events, Scout night hikes, Terry Fox Run etc. These events are not normally supported by other public agencies.

The Lottery Grant funds will also allow the club to expand by improving training opportunities for existing and new MRARC members to expand their electronic knowledge and operational skills, to better prepare for any such catastrophic event.

Lottery Grants are often judged and granted based on the support of the local community to an individual program. Your support of the Maple Ridge Amateur Radio Club in its application to Ministry of Community, Sport and Cultural Development, Community Gaming Grants Branch would be greatly appreciated.

901

"Radio Communication is our hobby"

A sample support letter is attached for your consideration. I would on behalf of MRARC, request that it or a similar comment be signed on your current organizations letterhead. If our radio club has assisted your organization in a specific way, please feel free to add this to your comment. Please forward your support letter to the mailing address above for inclusion in our application.

If you would like more information, please contact me at 604-812-6773 or millsfamily@hotmail.ca

Regards

A handwritten signature in black ink, appearing to read "John Mills", written over the printed name.

John Mills, Chair
MRARC Lottery Grant Committee.

YOUR LETTERHEAD

Ministry of Community, Sport and Cultural Development
Community Gaming Grants Branch
PO Box 9892 Stn Prov Govt Victoria, BC
V8W 9T6

Dear Sir;

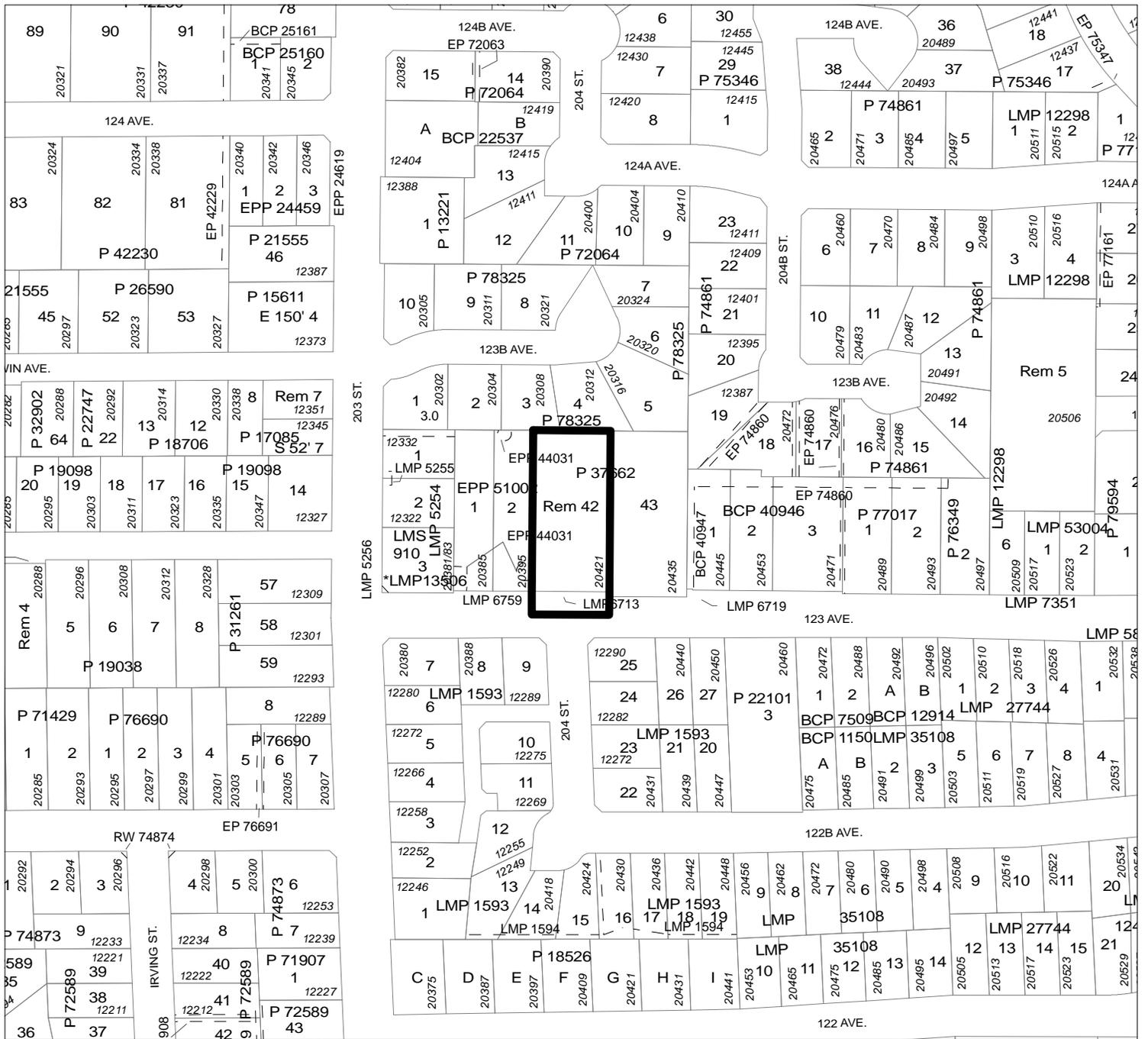
On behalf of the City of Maple Ridge, BC, I strongly support the Maple Ridge Amateur Radio Club in its application for a Community Gaming Grant.

I believe that their proposed upgrade program will enhance and support public safety initiatives, disaster relief and emergency preparedness within our City of Maple Ridge and the Province of British Columbia.

The MRARC has contributed to the enhancement of public safety within our community through its volunteer engagement with many of local organization by providing emergency radio communications at events not directly supported by other public emergency organizations.

Signed.....

1000 Bylaws



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7264-2016

Map No. 1686

From: RS-1 (One Family Urban Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7324-2017

A Bylaw for imposing taxes upon lands in Maple Ridge Road 13 Dyking District

The Municipal Council of the City of Maple Ridge, acting on behalf of the Trustees for Maple Ridge Road 13 Dyking District, enacts as follows:

1. This Bylaw may be cited for all purposes as “Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7324-2017”.
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:
 - (a) a rate of \$0.3639 per \$1000 of assessment of land and improvements in all categories; and
 - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time on the 25th day of April, 2017.

READ a second time on the 25th day of April, 2017.

READ a third time on the 25th day of April, 2017.

RECONSIDERED AND ADOPTED on the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7323-2017

A Bylaw for imposing taxes upon lands in the Albion Dyking District

The Municipal Council of the City of Maple Ridge, acting as Receiver for the Albion Dyking District, enacts as follows:

1. This Bylaw may be cited for all purposes as “Albion Dyking District Tax Rates Bylaw No. 7323-2017”.
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$2.5929 per \$1000 of assessment of land and improvements in all categories
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time on the 25th day of April, 2017.

READ a second time on the 25th day of April, 2017.

READ a third time on the 25th day of April, 2017

RECONSIDERED AND ADOPTED on the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** May 9 , 2017

FROM: Chief Administrative Officer **MEETING:** Council

SUBJECT: Amendment of the 2017-2021 Financial Plan Amending Bylaw

EXECUTIVE SUMMARY:

The 2017-2021 Financial Plan Amending Bylaw, which has been given 1-3 readings at the last Council Meeting, requires an amendment prior to adoption.

The amendment is in the amount we reported for capital work approved in previous years and still in progress. While no projects are being changed in scope, the amount authorized to be spent for work in progress at the end of 2016, should have been reduced by the amount already spent. To illustrate, a \$100,000 project - which at the end of 2016 had costs totaling \$20,000 - would only require authorization to spend an additional \$80,000 in 2017, not the total of \$100,000.

The changes to the Financial Plan Bylaw are shown in Appendix A.

RECOMMENDATION(S):

That Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317 – 2017, as amended, be adopted.

"Original signed by C.K. Lee"

Prepared by: C.K. Lee, Financial Analyst

"Original signed by Trevor Thompson"

Approved by: Trevor Thompson, Manager of Financial Planning

"Original signed by Trevor Thompson"

Approved by: Paul Gill, General Manager, Corporate and Financial Services

"Original signed by E.C. Swabey"

Approved by: E.C. Swabey
Chief Administrative Officer

Appendix A

Corrections to the Consolidated Financial Plan (\$ in thousands)

	2017 Original	2017 Corrected	Difference
REVENUES			
Revenues			
Development Fees			
Developer Contributed Assets	20,000	20,000	-
Developer Cost Charges	44,791	37,318	(7,473)
Parkland Acquisition	412	405	(7)
Contributions from Others	2,379	2,379	-
Development Fees Total	67,582	60,102	(7,480)
Property Taxes	78,613	78,613	-
Parcel Charges	3,012	3,012	-
Fees & Charges	40,290	40,290	-
Interest	1,898	1,898	-
Grants (Other Govts)	8,518	8,237	(281)
Property Sales	1,500	1,500	-
Total Revenues	201,413	193,652	(7,761)
EXPENDITURES			
Operating Expenditures			
Interest Payments on Debt	2,006	2,006	-
Amortization Expense	19,780	19,780	-
Other Expenditures	111,180	111,180	-
Total Expenditures	132,966	132,966	-
ANNUAL SURPLUS	68,447	60,686	(7,761)
Add Back: Amortization Expense (Surplus)	19,780	19,780	-
Less: Capital Expenditures	125,897	112,221	(13,676)
Less: Developer Contributed Capital	20,000	20,000	-
CHANGE IN FINANCIAL POSITION	(57,670)	(51,755)	5,915
OTHER REVENUES			
Add: Borrowing Proceeds	13,046	13,046	-
OTHER EXPENDITURES			
Less: Principal Payments on Debt	3,705	3,705	-
TOTAL REVENUES LESS EXPENDITURES	(48,329)	(42,414)	5,915
INTERNAL TRANSFERS			
Transfer from Reserve Funds			
Capital Works Reserve	13,739	12,194	(1,545)
Equipment Replacement Reserve	7,505	7,505	-
Fire Department Capital Reserve	2,821	2,770	(51)
Transfer from Reserve Fund Total	24,065	22,469	(1,596)
Less :Transfer to Reserve Funds			
Capital Works Reserve	1,919	1,919	-
Equipment Replacement Reserve	2,761	2,761	-
Fire Dept. Capital Acquisition	784	784	-
Land Reserve	5	5	-
Sanitary Sewer Reserve	30	30	-
Total Transfer to Reserve Funds	5,499	5,499	-
Transfer from (to) Own Reserves	30,699	26,380	(4,319)
Transfer from (to) Surplus	(936)	(936)	-
Transfer from (to) Surplus & own Reserves	29,763	25,444	(4,319)
TOTAL INTERNAL TRANSFERS	48,329	42,414	(5,915)
BALANCED BUDGET	-	-	-

CITY OF MAPLE RIDGE

BYLAW NO. 7317-2017

A bylaw to amend Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016

WHEREAS, through a public process in an open meeting the business and financial plans were presented;

AND WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as “Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017”.
2. Statement 1, Statement 2 and Statement 3 attached to and forming part of Maple Ridge 2017-2021 Financial Plan Bylaw 7300-2016 are deleted in their entirety and replaced by Statement 1, Statement 2 and Statement 3 attached and forming part of Maple Ridge 2017-2021 Financial Plan Amending Bylaw No. 7317-2017.

READ a first time the 25th day of April, 2017.

READ a second time the 25th day of April, 2017.

READ a third time the 25th day of April, 2017.

PUBLIC CONSULTATION completed on the day of , 2017.

ADOPTED the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

Statement 1

Consolidated Financial Plan 2017-2021 (in \$ thousands)

	2017	2018	2019	2020	2021
REVENUES					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	37,318	1,189	5,703	8,906	7,447
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	405	200	200	200	200
Contributions from Others	2,379	1,338	1,307	1,329	1,321
Development Fees Total	60,102	22,727	27,210	30,435	28,968
Property Taxes	78,613	82,646	86,855	91,287	95,955
Parcel Charges	3,012	3,085	3,181	3,282	3,385
Fees & Charges	40,290	41,851	43,471	45,056	46,727
Interest	1,898	1,913	1,928	1,943	1,958
Grants (Other Govts)	8,237	5,669	3,709	4,168	4,379
Property Sales	1,500	1,500	1,500	1,500	1,000
Total Revenues	193,652	159,391	167,854	177,671	182,372
EXPENDITURES					
Operating Expenditures					
Interest Payments on Debt	2,006	1,940	1,815	1,687	1,554
Amortization Expense	19,780	19,780	19,780	19,780	19,780
Other Expenditures	111,180	106,341	109,958	113,625	117,380
Total Expenditures	132,966	128,061	131,553	135,092	138,714
ANNUAL SURPLUS	60,686	31,330	36,301	42,579	43,658
Add Back: Amortization Expense (Surplus)	19,780	19,780	19,780	19,780	19,780
Less: Capital Expenditures	112,221	29,701	24,659	26,320	23,530
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
CHANGE IN FINANCIAL POSITION	(51,755)	1,409	11,422	16,039	19,908
OTHER REVENUES					
Add: Borrowing Proceeds	13,046	7,000	-	-	-
OTHER EXPENDITURES					
Less: Principal Payments on Debt	3,705	3,723	3,804	3,886	3,973
TOTAL REVENUES LESS EXPENDITURES	(42,414)	4,686	7,618	12,153	15,935
INTERNAL TRANSFERS					
Transfer from Reserve Funds					
Capital Works Reserve	12,194	150	150	150	150
Equipment Replacement Reserve	7,505	3,921	2,307	1,671	1,603
Fire Department Capital Reserve	2,770	-	-	-	-
Land Reserve	-	-	-	-	-
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Transfer from Reserve Fund Total	22,469	4,071	2,457	1,821	1,753
Less :Transfer to Reserve Funds					
Capital Works Reserve	1,919	3,369	3,808	2,797	3,632
Equipment Replacement Reserve	2,761	2,894	3,029	3,193	3,359
Fire Dept. Capital Acquisition	784	863	993	1,129	1,269
Land Reserve	5	5	5	5	5
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	30	30	30	30	30
Total Transfer to Reserve Funds	5,499	7,161	7,865	7,154	8,295
Transfer from (to) Own Reserves	26,380	(343)	(865)	(1,393)	(1,200)
Transfer from (to) Surplus	(936)	(1,253)	(1,345)	(5,427)	(8,193)
Transfer from (to) Surplus & own Reserves	25,444	(1,596)	(2,210)	(6,820)	(9,393)
TOTAL INTERNAL TRANSFERS	42,414	(4,686)	(7,618)	(12,153)	(15,935)
BALANCED BUDGET	-	-	-	-	-

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

Revenue Proportions	2017		2018		2019		2020		2021	
	\$ ('000s)	%								
Revenues										
Property Taxes	78,613	38.0	82,646	49.7	86,855	51.7	91,287	51.4	95,955	52.6
Parcel Charges	3,012	1.5	3,085	1.9	3,181	1.9	3,282	1.8	3,385	1.9
Fees & Charges	40,290	19.5	41,851	25.2	43,471	25.9	45,056	25.4	46,727	25.6
Borrowing Proceeds	13,046	6.3	7,000	4.2	-	-	-	-	-	-
Other Sources	71,737	34.7	31,809	19.1	34,347	20.5	38,046	21.4	36,305	19.9
Total Revenues	206,698	100	166,391	100	167,854	100	177,671	100	182,372	100
Other Sources include:										
Development Fees Total	60,102	29.1	22,727	13.7	27,210	16.2	30,435	17.1	28,968	15.9
Interest	1,898	0.9	1,913	1.1	1,928	1.1	1,943	1.1	1,958	1.1
Grants (Other Govts)	8,237	4.0	5,669	3.4	3,709	2.2	4,168	2.3	4,379	2.4
Property Sales	1,500	0.7	1,500	0.9	1,500	0.9	1,500	0.8	1,000	0.5
	71,737	34.7	31,809	19.1	34,347	20.5	38,046	21.4	36,305	19.9

OBJECTIVES & POLICIES

Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2017	2018	2019	2020	2021
General Purpose	1.90%	1.90%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.70%	0.70%	0.70%	0.70%
Parks & Recreation	0.25%	0.25%	0.25%	0.25%	0.25%
Drainage	0.30%	0.30%	0.30%	0.30%	0.30%
Total Property Tax Increase	3.15%	3.15%	3.25%	3.25%	3.25%

Additional information on the tax increases and the cost drivers can be found in the 2017-2021 Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies which were adopted in 2004.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

Statement 2 (cont.)

Revenue and Property Tax Policy Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. Recent fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC), recommended no more frequently than every five years, was completed in 2008. Minor DCC amendments are done more frequently. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report.

Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value		Tax Rate	Multiple
	('000s)		('000s)		(\$/1000)	(Rate/Res.Rate)
1 Residential	59,827	78.4%	17,905,528	92.6%	3.3412	1.0
2 Utility	570	0.8%	14,247	0.1%	40.0000	12.0
4 Major Industry	610	0.8%	23,311	0.1%	26.1634	7.8
5 Light Industry	2,852	3.7%	260,886	1.4%	10.9322	3.3
6 Business/Other	12,256	16.1%	1,121,144	5.8%	10.9322	3.3
8 Rec./ Non-Profit	47	0.1%	3,484	0.0%	13.5955	4.1
9 Farm	158	0.2%	4,643	0.0%	34.0412	10.2
Total	<u>76,320</u>	<u>100%</u>	<u>19,333,243</u>	<u>100%</u>		

Statement 2 (cont.)

Revenue and Property Tax Policy Disclosure

PROPERTY TAX DISCLOSURE

Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Tax rates are reduced to negate the market increases. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

A review was done on the Major Industry Class rates and the recommendation from the Audit and Finance Committee and Council was a 5% property tax reduction in both 2009 and 2010 to support additional investments in the subject property and to keep rates competitive. In 2014 and 2015, property taxes charged to major industrial class properties were reduced by \$70,000 in each year.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

Employment Land Investment Incentive Program

The Employment Land Investment Incentive Program is designed to encourage job creation by supporting private investment in buildings and infrastructure on identified "employment lands".

More information on this tax exemption can be found on our website.

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2035 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2022 through 2035. Projects in these years typically exceed likely funding available.

Capital Works Program for 2022 – 2035

(in \$ thousands)

Capital Works Program	340,303
------------------------------	----------------

Source of Funding

Development Fees

Development Cost Charges	152,807
--------------------------	---------

Parkland Acquisition Reserve	-
------------------------------	---

Contribution from Others	3,304
--------------------------	-------

	156,111
--	---------

Borrowing Proceeds	-
--------------------	---

Grants	40,130
--------	--------

Transfer from Reserve Funds	18,675
-----------------------------	--------

Revenue Funds	125,386
---------------	---------

	184,192
--	---------

	340,303
--	---------

City of Maple Ridge
Schedule 'A' to Bylaw No. 7318-2017
 Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A General Municipal	3.2643	39.0792	25.5611	10.6805	10.6805	13.2826	33.2576
B Drainage Improvements Levy	0.0435	0.5205	0.3405	0.1423	0.1423	0.1769	0.4430
C Park & Recreation Improvements Levy	0.0334	0.4003	0.2618	0.1094	0.1094	0.1360	0.3406
Total	3.3412	40.0000	26.1634	10.9322	10.9322	13.5955	34.0412

City of Maple Ridge
Schedule 'B' to Bylaw No. 7318-2017
 Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A Greater Vancouver Regional District	0.0414	0.1449	0.1408	0.1408	0.1014	0.0414	0.0414

City of Maple Ridge
Maple Ridge Recycling Charges Bylaw No. 4655-1992

SCHEDULE "B"
Recycling Charges (Annual Rates)

<u>Recycling Charge</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
A. Single Family Residential					
(1) Per Taxable Property	\$35.18	\$35.77	\$36.75	\$37.76	\$38.80
B. Multi-Family Residential					
(1) Where individual curbside collection is provided or no collection is available:					
Per Taxable Property	\$35.18	\$35.77	\$36.75	\$37.76	\$38.80
(2) Where centralized collection is provided the Recycling Charge is included in the Curbside Collection Charge:					
Per Taxable Property	Not Applicable				
C. Industrial, Commercial, Institutional					
(1) Per Taxable Property	\$35.18	\$35.77	\$36.75	\$37.76	\$38.80
 <u>Curbside Collection Charge</u>					
A. Single Family Residential					
(1) Per Dwelling Unit	\$36.19	\$36.80	\$37.81	\$38.85	\$39.92
B. Multi-Family Residential					
(1) Where individual curbside collection is provided:					
Per Dwelling Unit	\$36.19	\$36.80	\$37.81	\$38.85	\$39.92
(2) Where centralized collection is provided:					
Per Dwelling Unit	\$35.94	\$36.54	\$37.55	\$38.58	\$39.64

1100 *Reports and Recommendations*

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7315-2017
20383 Ospring Street

MEETING DATE: May 9, 2017
FILE NO: 2017-074-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision. To proceed further with this application additional information is required as outlined below. As this application proposes to create fewer than 3 single family lots, it is exempt from the requirements under the Community Amenity Contribution Policy 6.31.

Under the recently adopted Hammond Area Plan, the subject property is designated as Single Family and Compact Residential. This designation aligns with a number of zones, including the proposed R-1 Residential District Zone. As this application conforms with the Official Community Plan, this application is supportable.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7315-2017 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: Rhlddm Development Ltd.
Owner: Rhlddm Development Ltd

Legal Description: Lot: A, D.L.: 279, Plan: NWP8878

OCP:
Existing: SFCR (Single-Family & Compact Residential)
Proposed: SFCR (Single-Family & Compact Residential)

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

Surrounding Uses:

North:	Use:	Railway
	Zone:	Multiple Zones
	Designation:	Multiple Designations
South:	Use:	Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	SFCR (Single-Family & Compact Residential)
East:	Use:	Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	SFCR (Single-Family & Compact Residential)
West:	Use:	Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	SFCR (Single-Family & Compact Residential)

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family
Site Area:	891 m ²
Access:	Ospring Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is a vacant lot in Lower Hammond, adjacent to the railway tracks that separate Upper and Lower Hammond.

c) Project Description:

This application will utilize the improved development options in the recently adopted Hammond Area Plan to rezone the property to R-1 Residential District. The property has sufficient lot area for this purpose.

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 currently designated Single Family & Compact Residential). This designation is consistent with the proposed R-1 Residential District Zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 20383 Ospring Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a 2 lot subdivision. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Considerations:

The site is designated 8% within floodplain. Therefore a floodplain restrictive covenant will be required for the new lots. As the site abuts the CPR rail lines, any future home must be built to a higher acoustic protection level and a restrictive covenant registering this information on title will be required at the building permit stage. It should also be noted that the site may have archeological significance. To address these latter two issues, referrals will be made to the CPR and to Katzie First Nations prior to second reading.

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;

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.

In a preliminary review, the Engineering Department indicates that lane dedication will be required to bring the existing lane up to municipal standards. This measure will affect lot depth. The Approving Officer concludes that a development variance permit, if required, may be supportable for this purpose. This application has not been reviewed further by the Engineering Department; 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. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Development Variance Permit (Schedule E);
4. A Natural Features Development Permit Application (Schedule G); and
5. A Subdivision Application.

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

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, M.A., MCIP, RPP
Planner

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

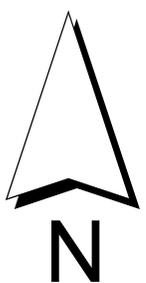
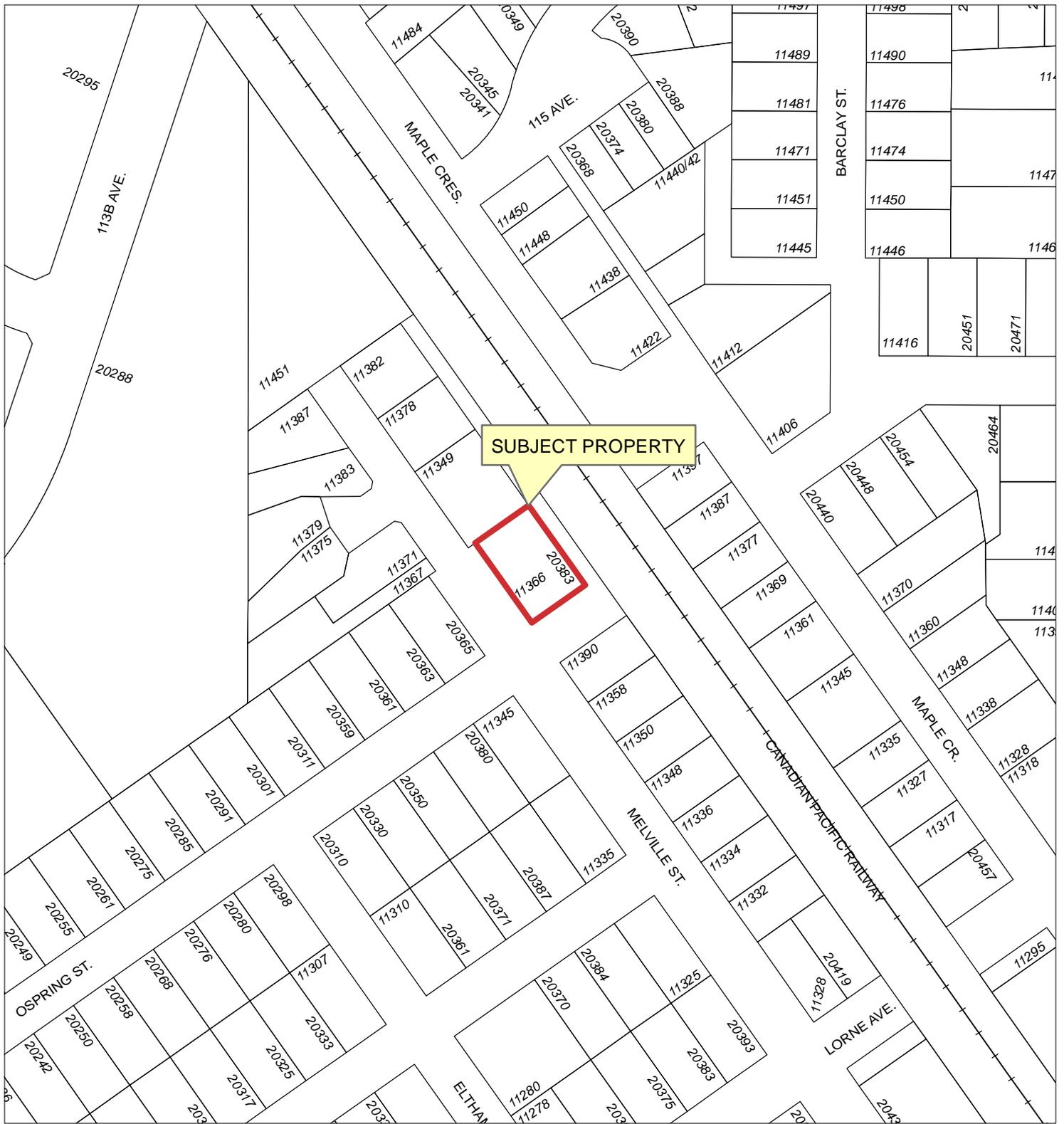
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

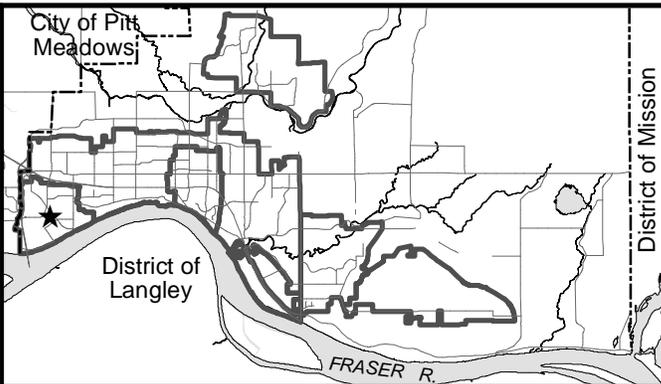
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7315-2017
- Appendix D – Proposed Site Plan



Scale: 1:2,000



20383 OSPRING STREET

PLANNING DEPARTMENT



mapleridge.ca

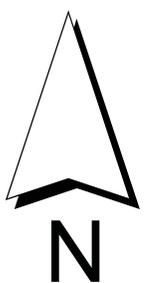
FILE: 2017-074-RZ

DATE: Mar 7, 2017

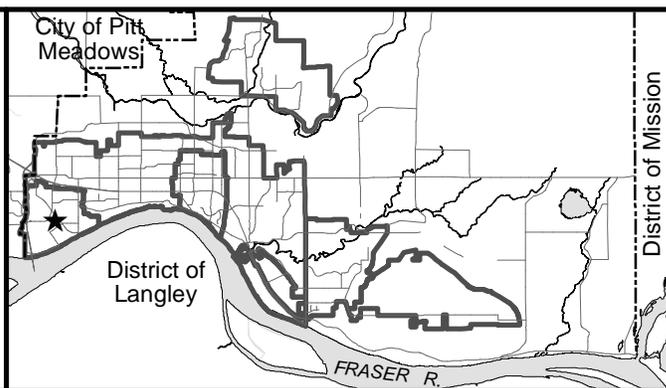
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



20383 OSPRING STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-074-RZ
DATE: Mar 7, 2017

BY: PC



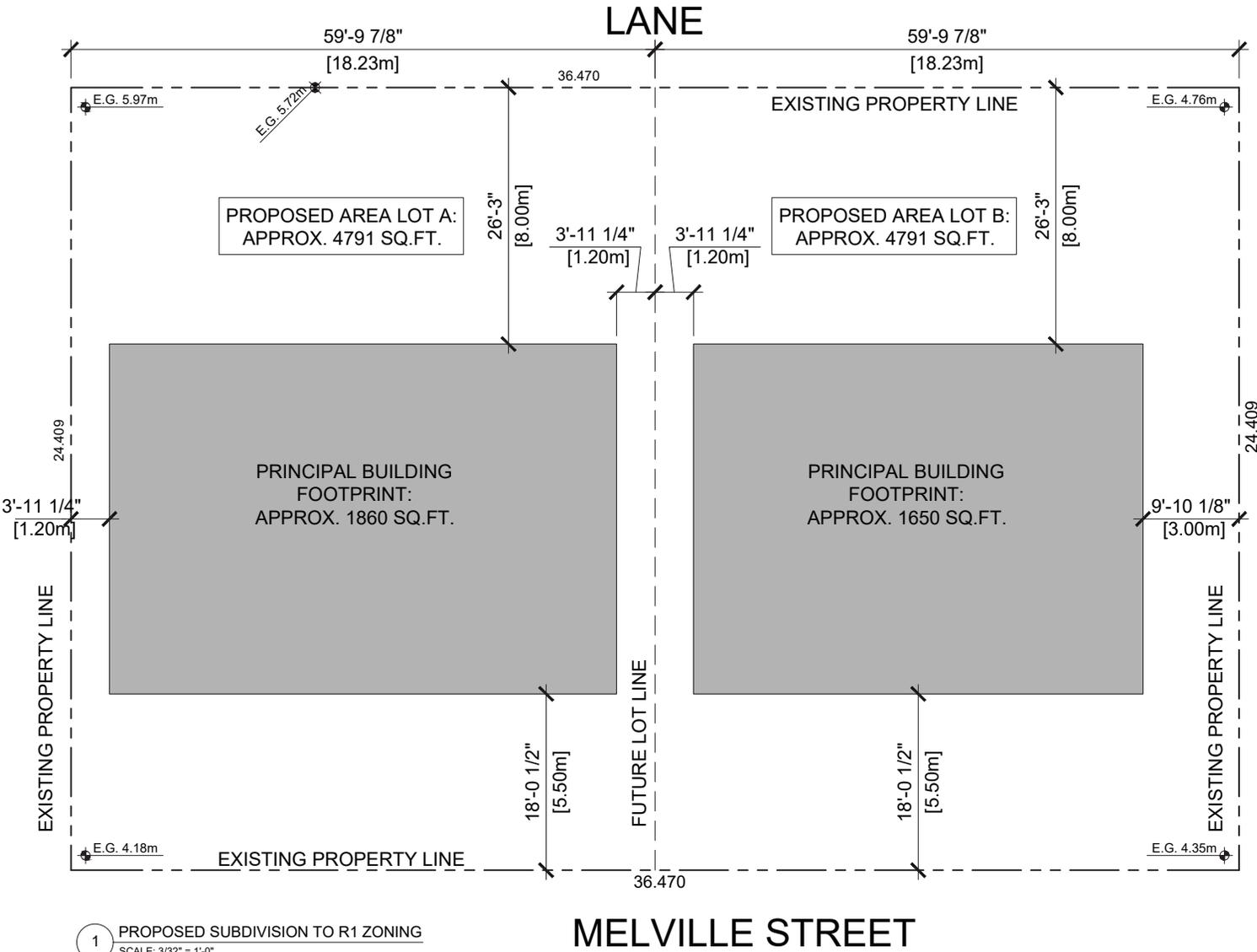
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7315-2017
 Map No. 1707
 From: RS-1 (One Family Urban Residential)
 To: R-1 (Residential District)



SCALE 1:2,000

APPENDIX D



1 PROPOSED SUBDIVISION TO R1 ZONING
SCALE: 3/32" = 1'-0"

OSPRING STREET



LEGEND:
E.G. 100.00m EXISTING GRADE
F.G. 100.00m FINISHED GRADE

Copyright Notice
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Written dimensions shall have precedence over scaled dimensions. It is the responsibility of the owner or contractor to notify the designer in the event of discrepancies. The contractor shall contact the designer in all matters requiring interpretation of this drawing.

PROJECT NAME:	PROPOSED SINGLE LOT SUBDIVISION INTO TWO R-1 LOTS
ADDRESS:	20383 OSPRING STREET
DRAWING TITLE:	BARJAKTAROVIC - SUBDIVISION
DRAWN BY:	AQ
SCALE:	AS NOTED
DATE:	APRIL 2017
DWG. NO.:	A1
ISSUE NO.	1
DATE	APRIL 13, 2017
ISSUE / REVISION	
ISSUED SUBDIVISION SERVICE	
ISSUED SURVEYING DEPT.	

QUINONES DESIGN
(p) 778.891.2326
(e) adam_quinones@hotmail.com

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7326-2017

MEETING DATE: May 9, 2017
FILE NO: 2016-008-RZ
MEETING: Council

Second Reading
Zone Amending Bylaw No. 7218-2016
Zone Amending Bylaw No. 7219-2016

11016, 11032, and 11038 240 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11016, 11032 and 11038 240 Street from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) and RM-1 (Townhouse Residential), to permit a future subdivision of approximately 8 single family lots and a 15 unit townhouse development. Council granted first reading to the Zone Amending Bylaw No. 7218-2016 and 7219-2016 on April 12, 2016.

This application requires an amendment to the Official Community Plan (OCP) to re-designate the land use from *Low/Medium Density Residential and Conservation* to *Medium Density Residential and Conservation*. An amendment to the OCP is also required to amend the *Conservation* boundary.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit and \$5,100.00 per single family lot, for an estimated amount of \$102,300.00. Furthermore the subject properties are within Albion Area Plan and the applicant is requesting to apply the Density bonus for all dwellings, for an additional estimated amount of \$71,300.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7326-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7326-2017 be given first and second readings and be forwarded to Public Hearing;
- 3) That Zone Amending Bylaw No. 7218-2016 be given second reading, and be forwarded to Public Hearing;

- 4) That Zone Amending Bylaw 7219-2016 be given second reading, and be forwarded to Public Hearing;
- 5) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Schedule "C" for conservation areas
 - iii) Road dedication on 240 Street and 110 Avenue, as required;
 - iv) Park dedication as required, including the possibility of construction of walkways, and multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Tree Protection;
 - x) Registration of a Restrictive Covenant for Stormwater Management;
 - xi) Removal of existing buildings;
 - xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - xiii) That a voluntary contribution, in the amount of \$4,100.00 per townhouse dwelling unit and \$5,100.00 per single family lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
 - xiv) That a contribution in the amount of \$3,100.00 per multifamily unit and Single Family dwelling be paid for obtaining a higher density with regard to the Density Bonus framework established in the Albion Area Plan, estimated to be \$71,300.00.

DISCUSSION:

1) Background Context:

Applicant: Greenwood Properties Ltd.

Legal Description:	Lot 5, Section 10, Township 12, New Westminster Plan 17613 South Half Lot 4, Section 10, Township 12, New Westminster Plan 17613 North Half Lot 4, Section 10, Township 12, New Westminster Plan 17613
OCP:	
Existing:	Low/Medium Density Residential and Conservation
Proposed:	Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-3 (Special Amenity Residential District), and RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Low/Medium Density Residential and Conservation
South:	Use: Single Family Residential Zone: R-3 (Special Amenity Residential District) Designation: Low/Medium Density Residential
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Low/Medium Density Residential and Conservation
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
Existing Use of Property:	Single Family Residential
Site Area:	0.808 ha. in total (2 acres)
Access:	lane access off of 110 Avenue
Servicing requirement:	Urban Standard

2) Background:

The subject properties, located at 11016, 11032, and 11038 240 Street, are approximately 2 acres in total. The properties are generally flat, and are currently bounded by a single family residential property to the north, east, and south, with 240 Street to the west and 110 Avenue to the south. Seigel Creek is located on the adjacent site to the east, and protection and enhancement of the environmentally sensitive areas around the creek are therefore required on the subject properties. (See Appendices A and B).

3) Project Description:

The current application proposes to rezone the three subject properties from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) and RM-1 (Townhouse Residential), to permit future subdivision into 8 R-3 zoned single family lots, not less than 285.93 m², and a 15 unit townhouse development. Access for all lots is proposed to be from a new lane created off of 110 Avenue. No driveway accesses are permitted on to 240 Street as it is an arterial road where alternative access (i.e. a new lane) is available. The lane access is proposed to be a 9m thoroughfare from 110 Avenue into the townhouse site, to comply with the Building Code and Fire Code requirements for direct Fire Department vehicle access.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the Albion Area Plan boundary and are currently *designated Low/Medium Density Residential and Conservation*, allowing for One Family Urban Residential zones such as RS-1 (One Family Urban Residential), RS-1b (One Family Urban (Medium Density) Residential), R-1 (Residential District) and the Duplex zone RT-1. For the proposed development, an OCP amendment is required to re-designate the subject properties to *Medium Density Residential* and amend the *Conservation* area to allow the proposed R-3 (Special Amenity Residential District) and RM-1 (Townhouse Residential) zoning. Areas will be dedicated and covenanted as compensation for the required setback from Siegel Creek. The proposed OCP amendment can be supported because the properties are located on 240 Street which is identified as a Major Corridor. The area is under development with higher density proposals; properties further to the north and north-east, along the corner of 112th and 240 Street, are developing into multi family RM-1 townhouse sites, and properties to the south are already developed into single family R-3 lots. The proposed density is therefore consistent with the surrounding developing neighbourhood.

The applicant also intends to take advantage of the Albion Area Plan Community Amenity Program, increasing the floor space ratio from 0.6 to 0.75 within the proposed RM-1 (Townhouse Residential) portion of the development, as well as for the R-3 zoned Single Family lots on 240 Street. Policy 10-6 outlines the parameters for allowing an amenity contribution through a Density Bonus in the Albion Area Plan and will apply to the density bonus proposed for both the R-3 and RM-1 zoned portions of the site. Furthermore, policy 10-7 allows for a CAC to be charged on the R-3 zoned lots due to the OCP amendment application.

'10-6 Where a Density Bonus option is utilized in a multi-family development and the base density is exceeded, an Amenity Contribution is to be applied to all the dwelling units on the site'

'10-7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted'

Community Amenity Contribution Program:

On April 11, 2016, Council adopted the Community Amenity Contribution Program (CAC) policy, which permits amenity contributions for residential development throughout most of Maple Ridge, including the Albion Area. The CAC contribution rate is \$5,100.00 per single family lot created and \$4,100.00 per townhouse dwelling unit, for a total estimated contribution of \$102,300.00.

The **Albion Area Plan Community Amenity Contribution Program** will result in an additional density bonus contribution of \$3,100.00 density bonus rate for the 23 dwellings proposed, for a total estimated contribution of \$71,300.00.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District), and RM-1 (Townhouse Residential) to permit future subdivision into 8 single family lots, not less than 285.93 m², and a 15 unit townhouse development. Two separate Zone Amending Bylaws are being proposed, Bylaw # 7219-2016 for 8 R-3 zoned lots and Bylaw # 7218-2016 for 15 RM-1 zoned townhouses. Two separate zoning bylaws

will provide greater flexibility for the applicant in moving forward with one or both of the uses of the project.

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

The proposed single family lots will provide for double car garages, with the exception of lots 1 and 2 which will have double parking pads on site, to accommodate the required of two parking spaces on site. The townhouse development will consist of eight double car- and seven tandem parking garages, plus 3 visitor parking spots, which is in compliance with the *Off Street Parking and Loading Bylaw*.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix E):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, section 602 RM-1 Townhouse Residential District*, to reduce:
 - A. the height restrictions for buildings from 11m to 11.3m;
 - B. the front setback from 7.5m to 6m; and
 - C. the rear setback from 7.5m to 7.05m.

The requested variances will be the subject of a future Council report.

v) **Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required for the townhouse development, 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 8.8 of the OCP, an Intensive Residential Development Permit application is required for the single family lots, to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

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

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

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

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

vi) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on January 11, 2017. (see Appendices E, F and G)

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution:

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

01. *Provide 8 inch pipe for culvert instead of 6 inch.*
02. *Provide planting instead of sod on slope of the bio-swale.*
03. *Consider extending bio-swale to 240th Street along the single family residential.*
04. *Consider linking the trail to the mailbox area.*
05. *Provide a barrier between visitor-parking and play area.*
06. *Provide feature paving at pathway entrances between the buildings.*
07. *Show location of fire hydrants.*
08. *Ensure utilities located onsite are properly landscaped and screened.*
09. *Provide minimum 8 x 8 posts instead of 6 x 6 for the public pergola.*
10. *Provide different surface texture at the lane entry between building 1 and 3.*
11. *Provide hardie siding in lieu of vinyl.*
12. *Consider maintaining a strong brick base at the corner to delineate a façade.*
13. *Consider more residential scale bollard.*
14. *Provide a covered landscape structure or treatment for mailbox area.*
15. *Match material and style between the developments for the fences and arbors.*
16. *Specify material for arbors and pergola.*
17. *Provide detail for garbage and barbeque area.*
18. *Provide more details in regards to the location of the garden shed shown on landscape details.*

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

vii) **Development Information Meeting:**

A Development Information Meeting was held at Thomas Haney Secondary on February 9, 2017. Two people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- 'No parking on 240 Street or 110 Avenue since it is already hard to get out of street'

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

- The applicant is providing off street parking spots in accordance with the *Off Street Parking and Loading Bylaw*. For this application, there will be no parking spots added on 240 Street or 110 Avenue.

viii) Parkland Requirement:

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

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

5) Environmental Implications:

It has been determined that a 30m setback is required from top of bank next to Siegel Creek. Given the limited area at the site, a reduced setback has been negotiated to accommodate a suitable development and environmental enhancement. Compensation proposed is in line with past practices and consists of watercourse area enhancement, protection and park dedication.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was emailed to School District No. 42 and no feedback has been provided yet. The subject properties are within Albion Area, in which a new school site has been allocated.

7) Intergovernmental Issues:

Local Government Act:

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7326-2017, that second reading be given to Zone Amending Bylaw No. 7218-2016 and 7219-2016, and that application 2016-008-RZ be forwarded to Public Hearing.

“Original signed by Therese Melser”

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

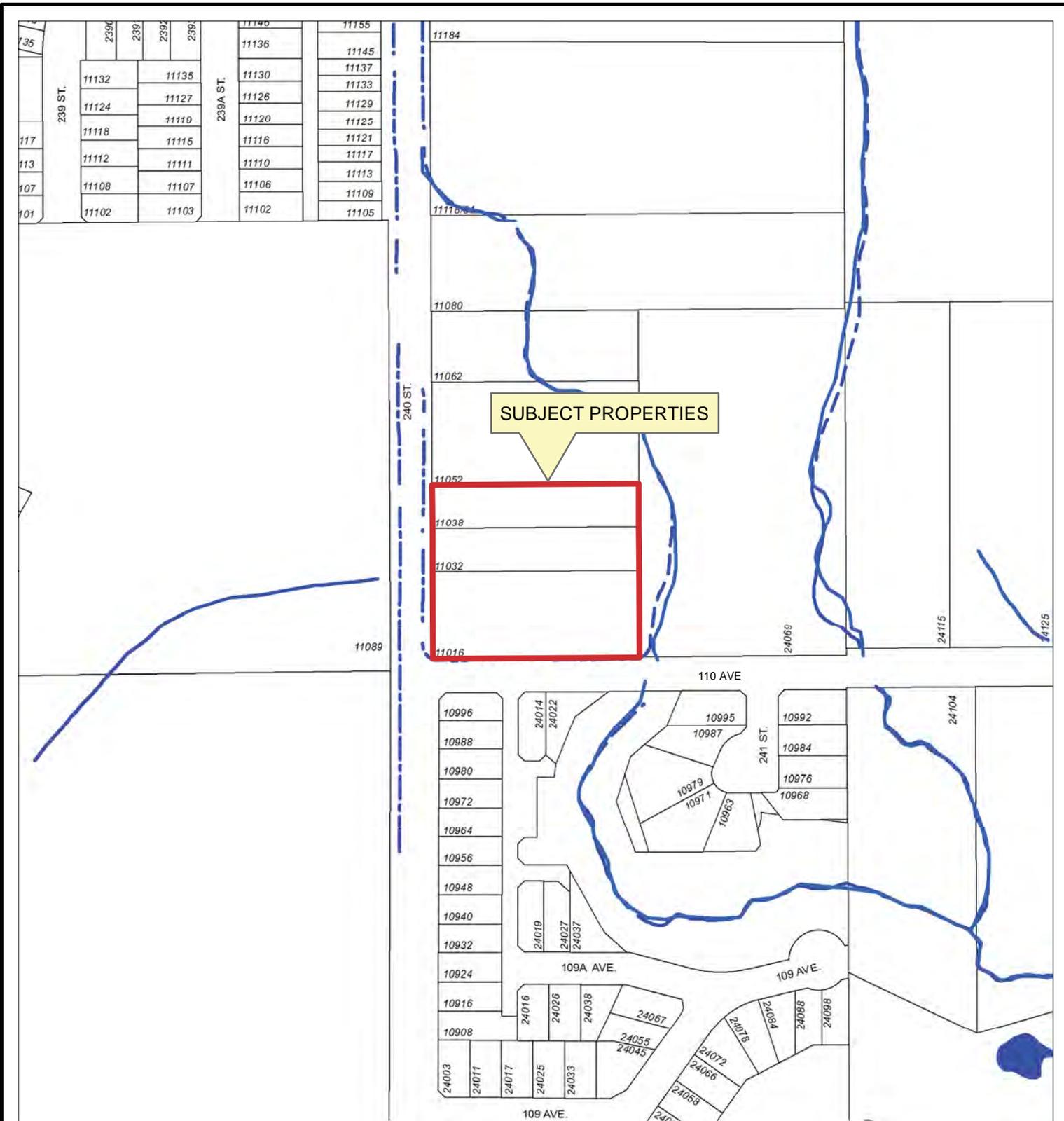
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

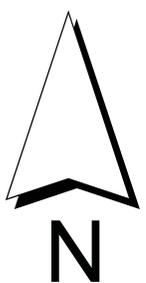
- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7326-2017
- Appendix D – Zone Amending Bylaw No. 7218-2016 and 7219-2016
- Appendix E – Site Plan
- Appendix F – Building Elevation Plans
- Appendix G – Landscape Plan



SUBJECT PROPERTIES

Legend

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



Scale: 1:2,500

11016/32/38 240 STREET

PLANNING DEPARTMENT

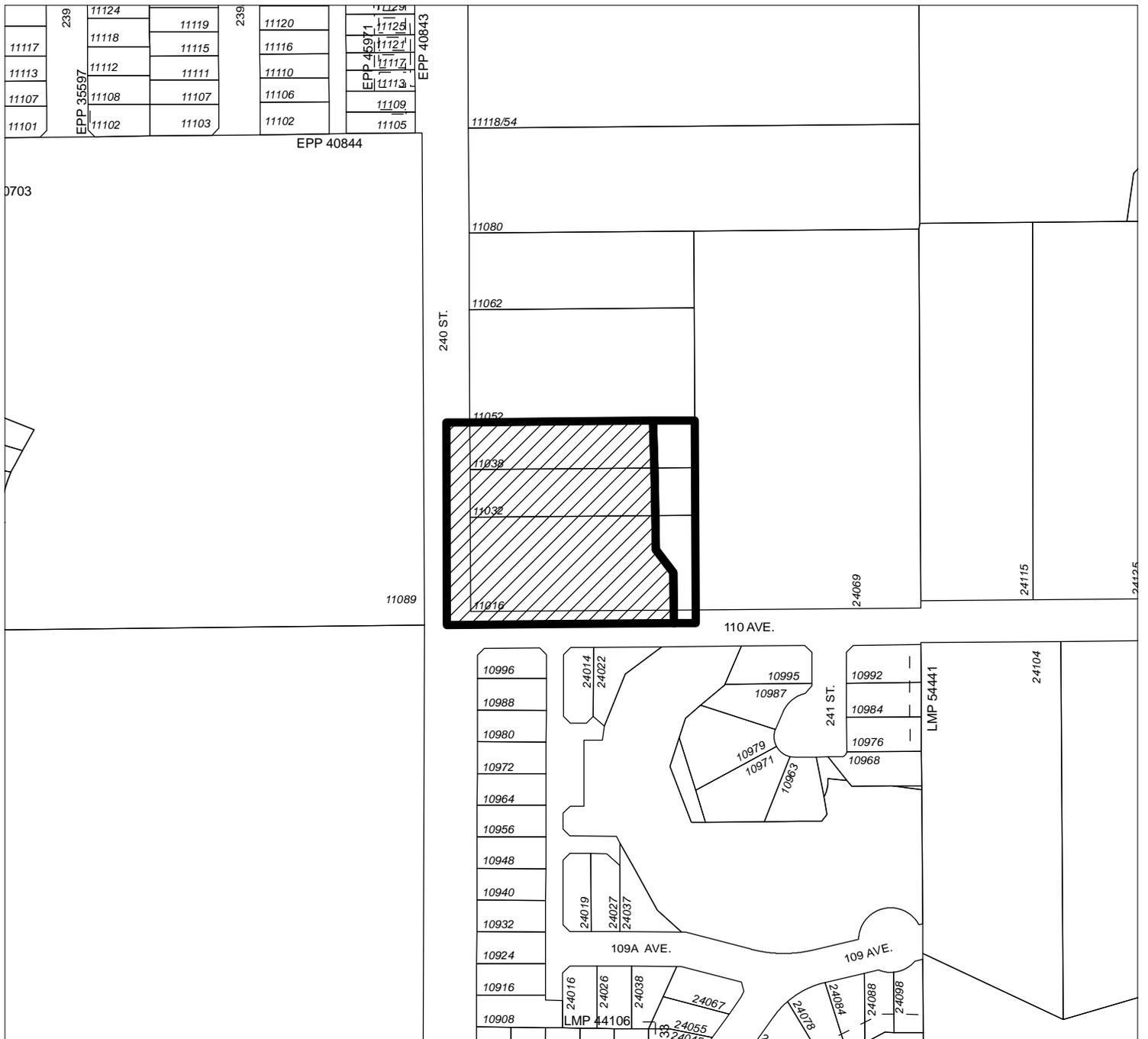


mapleridge.ca

FILE: 2016-008-RZ

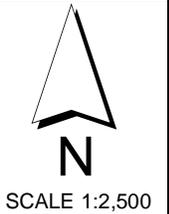
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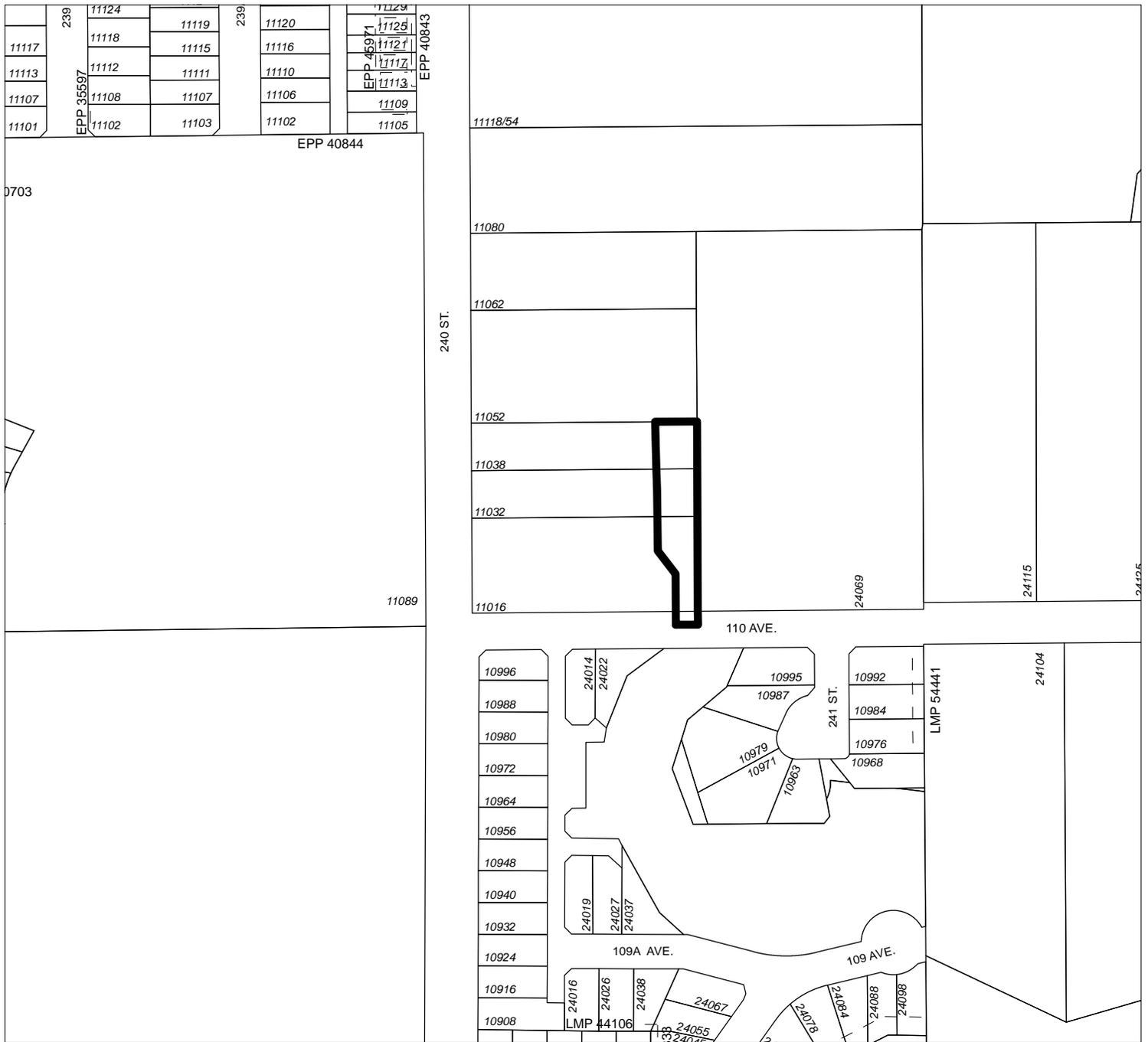
BY: PC



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7326-2017
 Map No. 939
 Purpose: To Amend Albion Area Plan Schedule 1
 From: Low/Medium Density Residential
 To:  Conservation
  Medium Density Residential





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

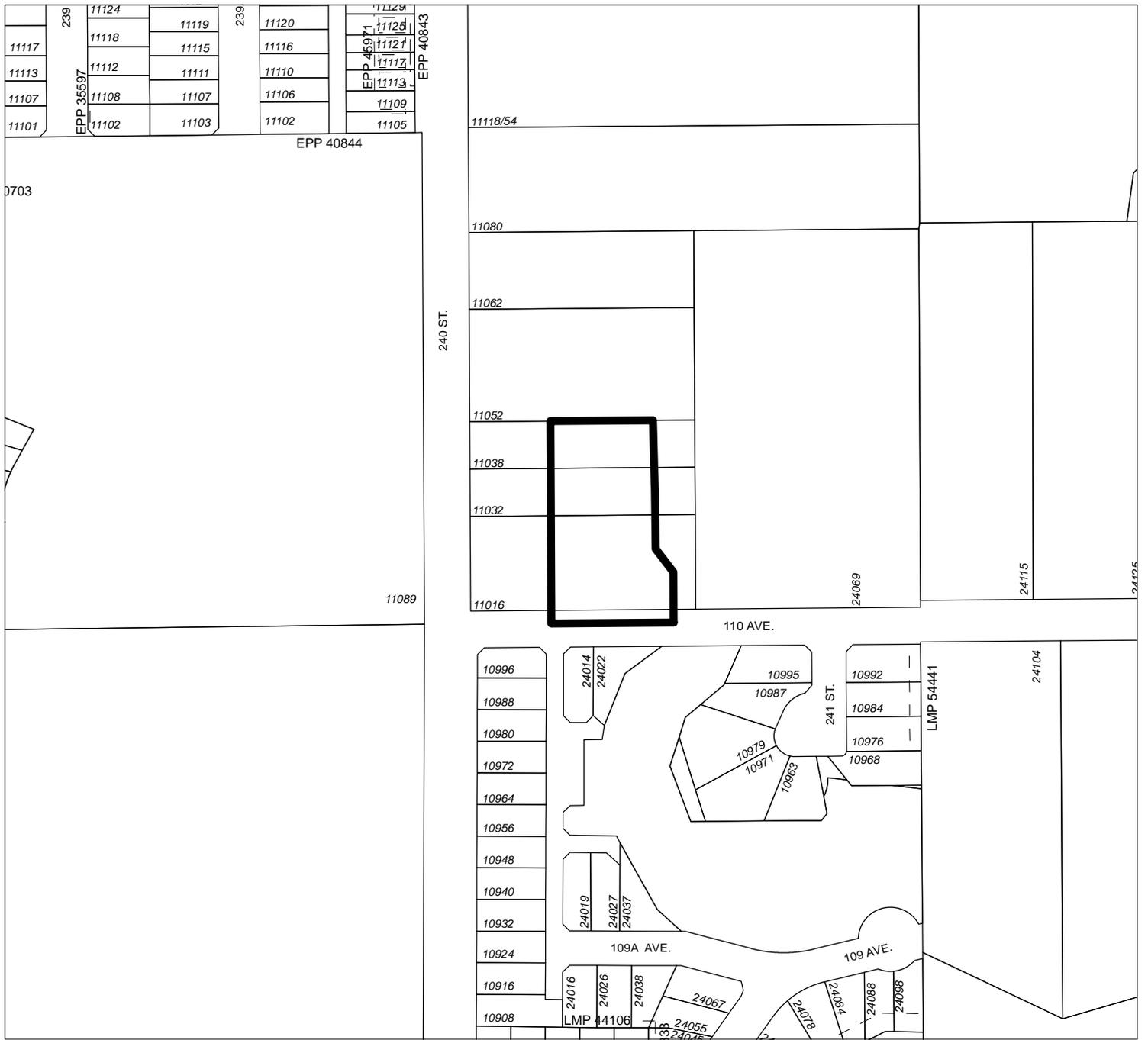
Bylaw No. 7326-2017

Map No. 940

Purpose: To add to Conservation on Schedule C



SCALE 1:2,500



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7218-2016
 Map No. 1660
 From: RS-3 (One Family Rural Residential)
 To: RM-1 (Townhouse Residential)



SCALE 1:2,500



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7219-2016

Map No. 1661

From: RS-3 (One Family Rural Residential)

To: R-3 (Special Amenity Residential District)



SCALE 1:2,500

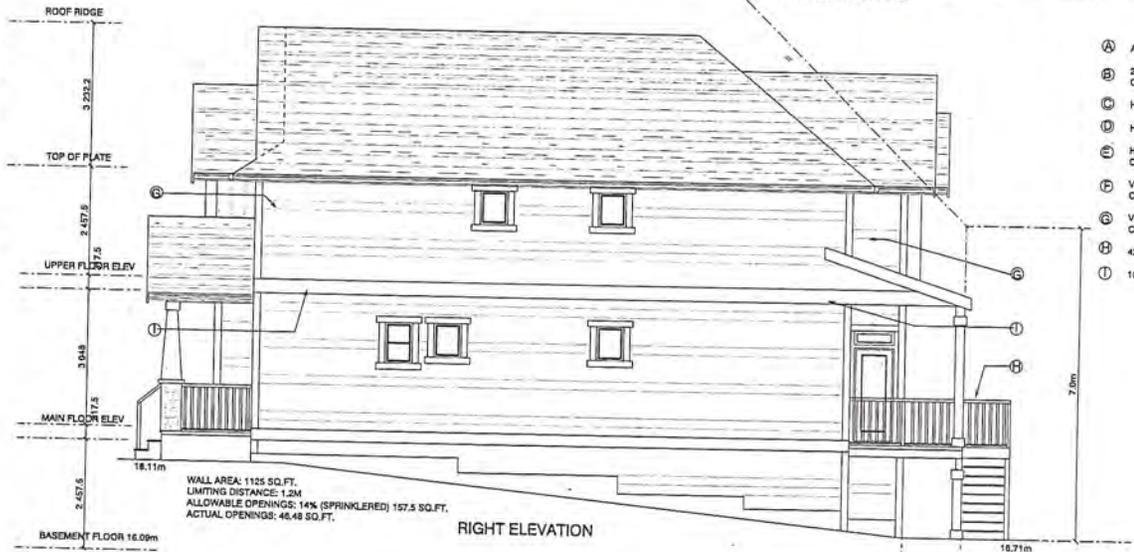
APPENDIX F

Single Family Dwellings

THESE DRAWINGS CONFORM TO THE BC B.C. 2012 EDITION

These drawings remain the property of Rusbourne Design Ltd and may not be reproduced without written consent from same.

- (A) ASPHALT ROOF SHINGLES
- (B) 2X10 BARGE BOARD C/W 1X4 OVER
- (C) HARDI SHINGLES
- (D) HARDI BOARD & BATTEN
- (E) HARDI BOARD SIDING C/W 6" CORNER TRIM
- (F) VINYL FRAMED WINDOWS C/W 6" WOOD TRIM
- (G) VINYL SIDING C/W 6" CORNER TRIM
- (H) 42" ALUMINIUM RAILING
- (I) 10" TRIM BOARD



RUSBOURNE DESIGN LTD

P.O. BOX 31087 RPO THUNDERBIRD
LANGLEY B.C.
V1M 0A9

PROJECT	LOT 8 - 240th ST MAPLE RIDGE, BC
SHEET TITLE	ELEVATIONS
DATE	December 12, 2016
DRAWN C.R.	
CHECKED B.R.	
SCALE	
PLAN NUMBER	1A
SHEET NUMBER	17

Townhouse units

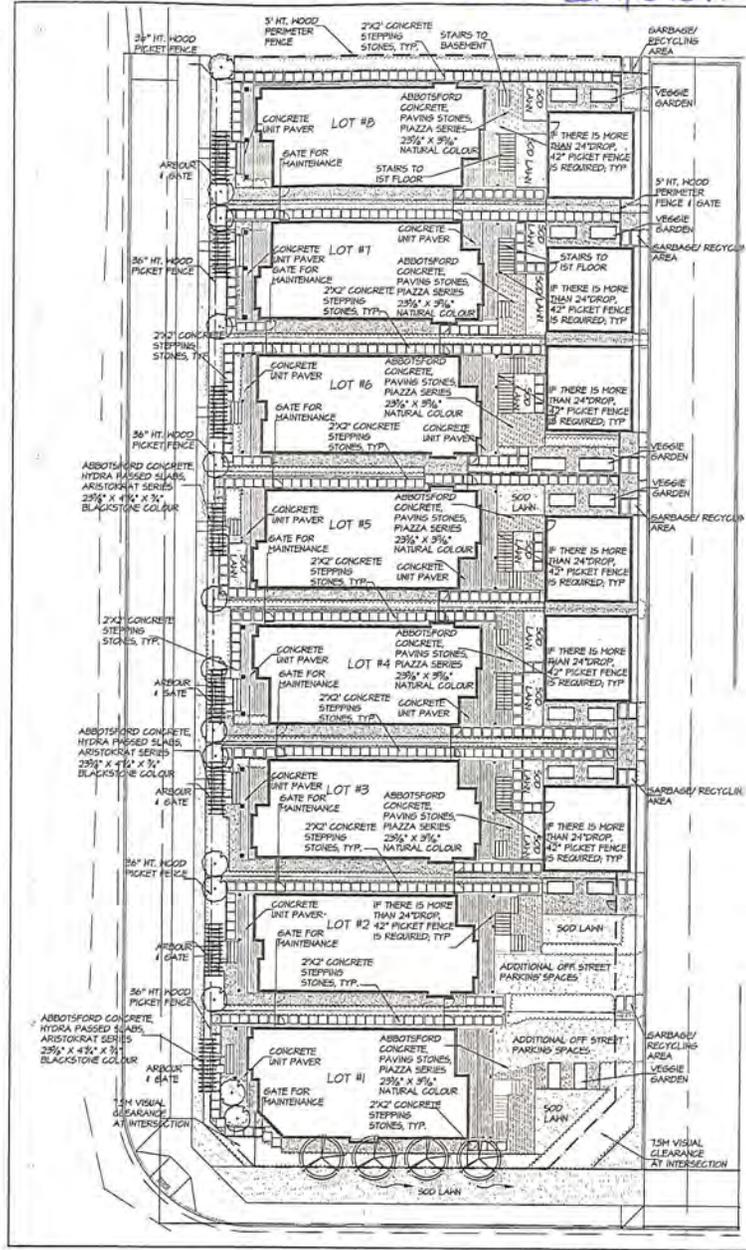


11016, 11032, 11038 240th STREET
MAPLE RIDGE, B.C.

RECEIVED
FEB 28 2017
MAPLE RIDGE
PLANNING DEPARTMENT



S.F. component



PLANT SCHEDULE-SINGLE FAMILY HOUSES M2 JOB NUMBER: 10087

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
4	FAGUS SELVATICA 'DANEGOT'	DANEGOT BEECH	50H GAL, 81B
4	QUERCUS PALustris PRINCEZEN	GREEN PILLAR PIN OAK	50H GAL, 81B
15	BUNUS GREEN GEM	BORNWOOD	12 POT
123	FRAXUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	12 POT, 50GH
3	RHOODODENDRON 'CAROLINE GRACE'	RHOODODENDRON CREAM PINK	12 POT, 50GH
16	SARGOLLOCHA HODGKINIANA 'TRICIFOLIA'	FRAGRANT SARGOLLOCHA	12 POT, 50GH
10	SCOPARIA JAPONICA 'SUN WALKER'	JAPANESE SCOPARIA	12 POT, 50GH
6	SPRAEJA X JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPRAEJA, PINK	12 POT, 50GH
21	HAKONEGLADA MACRA 'ALL GOLD'	JAPANESE FOREST GRASS	12 POT, 40GH
1	MISGANIUS SANGUIS 'MORNING LIGHT'	MORNING LIGHT JAPANESE GRASS	12 POT
6	EUCHYNIS JAPONICA 'THERESA GAERTY'	EUCHYNIS SILVER VARIEGATED	12 POT, 40GH
21	PACHISANDRA TERMINALIS	JAPANESE SPRUCE	12 POT, 50GH
1	POLYSTICHUM MANTLEUM	HESTERN SHARD FERN	12 POT, 25GH

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHINA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAVLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	DR.
1	1/10/20	ISSUED FOR O.P.	DR
2	1/10/20	ISSUED FOR A.D.P.	DR
3	1/10/20	REVISED FOR O.P.	DR
4	1/10/20	REVISED FOR O.P.	DR
5	1/10/20	ISSUED FOR O.P.	DR
6	1/10/20	ISSUED AS PER REVISED PLAN	DR
7	1/10/20	CONCEPT PLAN	DR

RECEIVED
FEB 28 2017
MAPLE RIDGE
PLANNING DEPARTMENT

PROJECT:
110 AVE & 240 ST
LONDON PACIFIC
SINGLE FAMILY
& TOWNHOUSES

DRAWING TITLE:
**LANDSCAPE
PLAN**

DATE: 1/10/20	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L1
DRAWN BY: DR	
DESIGN BY: DR	
CHECKED: M2LA	OF 4

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Zone Amending Bylaw No. 7321-2017
10181 247 Street

MEETING DATE: May 9, 2017
FILE NO: 2017-115-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 10181 247 Street, from RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) to RS-1b (One Family Urban (Medium Density) Residential). This rezoning application is to rectify the split-zoning that currently applies to the subject property and it is not creating a new lot. The split-zoning occurred as a result of a change to the subdivision plan after the Zoning Bylaw had gone to Public Hearing, revising the lot layout and making one larger lot rather than two smaller lots of two different zones, as originally proposed.

This application is in compliance with the Official Community Plan and all of the rezoning conditions were applied at the time of the original rezoning application, 2011-082-RZ, which received final reading on July 28, 2015.

RECOMMENDATION:

That Zone Amending Bylaw No. 7321-2017 be given first and second reading and be forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

Applicant: D. Laird, Aplin & Martin Consultants

Legal Description: Lot 1, Section 3, Township 12, New Westminster District Plan EPP68470

OCP:

Existing:	Urban Residential, Low/Medium Density Residential and Medium Density Residential
Proposed:	Urban Residential, Low/Medium Density Residential and Medium Density Residential

Zoning:

Existing:	RS-1b (One Family Urban (Medium Density) Residential), and R-1 (Residential District)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Park
	Zone:	P-1 (Park and School) and M-2 (General Industrial)
	Designation:	Park and Conservation
South:	Use:	Vacant
	Zone:	R-1 (Residential District)
	Designation:	Medium Density Residential and Urban Residential
East:	Use:	Vacant
	Zone:	R-1 (Residential District) and RS-1b (One Family Urban (Medium Density) Residential
	Designation:	Urban Residential
West:	Use:	Park
	Zone:	R-1 (Residential District) and RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential and Conservation

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Lot
Site Area:	0.114 ha (0.3 acres)
Access:	247 Street
Servicing requirement:	Urban Standard

b) Project Description:

The subject property, located at 10181 247 Street, is an existing vacant lot that was created under a previous rezoning and subdivision application, 2011-082-RZ and 2016-382-SD (see Appendices A and B). This rezoning application is to rectify the split-zoning on the lot, as the subdivision plan was revised after the Zone Amending Bylaw had gone to Public Hearing, changing the lot layout.

c) Planning Analysis:

Official Community Plan:

The subject property is located partially within the Albion Area Plan and therefore is designated as *Low/Medium Density Residential*, *Medium Density Residential*, and *Urban Residential*. The RS-1b (One Family Urban (Medium Density) Residential) zone is compatible with the *Low-Medium Density* and *Urban Residential* designations, however the *Medium Density Residential* designation would typically have a higher density single family zone or townhouse multi-family zone associated with it. The RS-1b (One Family Urban (Medium Density) Residential) zone is consistent with the adjacent RS-1b (One Family Urban (Medium Density) Residential) lots that were created in the original rezoning and subdivision application at the north end of the development, and east of the subject property. Smaller R-1 (Residential District) sized lots were created internal to, and south of, the RS-1b (One Family Urban (Medium Density) Residential) lots.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1b (One Family Urban (Medium Density) Residential) and R-1 (Residential District) to RS-1b (One Family Urban (Medium Density) Residential). The subject property is currently split-zoned, and amending it to be fully RS-1b (One Family Urban (Medium Density) Residential) would ensure that setbacks for the home are consistent with that zone.

Development Permits:

A Natural Features Development Permit was approved with the original Rezoning and Subdivision applications, under 2012-009-DP.

Development Information Meeting:

A Development Information Meeting was not required as there are no new dwelling units proposed.

Advisory Design Panel:

A Form and Character Development Permit is not required and therefore this application does not need to be reviewed by the Advisory Design Panel.

d) Interdepartmental Implications:

Engineering Department

The lot is fully serviced and no additional works are required for this application. All issues regarding geotechnical considerations, stormwater management, and lot grading were addressed at the subdivision stage, under application 2016-382-SD.

CONCLUSION:

It is recommended that first and second reading be given to Zone Amending Bylaw No. 7321-2017, and that application 2017-115-RZ be forwarded to Public Hearing.

“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

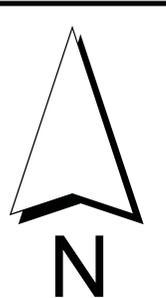
“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

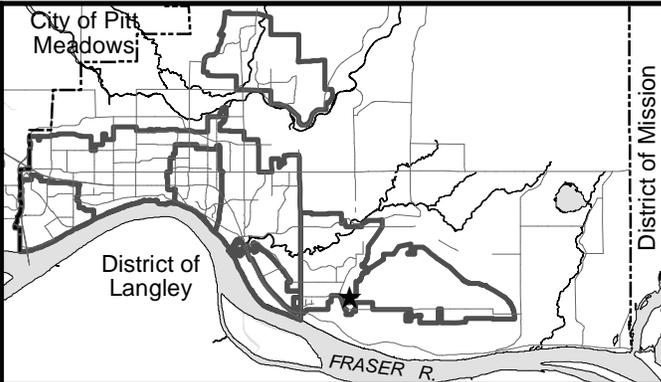
The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7321-2017



Aerial Imagery from the Spring of 2016



Scale: 1:1,500



10181 - 247 ST

PLANNING DEPARTMENT



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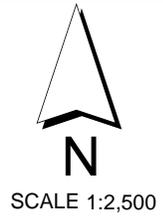
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DATE: Mar 29, 2017

BY: LM



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7321-2017
 Map No. 1709
 From: R-1 (Residential District)
 To: RS-1b (One Family Urban (Medium Density) Residential)



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Development Variance Permit**
25929 116 Avenue

MEETING DATE: May 9, 2017
FILE NO: 2017-077-DVP
MEETING: Council

EXECUTIVE SUMMARY:

Development Variance Permit application 2017-077-DVP has been received in conjunction with a building permit application for a single family house and workshop within the Agricultural Land Reserve. The property is subject to the recently adopted Farm Home Plate regulations in the Zoning Bylaw, which restricts the area on a property that can be developed for residential and accessory residential uses.

The requested variances are to:

1. Vary the maximum area of the farm home plate from 0.2 hectares (0.5 acres) to 0.59 hectares (1.5 acres)
2. Vary the maximum depth of a farm home plate from the front lot line from 60.0 metres (197 feet) to 104 metres (342 feet).
3. Vary the maximum gross floor area for the one family residential use from 650.0 square metres (6996 square feet) to 766 square metres (8245 square feet).
4. Vary the maximum distance between any portion of the one family residential use and the fronting street from 50.0 metres (164 feet) to 94 metres (308 feet).

A review of this application is provided further in this report. This review includes an assessment of the factors that could support or not support this application. These factors are based on the objectives of this new regulation, the site context, and on correspondence with the applicant. Due to the extent of the requested variances, It is recommended that Development Variance Permit 2017-077-DVP be denied. However, as an alternative, Council may wish to defer this application to provide an opportunity for revisions that are more supportable.

RECOMMENDATION:

That Development Variance Permit 2017-077-DVP respecting property located at 25929 116 Avenue be denied.

DISCUSSION:

a) Background Context

Applicant: David A Eales
Owner: David A Eales & Michelle R Millin

Legal Description: Lot: 2, Section: 13, Township: 12, Plan: NWP7442

OCP:
Existing: AGR (Agricultural)
Proposed: Agricultural

Zoning:
 Existing: RS-3 (One Family Rural Residential)
 Proposed: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural
South:	Use:	Farm and Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
East:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural

Existing Use of Property: Rural Residential
 Proposed Use of Property: Rural Residential
 Access: 116 Avenue
 Servicing: Community water, septic
 Lot Size: 2.4 Hectares (6 acres)

b) Project Description:

Appendix B provides a diagram of measures pertinent to this application. The proposed home plate, at 0.59 hectares (1.5 acres), is compared with the permitted home plate of 0.2 hectares (0.5 acres).

The applicant is seeking to develop a single family home and workshop on a property that is in the Agricultural Land Reserve. The size of the proposed dwelling is larger than the maximum permitted under Farm Home Plate Regulations as outlined in the Zoning Bylaw (766 m² is proposed, 650 m² is permitted). The siting of the dwelling unit and workshop is significantly more expansive than is permitted under the regulations, resulting in a home plate that is estimated to be roughly 0.59 hectares (1.5 acres). As noted, the maximum permissible farm home plate is 0.2 hectares (0.5 acres).

Upon submission of the Building Permit application, after ongoing dialogue with municipal staff, the applicant revised the siting of these structures. The applicant's revisions addressed environmental considerations, but remained contrary to Farm Home Plate regulations. A brief timeline of events is listed below.

- April 20, 2016. The property was purchased by the applicants with the intent of constructing a house on it.
- December 6, 2016. Farm Home Plate regulations were adopted in the Zoning Bylaw.
- January 10, 2017. A building permit application was submitted that was non compliant with the Zoning Bylaw.
- January 25, 2017. Applicant was advised of Farm Home Plate regulations as it would pertain to their development proposal.
- February 2, 2017. Applicant was advised by staff in the Environmental Section that the siting of the proposed structure was in conflict with hillside policies in the Official Community Plan. The applicant subsequently revised this proposal to satisfy environmental concerns,

but chose to seek Council approval to resolve the conflict with the Farm Home Plate regulations through the Development Variance Permit process.

Analysis

On December 6, 2016, Council adopted a bylaw amendment for farm home plate regulations on properties within the Agricultural Land Reserve. This initiative came out of the work of the Ministry of Agriculture. The Ministry's purpose and goals were to establish criteria:

...to minimize the impact of residential uses on the current and future farming capability of land in the ALR while not unduly limiting the residential needs of farmers.

These criteria:

- 1. do not restrict agricultural activities;*
- 2. direct the largest residential uses in a community to non-farming areas;*
- 3. minimize the impact of residential uses on farm practices and farming potential in farming areas;*
- 4. minimize loss and/or fragmentation of farmland due to residential uses; and*
- 5. minimize the impact of residential uses on increasing costs of farmland.*

The impacts due to residential development on farmland can be numerous. Other Metro Vancouver municipalities are contending with large estate development on farmland, which can increase competition to purchase agricultural properties, making it difficult for legitimate farming interests to acquire land for this purpose. The presence of high residential improvement values on farmland can increase the costs of purchasing agricultural land.

There can be impacts to neighbouring properties as well. Large estates and front yard setbacks can impact adjacent agricultural properties by siting residential development deeper into agricultural properties and closer to agricultural activities, increasing the potential for conflicts between these different uses.

The implications of the proposed variance requests will be reviewed in light of the following considerations:

- **Site / application background.** *When was the property purchased, and what were the site development objectives?*
- **Extent of variance requests.**
- **Adjacent impacts.** *Does the larger setback increase the potential for conflicts between neighbouring farm operations and residential users?*
- **Will the property be farmed?**
- **Does proposed siting interfere or assist with the agricultural potential of the property?**

c) Variance Analysis:

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

The requested variances and rationale for support are described below. As noted, Appendix B shows the proposed site plan with the proposed and permitted home farm plate outlined.

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 402, 15. a):* To vary the area of the farm home plate from a maximum of 0.2 hectares (0.5 acres) to 0.59 hectares (1.5 acres).
2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 402, 15. b):* To vary the maximum depth of a farm home plate from 60 meters (197 feet) to 104 metres (342 feet) from the lot line that abuts the fronting road to the rear of the farm home plate.
3. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 402, 15. d):* To vary the gross floor area for the one family residential use from 650.0 square metres (6996 square feet) to 766 square metres (8245 square feet).
4. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 4, Section 402, 15. e):* to vary the maximum distance from the lot line that abuts the fronting road to any portion of the one family residential use from 50.0 metres (164 feet) to 94 metres (308 feet).

The proposed variance requests will be reviewed in light of the following considerations:

- **Site / application background.** The property owners purchased the property with the intention of constructing a house, and developed their original building plan prior to the adoption of the new regulations. Once submitted, conflicts between the building plan and municipal bylaws were realized, including the hillside policies of the Official Community Plan, as well as the Farm Home Plate regulations. The original development proposal was revised to address environmental considerations; however, the conflict with Farm Home Plate regulations remained outstanding. It should be considered that there was opportunity therefore to revisit the site plan for greater compliance with the regulations.
- **Extent of variance requests.** It is due to the dispersed structures on the site plan that the proposed farm plate is in excess of the permitted maximum of 0.2 hectares (0.5 acres). If the buildings were reoriented on the property, a more compact home plate could be realized. The house plan includes an attached garage of 86 square metres (925 square feet), which adds to the size of the house. The house itself is 680 square metres (7319 square feet), which is marginally larger than the maximum of 650 square metres (6996 square feet). Although the siting of proposed structures may be excessive, the house size does not appear unreasonable, especially as the plan was developed prior to adoption of the Farm Home Plate regulations. Due to these circumstances, some leniency for house size may be justified.
- **Adjacent impacts.** The proposed siting of the house is consistent with adjacent parcels to its east and west. Both of these adjacent parcels have high improvement values, indicating that redevelopment is unlikely for several years. For this reason, the larger setback will likely not introduce potential conflicts between residential and adjacent agricultural uses.
- **Will the property be farmed?** The applicants state that they intend to farm the property.
- **Does proposed siting interfere or assist with the agricultural potential of the property?** The applicant expresses confidence that the remainder of land that is not being used for residential purposes (almost 2 hectares) will be sufficient for farming purposes. However, the combination of curving driveway and diagonally sited structures occupy almost the entire width of the subject property. For this reason, portions of the site that could be used for agriculture will more likely be used for residential landscape purposes, and could impact the efficient movement of farm equipment.

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.

e) Intergovernmental Implications – Agricultural Land Commission.

Appendix B describes a third measure, labelled **development footprint**, which is related to the regulations of the Agricultural Land Commission under Policy L-15 for the placement of fill or removal of soil for the purpose of residential or accessory residential uses. Commission policy states the area for this purpose, including a driveway, should not exceed 0.2 ha (0.5 acres) of the parcel in total. Under this policy, the footprint is the sum total of all of the landscape modifications made for residential development that involves the placement of fill or removal of soil. As it does not specify siting or require compact residential development, this Commission policy is significantly different from the Zoning Bylaw Farm Home Plate regulations. In this application, the assessed footprint is 0.12 hectares (1200 square meters), which is less than the maximum permitted under Commission regulations.

Alternatives:

The site plan has been reviewed for its consistency with the intent of the Farm Home Plate regulations. Due to the extent of the requested variances, the recommendation is to deny Application 2017-077-VP. However, Council may wish to consider deferring this application to provide the applicant with an opportunity to revise their site plan. Due to the timing of this application, as plans were prepared in advance of the bylaw amendment, the variance for the larger house size is considered supportable.

CONCLUSION:

The proposed variance is not supported because of the extent of the requested variances, and the impact it will have on the agricultural potential of the property. However, Council may wish to consider deferring this application to give the applicant an opportunity to revise their site plan to reduce the extent of the farm home plate.

“Original signed by Diana Hall”

**Prepared by: Diana Hall, M.A, 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 – Ortho Map

Appendix B – Overlay of proposed and permitted farm home plate with development footprint

Appendix C – Site Plan as prepared by applicant



Scale: 1:3,500

Legend

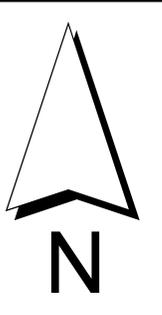
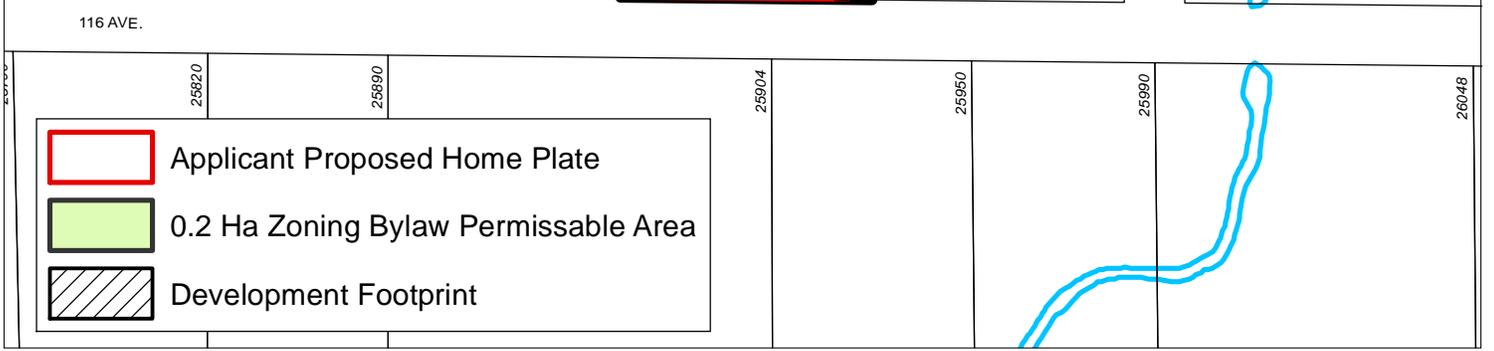
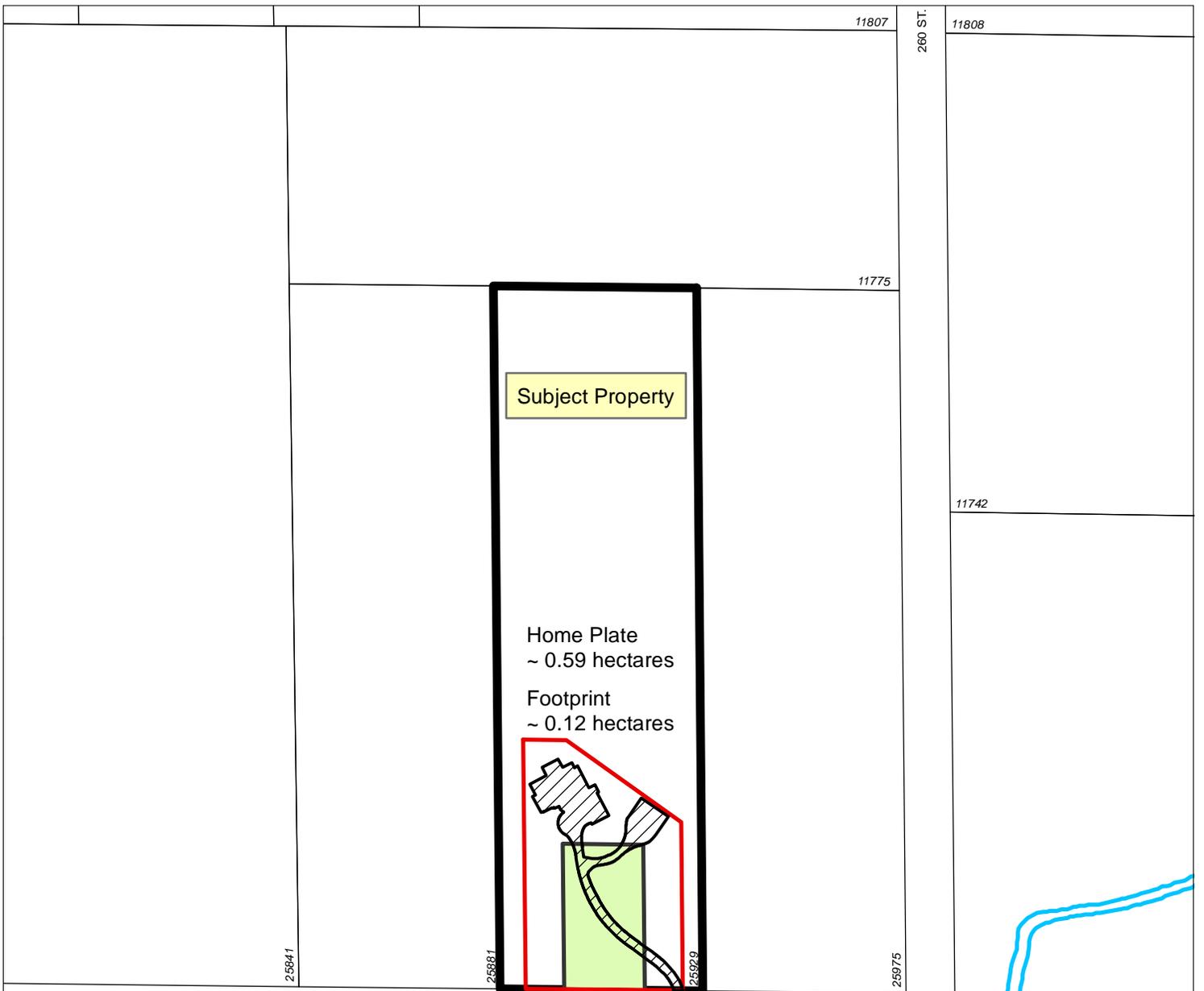
-  Stream
-  Indefinite Creek
-  River Centreline
-  Marsh
-  River
-  Major Rivers & Lakes

25929 116 AVENUE

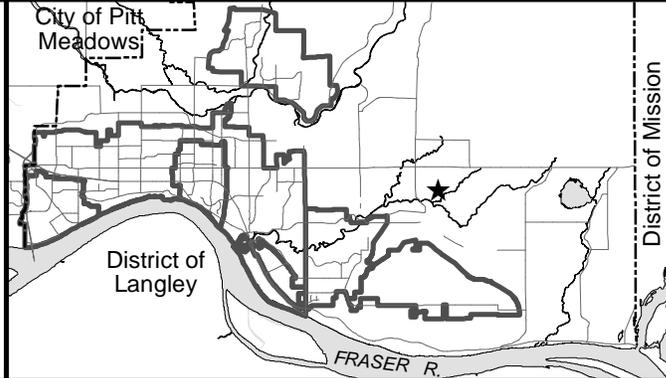


2017-077-VP
DATE: Mar 8, 2017

BY: JV



Scale: 1:2,500



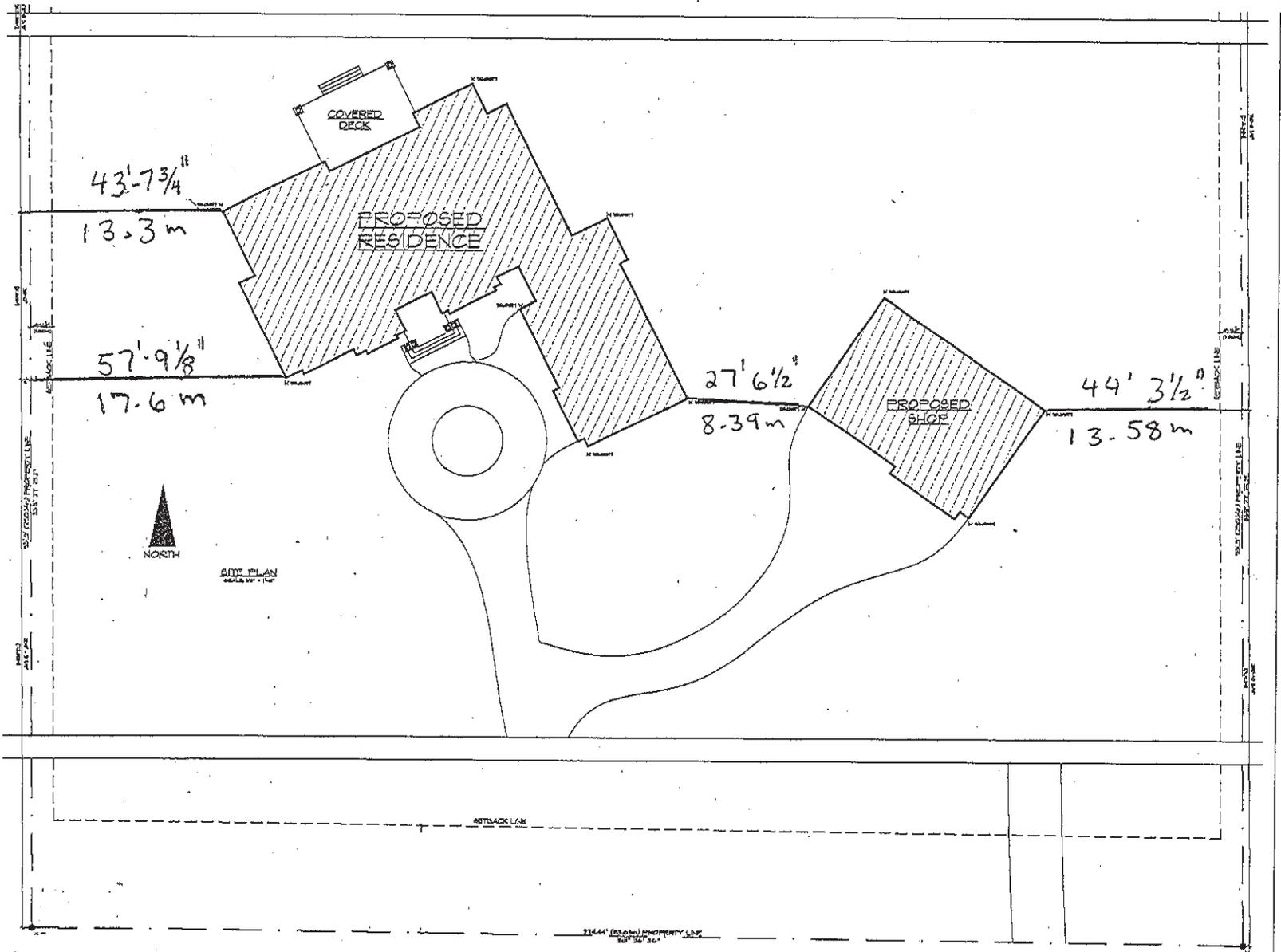
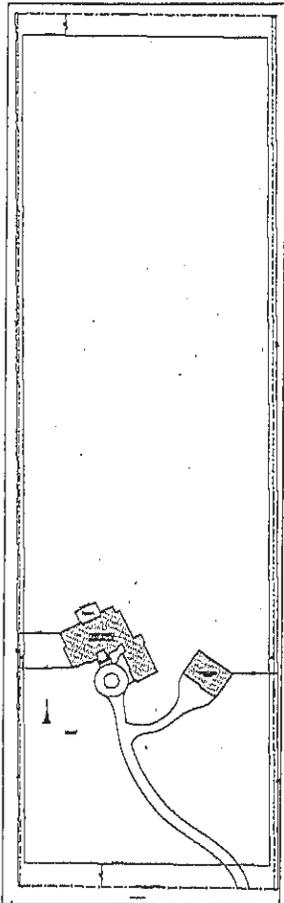
25929 116 Avenue

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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APPENDIX C



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	JUNE 24, 2010	ISSUE FOR PERMIT	JL
2	MAY 6, 2017	HOUSE FURNISHING CHANGES	OPP

THESE DRAWINGS CONFORM TO THE 2012 B.C. BUILDING CODE

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	May 9, 2017
FROM:	Chief Administrative Officer	FILE NO:	2016-455-DVP
		MEETING:	Council
SUBJECT:	Development Variance Permit 11770 Fraser Street		

EXECUTIVE SUMMARY:

Development Variance Permit application (2016-455-DVP) has been received in conjunction with a Development Permit application to construct a commercial and medical office building. The requested variance is to:

1. Vary the requirements of the Subdivision and Development Servicing Bylaw to waive the requirements for the provision of street trees.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-455-DVP respecting property located at 11770 Fraser Street.

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture And Urban Design Inc. Wayne Bissky		
Legal Description:	Lot: C, D.L.: 398, Plan: NWP5194		
OCP :	Existing:	TCCOMM (Town Centre Commercial)	
	Proposed:	Town Centre Commercial	
Zoning:	Existing:	C-3 (Town Centre Commercial)	
	Proposed:	C-3 (Town Centre Commercial)	
Surrounding Uses:	North:	Use:	3 properties, restaurant and commercial use
		Zone:	C-3 Town Centre Commercial, and CD-2-85 Town Centre Commercial Comprehensive Development
	South:	Designation	Town Centre Commercial
		Use:	Store, residential, vacant
		Zone:	C-3 Town Centre Commercial
		Designation:	Town Centre Commercial

East:	Use:	Vacant
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial
West:	Use:	Mixed Use
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial

Existing Use of Property: Vacant
Proposed Use of Property: Professional office and commercial
Site Area: 591.1 m²
Access: Lane at north of property.
Servicing: Full Urban Services
Concurrent Applications: 2016-455-DP is for the form and character of the proposed commercial and medical building.

a) Project Description:

This form and character development permit application is for the construction on a 3 storey commercial / medical building in the Town Centre. The proposal is in compliance with the OCP for the Town Centre.

The site is constrained due to its small parcel size and is limited in the extent of landscape amenities it can provide. However, it is understood that this structure and the businesses that it will support will be an asset to the Town Centre. On this basis, the application is supportable.

b) Variance Analysis:

A Development Variance Permit allows Council some flexibility in the approval process.

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

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To vary the requirement to provide street trees.

This application is supported by the Engineering Department in their review of the concurrent development permit application. The Engineering Department notes that the existing curb, gutter and sidewalk that serve the subject property are in adequate condition, but have left no room for street trees, thereby necessitating an exemption for this requirement.

c) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variance to waive the requirement for street trees is supported because of site constraints. The existing infrastructure could not support this requirement.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-455-DVP.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

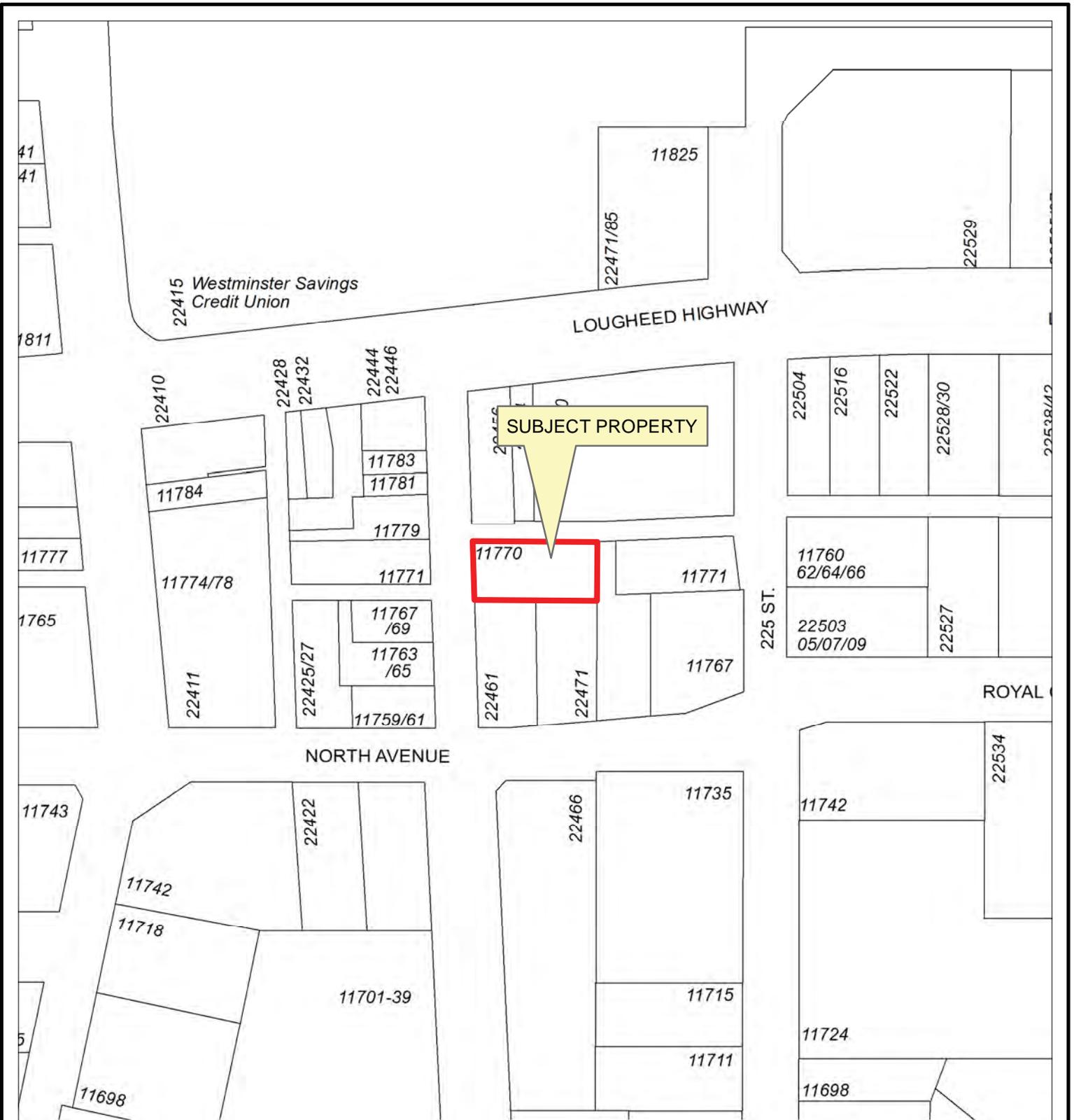
**Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services**

“Original signed by 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 – Proposal Renderings.



SUBJECT PROPERTY

11770

Legend

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



Scale: 1:1,500

11770 FRASER STREET

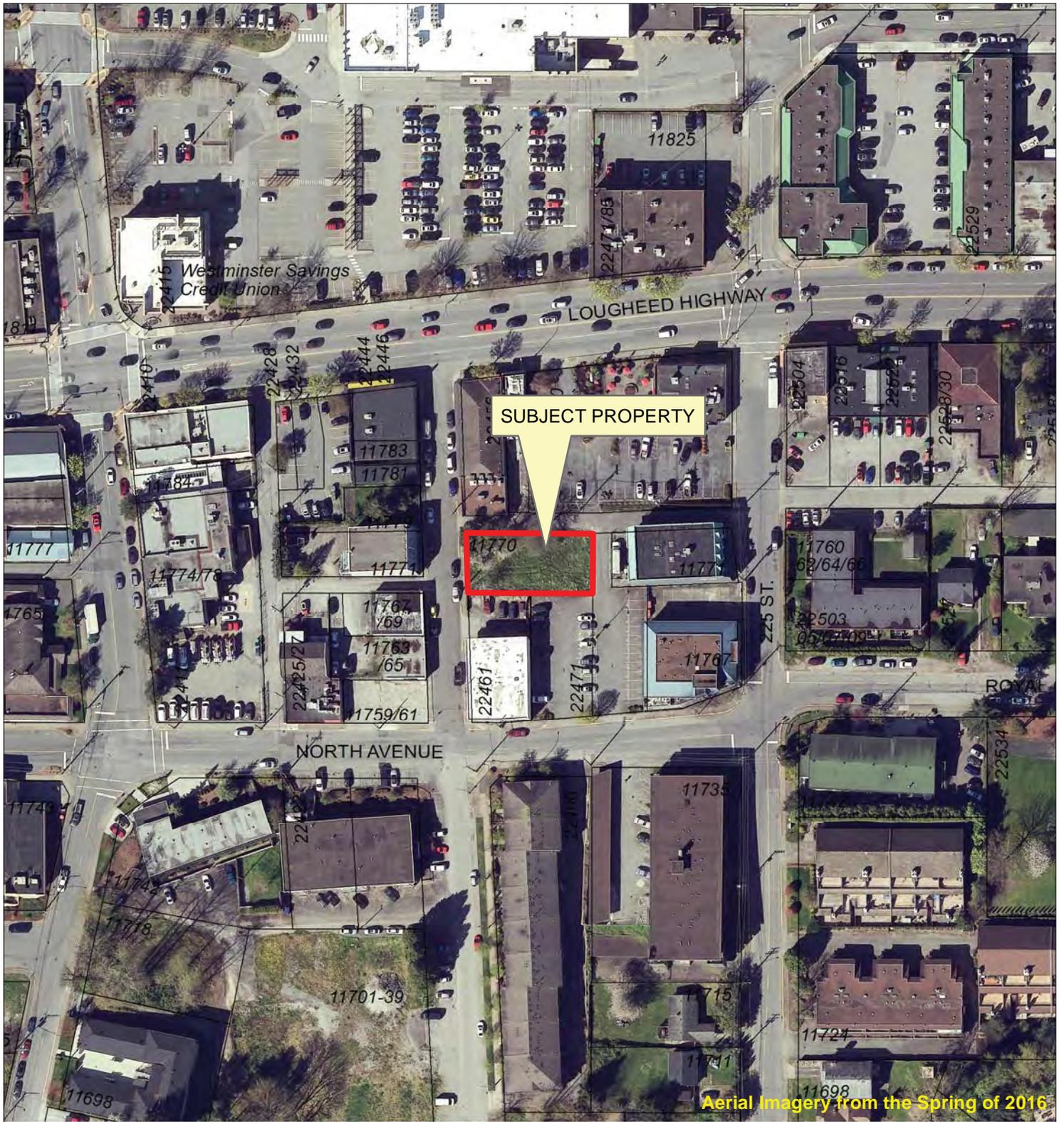
PLANNING DEPARTMENT



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2016-455-VP
DATE: Apr 21, 2017

BY: JV



Scale: 1:1,500

Legend

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

11770 FRASER STREET

PLANNING DEPARTMENT



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2016-455-VP
DATE: Apr 21, 2017

BY: JV

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	May 9, 2017
FROM:	Chief Administrative Officer	FILE NO:	2016-455-DP
		MEETING:	Council
SUBJECT:	Development Permit 11770 Fraser Street		

EXECUTIVE SUMMARY:

This application for a development permit has been received to permit the construction of a 3 storey commercial/medical building with a total floor area of 864.2 m². The development proposal is in compliance with the C-3 Town Centre zoning of the subject property. To meet the off street parking requirements as specified in the Off-Street Parking Bylaw, cash in lieu payments are proposed for the purchase of 4 parking stalls.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-455-DP respecting property located at 11770 Fraser Street

That Council acknowledge by resolution the receipt of \$50,000.00 as payment in lieu for four parking stalls for the subject property with legal description Lot C, D.L. 398, Plan NWP5194.

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture And Urban Design Inc. Wayne Bissky		
Legal Description:	Lot: C, D.L.: 398, Plan: NWP5194		
OCP:			
Existing:	TCCOMM (Town Centre Commercial)		
Proposed:	Town Centre Commercial		
Zoning:			
Existing:	C-3 (Town Centre Commercial)		
Proposed:	C-3 (Town Centre Commercial)		
Surrounding Uses:			
North:	Use:	3 properties, restaurant and commercial use	
	Zone:	C-3 Town Centre Commercial, and CD-2-85 Town Centre Commercial Comprehensive Development	
	Designation	Town Centre Commercial	
South:	Use:	Store, residential, vacant	
	Zone:	C-3 Town Centre Commercial	
	Designation:	Town Centre Commercial	

East:	Use:	Vacant
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial
West:	Use:	Mixed Use
	Zone:	C-3 Town Centre Commercial
	Designation:	Town Centre Commercial

Existing Use of Property:	Vacant
Proposed Use of Property:	Professional office and commercial
Site Area:	591.1 m ²
Access:	Lane at north of property.
Servicing:	Full Urban Services

b) Project Description:

This form and character development permit application is for the construction of a 3 storey commercial / medical building in the Town Centre. The proposal is in compliance with the OCP for the Town Centre.

The site is constrained due to its small parcel size and is limited in the extent of landscape amenities it can provide. However, it is understood that this structure and the businesses that it will support will be an asset to the Town Centre. On this basis, the application is supportable.

c) Planning Analysis:

Official Community Plan

The subject property is designated Town Centre Commercial and this development is consistent with its designation.

Zoning Bylaw

The subject property is zoned C-3 (Town Centre Commercial). The proposed building is in compliance with this zone.

Off Street Parking and Loading Bylaw

The subject property is within the Central Business District as outlined in Schedule “D” of the Parking Bylaw. There is a reduced parking standard for properties within this area. Small retail units under 300 square metres have a required parking compliment of 1 per 100 square metres. Office uses have a required parking compliment of 2 stalls per 100 square metres. This development proposes 254 square meters of retail space, and 609.8 square metres of office space. The total required compliment is 15 stalls, and 11 stalls are proposed on the site. The applicant will be using the cash in lieu option to purchase 4 additional stalls at a cost of \$12,500.00 each, for a total of \$50,000.00. This option is outlined in Part III, Section 3.4 of the Off Street Parking and Loading Bylaw.

Official Community Plan - Development Permit Guidelines

The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of 8.11 Town Centre Development Permit.

Key Guidelines:

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

The subject property is with the South of Lougheed (SOLO) area of the Town Centre. Key guideline concepts for this area are as follows:

KEY GUIDELINE CONCEPTS

- 1. Develop a diverse shopping, employment and residential district**
Does the proposed development help to establish SOLO as an important commercial, office and residential corridor in the Town Centre?
 - **Consistent: Yes**
The site context includes parcels with low improvement values and large parking areas. This proposal is consistent with the long range plan for the area.

- 2. Create pedestrian-oriented streetscapes**
Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.
 - **Consistent: Yes**
The small scale of the building and the visual interest it will create will assist in generating visual interest at the street level.

- 3. Enhance the quality, character and vibrancy of the Town Centre**
Does proposed development promote the quality, character, and vibrancy of the urban environment?
 - **Consistent: Yes**
Explain: The services that will be provided in the building are needed in the community and appropriate to the Town Centre.
Are colours consistent and materials of sustainable quality?
 - **Consistent: Yes**
The colour palette is warm natural tones. The exterior materials include cultured stone, concrete, metal and glass and are highly durable with minimal maintenance.

- 4. Maintain cohesive building styles**
Is there consistency with other new buildings in the precinct in terms of architecture, building setbacks, form, mass, and height?
 - **Consistent: Not Applicable**
The site context includes few new buildings and this building may establish a style for future development.

- 5. Capitalize on important views**
Does proposed new development capitalize on mountain and/or river views?
 - **Consistent: Not Applicable**
The building orientation is east and west, while significant views (mountains, Fraser River) are north and south.
Have the important views of existing buildings been considered in relation to the proposed development?
 - **Consistent: Not Applicable**
No views to capture based on building orientation.

6. Provide public outdoor space

Are public spaces designed to accommodate a range of activities, incorporate universal access, reduce vandalism, and increase safety?

- **Consistent: Yes**

Greater opportunities for pedestrian activity will be created with this building and its public space along Fraser Street.

7. Provide climate appropriate landscaping and green features

Are landscape elements designed to enrich the pedestrian environment, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of the building)?

- **Consistent: Yes**

Site constraints limit planting space, but the applicant has emphasized tree planting where possible, combined with lower height perennials on planting strips towards the rear of the site.

8. Maintain street interconnectivity

Does proposed development maintain street interconnectivity and the use of the lane as a service street and secondary vehicular and pedestrian thoroughway?

- **Consistent: Yes**

Site constraints limit opportunities for pedestrian amenities being provided off the lane; however, it will be used for service access.

Is required parking provided underground?

- **Consistent: No**

The small site could not accommodate underground parking.

d) Advisory Design Panel:

There were two submissions made to the Advisory Design Panel. The first submission was made on February 15, 2016. The applicant revised their proposal and presented again at the April 11, 2017 Advisory Design Panel meeting. Upon their review of this re-submission, the Advisory Design Panel passed the following resolution:

That the application be supported as presented and the applicant proceed to Council for approval.

e) Citizen/Customer Implications:

A concurrent Development Variance Permit application (2016-455-VP) accompanies this development permit application. The requested variance is to waive the street tree requirement. Neighbour notification will occur as a legal requirement of the variance application.

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$16,545.00, the security will be \$16,545.00

Site constraints effectively prohibit the provision of street trees for this project. A development variance permit application is proceeding concurrently (Application 2016-455-DVP) to waive this requirement.

CONCLUSION:

This application is supportable as it proposes development that is in compliance with the subject property's C-3 Town Centre Zoning. Parking requirements will be met with a combination of on-site parking stalls and financial contributions in accordance with the cash in lieu program of the Off-Street Parking and Loading Bylaw. On this basis, it is recommended that application 2016-455-DP be signed and sealed 2016-455-DP and that Council acknowledge by resolution the receipt of \$50,000.00 as payment in lieu for four parking stalls for the subject property.

"Original signed by Diana Hall"

**Prepared by: Diana Hall M.A, 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"

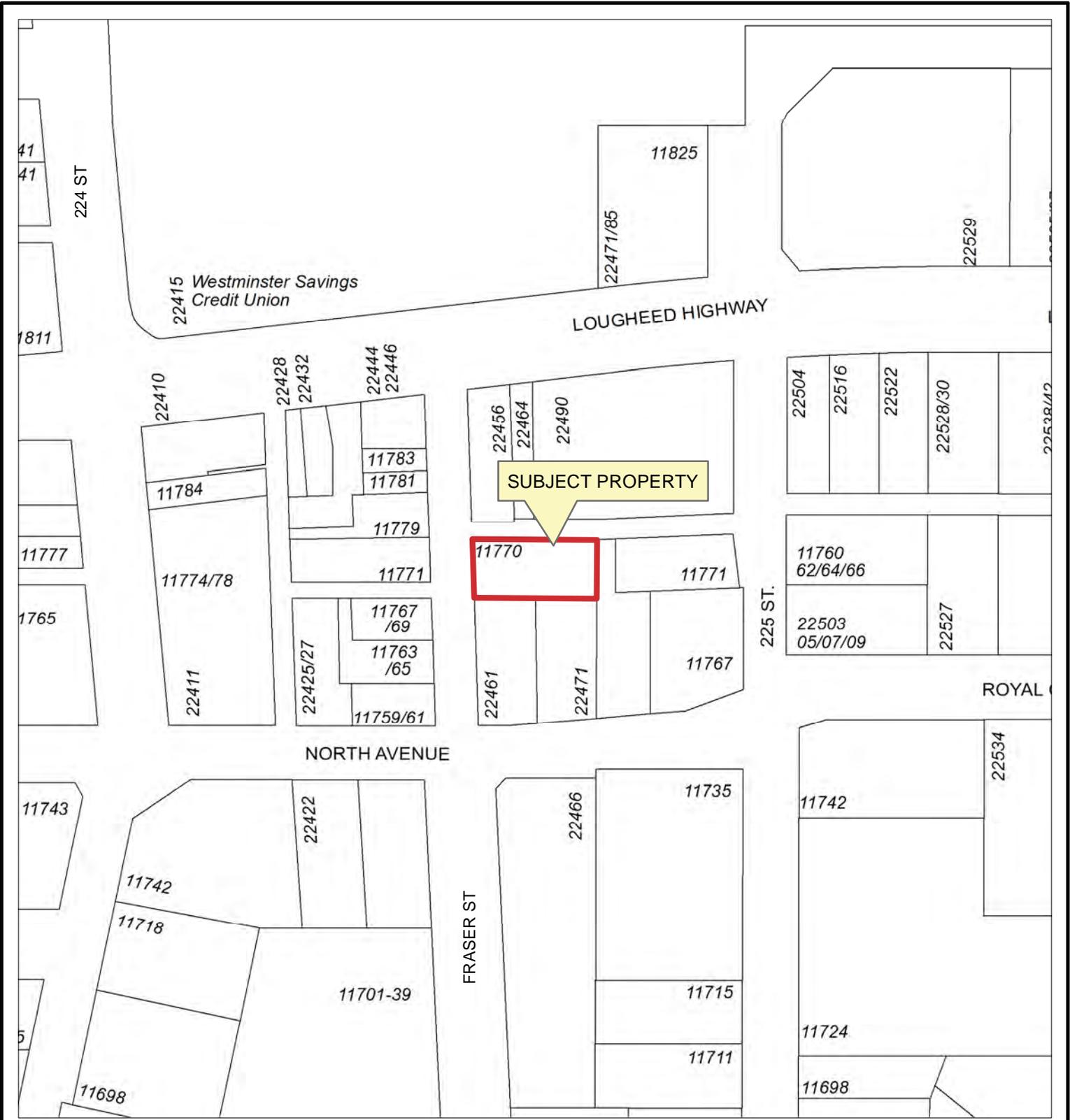
**Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services**

"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 Photo
- Appendix C – Architectural Plans
- Appendix D – Landscape Plan



SUBJECT PROPERTY

11770

11770 FRASER STREET

PLANNING DEPARTMENT



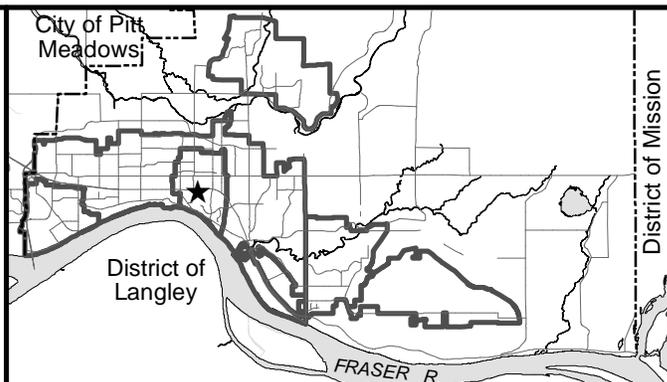
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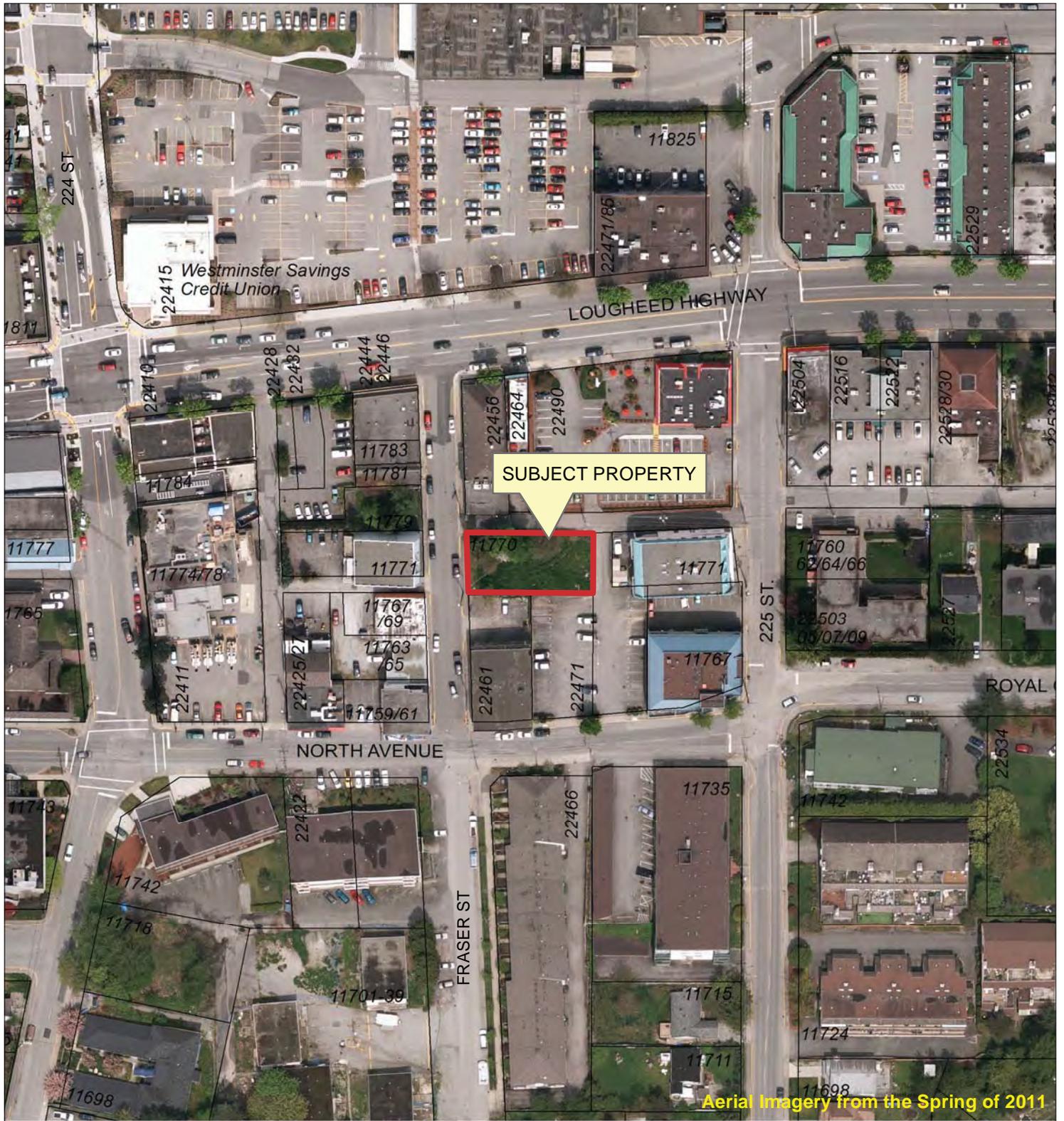
FILE: 2016-455-DP
DATE: Nov 25, 2016

BY: PC

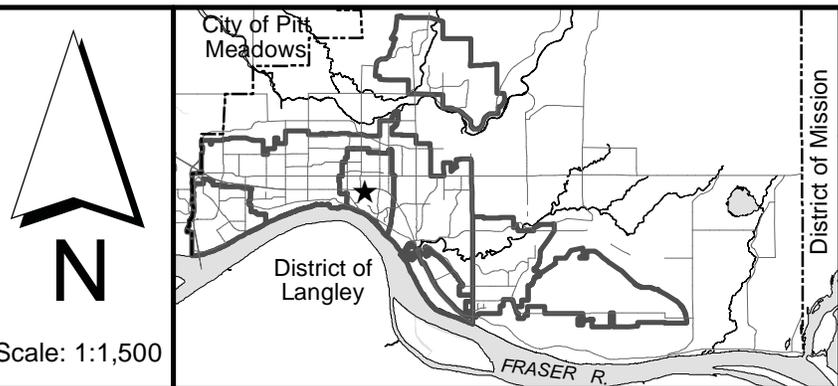


Scale: 1:1,500





Aerial Imagery from the Spring of 2011



11770 FRASER STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-455-DP
DATE: Nov 25, 2016

BY: PC

PRELIMINARY ONLY NOT FOR CONSTRUCTION



West Elevation
Scale: 3/16" = 1'-0"

Exterior Materials

#	Description	Material / Comment	Colour
1	Bliss Rack	Metal Dobra Design Pk-2	Black
2	CMU Fire Wall	Pattern with Smooth & Split Face Blocks	
3	Cultured Stone	Cultured Stone	Freest Reef Coral Stone
4	Exposed Concrete Columns	Concrete	
5	Exterior Wall	Metal AL13	Stone
6	Facade	Metal AL13	Stone
7	Glazed Aluminum Curtain Wall	Aluminum & Glass Okalocote Building Envelope	SE4R "Warm Gray" CL-14A
8	Metal Siding	Metal AL13	Peach
9	Roofing	No Frame Glass	
10	Signage	Extruded Acrylic Letters	
11	Stoffs	Metal AL13	Maple

*All Materials as noted or approved equal.



North Elevation
Scale: 3/16" = 1'-0"

Building Exposure and Spatial Separation 9.10.14

Compartment	Use	Area of Facade	Limiting Distance	Unprotected Openings		Exposed Construction	
				Allowed	Actual	Building Face	Cladding
North Facade							
Section A:	D	660.0 m ²	5.82 m CL of Lane	51.7% +2 = 100.0%	64.2%	34% C	NC
Section B:	D	2.95 m	CL of Lane	11.5% +2 = 23.0%	18.5%	10% C	NC
Section C:	D	6.70 m	CL of Lane	43.1% +2 = 86.1%	76.0%	34% C	NC
East Facade							
D		13.78 m	PL	72.3% +2 = 100.0%	55.9%	34% C	NC
D		6.70 m	PL	0.0%	0.0%	1% NC	NC
South Facade							
Section A:	D	962.8 m ²	6.11 m CL of Framer	73.8% +2 = 100.0%	34.5%	34% C	NC
Section B:	D	6.11 m	CL of Framer	20.5% +2 = 41.0%	84.3%	34% C	NC
Section C:	D	965.3 m ²	6.11 m CL of Framer	68.5% +2 = 100.0%	89.7%	34% C	NC

The building will be sprinklered to NFPA 13 NC = Noncombustible Construction
C = Combustible Construction
(1) 9.10.14.4 - (7) Where the building is sprinklered, the maximum aggregate area of unprotected openings shall be not more than twice the area.



East Elevation
Scale: 3/16" = 1'-0"



South Elevation
Scale: 3/16" = 1'-0"

ISSUED DRAWINGS

2017 Re-issued for ACP
2017 Re-issued for GP

Wayne Stephen Bissky
Architectural & Construction Inc.
Planning & Design Division
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1000 (200) 496-0299
1000 (200) 496-0299
1000 (200) 496-0299

Proposed New Commercial & Medical Building
Client Address: 11711 Fraser Street Ridge BC
Project Address: 11711 Fraser Street Ridge BC
POB: 811-151-979

Elevations

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Date: 2017, Mar 1
Scale: As Noted
Drawn: JM / WB
Project ID: 1624

Sheet
A4.0



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

DATE: May 9, 2017
FILE NO: ITT-OP16-08

FROM: Chief Administrative Officer

MEETING: Council

SUBJECT: Contract Award : Pavement Rehabilitation Program

EXECUTIVE SUMMARY:

As part of Council's commitment to infrastructure renewal and replacement, the backlog of roads requiring pavement rehabilitation continues to be addressed. This year's program combines 2017 allocated funds from Capital, Maintenance, Translink and Developer funding, for a total investment of close to \$1.8 million in road maintenance resurfacing and associated works this year.

RECOMMENDATION:

That the extension for the 2016 contract for Pavement Rehabilitation be awarded to BA Blacktop Ltd., in the amount of \$1,390,012.50 including applicable taxes and further those additional work locations may be added under the extra work provisions in the contract up to 25% of the value of the contract (\$347,503.17) including taxes, and furthermore that the Corporate Officer be authorized to sign the contract up to the maximum amount of \$1,390,012.50 plus the contingency.

DISCUSSION:

a) Background Context:

A public invitation for Prequalification was conducted in 2016. Following a detailed assessment of 6 submissions two contractors met prequalification criteria. Both submitted bids on the Pavement Rehabilitation work. An evaluation was done by the City of Maple Ridge with technical assistance from Aplin and Martin Consulting Engineers. It was determined that BA Blacktop Ltd. provided best value to the City of Maple Ridge. This contract has multi year extension provisions. Quotations for the 2017 works is appropriate and provide best value for road rehabilitation works. Within the contract amount of \$1,390,012.50 we have included 3 optional work sites totaling \$460,479.80 to be added if upcoming street improvements are completed and time permits.

b) Financial Implications:

The funding for this work is approved within the financial plan and is within budget. This is a unit price contract and as such a 25% extra work provision has been added for potential additional works within the approved budget envelopes. The City's Purchasing Policy requires that the potential to add additional works be identified to Council at the time of award. The expenditure is authorized in the 2017 Capital and Operating Budget and is within the approved budget windows.

Planned Locations:

The following locations are anticipated in the 2017 program:

- 1) 224 Street - 12300 Block to Abernethy Way
- 2) Dewdney Trunk Road - 248th Street to 250th Street
- 3) 230th Street - Eagle to Abernethy Ave
- 4) 250th Street - DTR to North end
- 5) Maple Cres.- 207 to Westfield
- 6) 280th - Lougheed Hwy to Ruskin Park
- 7) Hillside Ave - 252 to East End
- 8) 256 St DTR to 12204 256
- 9) Hilland Ave - 252 to East end
- 10) Stewart Cres.- Kingston to 20110
- 11) 214 - 121 to 123 Ave
- 12) 96th Ave - 266 to East End

Optional Locations:

- 1) 207 Street - Dewdney Trunk Road to Lougheed
- 2) 207 Street - Lougheed Hwy to Westfield
- 3) Dewdney Trunk Road - 216th Street to Dover Street

Future Works:

This is a unit price contract and as such may be extended to rehabilitate additional road surfaces depending on weather, time commitment, preparation and budget. Contract provisions allow the extension of this contract for a total of 4 additional years by mutual agreement.

CONCLUSION:

The recommended contract award continues Council's commitment to infrastructure renewal and replacement. Award of the contract would see the work completed through the spring and summer of 2017.

“Original signed by Walter Oleschak”

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

“Original signed by Daniela Mikes”

Concurrence by: **Daniela Mikes**
Manager of Procurement

“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