

City of Maple Ridge

COUNCIL MEETING AGENDA

May 23, 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**

101 Introduction of the new Officer in Charge, Ridge Meadows RCMP Detachment

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

400 **ADOPTION AND RECEIPT OF MINUTES**

401 Minutes of the Special Council Meeting of May 9, 2017 and the Regular Council Meeting of May 9, 2017

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

600 ***DELEGATIONS***

- 601 **Maple Ridge/Pitt Meadows Community Services Request for Financial Contributions by the City of Maple Ridge to Affordable Housing**
(Also refer to Item 901)
- **Graham Plant, Development Manager, CPA Development Consultants**
 - **Glenn Campbell, Board Chair, Maple Ridge/Pitt Meadows Community Services**

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings of May 9, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – April 11, 2017
- Agricultural Advisory Committee – March 23, 2017
- Social Policy Advisory Committee – March 1, 2017

702 **Reports**

702.1 **Drinking Water Quality Report 2016**

Staff report dated May 23, 2017 providing information on the regulatory framework and water quality monitoring data for 2016.

702.2 **Disbursements for the month ended April 30, 2017**

Staff report dated May 23, 2017 recommending that the disbursements for the month ended April 30, 2017 be received for information.

702.3 **2017 Council Expenses**

Staff report dated May 23, 2017 providing an update on Council expenses to the end of April 2017.

703 **Correspondence**

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

From the May 9, 2017 Closed Council Meeting

04.03 Maple Ridge Community Heritage Commission – Member at Large Appointment – Lindsay Foreman

04.04 Post Election Outreach – congratulatory letters to successful candidates

800 ***UNFINISHED BUSINESS***

Note: Items 801 and 802 were deferred at the May 9, 2017 Council Meeting

801 **Motion by Councillor Speirs**

Discussion of Riverview Lands

802 **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.

900 ***CORRESPONDENCE***

901 **Maple Ridge/Pitt Meadows Community Services – City of Maple Ridge Contribution to Affordable Housing**

Letter dated April 24, 2017 from Glenn Campbell, Chair, Board of Directors, Maple Ridge/Pitt Meadows Community Services providing information on the proposed project to create affordable housing at 11907 228 Street and formally requesting a financial contribution from the City of Maple Ridge.

902 ***Metro Vancouver 2040: Shaping our Future* Amendment to Section G Performance Measures**

Letter from Chris Plagnol, Corporate Officer, Metro Vancouver notifying affected local governments and other agencies of opportunities to update the performance monitoring program including an amendment to Section G of *Metro 2040* and requesting written comments on the proposed amendment.

1000 ***BYLAWS***

Bylaws for Adoption

- 1001 **2013-103-RZ, 12366 Laity Street
Maple Ridge Zone Amending Bylaw No. 7042-2013**
Staff report dated May 23, 2017 recommending adoption
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision of 4 lots in the first phase and 2 lots in a second phase
Adoption

COMMITTEE REPORTS AND RECOMMENDATIONS

Public Works and Development Services

- 1101 **2017-035-RZ, 11781 and 11775 Burnett Street, RS-1 to RM-2**

Staff report dated May 23, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7325-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 64 rental unit apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.
- 1102 **2017-061-RZ, Various Properties in the 22200 and 22300 Blocks of Dewdney Trunk Road, the 12000 Block of Garden Street, the 12000 Block of 223 Street and 12011 224 Street, RS-1 and C-3 to CD-1-17**

Staff report dated May 23, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) for redevelopment over several phases, allowing for a comprehensively planned mixed-use commercial/office and residential development in the Town Centre Area be given first reading, that Discharge Land Use Contract Bylaw No. 7337-2017 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, along with information for a Subdivision application.

1103 2015-297-RZ, Various Properties in the 23000 Block of Loughheed Highway and the 11300 Block of 232 Street, RS-3 to R-2, RM-1 and C-1

Staff report dated May 23, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017 to allow a site specific text amendment to the C-1 Zone and adjust zone boundaries to accommodate road and parkland modifications be given first and second reading and be forwarded to Public Hearing, that Housing Agreement Bylaw No. 7332-2017 to secure adaptive dwelling units be given first reading and that Maple Ridge Zone Amending Bylaw No. 7183-2015 to rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential) and C-1 (Neighbourhood Commercial) to permit future subdivision of approximately 89 R-2 lots, 262 townhouse units, a one acre active park, conservation areas and a mixed-use commercial residential building be given second reading and be forwarded to Public Hearing.

1104 2016-464-RZ, 20199 and 20185 McIvor Avenue, RS-1 to RS-1b

Staff report dated May 23, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7333-2017 to include property in the Urban Area Boundary and to change land use designation from Agricultural to Urban Residential be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7308-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit approximately 9 RS-1b zoned lots be given second reading and be forwarded to Public Hearing.

1105 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7327-2017

Staff report dated May 23, 2017 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7327-2017 to amend the fine amount for one section of the Maple Ridge Tree Protection and Management Bylaw be given first, second and third reading.

1106 Community Heritage Commission Recommendation regarding Federal Bill C-323

Staff report dated May 23, 2017 recommending that a letter indicating support of Federal Bill C-323 be prepared for signature by the Mayor and forwarded to the Federal Members of Parliament.

Financial and Corporate Services (including Fire and Police)

1131 Council Remuneration

Staff report dated May 23, 2017 recommending that Maple Ridge Council Remuneration Bylaw No. 7330-2017 to establish Council remuneration be given first, second and third reading.

1132 Train Whistle Cessation

Staff report dated May 23, 2017 recommending that preparatory whistle cessation steps as required by Transport Canada for eight public railway crossings located in Maple Ridge be undertaken and that a resolution be prepared for consideration as per requirements by Transport Canada's Procedure for Train Whistling at Public Grade Crossings.

Parks, Recreation & Culture

1151 Strong Kids Task Group

Staff report dated May 23, 2017 recommending that the Strong Kids Team be endorsed as a Task Group based on the attached draft Terms of Reference, that the structure be reviewed after a period of three years and that the Financial Plan be amended by \$12,000 per year for the three year term to fund the work of the task group.

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: _____

400 Adoption and Receipt of Minutes

401 Minutes of the Regular Council Meeting

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

May 9, 2017

The Minutes of the City Council Meeting held on May 9, 2017 at 5:05 p.m. in the Blaney Room 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
L. Darcus, Manager of Legislative Services

ABSENT

Mayor N. Read
Councillor C. Bell

Other staff as required

R. MacNair, Manager of Licenses and Bylaws
J. Hyland, Acting Officer In Charge, Ridge Meadows RCMP
K. O'Donnell, Staff Sergeant, Ridge Meadows RCMP

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

Note: Councillor Shymkiw chaired the meeting as Acting Mayor

1.0 ***CALL TO ORDER***

2.0 ***APPROVAL OF THE AGENDA***

R/2017-167

It was moved and seconded

That the agenda for the May 9, 2017 Special Council Meeting be approved.

CARRIED

3.0 ***NOTICE OF CLOSED COUNCIL MEETING***

R/2017-168

It was moved and seconded

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

- Section 90(1)(a)** Personal information about an identifiable individual who holds or is being considered for a position on a Committee of Council.
- Section 90(1)(f)** Law enforcement, if the council considers that disclosure might reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.
- Section 90(1)(i)** The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.
- Section 90(2)(b)** The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government.

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

CARRIED

4.0 ***ADJOURNMENT*** – 5:06 p.m.

T. Shymkiw, Acting Mayor

Certified Correct

L. Darcus, Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

May 9, 2017

The Minutes of the City Council Meeting held on May 9, 2017 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

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
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. Hall, Planner 1

ABSENT

Mayor N. Read
Councillor C. Bell

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

Note: Councillor Shymkiw chaired the meeting as Acting Mayor

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

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

The agenda was amended with the withdrawal of Item 1104

300 ***APPROVAL OF THE AGENDA***

R/2017-169

It was moved and seconded

That the agenda for the May 9, 2017 Council Meeting be approved as amended.

CARRIED

402

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

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

R/2017-170

It was moved and seconded

That the minutes of the Regular Council Meeting of April 25, 2017 be adopted as circulated.

CARRIED

402 Minutes of the Public Hearing of April 25, 2017

R/2017-171

It was moved and seconded

That the minutes of the Public Hearing of April 25, 2017 be adopted as circulated.

CARRIED

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

Mr. Swaybe, the CAO, was presented with a Canadian Association of Municipal Administrators' Long Service Recognition Award.

600 ***DELEGATIONS*** – Nil

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** – Nil

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

R/2017-172

It was moved and seconded

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

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Speirs**

R/2017-173

It was moved and seconded

That a discussion of Riverview lands be added to the May 23, 2017 Council Meeting agenda.

CARRIED

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.

R/2017-174

It was moved and seconded

That the application by the Maple Ridge Amateur Radio Club (“MRARC”) to the Ministry of Community, Sport and Cultural Development, Community Gaming Grants Branch for a grant to update radio communications and training equipment be supported.

R/2017-175

It was moved and seconded

That the letter from the Maple Ridge Amateur Radio Club be deferred to the May 23, 2017 Council Meeting and that staff provide further information on the proposed uses of grant monies by the MRARC.

CARRIED

Councillor Duncan - OPPOSED

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

R/2017-176

It was moved and seconded

That Bylaw No. 7264-2016 be given third reading.

CARRIED

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

R/2017-177

It was moved and seconded

That Bylaw No. 7324-2017 be adopted.

CARRIED

1002.2 **Albion Dyking District Tax Rates Bylaw No. 7323-2017**

To allow for dyke maintenance and improvements and equipment repair and maintenance

Adoption

R/2017-178

It was moved and seconded

That Bylaw No. 7323-2017 be adopted.

CARRIED

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

R/2017-179

It was moved and seconded

That Bylaw No. 7317-2017 be adopted.

CARRIED

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

R/2017-180

It was moved and seconded

That Bylaw No. 7318-2017 be adopted.

CARRIED

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

R/2017-181

It was moved and seconded

That Bylaw No. 7319-2017 be adopted.

CARRIED

- 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.

R/2017-182

It was moved and seconded

That 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.

CARRIED

- 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.

R/2017-183

It was moved and seconded

- 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 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 Bylaw No. 7326-2017 be given first and second readings and be forwarded to Public Hearing;
- 3) That Bylaw No. 7218-2016 be given second reading, and be forwarded to Public Hearing;
- 4) That 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 multipurpose 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.

CARRIED

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.

R/2017-184

It was moved and seconded

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

CARRIED

1104 2017-077-DVP, 25929 116 Avenue

This item was withdrawn by the applicant.

CARRIED

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.

R/2017-186

It was moved and seconded

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

CARRIED

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.

R/2017-187

It was moved and seconded

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

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.

CARRIED

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.

R/2017-188

It was moved and seconded

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.

CARRIED

Financial and Corporate Services (including Fire and Police) – Nil

Parks, Culture & Recreation – Nil

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT*** – Nil

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

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

1600 ***ADJOURNMENT*** – 7:28 p.m.

Certified Correct

T. Shymkiw, Acting Mayor

L. Darcus, Corporate Officer

700 *ITEMS ON CONSENT*

700

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 9, 2017
Mayor's Office

CIRCULATED TO:

Tyler Shymkiw, Acting Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

1. 5245-230-B383 EN

LEGAL: Lot 4, District Lot 396, New Westminster District,
Plan NWP15728

LOCATION: 12240 Delcrest Street

OWNER: Kevin Olson & Gabrielle Labrie

REQUIRED AGREEMENTS: Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-230-B383 EN.

CARRIED

2. 16-128902 BG

LEGAL: Lot 15, District Lot 241, Group 1, New Westminster District,
Plan EPP50932

LOCATION: 12254 207A Street

OWNER: 1002256 BC Ltd.

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-128902 BG.

CARRIED

3. E08-015-1060

LEGAL: Lot 2, District Lot 277, Group 1, New Westminster District,
Plan BCP33686

LOCATION: 20713 Golf Lane

OWNER: Donald & Mary Flavelle

REQUIRED AGREEMENTS: Release of AS51712 (Statutory Right of Way)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO E08-015-1060 (20713 GOLF LANE).

CARRIED

4. 16-128897 BG

LEGAL: Lot 12, District Lot 241, Group 1, New Westminster District,
Plan EPP50932

LOCATION: 12238 207A Street

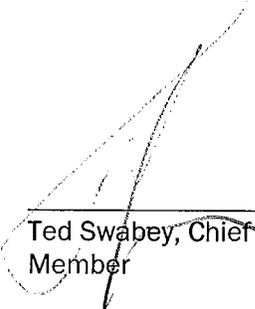
OWNER: Dan min Wu & Xiao Li Li

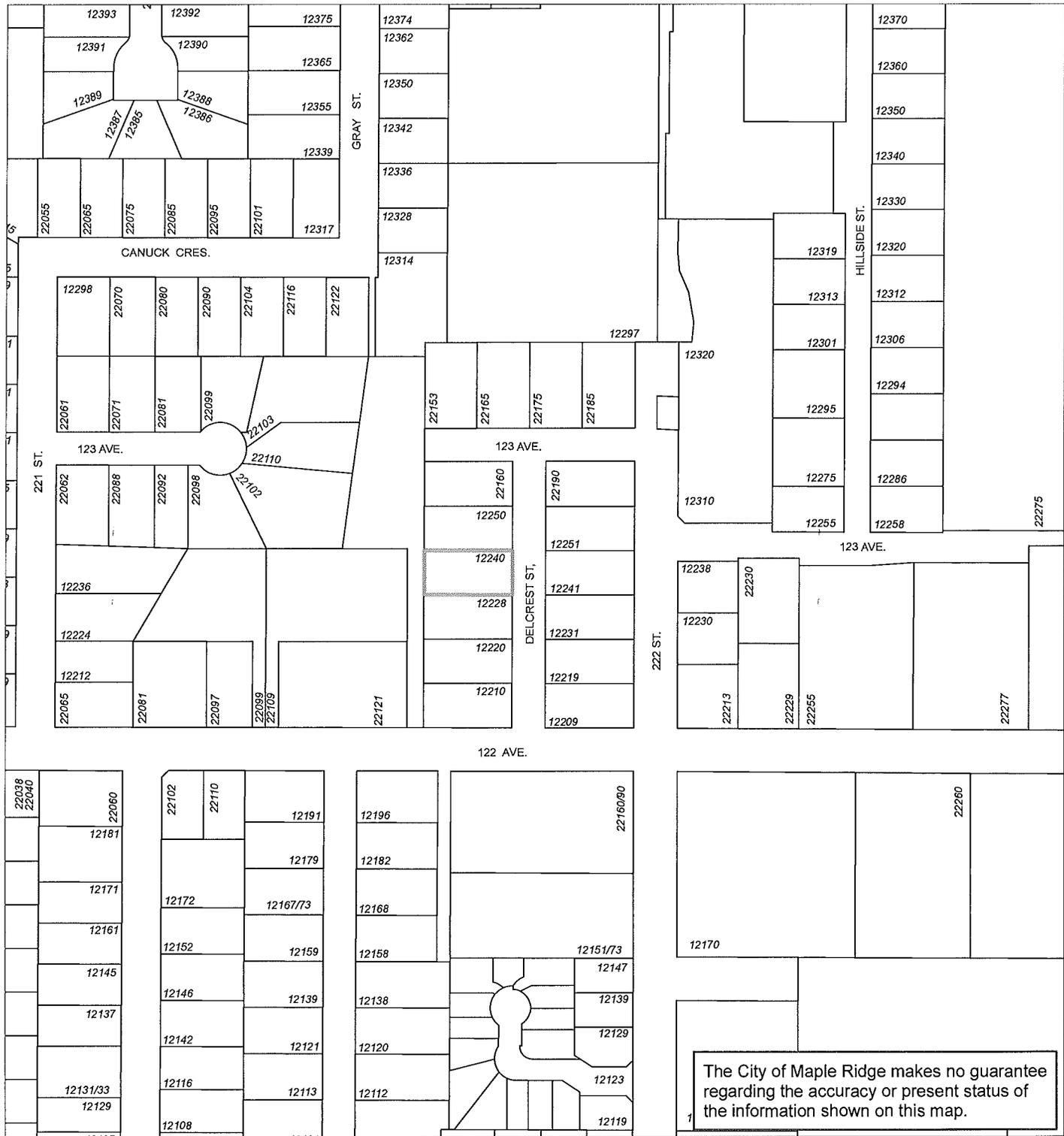
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-128897 BG.

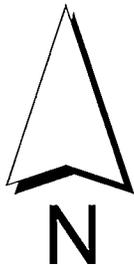
CARRIED


Tyler Shymkiw, Acting Mayor
Chair

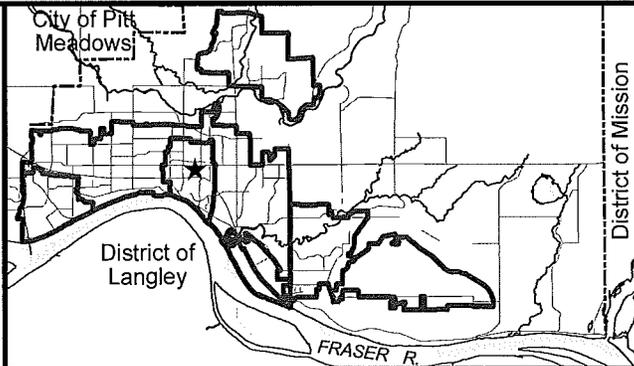

Ted Swabey, Chief Administrative Officer
Member



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



Scale: 1:2,500



DAC Referral - 12240 Delcrest Street

ENGINEERING DEPARTMENT

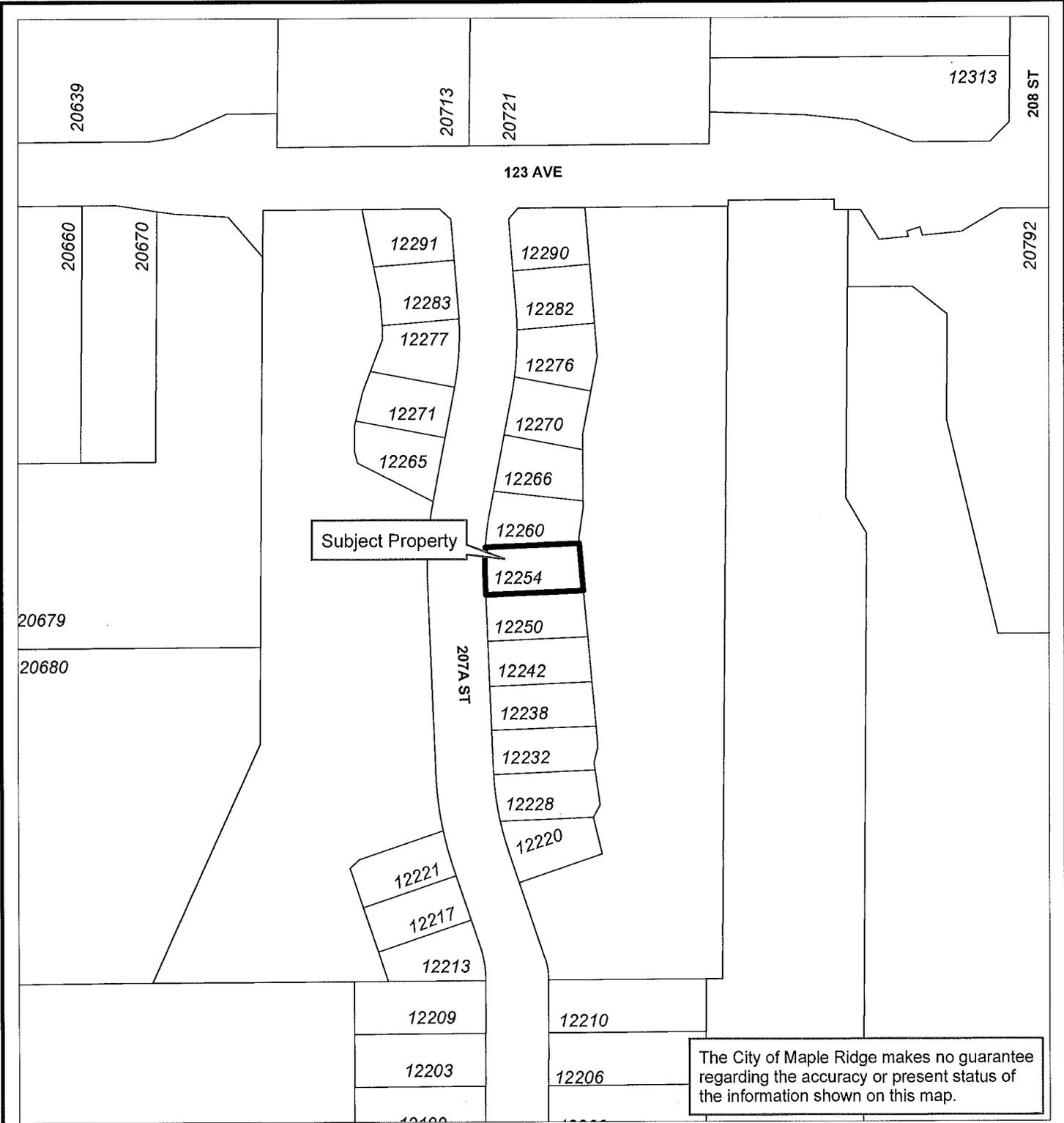


mapleridge.ca

FILE: DAC-12240-Delcrest-St.

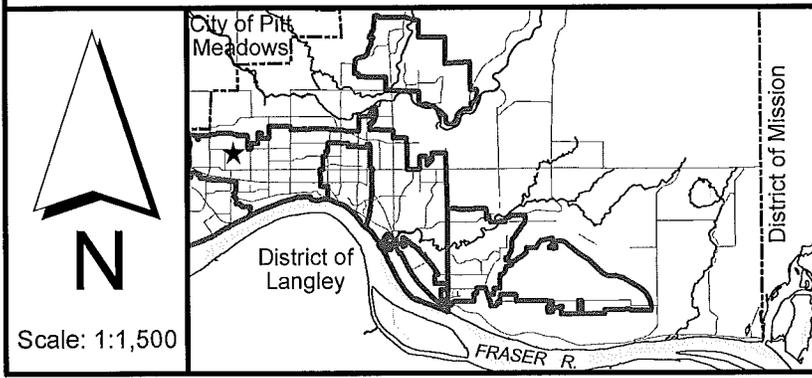
DATE: May 2, 2017

BY: EM



Subject Property

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ENGINEERING DEPARTMENT

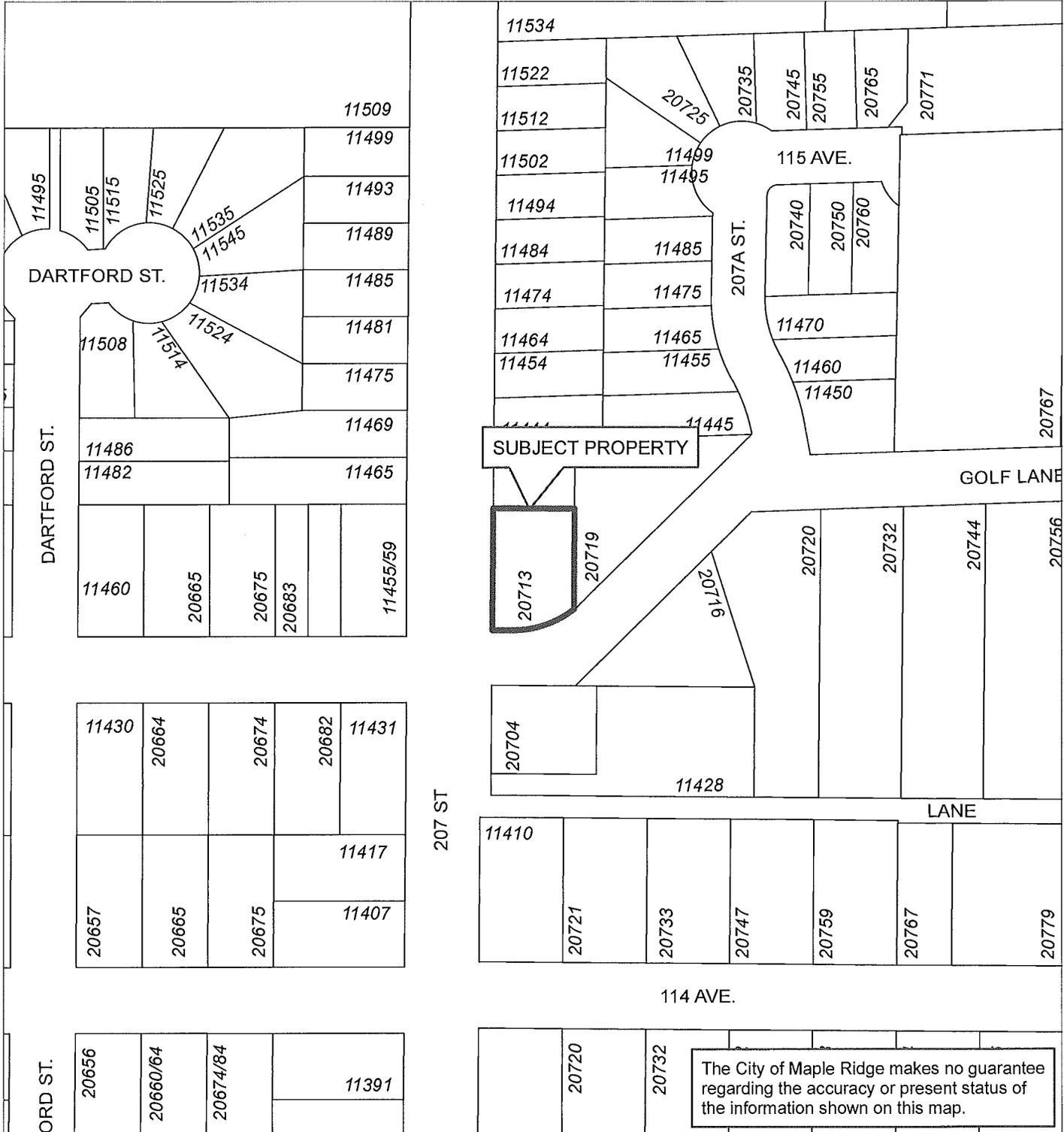


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: May 5, 2017

BY: MC



SUBJECT PROPERTY

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20713 GOLF LANE

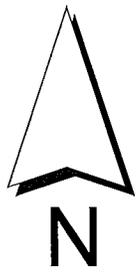
PLANNING DEPARTMENT



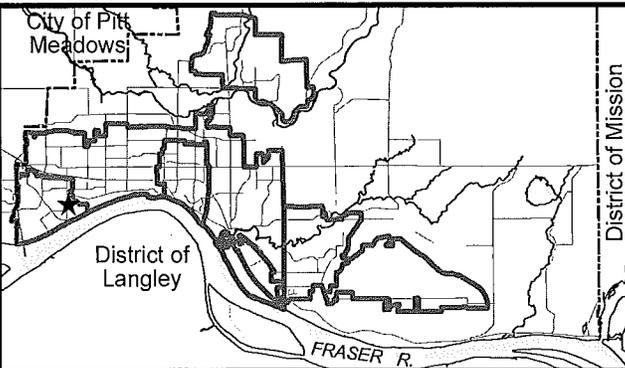
mapleridge.ca

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BY: PC



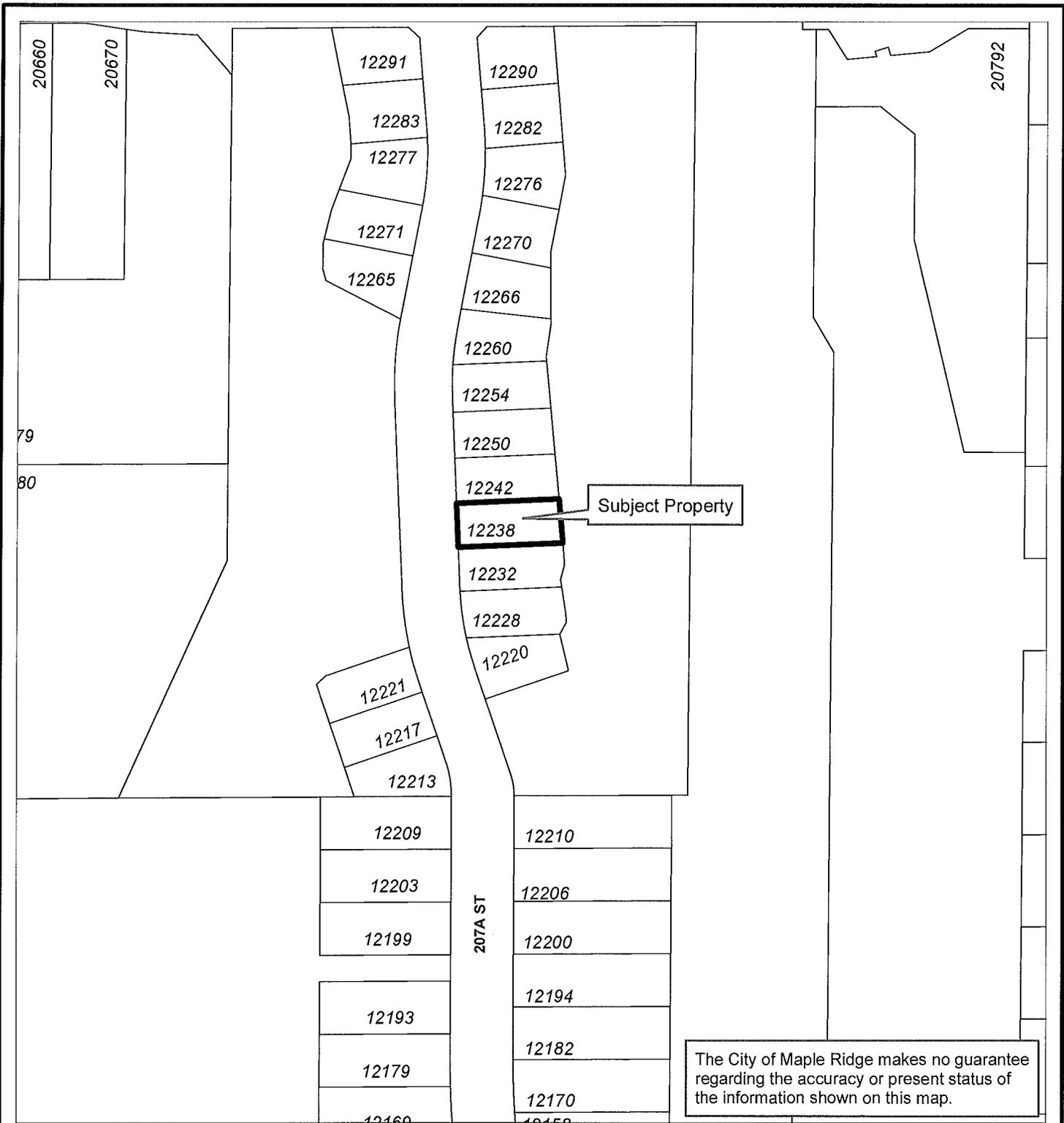
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District of Mission

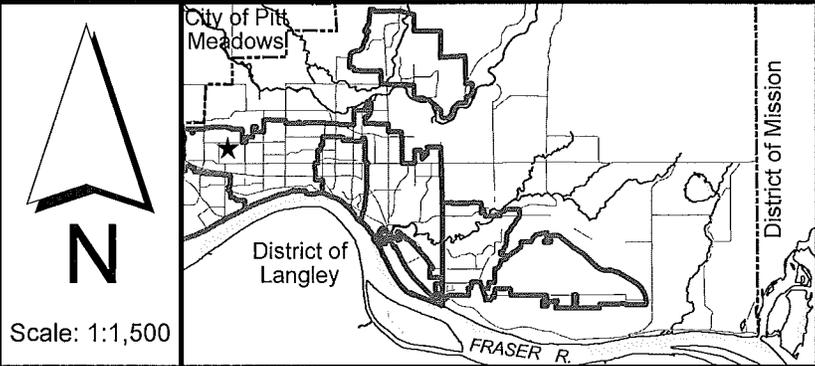
District of Langley

FRASER R.



Subject Property

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ENGINEERING DEPARTMENT

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 DATE: May 8, 2017

BY: MC

701.2 Minutes of Meetings of Committees and Commissions of Council



City of Maple Ridge
ADVISORY DESIGN PANEL

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, April 11, 2017 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Craig Mitchell	Architect
Kyoung Bae Park, Vice-Chair	Landscape Architect
Roger Amenyogbe, Chair	Architect
Shan Tennyson	Landscape Architect

STAFF MEMBERS PRESENT

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

REGRETS

Andrew Igel	Architect
-------------	-----------

-
1. CALL TO ORDER
The Chair called the meeting to order at 4:08 pm.
 2. AGENDA ADOPTION

R/17-018

It was moved and seconded
That the agenda dated April 11, 2017 be adopted.

CARRIED

3. MINUTE APPROVAL

R/17-019

It was moved and seconded
That the minutes dated March 14, 2017 be approved.

CARRIED

4. PROJECTS

4.1

Development Permit No: 2016-455-DP
Applicant: Bissky Architecture
Project Architect: Wayne Bissky
Project Landscape Architect: Paul Whitehead Greenway Landscape Architects.
Proposal: Medical Building
Location: 11770 Fraser Street
File Manager: Diana Hall

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/17-020

It was moved and seconded

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

CARRIED

5. UNFINISHED BUSINESS

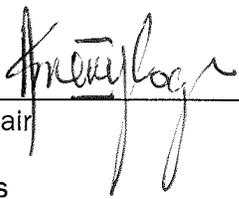
5.1 Developer Public Art Strategy

The Panel reviewed a draft communications piece for the Developer Public Art Program and provided feedback to the Staff Liaison.

6. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 5:14 p.m.



Chair
/ss

City of Maple Ridge
AGRICULTURAL ADVISORY COMMITTEE
REGULAR MEETING

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,
at Maple Ridge Municipal Hall on Thursday, March 23, 2017 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Bill Hardy	Member at Large
Candace Gordon	Haney Farmers Market Society
Chris Zabek	Regional Agrologist, Ministry of Agriculture & Lands
Councillor Speirs	City of Maple Ridge
Ian Brooks	Member at Large
Lorraine Bates	Agricultural Fair Board
Margaret Daskis, Chair	Member at Large
Stephanie James, Vice-Chair	Equestrian Agricultural Sector

GUESTS/DELEGATIONS

Theresa Duynstee, P.Ag.	Regional Planner, Metro Vancouver
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STAFF MEMBERS PRESENT

Siobhan Murphy	Staff Liaison / Planning Department
Sunny Schiller	Committee Clerk

REGRETS/ABSENTS

Al Kozak	Agricultural Sector
Tony Pellet	Agricultural Land Commission

1. CALL TO ORDER

The meeting was called to order at 7:04 pm.

4. DELEGATIONS

- 4.1 Farm Property Tax Reform in Metro Vancouver – Theresa Duynstee, Metro Vancouver**
Ms. Duynstee shared findings from a recent investigation of farm property tax policies. The report “Encouraging Agricultural Production through Farm Property Tax Reform in Metro Vancouver” is available at:
<http://www.metrovancouver.org/services/regional-planning/PlanningPublications/AgricultureProductionTaxReformMV-2016.pdf>

Note: Candace Gordon and Ian Brooks entered the meeting at 7:06 pm. Quorum was achieved at this time. Lorraine Bates entered at 7:09 pm.

2. AGENDA ADOPTION

R17-005

It was moved and seconded

That the Agenda dated March 23, 2017 be amended to add Item 5.5 Fruit and Vegetable Labels and be adopted as amended.

CARRIED

3. MINUTES APPROVAL

R17-006

It was moved and seconded

That the Minutes dated February 23, 2017 be approved.

CARRIED

5. NEW & UNFINISHED BUSINESS

5.1 Backyard Chickens

A report on the topic of backyard chickens has been prepared for Council. Bill Hardy shared some of the feedback he has received from the public about backyard chickens since Grow and Gather Nursery started selling farm feed this year. Any correspondence regarding backyard chickens should be forwarded to the Staff Liaison (smurphy@mapleridge.ca).

5.2 Metro Vancouver AAC Update

The next Metro AAC meeting will be held in April.

5.3 Agricultural Development Permit Guidelines Update

The Staff Liaison reported on the Agricultural Development Permit Guidelines project. A discussion paper is being prepared and will be shared with the Committee.

5.4 Membership Update

The Chair reported that Braden Hansen has been appointed as a member at large. Committee vacancies were reviewed.

5.5 Fruit and Vegetable Labels

Councillor Speirs has drafted a resolution for LMLGA that would advocate to senior levels of government to change both domestic and import regulations to require compostable stickers and food safe stamping on all fruits and vegetables.

6. SUB-COMMITTEE REPORTS

6.1 Golden Harvest Review

The Staff Liaison provided a budget update. The Committee discussed Golden Harvest. Questions regarding future events will be sent to the Committee by the Staff Liaison. A decision about a 2017 event will be made at the April meeting.

6.2 Education Subcommittee

Candace Gordon suggested holding an educational event on the topic of bees.

6.3 True North Fraser Subcommittee

Next steps for the True North Fraser branding program were discussed. Braden Hansen and Margaret Daskis offered to help Stephanie James on the project.

6.4 Food Distribution Subcommittee

The Staff Liaison provided a status report on the Food Distribution project.

7. CORRESPONDENCE

8. ROUNDTABLE

Stephanie James reported her farm is still working on coming out of winter.

Councillor Speirs provided an update including addressing the topic of parking at the Albion Fairgrounds.

Braden Hansen is looking forward to growing season.

Lorraine Bates shared her thoughts about the impact the Albion Fairgrounds parking issue could have on this year's Country Fest and the 4H Fair.

Bill Hardy reported the Grow and Gather Farm Expo will be held in Cloverdale June 10th and 11th. There are forty sessions planned over two days. Presenters include: Curtis Stone, the Young Agrarians, Tax Tips for Small Farms, Canning Sessions, Julia Smith (Slow Meat Movement). www.growandgatherfarmexpo.com

Ian Brooks noted the late start to the growing season.

9. QUESTION PERIOD

10. ADJOURNMENT – 9:01 pm



Chair

/ss

City of Maple Ridge

SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, March 1, 2017 at 7:00 pm

COMMITTEE MEMBERS PRESENT

Annette Morgan	Seniors Network
Brenna Ayliffe	Fraser Health
Cathy Bennett	Member at Large
Candace Gordon	Maple Ridge-Pitt Meadows-Katzie Community Network
Councillor Craig Speirs	Council Liaison - Alternate
Dr. Helena Swinkels	Fraser Health
Ineke Boekhorst	Downtown BIA / Friends in Need
Kathy Doull	Fraser Health – Alternate
Laura Butler	Member at Large
Mikayla Clayton	Youth Rep
Mike Murray	School District #42 - Alternate
Sgt. Brenda Gresiuik	RCMP
Susan Carr	School District 42
Tarel Swansky	Member at Large
Vicki Kipps, Chair	Community Network

STAFF MEMBERS PRESENT

Shawn Matthewson	Staff Liaison / Social Planning Analyst
Sunny Schiller	Committee Clerk

GUESTS

REGRETS/ABSENTS

Hannah Macdonald	Member at large – Youth Rep
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1. CALL TO ORDER AND INTRODUCTIONS

There being a quorum present, Councillor Speirs called the meeting to order at 7:05 pm and introductions were made.

2. 2017 CHAIR AND VICE-CHAIR ELECTIONS

R17-003

It was moved and seconded

That Vicki Kipps be elected Social Policy Advisory Chair for 2017.

CARRIED

R17-004

It was moved and seconded

That Susan Carr be elected Social Policy Advisory Committee Vice-Chair for 2017.

CARRIED

3. AGENDA ADOPTION

R17-005

It was moved and seconded

That the agenda dated March 1, 2017 be adopted.

CARRIED

4. MINUTES APPROVAL

R17-006

It was moved and seconded

That the minutes dated January 4, 2017 be approved.

CARRIED

5. DELEGATIONS - Nil

6. ROUNDTABLE

Annette Morgan reported the Seniors Network has obtained funding to keep operating for another year. The Seniors Guide for Disaster Preparedness is nearing completion. Seniors Network meetings are open to the public. Mayor Read will be making a presentation at the next meeting coming up on March 30th.

Brenna Ayliffe shared information on Fraser Health physical activity grants of approximately \$25,000 available to local municipalities to increase physical activity levels, with a focus on seniors, youth and those not typically able to access physical activities. Information will be distributed to the Committee.

Cathy Bennett will be participating in the upcoming Homeless Count.

Mikayla Clayton let members know that a youth focused homeless count is scheduled.

Mike Murray suggested the Committee reach out to Student Voice groups in secondary schools to get input from students on their priorities. Mr. Murray would like to see increased communication from students to the community. Mr. Murray let the Committee know the recently announced Albion School is scheduled to open September 2019.

Sgt. Brenda Gresluk reported that Superintendent Fleugel is retiring. Sgt. Gresluk shared information on newly formed Uniformed Community Response Units.

Ineke Boekhorst reported the BIA is very happy with the newly formed RCMP Uniformed Community Response Units. Ms. Boekhorst provided a status report on the Clean Team project.

Dr. Helena Swinkels provided further details on the physical activity grants, which encourage partnerships. Dr. Swinkels provided an Opioid Overdose Response Task Group update. Dr. Swinkels looks forward to an ongoing discussion around youth engagement.

Candace Gordon reported on a recent presentation made to the Community Network on LGBTQ issues by a group called Qmunity. The Community Network recently awarded Community Superhero awards to Alouette Homestart Society members. Ms. Gordon provided information on Alouette Heights Transitional Housing. As the coordinator for Golden Ears Feast Ms. Gordon reported the Seniors Network recently held a successful fundraiser to allow more seniors to access the food coupon program. Ms. Gordon provided printed copies of a list of food of agricultural programs in Maple Ridge for review.

Shawn Matthewson reported that a new Coordinator has been hired for the Community Network.

Kathy Doull reported the Ridge Meadows Hospital is excited to receive an MRI. Ms. Doull reported on the Integrated Case Management Team recently announced for Maple Ridge.

In response to a question raised Kathy Doull and Vicki Kipps provided information on funding for the Youth Wellness Centre.

R17-007

It was moved and seconded

That the Social Policy Advisory Committee recommend that the City of Maple Ridge advocate for core government funding for the Youth Wellness Centre.

CARRIED

7. NEW BUSINESS

7.1 Provincial Announcement on Housing and Homelessness

The Staff Liaison reported on funding for initiatives related to homelessness, including increased rent supplements, an Integrated Case Management team, and an increased number of beds at the Salvation Army. The Chair reported that Community Services has received an 1.1 million dollar grant to build affordable housing units. The Staff Liaison reported on transition plans for the closure of the temporary shelter on May 31, 2017.

It was suggested that local service providers (Coast Mental Health, the Salvation Army, RainCity) be invited to make presentations at future SPAC meetings.

R17-008

It was moved and seconded

That the Staff Liaison work with the provincial government to determine the purpose and structure of the community committee and the process for consultation, with the goal of identifying if there is a role for SPAC to support the work.

CARRIED

7.2 Social Planning Workshop Discussion

The Staff and Council Liaison reported on a Social Planning department presentation recently made to Council.

7.3 Advisory Committee Training and Networking Opportunities

The Committee Clerk provided information on upcoming events for advisory committee members.

8. UNFINISHED BUSINESS

8.1 Youth Strategy Update

The Staff Liaison provided an update on the implementation of the Youth Strategy. Presentations will be made to local schools. The Development Wheel has been very popular.

8.2 Update from the Opioid Overdose Working Group

Previously dealt with under Roundtable – Dr. Swinkels.

8.3 Social Policy Workshop Planning

The Staff Liaison provided details on social policy engagement workshops. Two workshops will be held annually with provincial ministries and two workshops will be held annually with Community Network partners. A subcommittee will be struck to plan the workshops. Potential topics were identified (child and youth mental health / youth substance use and abuse, public transportation and related impacts on social issues). Subcommittee membership was discussed. Mikayla Clayton and Fraser Health volunteered to work on the subcommittee.

8.4 Regional Mayor's Task Force on Homelessness

The Staff Liaison reported on the work of the Task Force work over the last few months. The report of the Task Force is available at: <http://www.metrovancouver.org/homelessness> Information on the homeless count was provided.

9. COMMITTEE UPDATES

9.1 Community Network

Previously dealt with under Roundtable.

10. CORRESPONDENCE

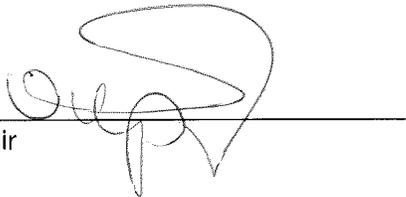
11. QUESTION PERIOD

12. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 9:00 pm.

Chair

/ss





City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

FROM: Chief Administrative Officer

SUBJECT: Drinking Water Quality Report 2016

MEETING DATE: May 23, 2017
FILE NO: 11-5600-05
MEETING: Council

EXECUTIVE SUMMARY:

The City of Maple Ridge (City) operates a Municipal Water Utility under permit by the Fraser Health Authority (FHA) that requires an annual report be prepared and submitted to the FHA, and be available to the public.

This report is for information and the attached “Drinking Water Quality Report 2016” includes an outline of the regulatory framework, water quality monitoring data for 2016, and explanatory comments on the data. A copy of the report will be placed in the public library and on the corporate website.

In 2016, water quality within the City’s municipal water distribution system met the standards detailed in the BC *Drinking Water Protection Regulation*.

RECOMMENDATION:

This report is for information only and no resolution is required.

DISCUSSION:

a) Background Context:

The City operates a Municipal Water Utility under the provisions of the provincial *Local Government Act*, and under permit by the Provincial Ministry of Health Services - Fraser Health Authority (FHA). Water quality requirements are stipulated by the Provincial *Drinking Water Protection Regulations* and administered by the FHA.

The City, as a distributor and purveyor of drinking water, is reliant on the Greater Vancouver Water District (GVWD) for source water quality control. While Coquitlam Lake is the primary source of water delivered to Maple Ridge, the GVWD can supply Maple Ridge with water from Seymour Lake in the event of disruptions at Coquitlam Lake.

The City's drinking water system operating permit requires a water quality monitoring program and that an annual report be prepared and submitted. While the monitoring program provides a representative picture of drinking water quality within municipal mains, it does not provide a definite picture of drinking water quality within buildings, where water quality can change significantly due to pipe materials, standing times, temperature, and other factors. It can be assumed that samples taken within buildings may be of different quality than those taken from municipal mains. The City is not responsible for testing/verifying water quality on private property.

Samples from 20 locations in the distribution system are taken weekly and are analyzed by Metro Vancouver. The results are sent to the Operations and Engineering Departments and to the FHA for review. In 2016, no samples tested positive for E. coli, and no samples exceeded the BC *Drinking Water Protection Regulation* microbiological standard of 10 total coliforms per 100mL.

b) Strategic Alignment:

Financial Management

Council has directed that the City provide high quality municipal services to our citizens and customers in a cost effective and efficient manner. The annual water quality monitoring program is intended to ensure that the water delivered by the City's utility is of high quality.

Smart Managed Growth

The Corporate Strategic Plan directs that municipal infrastructure be protected and managed through the preparation of appropriate plans to ensure maintenance of the system. A systematic water quality monitoring plan assists in ensuring that an effective water distribution system is managed and maintained.

Intergovernmental Relations/Partnerships

Council has directed that the City develop and maintain strong positive working relationships with the GVWD and other governmental agencies.

The City currently benefits from good working relationships with the GVWD and FHA in the cooperative provision of quality drinking water. The annual monitoring program and report facilitates this effective relationship.

c) Citizen/Customer Implications:

Maple Ridge water utility customers expect that the investment in the network be maintained to provide safe, reliable and high quality water. The annual reporting of water quality is a means to meet the accountability that customers expect.

d) Interdepartmental Implications:

As part of the Public Works and Development Services Division, the Engineering and Operations Departments collaborate in the water utility's planning, management, operation, maintenance and water quality reporting to meet water quality objectives.

e) Policy Implications:

The reporting of water quality is consistent with the public policy approach of transparency and accountability as well as meeting the requirements of the FHA.

CONCLUSIONS:

The City monitored drinking water quality in 2016 in accordance with the Provincial mandate. Testing indicated that all samples met the standards detailed in the provincial *Drinking Water Protection Regulation*. The “Drinking Water Quality Report 2016” documents the water quality monitoring program and test results. The document was prepared in accordance with Fraser Health Authority requirements and will be available to the public.

“Original signed by Joe Dingwall”

Prepared by: **Joe Dingwall, PEng.**
Manager of Utility Engineering

“Original signed by David Pollock”

Reviewed by: **David Pollock, PEng.**
Municipal Engineer

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

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

JD/mi

Attachment: City of Maple Ridge Drinking Water Quality Report 2016



CITY OF MAPLE RIDGE
DRINKING WATER QUALITY REPORT
2016



May 2017

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List of Abbreviations

L	=	litre
mL	=	milliliter
g	=	gram
mg	=	milligram
µg	=	microgram
ppb	=	parts per billion
°C	=	degree Celsius
E. coli	=	Escherichia coli
NTU	=	Nephelometric Turbidity Units
HPC	=	heterotrophic plate count
CFU	=	colony-forming unit
THM	=	trihalomethane
HAA	=	haloacetic acid
USEPA	=	United States Environmental Protection Agency
Cl ₂	=	chlorine
MF	=	membrane filtration
EOCP	=	Environmental Operators Certification Program

Executive Summary

The City of Maple Ridge (City) is a distributor of water that is supplied and treated by Metro Vancouver from its Coquitlam Lake source. In 2016, the City supplied water to approximately 80,000 people.

In accordance with the requirements of the BC *Drinking Water Protection Regulation*, the City sends weekly drinking water samples from 20 locations to a laboratory for analysis. Test results are communicated to the City and the Fraser Health Authority every week and documented in this annual report. In 2016, the City met all regulatory requirements for drinking water quality set out in the BC *Drinking Water Protection Regulation*:

- No samples tested positive for E. coli
- For each 30-day period, over 90% of samples had 0 total coliform per 100mL, and no sample had more than 10 total coliform per 100mL

In monitoring unregulated drinking water quality parameters, the City follows the 2008 *Water Quality Monitoring and Reporting Plan for Metro Vancouver and Member Municipalities* and compares laboratory results to Health Canada recommendations for drinking water quality. In 2016, City water did not exceed any maximum limits recommended by Health Canada with the exception of temperature.

1.0 Introduction

The City operates a Municipal Water Utility under the provisions of the provincial *Local Government Act*, the *BC Drinking Water Protection Act*, and the *BC Drinking Water Protection Regulation*. These obligate the City to meet several requirements, including:

- Operating the utility under permit by the Provincial Ministry of Health Services
- Engaging in water quality monitoring

The roles and responsibilities for the Province, Fraser Health Authority, and Metro Vancouver/City of Maple Ridge (Water System Owners) are shown in Figure 1.

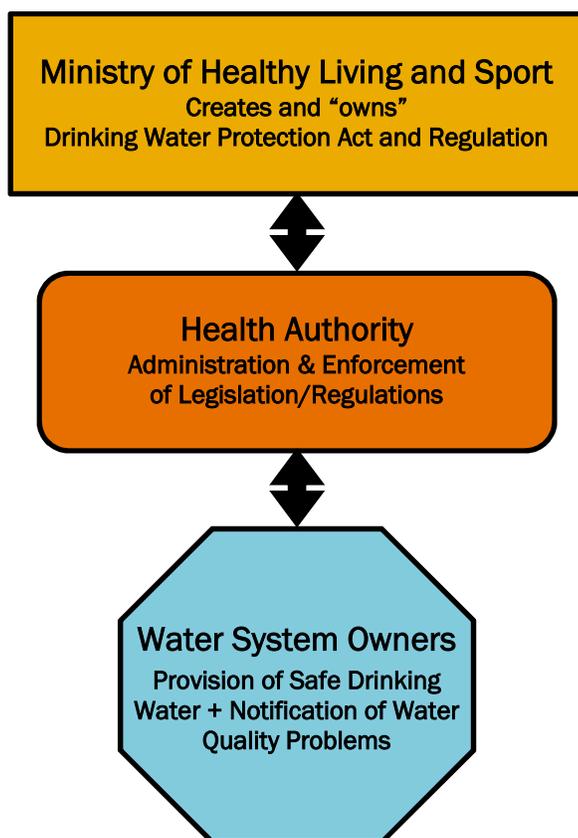


Figure 1: Agency Responsibilities for Water Quality

2.0 Background

The City is supplied with water from the protected and undeveloped Metro Vancouver watersheds. Drinking water is conveyed to Maple Ridge residents through large diameter Metro Vancouver transmission mains and approximately 400km of municipal water distribution pipes.

2.1 Source Water

Metro Vancouver supplies water to the City through a series of pipes linking Maple Ridge to the Coquitlam, Seymour and Capilano watersheds. While the Coquitlam watershed is the primary source of water for Maple Ridge, Metro Vancouver has the ability to convey water from the Seymour watershed to Maple Ridge in the event of a service disruption at the Coquitlam source. Metro Vancouver operates an ultra violet (UV) light water treatment facility at the Coquitlam watershed which disinfects source water prior to it entering the distribution system.

2.2 Distribution System

The City distributes water to businesses, institutions and over 80,000 residents. Water distribution infrastructure includes approximately 400km of water mains, over 19,000 service connections, 8 pump stations, and 8 reservoir sites. The Municipality also operates 6 re-chlorination stations to boost residual chlorine levels in the distribution system.

The distribution system is managed by a team of professionals within the Public Works and Development Services Division, under the leadership of the General Manager of Public Works and Development Services. The operators of the system are EOCP Level 4 compliant. The system is also regulated by Maple Ridge's Water Service Bylaw 6002-2001.

2.3 Facility Maintenance

Water quality is influenced by water system maintenance and improvement strategies that are implemented by the City's Operations and Engineering Departments.

Water main flushing is a method of cleaning water mains. Flushing involves manipulating valves and discharging water through fire hydrants or blow off points. The discharged water carries sediment and other solids with it, thus cleaning the mains. The City cleaned 89km of the distribution system using this method in 2016. In support of summer water conservation efforts, the City's annual flushing program is scheduled to take place only between October and May. The City currently cleans its reservoirs on a 7 year cycle.

2.4 Re-Chlorination Stations

Chlorine levels are continually monitored at 6 re-chlorination stations throughout the distribution system. Additional chlorine is automatically injected into the drinking water at these locations if detected chlorine levels are low. The re-chlorination stations are inspected daily and adjusted as necessary.

3.0 Regulated Drinking Water Quality Parameters

Metro Vancouver and the City are responsible for monitoring water quality in different parts of the regional drinking water system. Metro Vancouver is responsible for monitoring the quality of water leaving the treatment plants and within their transmission mains. The City is responsible for monitoring water quality in distribution mains throughout Maple Ridge.

The quality of water distributed within the City is monitored in accordance with requirements set out in provincial regulations. This section describes the monitoring program and water quality results for 2016.

3.1 Water Quality Sampling and Monitoring

Water quality is monitored for regulatory compliance on a weekly basis at the City's 20 sampling locations.

Sampling site locations and codes are illustrated on a map in Appendix A. Samples are taken weekly by City Operations Department staff and sent to the Metro Vancouver laboratory for analysis. Metro Vancouver staff members analyze the samples and communicate the results to City and Fraser Health staff for review. Responses to undesirable results would vary from re-sampling to flushing water mains to possibly issuing a boil water advisory, depending on confirmation and the significance of the parameter of concern.

The monitoring program provides a representative picture of drinking water quality within municipal water mains. However, it does not provide a definitive picture of drinking water quality within buildings where water quality can change significantly due to pipe material, standing time, temperature, and other factors. It can be assumed that samples taken within buildings will be of different quality than those taken from municipal mains. The City is not responsible for water quality on private property.

3.2 Bacteriological Monitoring and Results

The *BC Drinking Water Protection Regulation* requires the City to carry out routine sampling and testing for *Escherichia coli* (*E. coli*) and total coliform bacteria. These are considered "indicator organisms" because their presence or absence provides an indication of microbial water quality. Figure 2 and Figure 3 show Metro Vancouver Laboratory technicians processing a water sample and testing it for the presence of coliform bacteria.

3.2.1 Escherichia Coli

E. coli is a type of coliform bacteria present exclusively in the feces of humans and other animals. The existence of *E. coli* in a water sample indicates recent fecal contamination and the possible presence of intestinal disease-causing bacteria, viruses, and protozoa. The *BC Drinking Water Protection Regulation* standard for *E. coli* is none detectable per 100 ml. In 2016, no samples tested positive for *E. coli*.



Figure 2: Metro Vancouver Laboratory technician processing water sample in preparation for coliform bacteria check



Figure 3: Metro Vancouver Laboratory technician checking water sample for coliform bacteria

3.2.2 Total Coliform

The total coliform group of bacteria is composed of various types with similar characteristics. The natural niches for members of this group range from being fecal-specific, such as *E. coli*, to being widely distributed in water, soil, and vegetation. The *BC Drinking Water Protection Regulation* standards for total coliform are described in Table 1.

Table 1: BC Drinking Water Protection Regulation Standards for Total Coliform

Occurrence	Standard
1 Sample in a 30 day period	No detectable total coliform per 100mL
More than 1 sample in a 30 day period	At least 90% of samples have 0 total coliform per 100mL and no sample has more than 10 total coliform per 100mL

In 2016 there were no samples with detectable total coliform per 100mL. Table 2 lists the annual number of samples found to contain total coliform between 2006 and 2016.

Table 2: Total Coliform Results by Year

Year	Number of Samples with Total Coliform
2016	0
2015	3
2014	0
2013	0
2012	2
2011	1
2010	3
2009	1
2008	0
2007	5
2006	0

3.2.3 Frequency of Monitoring Samples

The monitoring frequency for the detection of *E. coli* and total coliforms is stipulated by the *BC Drinking Water Protection Regulation*. Current requirements are identified in Table 3. With a total of 20 weekly sampling sites at various points in the City’s water distribution system, the average number of monthly samples (87) exceeds the stipulated value of 80 (based on a directly serviced population of approximately 80,000). As the City’s population grows, additional sampling sites will be added.

Table 3: Monitoring Frequency for the detection of *E. coli* and total coliforms

Population Served	Target No. of Samples per Month
Less than 5,000	4
5,000 to 90,000	1 per 1,000 of population
More than 90,000	90 plus 1 per 10,000 of population in excess of 90,000

4.0 Unregulated Drinking Water Quality Parameters

This section reports on water quality parameters that are not regulated through legislation.

4.1 Free Chlorine

In the *Guidelines for Canadian Drinking Water Quality*, Health Canada states that for health considerations, a “guideline value [maximum acceptable concentration level for chlorine] is not necessary due to low toxicity at concentrations found in drinking water.”

With respect to a minimum chlorine concentration, no regulations exist for British Columbia. However, Health Canada reports the following:

“the U.S. Environmental Protection Agency (EPA) Surface Water Treatment Rule requires a minimum disinfectant residual of 0.2 mg/L for water entering the distribution system and that a detectable level be maintained throughout the distribution system. The World Health Organization (WHO) has suggested that, for areas with little risk of cholera or related outbreaks, a free chlorine residual range of 0.2-0.5 mg/L be maintained at all points in the supply. In general, a free chlorine residual of 0.2 mg/L is considered a minimum level for the control of bacterial regrowth in the distribution system.”¹

Health Canada also reports that “free chlorine concentrations in most Canadian drinking water distribution systems range from 0.04 to 2.0 mg/L.”²

Residual chlorine concentrations are affected by various parameters such as water age, turbidity levels, pipe material, and temperature.

Table 5 and the maps in Appendix B show that:

- In 2016, the average free chlorine residual at all stations in Maple Ridge was greater than 0.2 mg/L with the exception of station 441.
- Stations 441 and 449 had the greatest number of samples with chlorine residuals less than 0.2 mg/L.

Detailed free chlorine residual data charted in Appendix F and tabulated in Appendix G indicates that 13 of the 1,040 samples had no chlorine residual. All 13 samples in 2016 with no chlorine were taken at sampling stations in low-demand locations, stations 436, 439 and 441. Of the samples with undetectable chlorine levels, no samples had detectable total coliforms or elevated HPC results (see Table 4).

¹ Guidelines for Canadian Drinking Water Quality - Guideline Technical Document - Chlorine - (Health Canada, 2009)

² Guidelines for Canadian Drinking Water Quality - Guideline Technical Document - Chlorine - (Health Canada, 2009)

Table 4: Water Quality Parameters for Samples with Undetectable Chlorine

Sample name	Sample Location	Sampled Date	Cl ₂ Free mg/L	Ecoli MF/100mL	HPC CFU/mL	Temp. °C	Total Coliform MF/100mL	Turb. NTU
MPR-436	125 Ave. West of Ansell St.	8-Nov-16	0	<1	4	11	<1	0.29
MPR-436	125 Ave. West of Ansell St.	15-Nov-16	0	<1	4	12	<1	0.28
MPR-436	125 Ave. West of Ansell St.	22-Nov-16	0	<1	2	11	<1	0.26
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	8-Nov-16	0	<1	<2	12	<1	0.35
MPR-441	132 Ave. @ Cedar Way	26-Apr-16	0	<1	2	12	<1	0.25
MPR-441	132 Ave. @ Cedar Way	14-Jun-16	0	<1	<2	16	<1	0.28
MPR-441	132 Ave. @ Cedar Way	21-Jun-16	0	<1	<2	15	<1	0.27
MPR-441	132 Ave. @ Cedar Way	19-Jul-16	0	<1	<2	18	<1	0.24
MPR-441	132 Ave. @ Cedar Way	6-Sep-16	0	<1	2	18	<1	0.22
MPR-441	132 Ave. @ Cedar Way	1-Nov-16	0	<1	12	13	<1	0.35
MPR-441	132 Ave. @ Cedar Way	8-Nov-16	0	<1	2	12	<1	0.35
MPR-441	132 Ave. @ Cedar Way	22-Nov-16	0	<1	10	12	<1	0.33
MPR-441	132 Ave. @ Cedar Way	6-Dec-16	0	<1	36	9	<1	0.33

4.2 Turbidity

Turbidity, measured in Nephelometric Turbidity Units (NTU), is a measure of water clarity. There are no provincial guidelines for turbidity within a distribution system. Average turbidity values at all sample stations are displayed below in Table 5. Detailed turbidity data for 2016 is charted in Appendix F and tabulated in Appendix G.

Variations in turbidity within a distribution system are normal. Higher levels may be associated with turbidity in source water or local system events such as high flow rates from unidirectional flushing, fire-fighting, or water main breaks. In the event that a high level of turbidity is detected, the City will determine whether this is expected due to system operations. If the event is unexpected, the City will confirm turbidity level and flush the mains should high turbidity levels persist.

Table 5: 2015 Chlorine Residual and Turbidity Results by Site

Station	Total Samples Taken	Average Free Chlorine in mg/L	Average Turbidity in NTU	Samples Taken with Free Chlorine Greater Than or Equal to 0.2 mg/L (#)	Samples Taken with Free Chlorine Less Than 0.2 mg/L (#)	Samples Taken with Free Chlorine Greater Than or Equal to 0.2 mg/L (%)	Samples Taken with Free Chlorine Less Than 0.2 mg/L (%)
MPR-400	52	0.32	0.26	45	7	87%	13%
MPR-431	52	0.86	0.33	52	0	100%	0%
MPR-432	52	0.57	0.33	51	1	98%	2%
MPR-433	52	0.76	0.32	52	0	100%	0%
MPR-434	52	0.69	0.31	52	0	100%	0%
MPR-435	52	0.38	0.29	48	4	92%	8%
MPR-436	52	0.74	0.28	48	4	92%	8%
MPR-437	52	0.90	0.61	51	1	98%	2%
MPR-438	52	0.81	0.31	51	1	98%	2%
MPR-439	52	0.45	0.30	43	9	83%	17%
MPR-440	52	0.88	0.36	52	0	100%	0%
MPR-441	52	0.12	0.29	9	43	17%	83%
MPR-442	52	0.62	0.34	52	0	100%	0%
MPR-443	52	0.76	0.32	52	0	100%	0%
MPR-444	52	0.43	0.30	50	2	96%	4%
MPR-445	52	0.55	0.28	45	7	87%	13%
MPR-446	52	0.59	0.38	45	7	87%	13%
MPR-447	52	0.71	0.33	51	1	98%	2%
MPR-448	52	0.59	0.32	52	0	100%	0%
MPR-449	52	0.20	0.26	26	26	50%	50%

4.3 Heterotrophic Plate Count

Health Canada does not suggest a maximum acceptable concentration for heterotrophs. Instead, it recommends that increases in heterotrophic plate count (HPC) concentrations above baselines levels be considered undesirable. Table 6 shows the annual number of samples with HPCs over 500 CFU/mL between 2006 and 2016. In response to HPC counts at or above this level, the City will re-test and flush water mains. HPC data for each sample taken in 2016 is provided in Appendix G.

Table 6: HPC Results by Year

Year	Number of Samples with HPC > 500 CFU/mL
2016	0
2015	5
2014	0
2013	0
2012	0
2011	1
2010	1
2009	1
2008	4
2007	1
2006	7

4.4 Disinfection Byproducts

Disinfection byproducts such as trihalomethanes (THMs) and haloacetic acids (HAAs) can form when chlorine used to disinfect drinking water reacts with naturally occurring organic matter. Health risks may be associated with long-term exposure to high levels of THMs and HAAs.

Trihalomethanes

Health Canada considers THMs to be possibly carcinogenic to humans. Health Canada also reports that “High Levels of THMs may also have an effect on pregnancy. A California study found that pregnant women who drank large amounts of tap water with high THMs had an increased risk of miscarriage. These studies do not prove that there is a link between THMs and cancer or miscarriage. However, they do show the need for further research in this area to confirm potential health effects.”³

Health Canada recommends that the running average (last 4 quarters) for Total THMs remain below 100 ppb. Quarterly samples were taken at four sites for THM analysis. The running quarterly average THM concentration in the samples remained below 100 ppb at all locations. Detailed THM test results are provided in Appendix C.

Haloacetic acids

Health Canada considers HAAs to be possibly carcinogenic to humans. Health Canada recommends that the running average (last 4 quarters) total HAA concentration be below 80 ppb. Quarterly samples were taken at four sites for HAA analysis. The running quarterly average HAA concentration remained below 80 ppb for all locations. Detailed HAA test results are provided in Appendix C.

Following elevated HAA levels at station MPR-438 in 2015, the City increased the sampling and testing frequency at this location. The 10 additional samples taken at MPR-438 in 2016 had HAA levels ranging from 30 to 78 ppb. The results for the additional tests are displayed in Appendix C.

³ Health Canada Website <http://www.hc-sc.gc.ca/hl-vs/iyh-vsv/environ/chlor-eng.php> accessed January 2015

4.5 pH

pH is a measure of the acid-base equilibrium of water. pH is of concern in a water distribution system because at low values water becomes corrosive while at high values chlorine disinfection is less efficient. Health Canada indicates that an acceptable pH range for drinking water is 6.5 – 8.5 pH units. 8 distribution system samples were tested for pH. Test results ranged of 7.1 to 7.5 pH units (See Appendix C).

4.6 Metals

The City tested samples at 3 monitoring sites for concentrations of various metals. Test results are shown in Appendix D, along with maximum concentration limits suggested by Health Canada and the U.S. Environmental Protection Agency (USEPA). USEPA values are referenced only where Health Canada does not recommend a limit. As shown in Appendix D, all measured metal concentrations were below the limits recommended by Health Canada and the USEPA. Neither Health Canada nor the USEPA suggest drinking water quality guidelines for calcium, cobalt, magnesium, molybdenum, nickel or potassium. Additional information related to concentrations of these metals is provided in Appendix E.

4.7 Temperature

Health Canada sets an aesthetic objective of 15°C for drinking water. Water temperature exceeding this objective can result in consumer complaints and the growth of nuisance organisms that could lead to unpleasant tastes and odors. Figure 4 shows average monthly drinking water temperatures in Maple Ridge. In July, August, and September the average monthly temperatures were 15.8, 17.8, 16.8 respectively exceeding Health Canada’s objective. Detailed temperature information is provided in Appendix G.

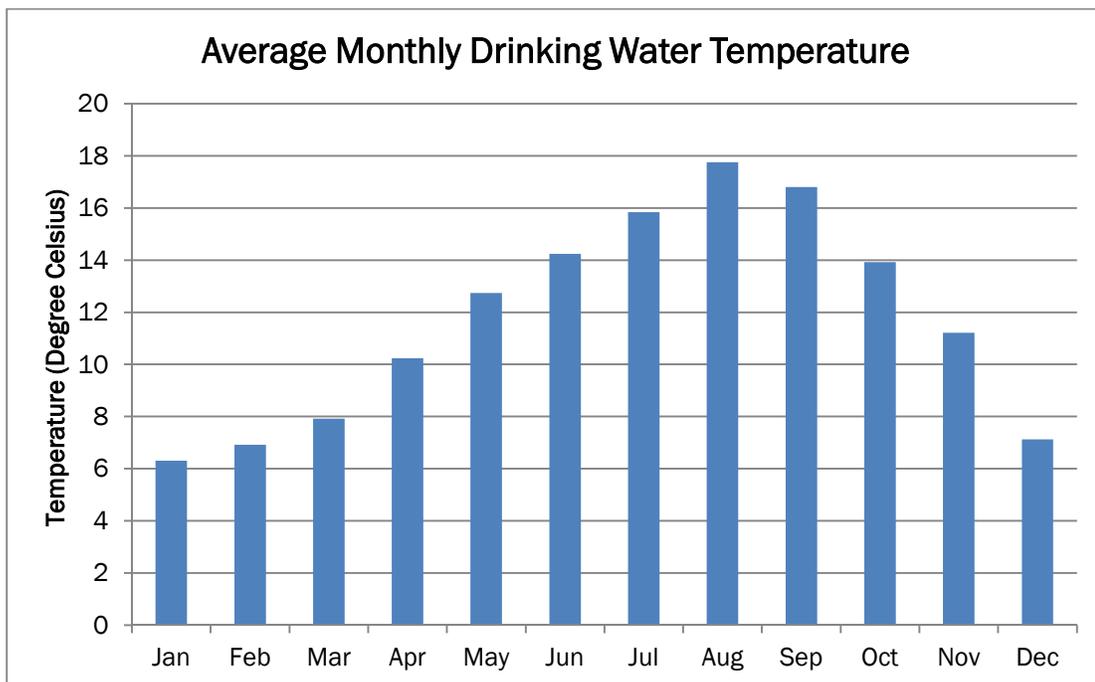


Figure 4: Average Monthly Drinking Water Temperature Chart

4.8 Vinyl Chloride

The concentration of vinyl chloride was tested in 6 samples during 2016. As indicated in Appendix D, all results were non-detectable (less than 1 µg/L), less than the Health Canada Guideline of 2 µg/L.

5.0 Response to Potential Contamination

In the event that contaminants are detected in the water distribution system, a series of protocols will be carried out to communicate the event to City and Fraser Health Authority staff. The City and Fraser Health will then work together to confirm the incident, determine the nature of the risk to public health, and issue public notices as appropriate. Depending on the level of risk a water quality advisory, boil water notice, or do-not-use water notice could be issued. Public notices would be communicated through various media. The City's contamination response plan is embedded in emergency planning documents.

6.0 Public Health Message from the Medical Health Officer

Fraser Health's Medical Health Officer has requested that a fact sheet entitled "*Preventing Water-Borne Infections for People with weakened Immune Systems*" be included in this report. The fact sheet is presented in Appendix H. Additionally, the Medical Health Officer has requested the following message be included in this report:

Anytime the water in a particular faucet has not been used for six hours or longer, "flush" your cold-water pipes by running the water until you notice a change in temperature. (This could take as little as five to thirty seconds if there has been recent heavy water use such as showering or toilet flushing. Otherwise, it could take two minutes or longer.) The more time water has been sitting in your home's pipes, the more lead it may contain.

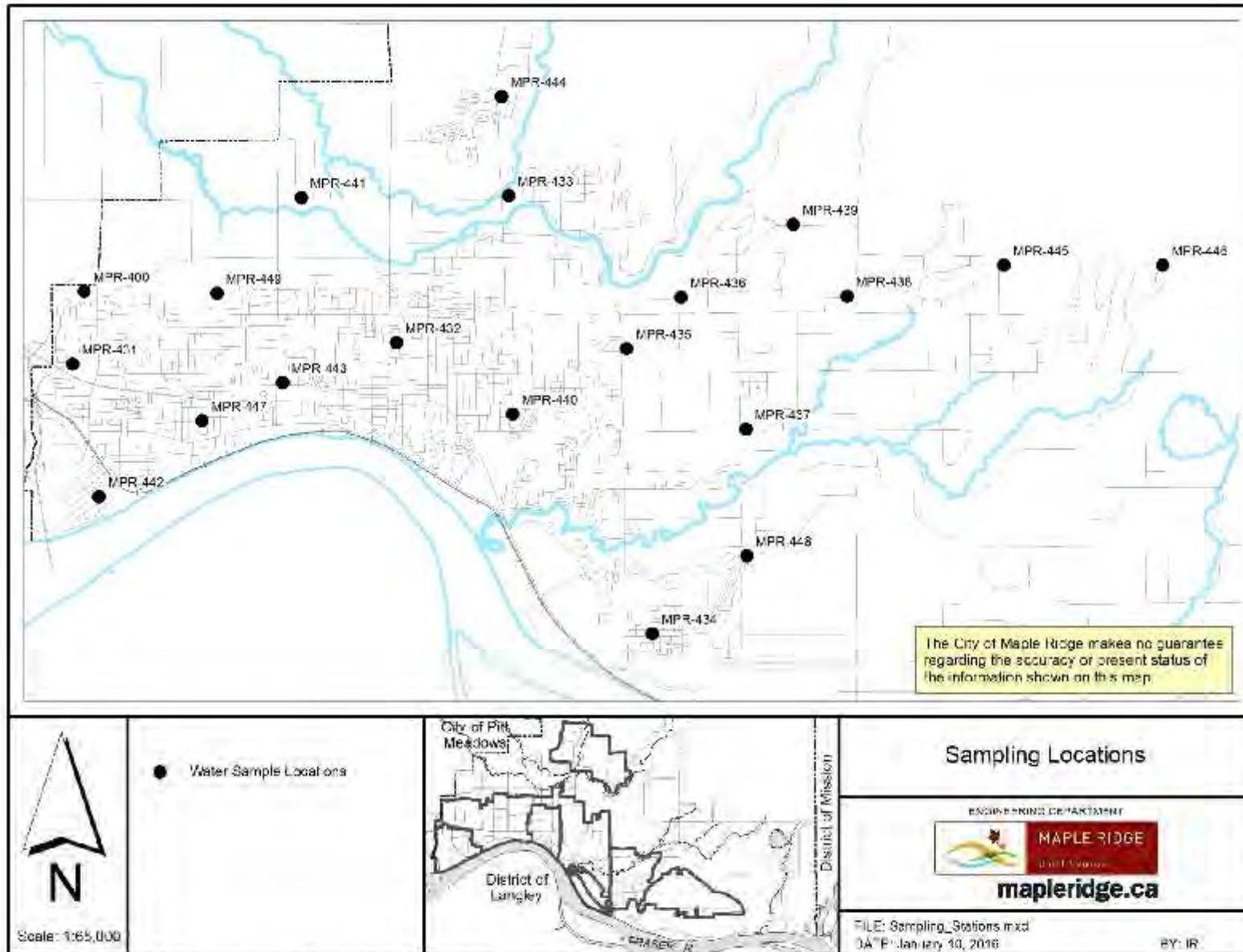
Use only water from the cold-tap for drinking, cooking, and especially making baby formula. Hot water is likely to contain higher levels of lead.

The two actions recommended above are very important to the health of your family. They will probably be effective in reducing lead levels because most of the lead in household water usually comes from the plumbing in your house, not the local water supply.

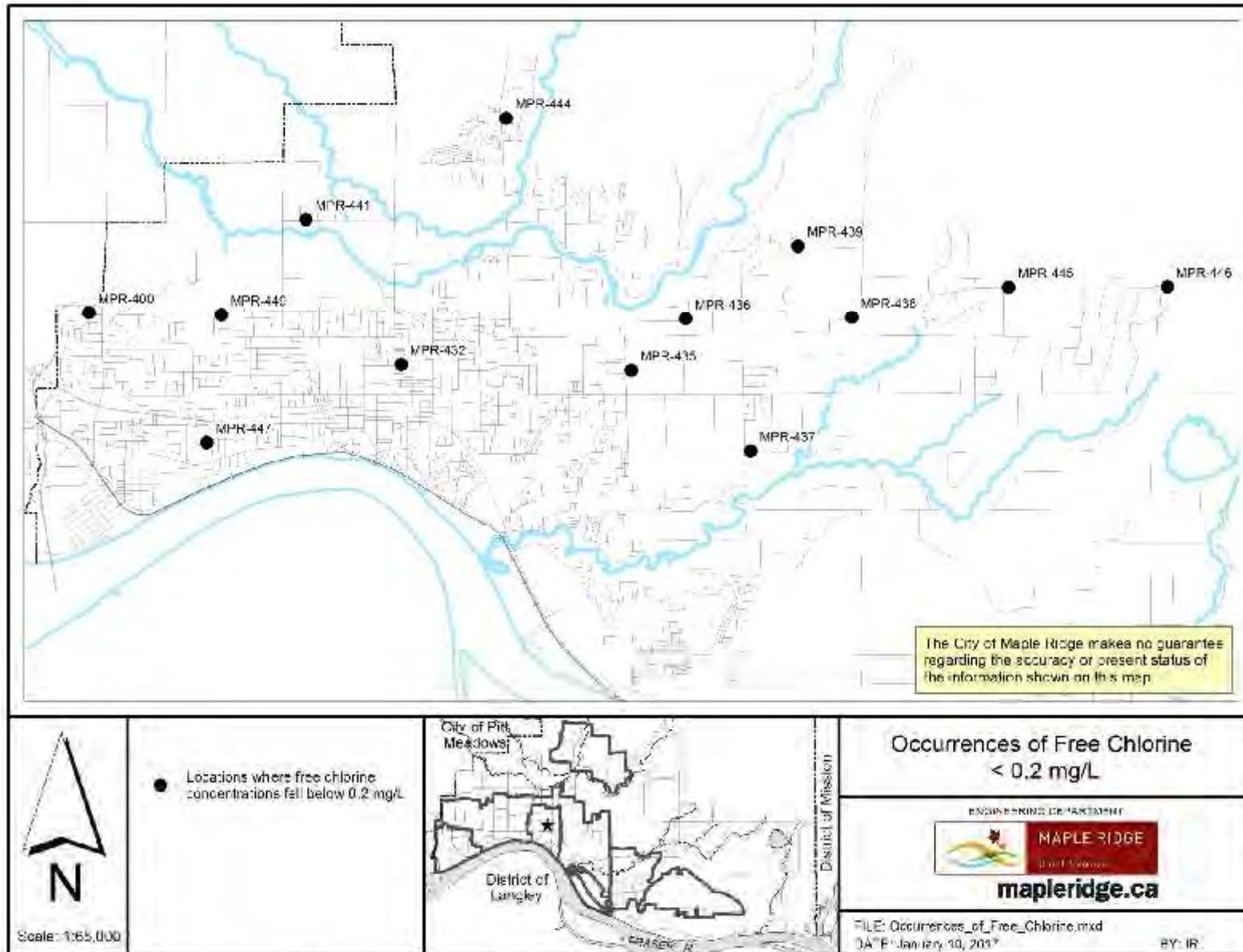
7.0 Conclusion

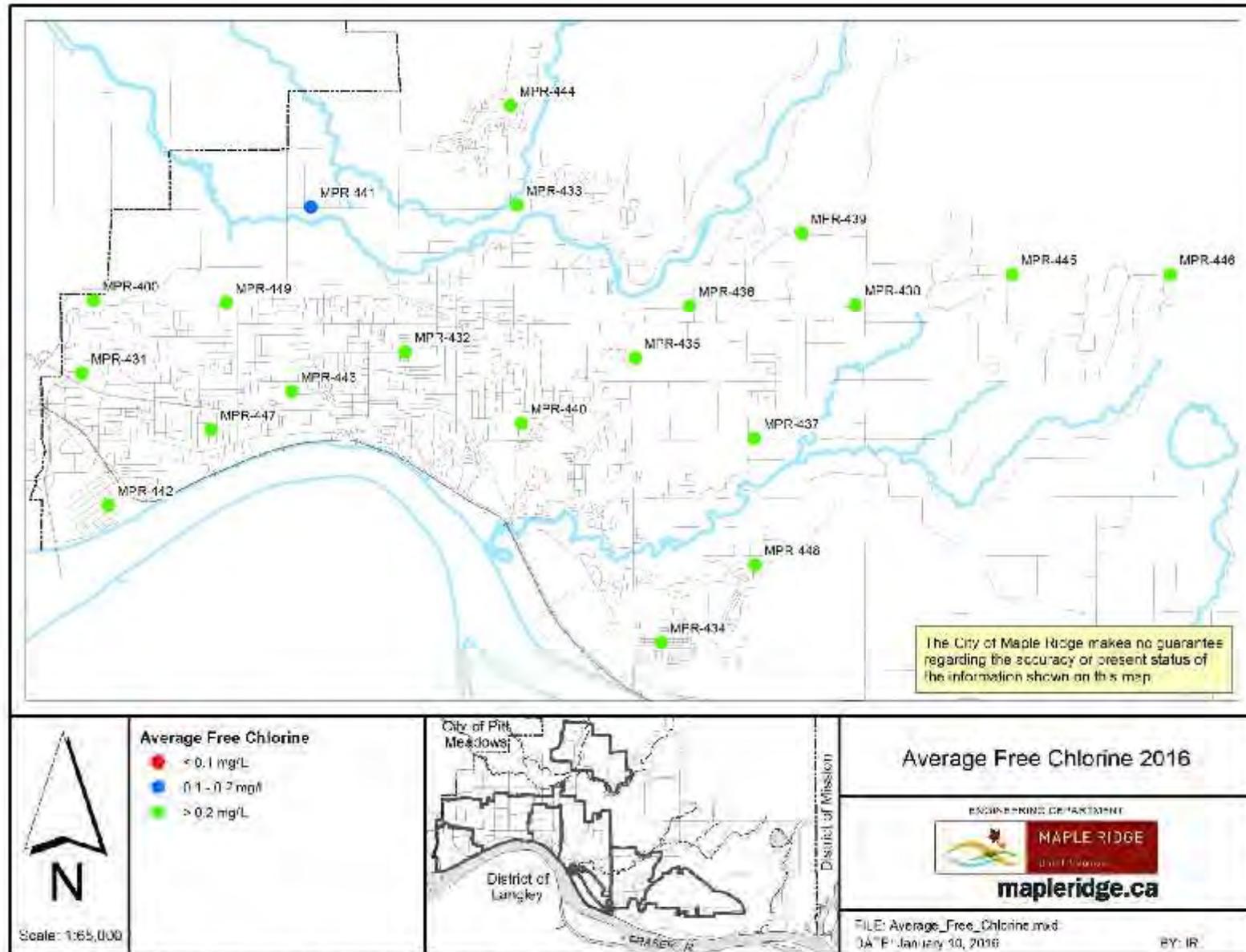
The City monitored drinking water quality in 2016 in accordance with provincial regulations. Over 1,000 drinking water samples were obtained from the municipal water distribution system at 20 locations throughout the City. Metro Vancouver Laboratory testing indicated that all samples met the BC *Drinking Water Protection Regulation* Standards.

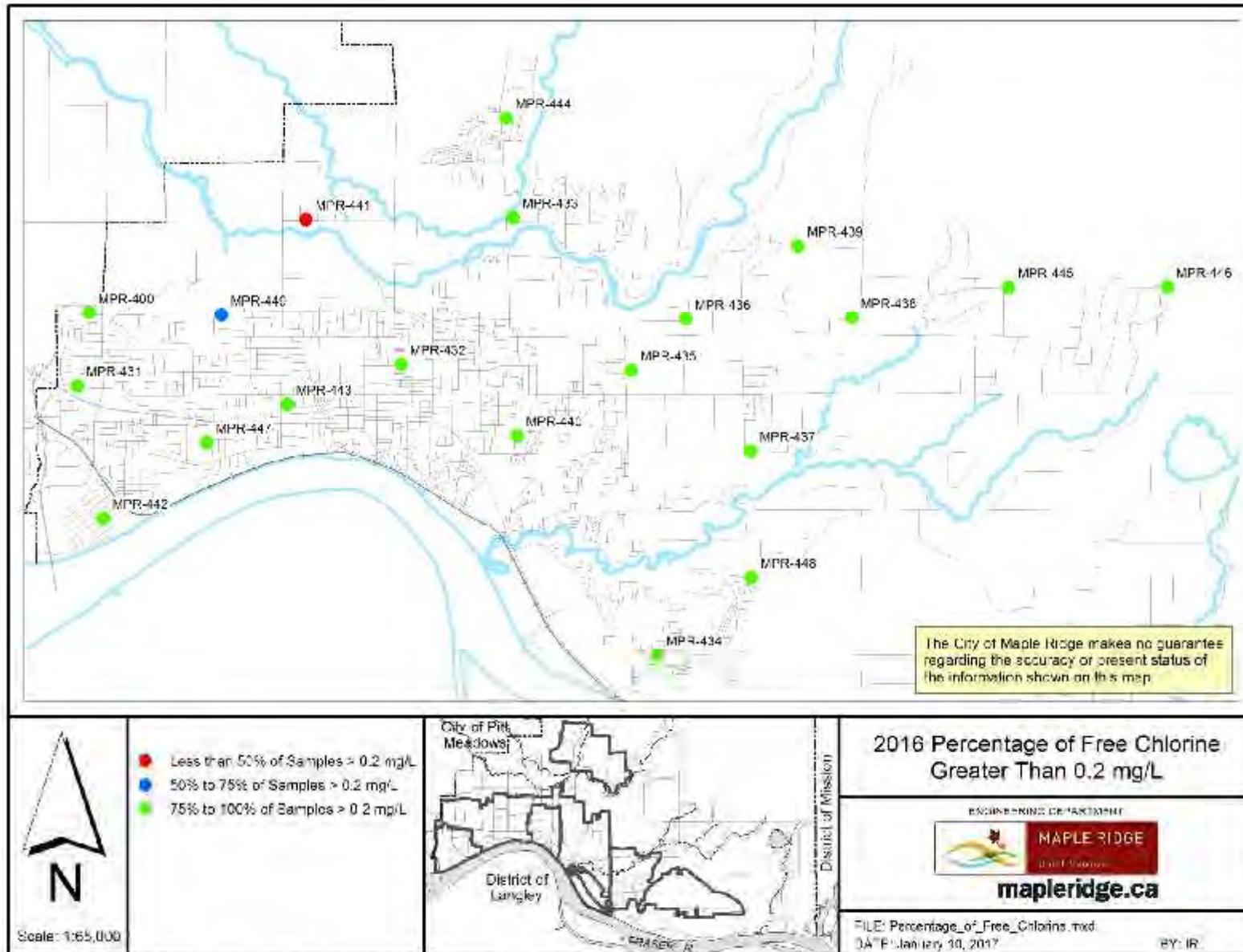
Appendix A: Sampling Station Locations



Appendix B: Residual Free Chlorine Figures







Appendix C: Disinfection By-Products and pH

City of Maple Ridge
Drinking Water Quality Report 2016

Sample Site	Sample Location	Date Sampled	THM (ppb)					Running Average (Last 4 Quarters)	HAA (ppb)						Running Average (Last 4 Quarters)	pH Units
			Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid	Total Haloacetic Acid		
Maximum Acceptable Concentration (Health Canada Guidelines for Canadian Drinking Water Quality)			16					100							80	6.5-8.5
MPR-434	102 Ave. East of 241A St.	19/05/2015	<1	<1	<1	43	43		<0.5	18	<1	8	25.2	52		
MPR-434	102 Ave. East of 241A St.	18/08/2015	1	<1	<1	37	38		<0.5	20	<1	9	31.5	62		
MPR-434	102 Ave. East of 241A St.	24/11/2015	<1	<1	<1	28	30		<0.5	17	<1	9	22.9	49		
MPR-434	102 Ave. East of 241A St.	01/03/2016	<1	<1	<1	29	30	36	<0.5	17	<1	9	22.9	50	53	
MPR-434	102 Ave. East of 241A St.	31/05/2016	<1	<1	<1	35	35	34	<0.5	12	<1	8	12.1	33	48	
MPR-434	102 Ave. East of 241A St.	30/08/2016	1	<1	<1	27	30	32	<0.5	16	<1	9	23	48	45	
MPR-434	102 Ave. East of 241A St.	18/10/2016	<1	<1	<1	42	44	35	<0.5	20	<1	10	48	79	52	
MPR-435	240 St. South of Abernethy Way	19/05/2015	<1	<1	<1	44	44		<0.5	16	<1	4	26.2	48		
MPR-435	240 St. South of Abernethy Way	18/08/2015	1	<1	<1	44	45		<0.5	12	<1	6	37	57		
MPR-435	240 St. South of Abernethy Way	24/11/2015	<1	<1	<1	34	36		<0.5	18	<1	7	27	53		
MPR-435	240 St. South of Abernethy Way	01/03/2016	<1	<1	<1	29	30	39	<0.5	12	<1	7	18	38	49	7.1
MPR-435	240 St. South of Abernethy Way	31/05/2016	<1	<1	<1	38	39	38	<0.5	9	<1	7	14.4	31	45	7.1
MPR-435	240 St. South of Abernethy Way	30/08/2016	2	<1	<1	33	36	35	<0.5	12	<1	7	26.2	46	42	7.4
MPR-435	240 St. South of Abernethy Way	18/10/2016	1	<1	<1	41	43	37	<0.5	12	<1	6	46.9	66	45	7.3
MPR-438	125 Ave. West off 256 St.	19/05/2015	<1	<1	<1	55	56		<0.5	29	<1	9	47.5	86		
MPR-438	125 Ave. West off 256 St.	18/08/2015	<1	<1	<1	37	38		<0.5	27	<1	8	29.2	65		
MPR-438	125 Ave. West off 256 St.	24/11/2015	<1	<1	<1	52	54		<0.5	29	<1	12	49.8	91		
MPR-438	125 Ave. West off 256 St.	01/03/2016	<1	<1	<1	41	42	47	<0.5	19	<1	11	27.9	58	75	7.2
MPR-438	125 Ave. West off 256 St.	31/05/2016	<1	<1	<1	43	44	44	<0.5	17	<1	10	21.8	50	66	7.2
MPR-438	125 Ave. West off 256 St.	30/08/2016	1	<1	<1	35	38	44	<0.5	21	<1	11	26.3	59	64	7.5
MPR-438	125 Ave. West off 256 St.	18/10/2016	1	<1	<1	48	51	44	<0.5	23	<1	11	63.6	99	66	7.4
MPR-440	232 St. @ 117 Ave.	19/05/2015	<1	<1	<1	44	44		<0.5	19	<1	9	22.1	50		
MPR-440	232 St. @ 117 Ave.	18/08/2015	<1	<1	<1	27	28		<0.5	22	<1	9	19.5	51		
MPR-440	232 St. @ 117 Ave.	24/11/2015	<1	<1	<1	28	30		<0.5	20	<1	10	17.9	48		
MPR-440	232 St. @ 117 Ave.	01/03/2016	<1	<1	<1	29	30	33	<0.5	13	<1	9	12.9	35	46	
MPR-440	232 St. @ 117 Ave.	31/05/2016	<1	<1	<1	32	32	30	<0.5	12	<1	8	11.3	32	41	
MPR-440	232 St. @ 117 Ave.	30/08/2016	1	<1	<1	25	28	30	<0.5	16	<1	8	19.2	44	40	
MPR-440	232 St. @ 117 Ave.	18/10/2016	<1	<1	<1	38	39	32	<0.5	20	<1	10	34.4	65	44	

Additional HAA Samples at Station MPR-438

Sample Site	Sample Location	Date Sampled	THM (ppb)					Running Average (Last 4 Quarters)	HAA (ppb)					Running Average (Last 4 Quarters)	pH Units	
			Bromodichloromethane	Bromoform	Chlorodibromomethane	Chloroform	Total Trihalomethanes		Dibromoacetic Acid	Dichloroacetic Acid	Monobromoacetic Acid	Monochloroacetic Acid	Trichloroacetic Acid			Total Haloacetic Acid
Maximum Acceptable Concentration (Health Canada Guidelines for Canadian Drinking Water Quality)			16					100							80	6.5-8.5
MPR-438	125 Ave. West off 256 St.	17/05/2016							<0.1	23	<0.2	<1.7	27	51		
MPR-438	125 Ave. West off 256 St.	24/05/2016							<0.1	18	<0.2	<1.7	20	38		
MPR-438	125 Ave. West off 256 St.	31/05/2016							<0.1	17	<0.2	<1.7	15	32		
MPR-438	125 Ave. West off 256 St.	07/06/2016							<0.1	24	<0.2	<1.7	31	55		
MPR-438	125 Ave. West off 256 St.	12/07/2016							<0.1	33	<0.2	<1.7	36	69		
MPR-438	125 Ave. West off 256 St.	25/07/2016							<0.1	34	<0.2	<1.7	29	62		
MPR-438	125 Ave. West off 256 St.	09/08/2016							<0.1	36	<0.2	<1.7	42	78		
MPR-438	125 Ave. West off 256 St.	23/08/2016							<0.1	28	<0.2	<1.7	28	55		
MPR-438	125 Ave. West off 256 St.	06/09/2016							<0.1	21	<0.2	<1.7	9.5	30		
MPR-438	125 Ave. West off 256 St.	18/10/2016							<0.1	22	<0.2	<1.7	32	54		

Appendix D: Metals and Vinyl Chloride

Metal Concentration

Sample Name	Sample Location	Sampled Date	Aluminium Total (µg/L)	Antimony Total (µg/L)	Arsenic Total (µg/L)	Barium Total (µg/L)	Boron Total (µg/L)	Cadmium Total (µg/L)	Calcium Total (µg/L)	Chromium Total (µg/L)	Cobalt Total (µg/L)	Copper Total (µg/L)	Iron Total (µg/L)	Lead Total (µg/L)	Magnesium Total (µg/L)	Manganese Total (µg/L)	Mercury Total (µg/L)	Molybdenum Total (µg/L)	Nickel Total (µg/L)	Potassium Total (µg/L)	Selenium Total (µg/L)	Silver Total (µg/L)	Sodium Total (µg/L)	Zinc Total (µg/L)	
Maximum Acceptable Concentration (Guidelines for Canadian Drinking Water Quality)			200	6	10	1000	5000	5	none	50	none	1000	300	10	none	50	1	none	none	none	50	none	200,000	5000	
Maximum Acceptable Concentration (USEPA National Secondary Drinking Water Regulations)									none		none				none			none	none	none		100			
Reason Guideline Established - Health (H) or Aesthetic (A)			A	H	H	H	H			H		A	A	H		A	H					H	A	A	A
MPR-431	Dewdney Trunk Rd. @ 201B St.	17-May-16	89	<0.5	<0.5	2.3	<10	<0.2	925	0.28	<0.5	22.4	49	<0.5	92	4.1	<0.05	<0.5	<0.5	108	<0.5	<0.5	5510	<3.0	
MPR-435	240 St. South of Abernethy Way	17-May-16	80	<0.5	<0.5	2.2	<10	<0.2	1160	0.33	<0.5	4.3	44	<0.5	94	1.9	<0.05	<0.5	<0.5	111	<0.5	<0.5	6480	<3.0	
MPR-446	128th Ave and Willow Place	17-May-16	90	<0.5	<0.5	3.4	<10	<0.2	1400	0.31	<0.5	3.7	68	<0.5	92	3.0	<0.05	<0.5	<0.5	120	<0.5	<0.5	11300	3.7	
MPR-431	Dewdney Trunk Rd. @ 201B St.	25-Oct-16	84	<0.5	<0.5	2.5	<10	<0.2	1070	0.26	<0.5	7.9	48	<0.5	99	1.8	<0.05	<0.5	<0.5	129	<0.5	<0.5	6380	<3.0	
MPR-435	240 St. South of Abernethy Way	25-Oct-16	84	<0.5	<0.5	3.6	<10	<0.2	1180	0.28	<0.5	10.6	51	<0.5	102	1.3	<0.05	<0.5	<0.5	129	<0.5	<0.5	6550	<3.0	
MPR-446	128th Ave and Willow Place	25-Oct-16	82	<0.5	<0.5	3.8	<10	<0.2	1700	0.25	<0.5	1.9	74	<0.5	99	4.7	<0.05	<0.5	<0.5	137	<0.5	<0.5	11700	<3.0	

Vinyl Chloride Concentration

Sample Site Number	Sample Reported Name	Sampled date	Vinyl Chloride (mg/L)
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Jun-16	<0.0010
MPR-431	Dewdney Trunk Rd. @ 201B St.	6-Dec-16	<0.0010
MPR-435	240 St. South of Abernethy Way	14-Jun-16	<0.0010
MPR-435	240 St. South of Abernethy Way	6-Dec-16	<0.0010
MPR-446	128th Ave and Willow Place	14-Jun-16	<0.0010
MPR-446	128th Ave and Willow Place	6-Dec-16	<0.0010

Appendix E: Metals without Maximum Concentration Guidelines

Neither Health Canada nor the USEPA suggest maximum concentration guidelines for calcium, cobalt, magnesium, molybdenum, nickel, or potassium in drinking water. Additional information related to these metals is provided below.

Calcium

Health Canada reports “there is no evidence of adverse health effects specifically attributable to calcium in drinking water. Insufficient data are available to set a specific value for an aesthetic objective for calcium in drinking water. A guideline for calcium has therefore not been specified – Measurements of water samples collected from 71 municipalities across Canada showed that the mean calcium concentrations were 21,400 µg/L for distributed water”.⁴

Cobalt

Neither Health Canada nor the USEPA publish a drinking water quality standard for cobalt. However, as a point of reference one might consider that the BC Ministry of Environment recommends that the maximum concentration of total cobalt should not exceed 110 µg/L to “protect aquatic life in the freshwater environment from acute effects of cobalt”.⁵

Magnesium

Health Canada reports “there is no evidence of adverse health effects specifically attributable to magnesium in drinking water. A guideline for magnesium has therefore not been specified. Two national surveys of drinking water supplies, encompassing 115 municipalities across Canada, were conducted in 1976 and 1977; magnesium concentrations in distributed water ranged from 200 to 59,500 µg/L”.⁶

Molybdenum

Neither Health Canada nor the USEPA publish a drinking water quality standard for Molybdenum. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum of 50 µg/L for various water uses such as irrigation and drinking water for livestock.⁷

Nickel

Neither Health Canada nor the USEPA publish a drinking water quality standard for nickel. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum concentration of 8.3 µg/L nickel for marine aquatic life.⁸

⁴ Guidelines For Canadian Drinking Water Quality – Supporting Documents – Calcium, Health Canada (1978, updated 1987)

⁵ Ambient Water Quality Guidelines for Cobalt Overview Report, BC Ministry of Environment (2004)

⁶ Guidelines For Canadian Drinking Water Quality – Supporting Documents- Magnesium, Health Canada (1978, updated 1987)

⁷ Water Quality Criteria for Molybdenum Overview Report, BC Ministry of Environment (1986)

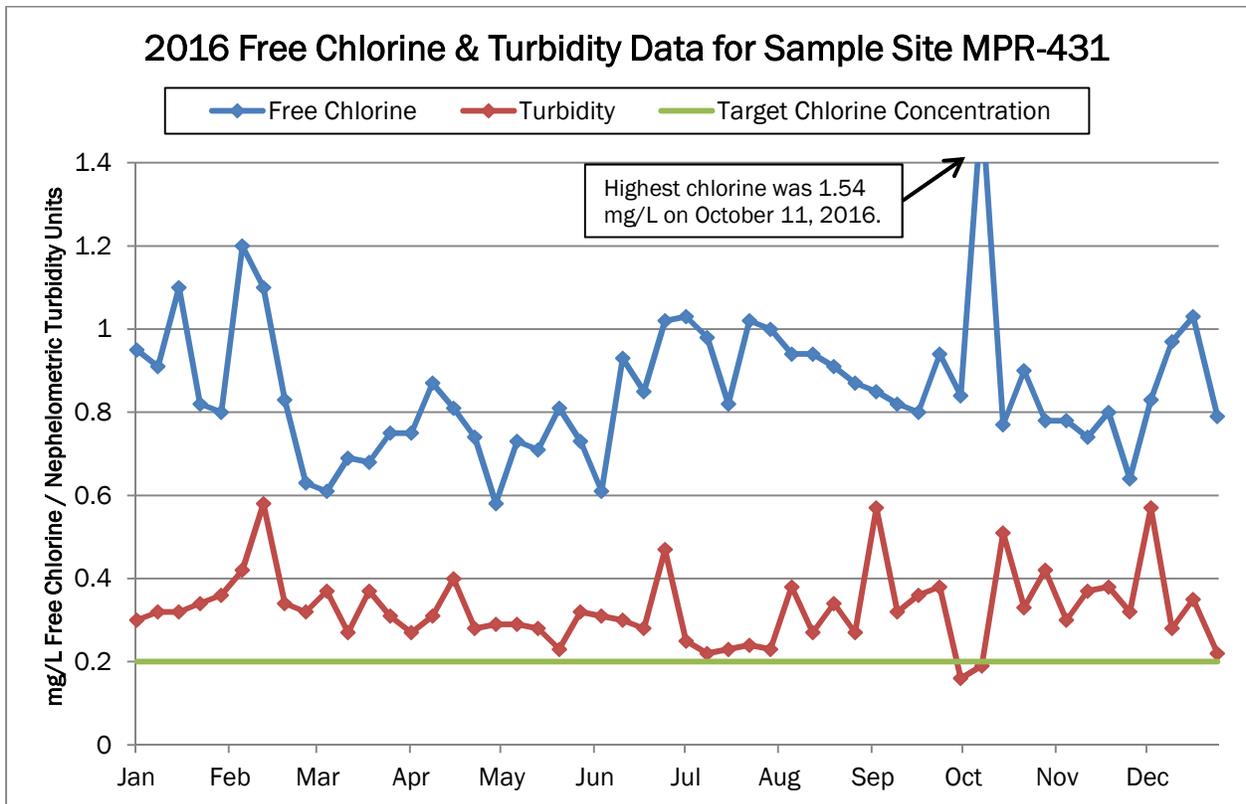
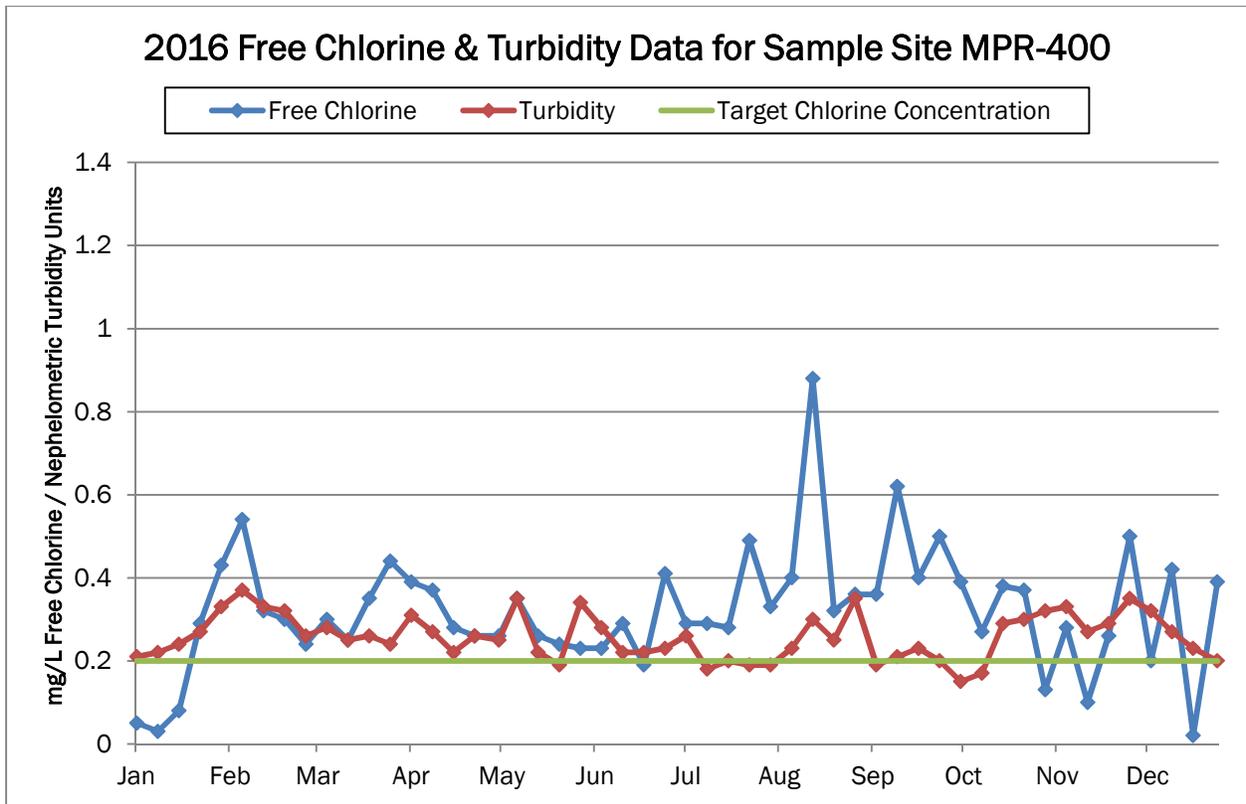
⁸ A compendium of Working Water Quality Guidelines for British Columbia, BC Ministry of Environment (2008)

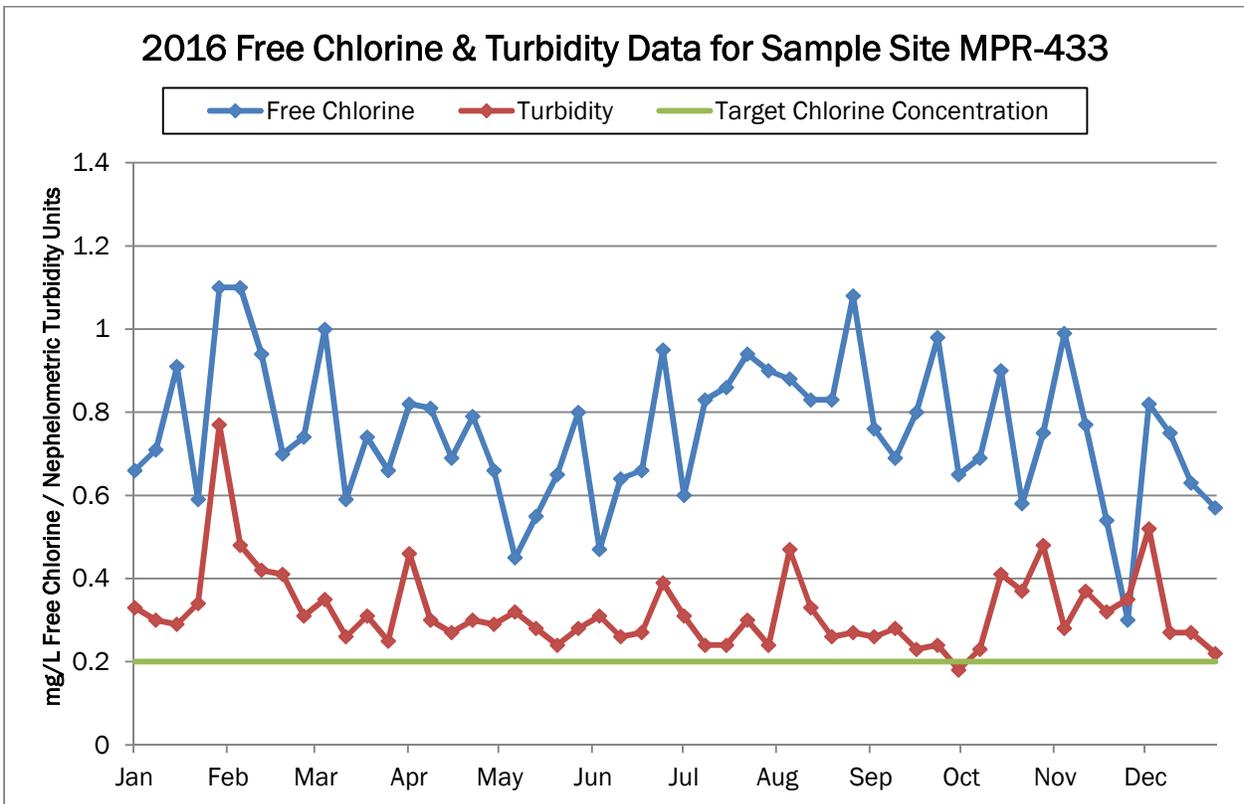
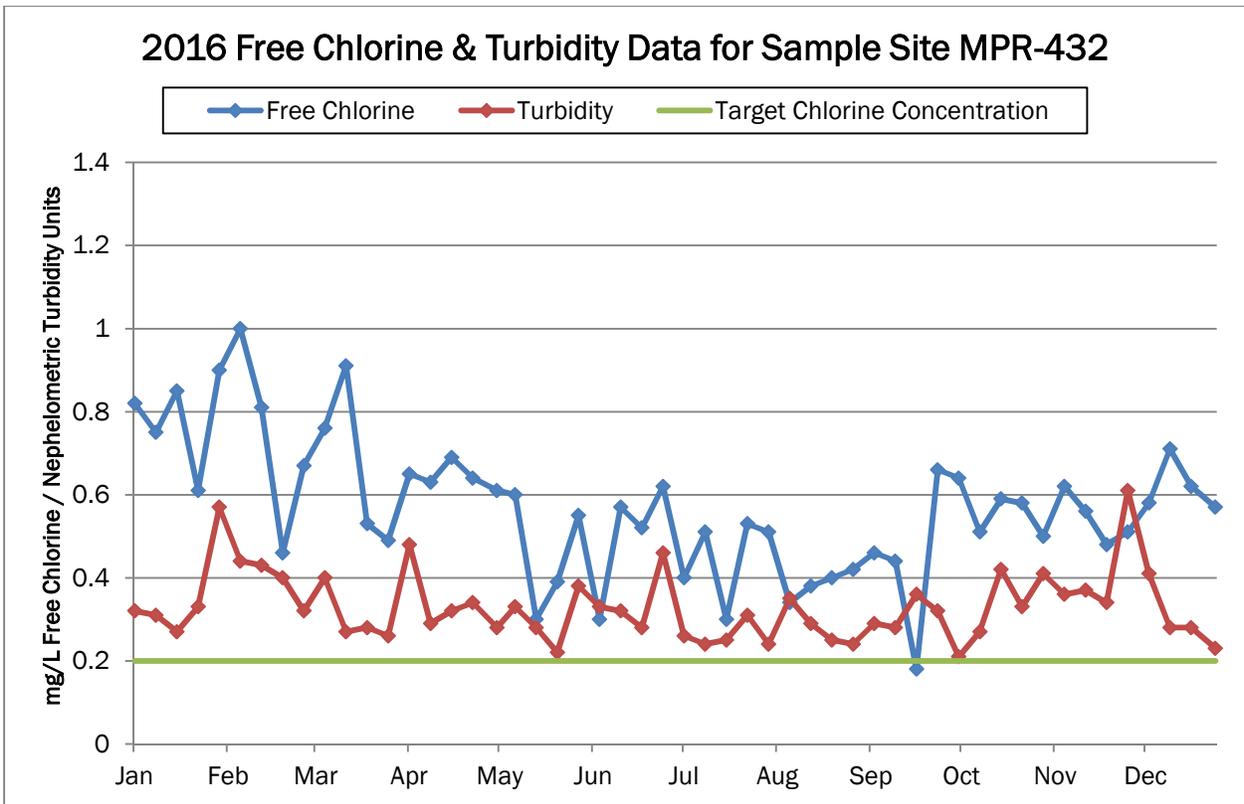
Potassium

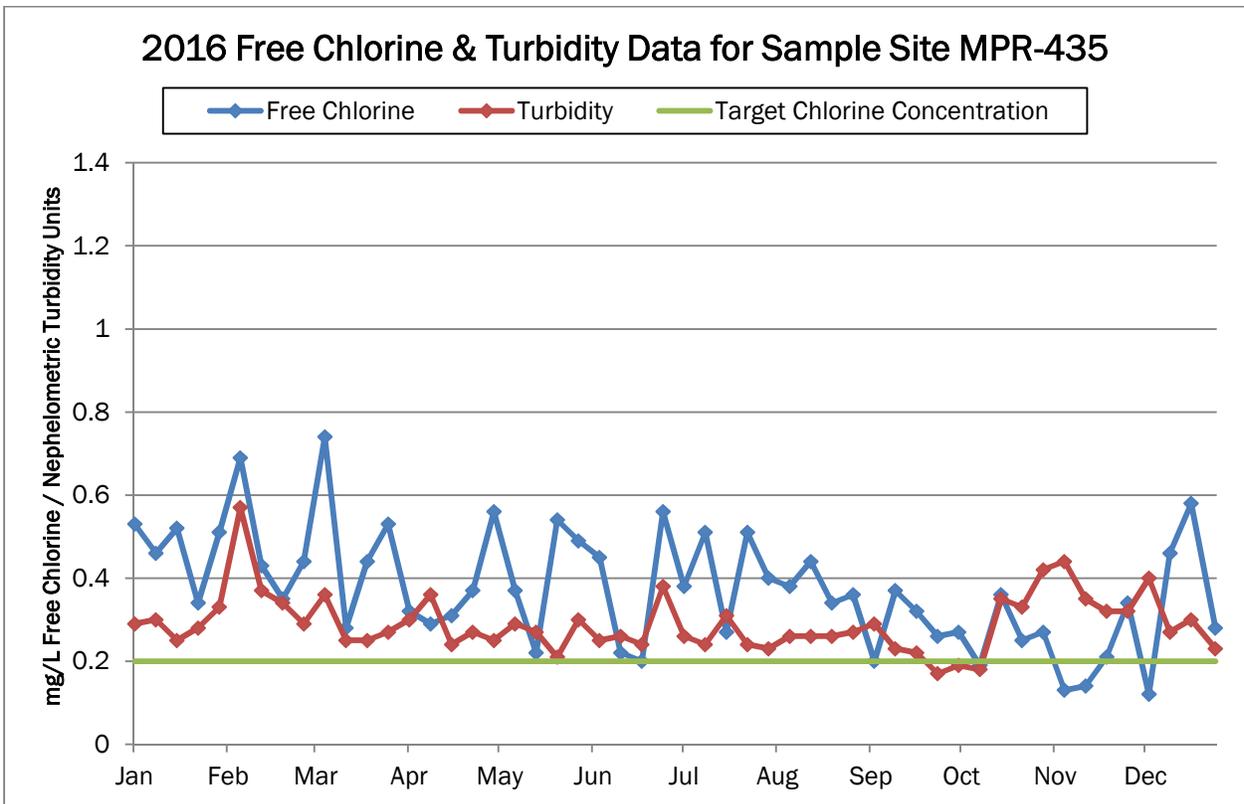
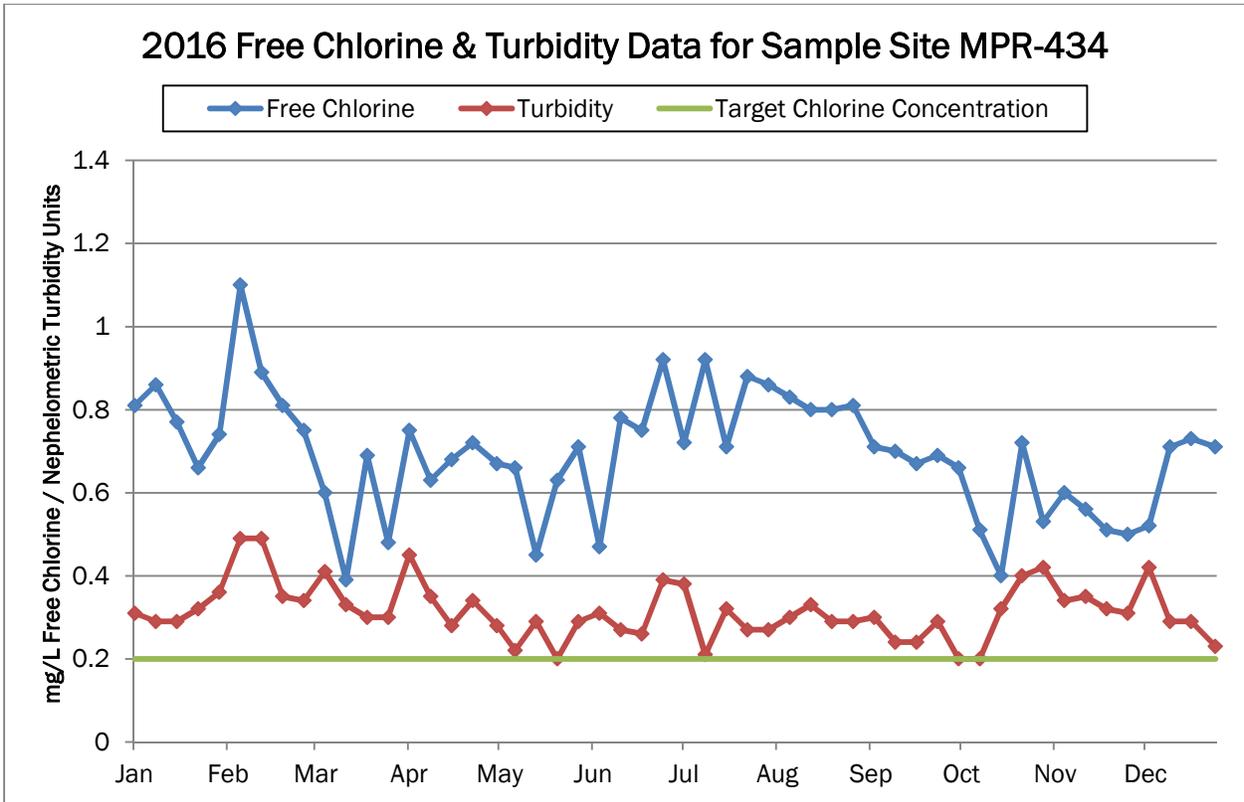
Neither Health Canada nor the USEPA publish a drinking water quality standard for potassium. However, as a point of reference one might consider that the BC Ministry of Environment recommends a maximum concentration of 373, 000 µg/L potassium for freshwater aquatic life.⁹

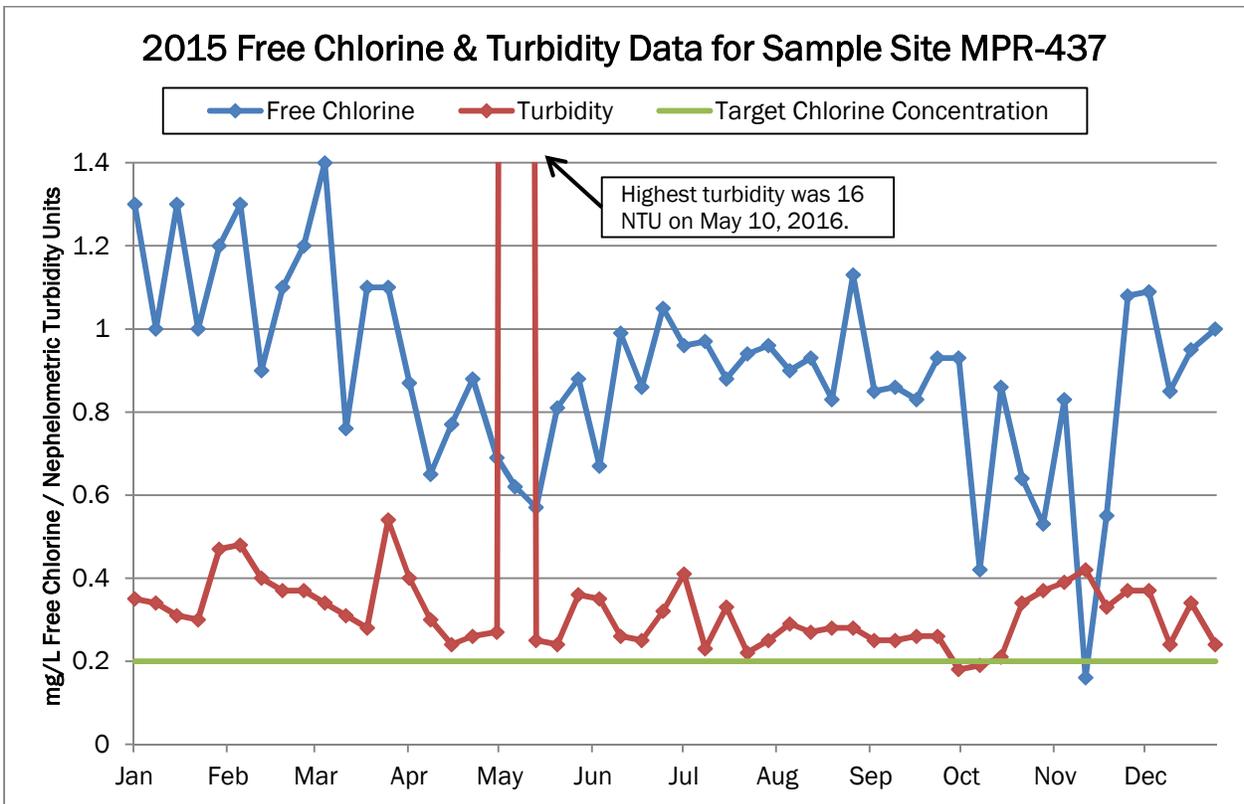
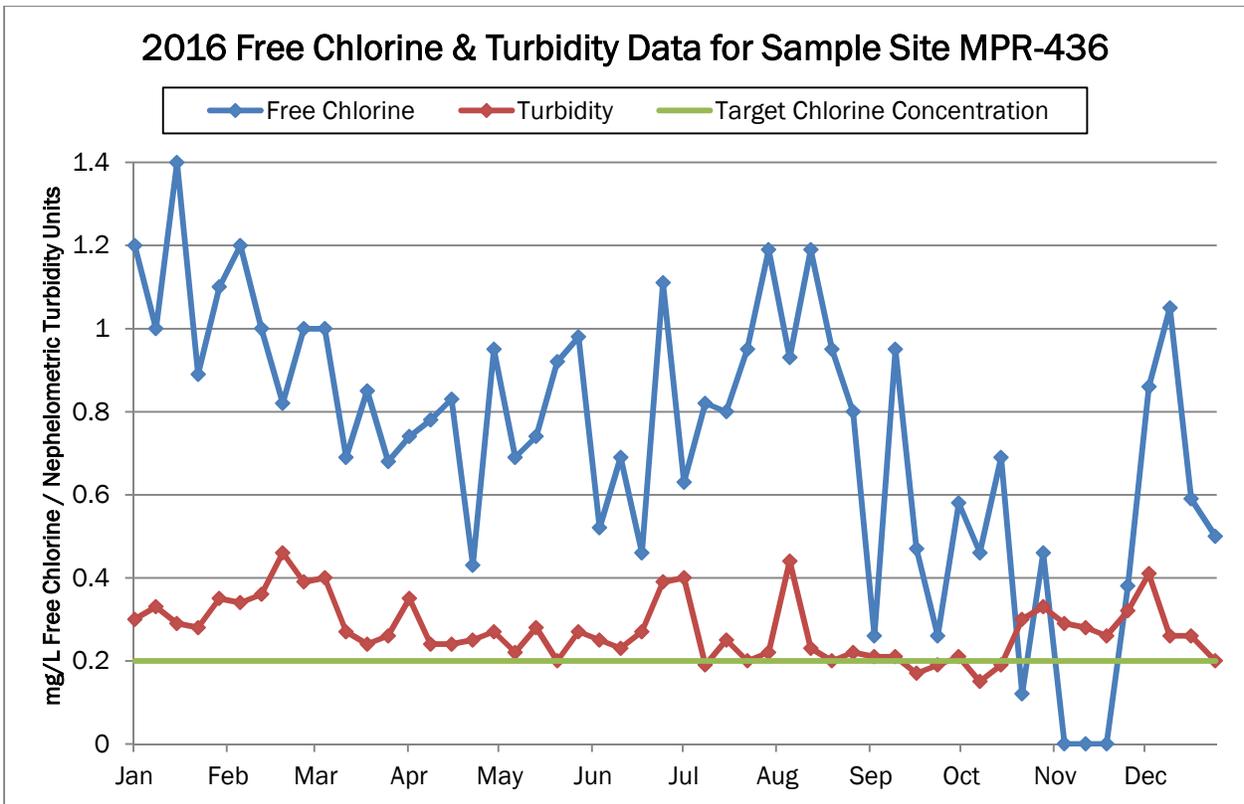
⁹ A Compendium of Working Water Quality Guidelines for British Columbia, BC Ministry of Environment (2008)

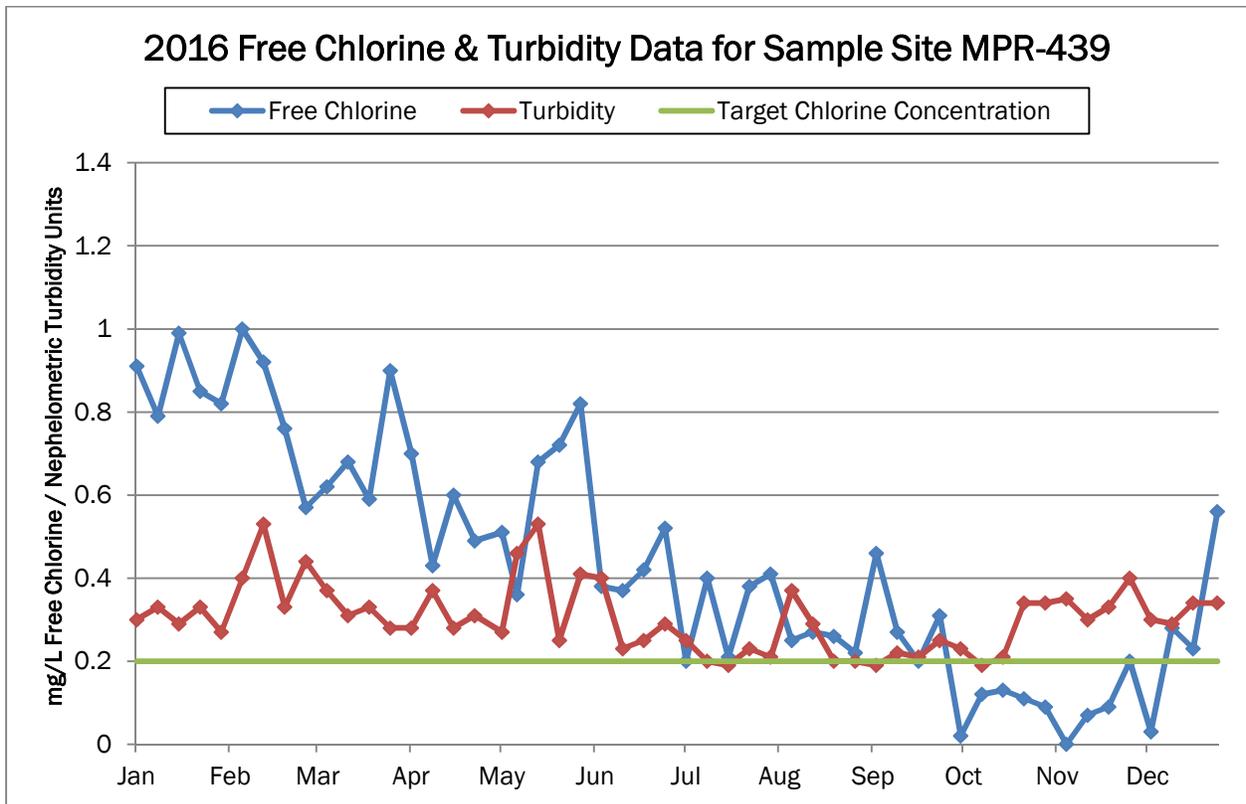
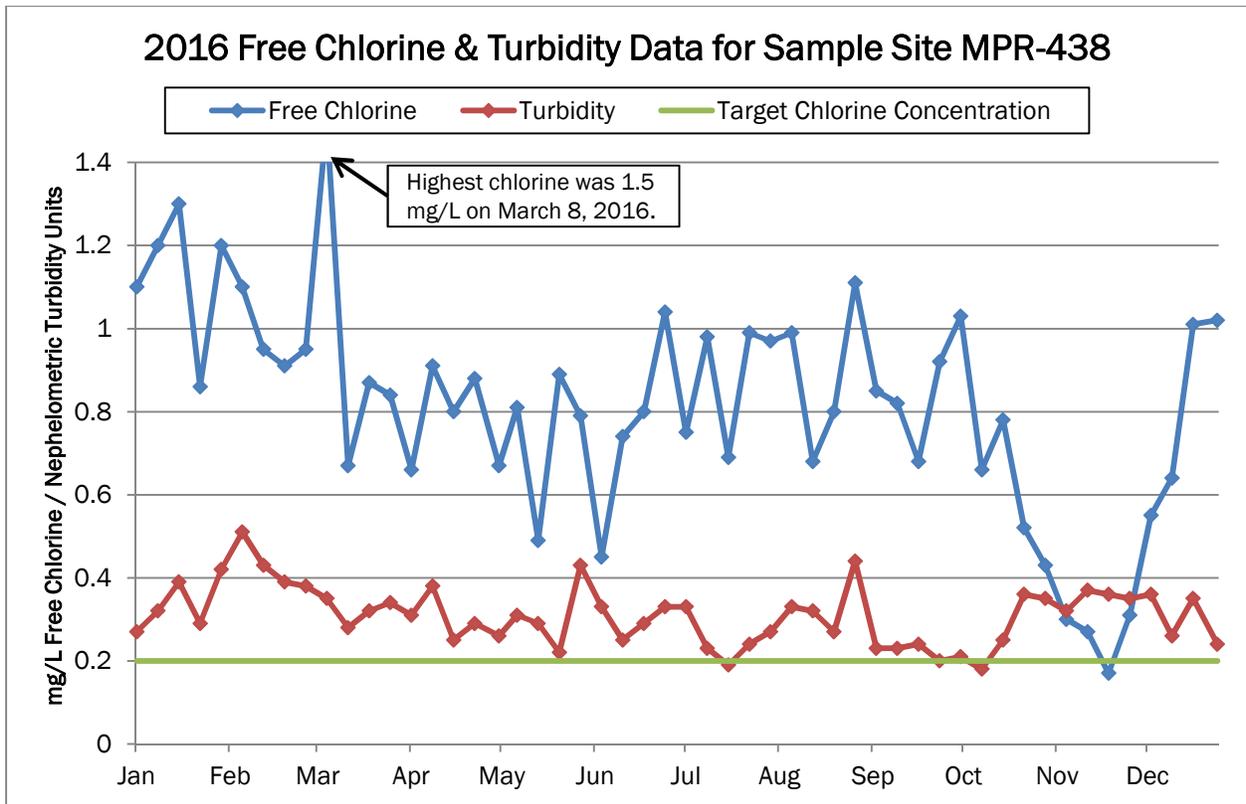
Appendix F: Free Chlorine and Turbidity Charts

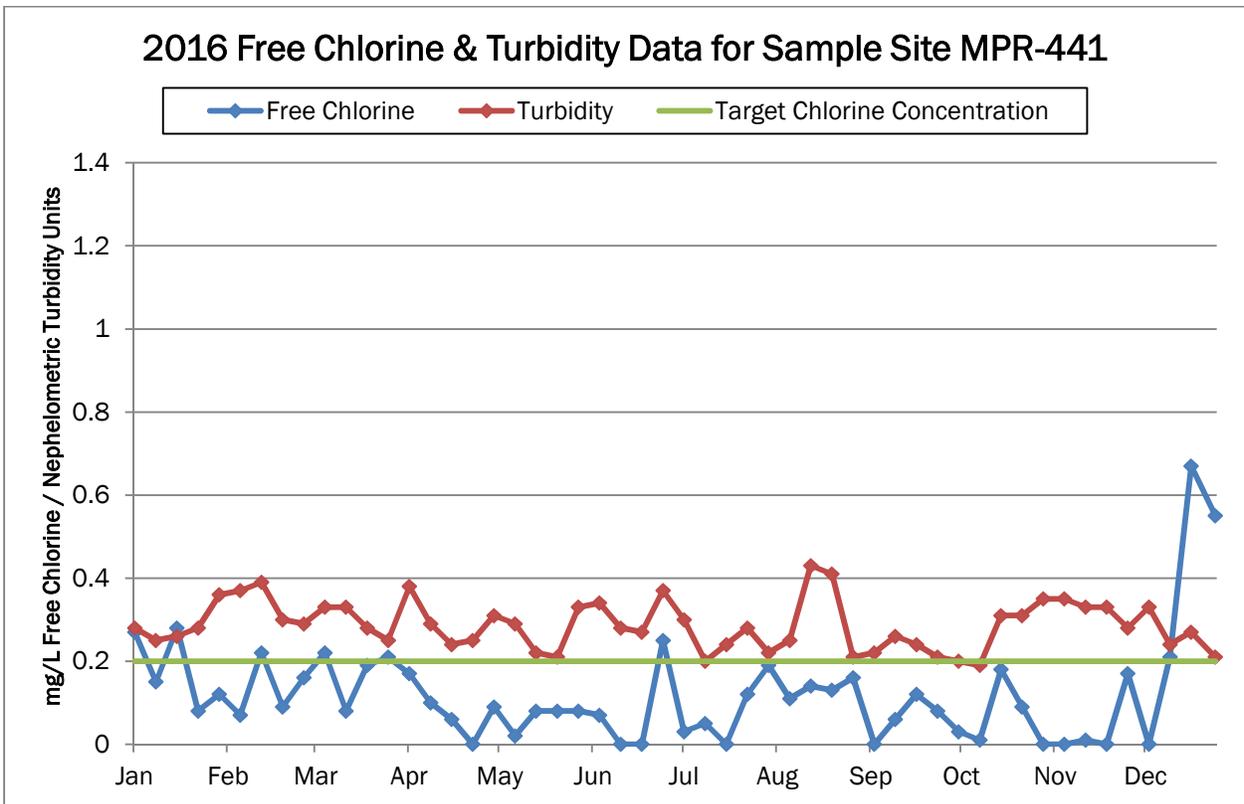
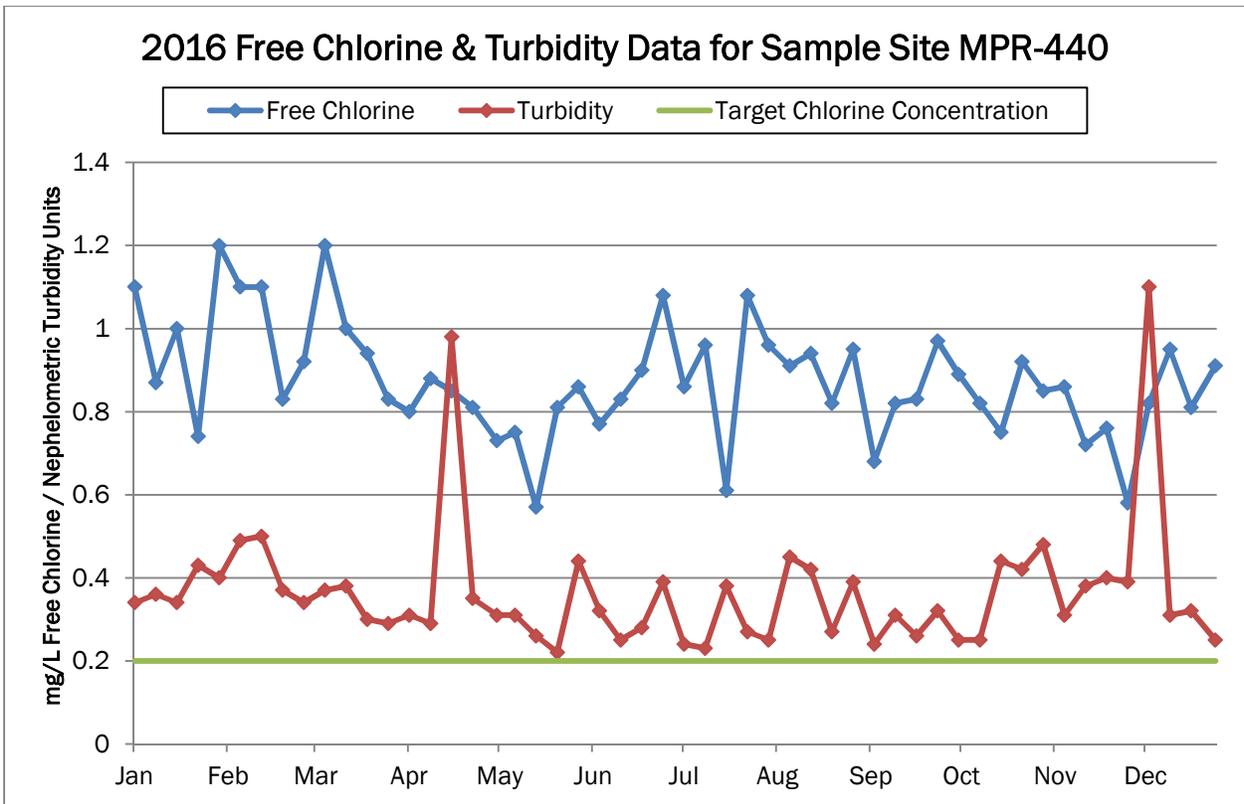


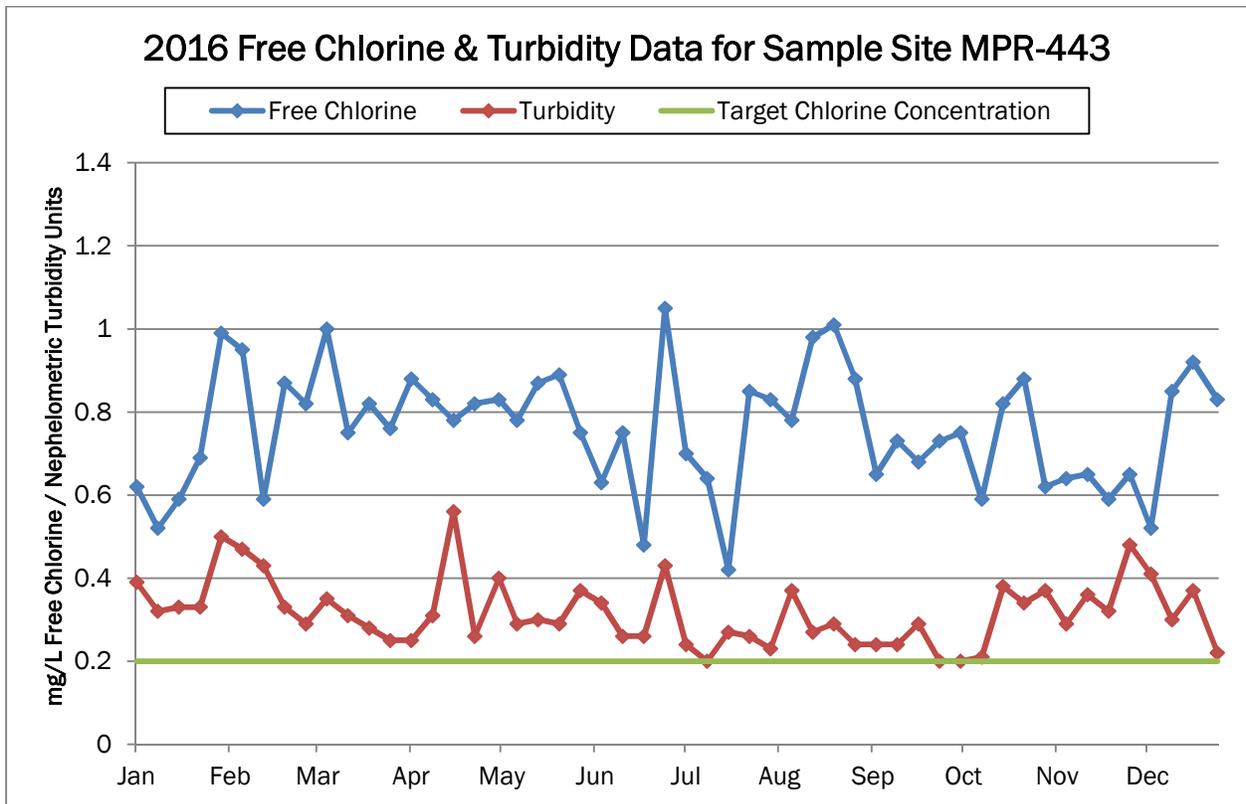
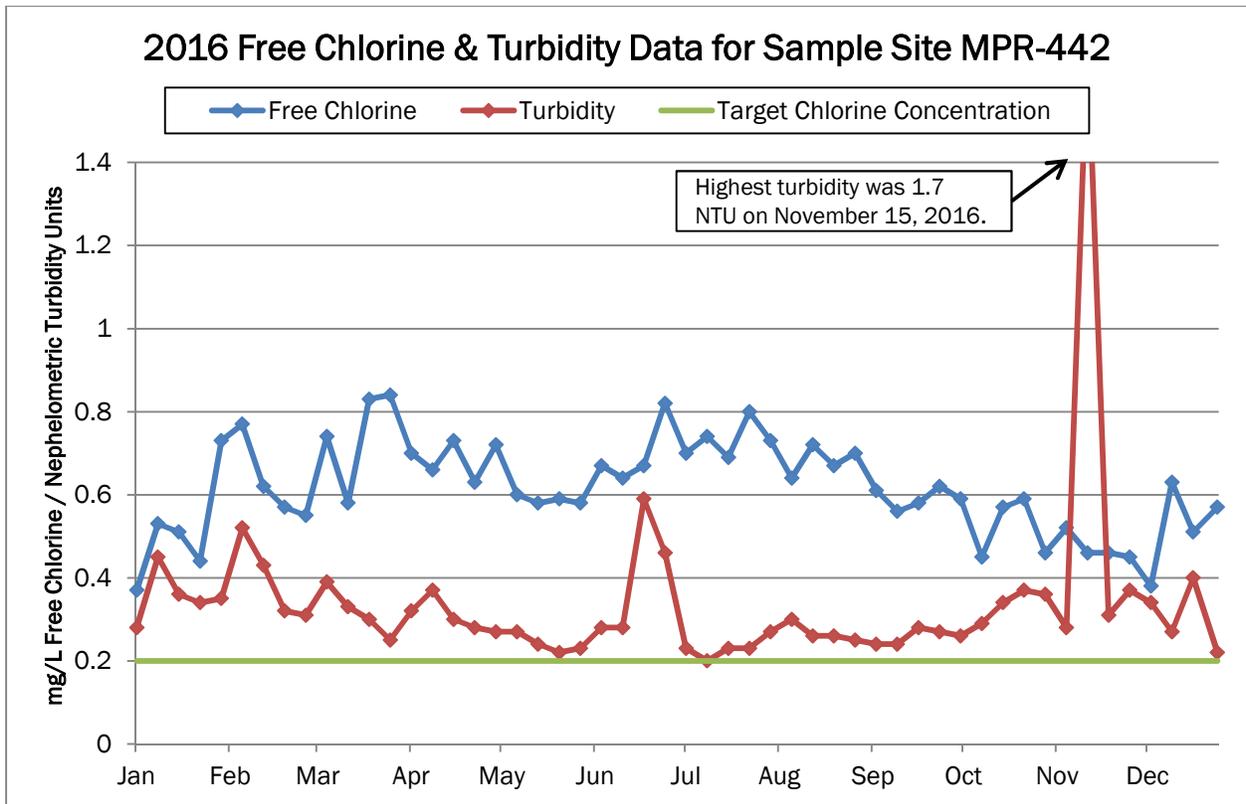


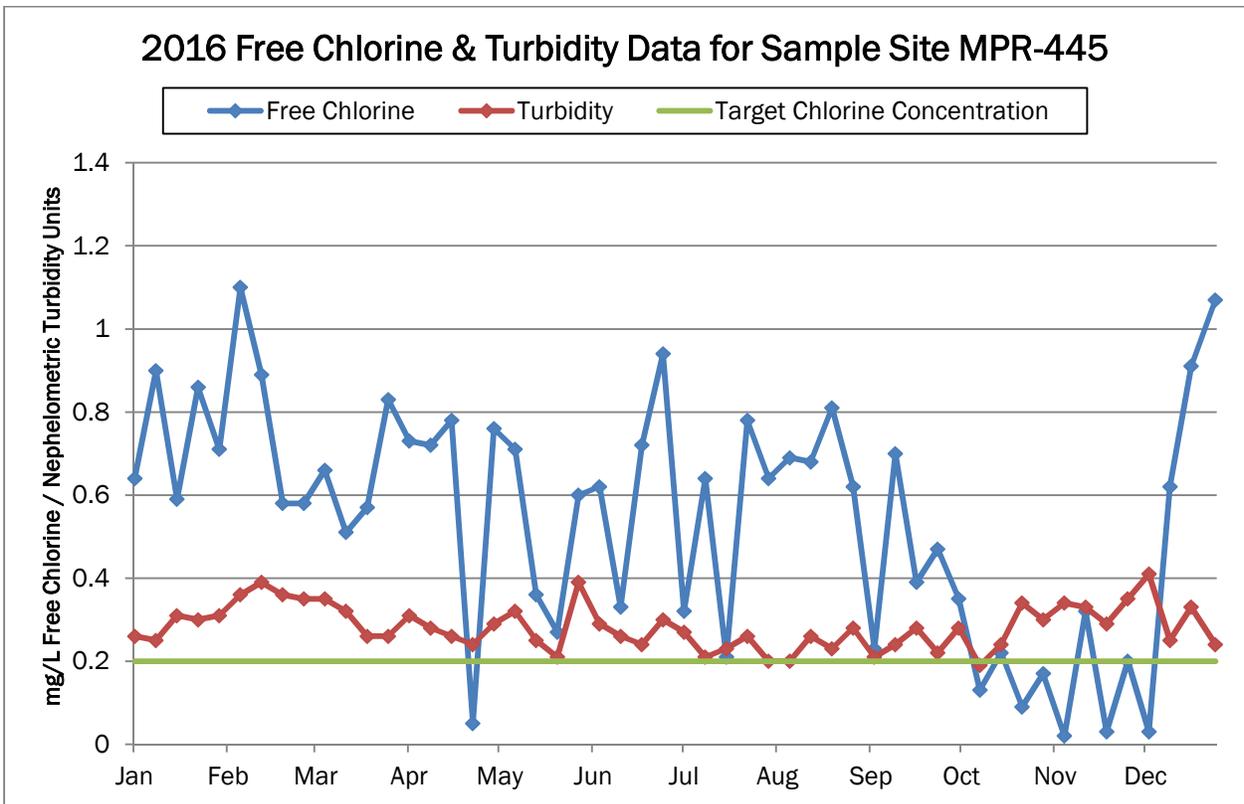
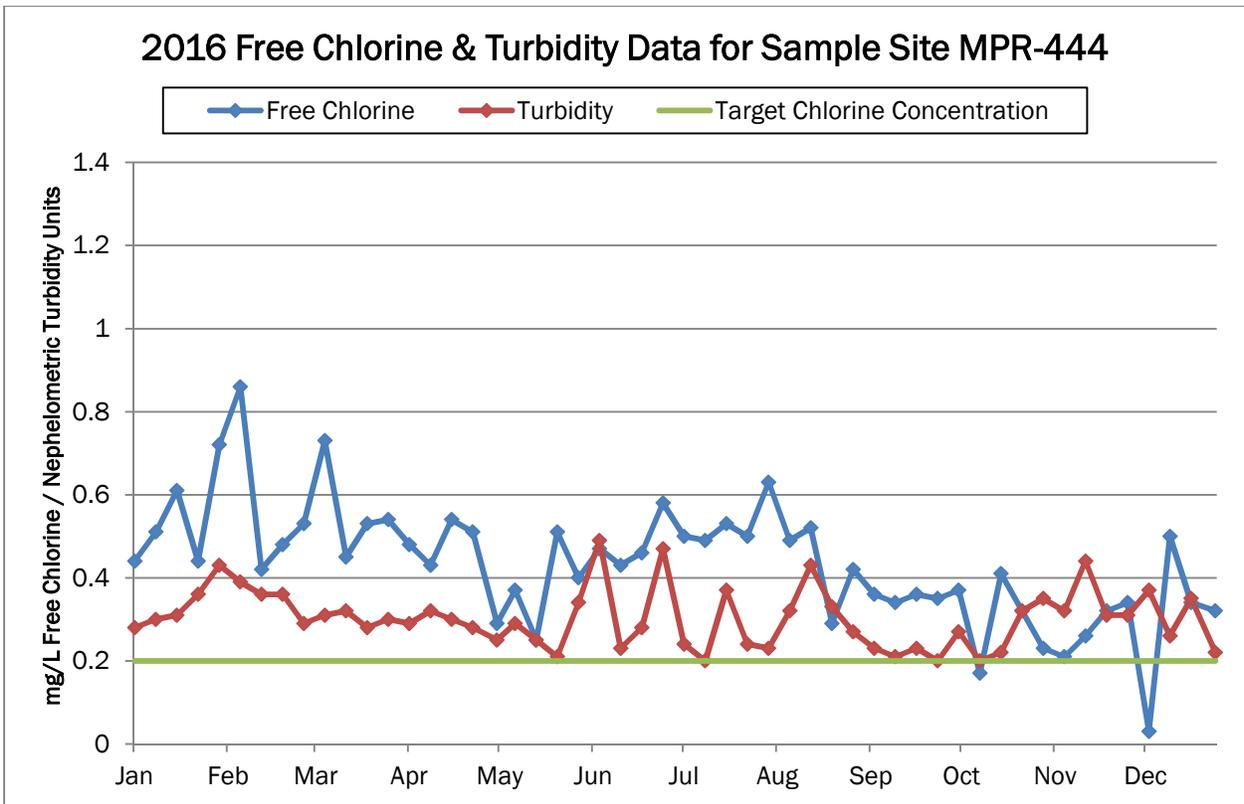


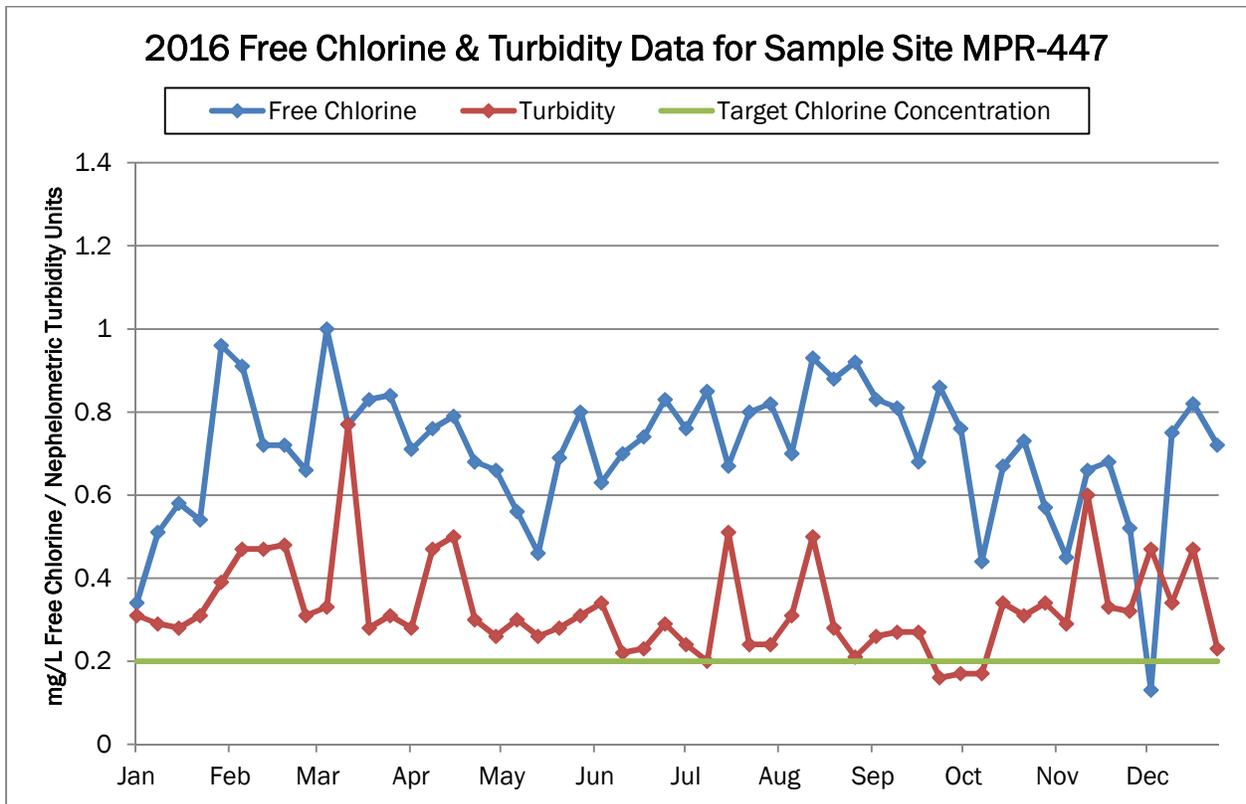
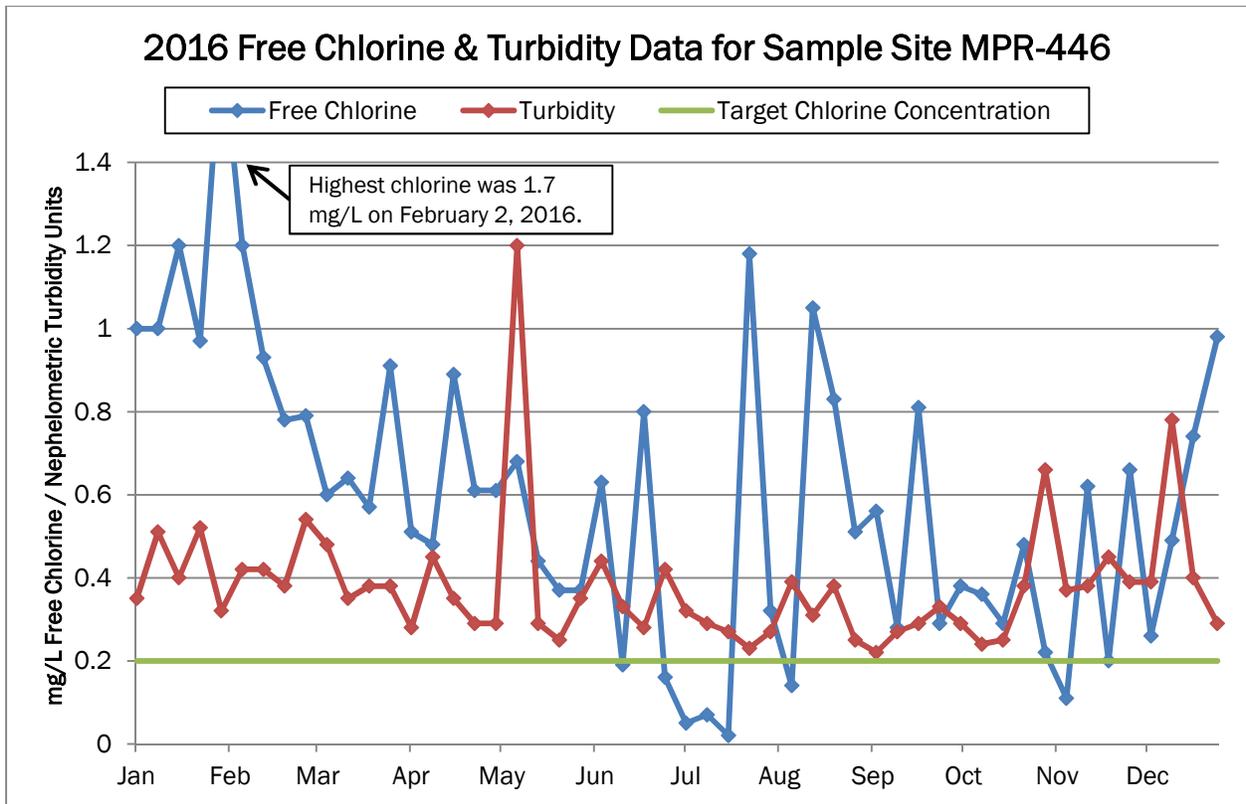


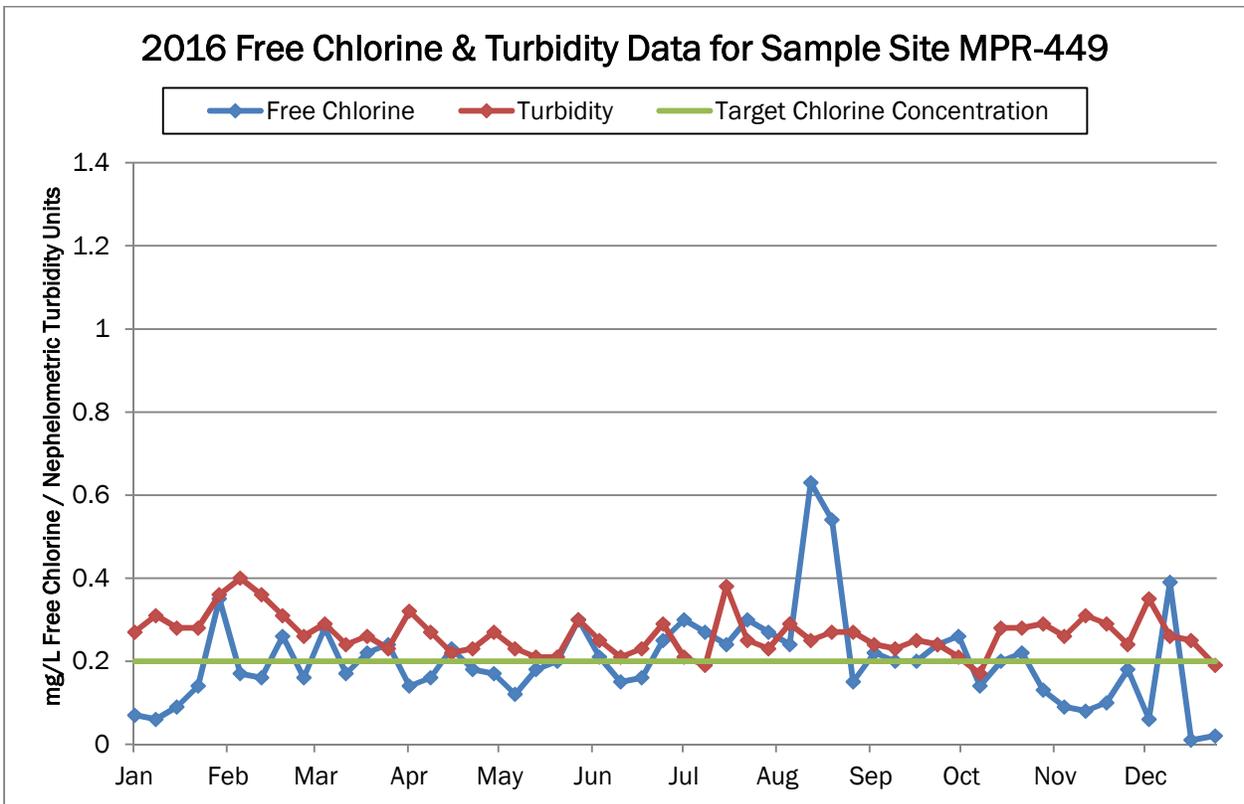
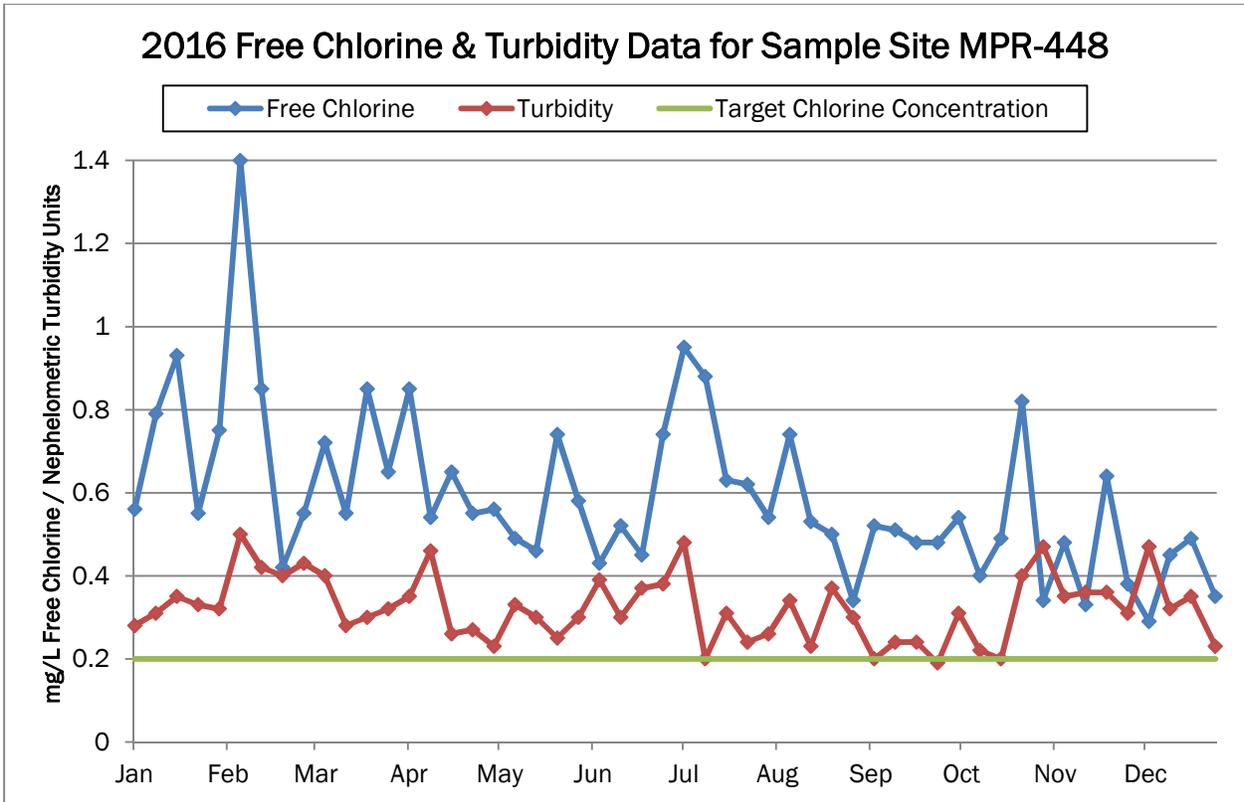












Appendix G: Weekly Sample Lab Results

City of Maple Ridge
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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-400	Powell Ave. West of 203rd Street	5-Jan-16	0.05	<1	360	10	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	12-Jan-16	0.03	<1	220	9	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	19-Jan-16	0.08	<1	92	9	<1	0.24
MPR-400	Powell Ave. West of 203rd Street	26-Jan-16	0.29	<1	<2	9	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	2-Feb-16	0.43	<1	<2	9	<1	0.33
MPR-400	Powell Ave. West of 203rd Street	9-Feb-16	0.54	<1	<2	9	<1	0.37
MPR-400	Powell Ave. West of 203rd Street	16-Feb-16	0.32	<1	<2	9	<1	0.33
MPR-400	Powell Ave. West of 203rd Street	23-Feb-16	0.3	<1	4	9	<1	0.32
MPR-400	Powell Ave. West of 203rd Street	1-Mar-16	0.24	<1	110	9	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	8-Mar-16	0.3	<1	<2	9	<1	0.28
MPR-400	Powell Ave. West of 203rd Street	15-Mar-16	0.25	<1	<2	9	<1	0.25
MPR-400	Powell Ave. West of 203rd Street	22-Mar-16	0.35	<1	<2	9	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	29-Mar-16	0.44	<1	<2	9	<1	0.24
MPR-400	Powell Ave. West of 203rd Street	5-Apr-16	0.39	<1	<2	10	<1	0.31
MPR-400	Powell Ave. West of 203rd Street	12-Apr-16	0.37	<1	<2	10	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	19-Apr-16	0.28	<1	<2	10	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	26-Apr-16	0.26	<1	<2	11	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	4-May-16	0.26	<1	<2	11	<1	0.25
MPR-400	Powell Ave. West of 203rd Street	10-May-16	0.35	<1	2	12	<1	0.35
MPR-400	Powell Ave. West of 203rd Street	17-May-16	0.26	<1	4	13	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	24-May-16	0.24	<1	<2	13	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	31-May-16	0.23	<1	<2	13	<1	0.34
MPR-400	Powell Ave. West of 203rd Street	7-Jun-16	0.23	<1	2	14	<1	0.28
MPR-400	Powell Ave. West of 203rd Street	14-Jun-16	0.29	<1	<2	14	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	21-Jun-16	0.19	<1	4	14	<1	0.22
MPR-400	Powell Ave. West of 203rd Street	28-Jun-16	0.41	<1	<2	14	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	5-Jul-16	0.29	<1	<2	15	<1	0.26
MPR-400	Powell Ave. West of 203rd Street	12-Jul-16	0.29	<1	2	15	<1	0.18
MPR-400	Powell Ave. West of 203rd Street	19-Jul-16	0.28	<1	<2	15	<1	0.2
MPR-400	Powell Ave. West of 203rd Street	26-Jul-16	0.49	<1	2	17	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	2-Aug-16	0.33	<1	4	17	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	9-Aug-16	0.4	<1	10	18	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	16-Aug-16	0.88	<1	Cont.	17	<1	0.3
MPR-400	Powell Ave. West of 203rd Street	23-Aug-16	0.32	<1	12	18	<1	0.25
MPR-400	Powell Ave. West of 203rd Street	30-Aug-16	0.36	<1	14	17	<1	0.35
MPR-400	Powell Ave. West of 203rd Street	6-Sep-16	0.36	<1	16	17	<1	0.19
MPR-400	Powell Ave. West of 203rd Street	13-Sep-16	0.62	<1	<2	17	<1	0.21
MPR-400	Powell Ave. West of 203rd Street	20-Sep-16	0.4	<1	6	17	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	27-Sep-16	0.5	<1	<2	16	<1	0.2

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-400	Powell Ave. West of 203rd Street	4-Oct-16	0.39	<1	8	16	<1	0.15
MPR-400	Powell Ave. West of 203rd Street	11-Oct-16	0.27	<1	8	15	<1	0.17
MPR-400	Powell Ave. West of 203rd Street	18-Oct-16	0.38	<1	2	15	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	25-Oct-16	0.37	<1	6	14	<1	0.3
MPR-400	Powell Ave. West of 203rd Street	1-Nov-16	0.13	<1	2	14	<1	0.32
MPR-400	Powell Ave. West of 203rd Street	8-Nov-16	0.28	<1	<2	14	<1	0.33
MPR-400	Powell Ave. West of 203rd Street	15-Nov-16	0.1	<1	12	13	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	22-Nov-16	0.26	<1	4	13	<1	0.29
MPR-400	Powell Ave. West of 203rd Street	29-Nov-16	0.5	<1	10	12	<1	0.35
MPR-400	Powell Ave. West of 203rd Street	6-Dec-16	0.2	<1	10	12	<1	0.32
MPR-400	Powell Ave. West of 203rd Street	13-Dec-16	0.42	<1	<2	10	<1	0.27
MPR-400	Powell Ave. West of 203rd Street	20-Dec-16	0.02	<1	2	10	<1	0.23
MPR-400	Powell Ave. West of 203rd Street	28-Dec-16	0.39	<1	NA	8	<1	0.2
MPR-431	Dewdney Trunk Rd. @ 201B St.	5-Jan-16	0.95	<1	<2	6	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	12-Jan-16	0.91	<1	<2	6	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	19-Jan-16	1.1	<1	<2	6	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	26-Jan-16	0.82	<1	<2	6	<1	0.34
MPR-431	Dewdney Trunk Rd. @ 201B St.	2-Feb-16	0.8	<1	<2	6	<1	0.36
MPR-431	Dewdney Trunk Rd. @ 201B St.	9-Feb-16	1.2	<1	<2	6	<1	0.42
MPR-431	Dewdney Trunk Rd. @ 201B St.	16-Feb-16	1.1	<1	<2	6	<1	0.58
MPR-431	Dewdney Trunk Rd. @ 201B St.	23-Feb-16	0.83	<1	<2	7	<1	0.34
MPR-431	Dewdney Trunk Rd. @ 201B St.	1-Mar-16	0.63	<1	<2	8	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	8-Mar-16	0.61	<1	<2	8	<1	0.37
MPR-431	Dewdney Trunk Rd. @ 201B St.	15-Mar-16	0.69	<1	<2	8	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	22-Mar-16	0.68	<1	<2	8	<1	0.37
MPR-431	Dewdney Trunk Rd. @ 201B St.	29-Mar-16	0.75	<1	<2	9	<1	0.31
MPR-431	Dewdney Trunk Rd. @ 201B St.	5-Apr-16	0.75	<1	<2	9	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	12-Apr-16	0.87	<1	<2	10	<1	0.31
MPR-431	Dewdney Trunk Rd. @ 201B St.	19-Apr-16	0.81	<1	40	11	<1	0.4
MPR-431	Dewdney Trunk Rd. @ 201B St.	26-Apr-16	0.74	<1	<2	11	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	3-May-16	0.58	<1	<2	12	<1	0.29
MPR-431	Dewdney Trunk Rd. @ 201B St.	10-May-16	0.73	<1	<2	13	<1	0.29
MPR-431	Dewdney Trunk Rd. @ 201B St.	17-May-16	0.71	<1	<2	14	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	24-May-16	0.81	<1	<2	13	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	31-May-16	0.73	<1	<2	15	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	7-Jun-16	0.61	<1	<2	13	<1	0.31
MPR-431	Dewdney Trunk Rd. @ 201B St.	14-Jun-16	0.93	<1	<2	13	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	21-Jun-16	0.85	<1	<2	13	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	28-Jun-16	1.02	<1	<2	14	<1	0.47

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-431	Dewdney Trunk Rd. @ 201B St.	5-Jul-16	1.03	<1	<2	15	<1	0.25
MPR-431	Dewdney Trunk Rd. @ 201B St.	12-Jul-16	0.98	<1	<2	15	<1	0.22
MPR-431	Dewdney Trunk Rd. @ 201B St.	19-Jul-16	0.82	<1	<2	15	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	26-Jul-16	1.02	<1	<2	17	<1	0.24
MPR-431	Dewdney Trunk Rd. @ 201B St.	2-Aug-16	1	<1	<2	17	<1	0.23
MPR-431	Dewdney Trunk Rd. @ 201B St.	9-Aug-16	0.94	<1	<2	18	<1	0.38
MPR-431	Dewdney Trunk Rd. @ 201B St.	16-Aug-16	0.94	<1	<2	17	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	23-Aug-16	0.91	<1	88	19	<1	0.34
MPR-431	Dewdney Trunk Rd. @ 201B St.	30-Aug-16	0.87	<1	4	18	<1	0.27
MPR-431	Dewdney Trunk Rd. @ 201B St.	6-Sep-16	0.85	<1	2	18	<1	0.57
MPR-431	Dewdney Trunk Rd. @ 201B St.	13-Sep-16	0.82	<1	<2	18	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	20-Sep-16	0.8	<1	<2	17	<1	0.36
MPR-431	Dewdney Trunk Rd. @ 201B St.	27-Sep-16	0.94	<1	2	17	<1	0.38
MPR-431	Dewdney Trunk Rd. @ 201B St.	4-Oct-16	0.84	<1	<2	16	<1	0.16
MPR-431	Dewdney Trunk Rd. @ 201B St.	11-Oct-16	1.54	<1	<2	15	<1	0.19
MPR-431	Dewdney Trunk Rd. @ 201B St.	18-Oct-16	0.77	<1	<2	13	<1	0.51
MPR-431	Dewdney Trunk Rd. @ 201B St.	25-Oct-16	0.9	<1	<2	13	<1	0.33
MPR-431	Dewdney Trunk Rd. @ 201B St.	1-Nov-16	0.78	<1	<2	12	<1	0.42
MPR-431	Dewdney Trunk Rd. @ 201B St.	8-Nov-16	0.78	<1	2	12	<1	0.3
MPR-431	Dewdney Trunk Rd. @ 201B St.	15-Nov-16	0.74	<1	<2	11	<1	0.37
MPR-431	Dewdney Trunk Rd. @ 201B St.	22-Nov-16	0.8	<1	2	11	<1	0.38
MPR-431	Dewdney Trunk Rd. @ 201B St.	29-Nov-16	0.64	<1	2	10	<1	0.32
MPR-431	Dewdney Trunk Rd. @ 201B St.	6-Dec-16	0.83	<1	<2	9	<1	0.57
MPR-431	Dewdney Trunk Rd. @ 201B St.	13-Dec-16	0.97	<1	<2	7	<1	0.28
MPR-431	Dewdney Trunk Rd. @ 201B St.	20-Dec-16	1.03	<1	<2	6	<1	0.35
MPR-431	Dewdney Trunk Rd. @ 201B St.	28-Dec-16	0.79	<1	NA	6	<1	0.22
MPR-432	224 St. @ 122 Ave.	5-Jan-16	0.82	<1	<2	6	<1	0.32
MPR-432	224 St. @ 122 Ave.	12-Jan-16	0.75	<1	<2	6	<1	0.31
MPR-432	224 St. @ 122 Ave.	19-Jan-16	0.85	<1	<2	6	<1	0.27
MPR-432	224 St. @ 122 Ave.	26-Jan-16	0.61	<1	<2	7	<1	0.33
MPR-432	224 St. @ 122 Ave.	2-Feb-16	0.9	<1	<2	7	<1	0.57
MPR-432	224 St. @ 122 Ave.	9-Feb-16	1	<1	<2	6	<1	0.44
MPR-432	224 St. @ 122 Ave.	16-Feb-16	0.81	<1	<2	7	<1	0.43
MPR-432	224 St. @ 122 Ave.	23-Feb-16	0.46	<1	10	7	<1	0.4
MPR-432	224 St. @ 122 Ave.	1-Mar-16	0.67	<1	<2	7	<1	0.32
MPR-432	224 St. @ 122 Ave.	8-Mar-16	0.76	<1	<2	7	<1	0.4
MPR-432	224 St. @ 122 Ave.	15-Mar-16	0.91	<1	<2	8	<1	0.27
MPR-432	224 St. @ 122 Ave.	22-Mar-16	0.53	<1	<2	8	<1	0.28
MPR-432	224 St. @ 122 Ave.	29-Mar-16	0.49	<1	<2	8	<1	0.26

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-432	224 St. @ 122 Ave.	5-Apr-16	0.65	<1	<2	9	<1	0.48
MPR-432	224 St. @ 122 Ave.	12-Apr-16	0.63	<1	<2	9	<1	0.29
MPR-432	224 St. @ 122 Ave.	19-Apr-16	0.69	<1	<2	9	<1	0.32
MPR-432	224 St. @ 122 Ave.	26-Apr-16	0.64	<1	<2	10	<1	0.34
MPR-432	224 St. @ 122 Ave.	4-May-16	0.61	<1	<2	11	<1	0.28
MPR-432	224 St. @ 122 Ave.	10-May-16	0.6	<1	<2	12	<1	0.33
MPR-432	224 St. @ 122 Ave.	17-May-16	0.3	<1	<2	12	<1	0.28
MPR-432	224 St. @ 122 Ave.	24-May-16	0.39	<1	<2	13	<1	0.22
MPR-432	224 St. @ 122 Ave.	31-May-16	0.55	<1	10	12	<1	0.38
MPR-432	224 St. @ 122 Ave.	7-Jun-16	0.3	<1	4	13	<1	0.33
MPR-432	224 St. @ 122 Ave.	14-Jun-16	0.57	<1	<2	13	<1	0.32
MPR-432	224 St. @ 122 Ave.	21-Jun-16	0.52	<1	<2	13	<1	0.28
MPR-432	224 St. @ 122 Ave.	28-Jun-16	0.62	<1	<2	14	<1	0.46
MPR-432	224 St. @ 122 Ave.	5-Jul-16	0.4	<1	<2	15	<1	0.26
MPR-432	224 St. @ 122 Ave.	12-Jul-16	0.51	<1	<2	15	<1	0.24
MPR-432	224 St. @ 122 Ave.	19-Jul-16	0.3	<1	<2	15	<1	0.25
MPR-432	224 St. @ 122 Ave.	26-Jul-16	0.53	<1	<2	16	<1	0.31
MPR-432	224 St. @ 122 Ave.	2-Aug-16	0.51	<1	<2	17	<1	0.24
MPR-432	224 St. @ 122 Ave.	9-Aug-16	0.34	<1	6	17	<1	0.35
MPR-432	224 St. @ 122 Ave.	16-Aug-16	0.38	<1	<2	18	<1	0.29
MPR-432	224 St. @ 122 Ave.	23-Aug-16	0.4	<1	4	18	<1	0.25
MPR-432	224 St. @ 122 Ave.	30-Aug-16	0.42	<1	<2	18	<1	0.24
MPR-432	224 St. @ 122 Ave.	6-Sep-16	0.46	<1	<2	17	<1	0.29
MPR-432	224 St. @ 122 Ave.	13-Sep-16	0.44	<1	2	17	<1	0.28
MPR-432	224 St. @ 122 Ave.	20-Sep-16	0.18	<1	<2	17	<1	0.36
MPR-432	224 St. @ 122 Ave.	27-Sep-16	0.66	<1	<2	16	<1	0.32
MPR-432	224 St. @ 122 Ave.	4-Oct-16	0.64	<1	2	15	<1	0.21
MPR-432	224 St. @ 122 Ave.	11-Oct-16	0.51	<1	<2	14	<1	0.27
MPR-432	224 St. @ 122 Ave.	18-Oct-16	0.59	<1	<2	12	<1	0.42
MPR-432	224 St. @ 122 Ave.	25-Oct-16	0.58	<1	<2	12	<1	0.33
MPR-432	224 St. @ 122 Ave.	1-Nov-16	0.5	<1	<2	11	<1	0.41
MPR-432	224 St. @ 122 Ave.	8-Nov-16	0.62	<1	<2	12	<1	0.36
MPR-432	224 St. @ 122 Ave.	15-Nov-16	0.56	<1	<2	10	<1	0.37
MPR-432	224 St. @ 122 Ave.	22-Nov-16	0.48	<1	<2	10	<1	0.34
MPR-432	224 St. @ 122 Ave.	29-Nov-16	0.51	<1	<2	9	<1	0.61
MPR-432	224 St. @ 122 Ave.	6-Dec-16	0.58	<1	<2	8	<1	0.41
MPR-432	224 St. @ 122 Ave.	13-Dec-16	0.71	<1	<2	6	<1	0.28
MPR-432	224 St. @ 122 Ave.	20-Dec-16	0.62	<1	2	6	<1	0.28
MPR-432	224 St. @ 122 Ave.	28-Dec-16	0.57	<1	NA	5	<1	0.23

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-433	232 St. North of 130 Ave.	5-Jan-16	0.66	<1	<2	6	<1	0.33
MPR-433	232 St. North of 130 Ave.	12-Jan-16	0.71	<1	<2	6	<1	0.3
MPR-433	232 St. North of 130 Ave.	19-Jan-16	0.91	<1	<2	6	<1	0.29
MPR-433	232 St. North of 130 Ave.	26-Jan-16	0.59	<1	<2	6	<1	0.34
MPR-433	232 St. North of 130 Ave.	2-Feb-16	1.1	<1	<2	6	<1	0.77
MPR-433	232 St. North of 130 Ave.	9-Feb-16	1.1	<1	<2	6	<1	0.48
MPR-433	232 St. North of 130 Ave.	16-Feb-16	0.94	<1	<2	6	<1	0.42
MPR-433	232 St. North of 130 Ave.	23-Feb-16	0.7	<1	<2	6	<1	0.41
MPR-433	232 St. North of 130 Ave.	1-Mar-16	0.74	<1	2	7	<1	0.31
MPR-433	232 St. North of 130 Ave.	8-Mar-16	1	<1	<2	7	<1	0.35
MPR-433	232 St. North of 130 Ave.	15-Mar-16	0.59	<1	<2	7	<1	0.26
MPR-433	232 St. North of 130 Ave.	22-Mar-16	0.74	<1	<2	7	<1	0.31
MPR-433	232 St. North of 130 Ave.	29-Mar-16	0.66	<1	<2	7	<1	0.25
MPR-433	232 St. North of 130 Ave.	5-Apr-16	0.82	<1	<2	8	<1	0.46
MPR-433	232 St. North of 130 Ave.	12-Apr-16	0.81	<1	<2	9	<1	0.3
MPR-433	232 St. North of 130 Ave.	19-Apr-16	0.69	<1	<2	9	<1	0.27
MPR-433	232 St. North of 130 Ave.	26-Apr-16	0.79	<1	<2	8	<1	0.3
MPR-433	232 St. North of 130 Ave.	3-May-16	0.66	<1	<2	10	<1	0.29
MPR-433	232 St. North of 130 Ave.	10-May-16	0.45	<1	2	11	<1	0.32
MPR-433	232 St. North of 130 Ave.	17-May-16	0.55	<1	2	11	<1	0.28
MPR-433	232 St. North of 130 Ave.	24-May-16	0.65	<1	2	11	<1	0.24
MPR-433	232 St. North of 130 Ave.	31-May-16	0.8	<1	2	11	<1	0.28
MPR-433	232 St. North of 130 Ave.	7-Jun-16	0.47	<1	<2	12	<1	0.31
MPR-433	232 St. North of 130 Ave.	14-Jun-16	0.64	<1	<2	12	<1	0.26
MPR-433	232 St. North of 130 Ave.	21-Jun-16	0.66	<1	<2	12	<1	0.27
MPR-433	232 St. North of 130 Ave.	28-Jun-16	0.95	<1	<2	13	<1	0.39
MPR-433	232 St. North of 130 Ave.	5-Jul-16	0.6	<1	<2	13	<1	0.31
MPR-433	232 St. North of 130 Ave.	12-Jul-16	0.83	<1	<2	13	<1	0.24
MPR-433	232 St. North of 130 Ave.	19-Jul-16	0.86	<1	<2	13	<1	0.24
MPR-433	232 St. North of 130 Ave.	26-Jul-16	0.94	<1	<2	15	<1	0.3
MPR-433	232 St. North of 130 Ave.	2-Aug-16	0.9	<1	<2	16	<1	0.24
MPR-433	232 St. North of 130 Ave.	9-Aug-16	0.88	<1	<2	16	<1	0.47
MPR-433	232 St. North of 130 Ave.	16-Aug-16	0.83	<1	<2	16	<1	0.33
MPR-433	232 St. North of 130 Ave.	23-Aug-16	0.83	<1	<2	17	<1	0.26
MPR-433	232 St. North of 130 Ave.	30-Aug-16	1.08	<1	<2	17	<1	0.27
MPR-433	232 St. North of 130 Ave.	6-Sep-16	0.76	<1	<2	16	<1	0.26
MPR-433	232 St. North of 130 Ave.	13-Sep-16	0.69	<1	<2	16	<1	0.28
MPR-433	232 St. North of 130 Ave.	20-Sep-16	0.8	<1	<2	16	<1	0.23
MPR-433	232 St. North of 130 Ave.	27-Sep-16	0.98	<1	<2	15	<1	0.24

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-433	232 St. North of 130 Ave.	4-Oct-16	0.65	<1	2	15	<1	0.18
MPR-433	232 St. North of 130 Ave.	11-Oct-16	0.69	<1	<2	13	<1	0.23
MPR-433	232 St. North of 130 Ave.	18-Oct-16	0.9	<1	<2	11	<1	0.41
MPR-433	232 St. North of 130 Ave.	25-Oct-16	0.58	<1	<2	12	<1	0.37
MPR-433	232 St. North of 130 Ave.	1-Nov-16	0.75	<1	<2	11	<1	0.48
MPR-433	232 St. North of 130 Ave.	8-Nov-16	0.99	<1	<2	11	<1	0.28
MPR-433	232 St. North of 130 Ave.	15-Nov-16	0.77	<1	<2	10	<1	0.37
MPR-433	232 St. North of 130 Ave.	22-Nov-16	0.54	<1	<2	11	<1	0.32
MPR-433	232 St. North of 130 Ave.	29-Nov-16	0.3	<1	<2	9	<1	0.35
MPR-433	232 St. North of 130 Ave.	6-Dec-16	0.82	<1	<2	8	<1	0.52
MPR-433	232 St. North of 130 Ave.	13-Dec-16	0.75	<1	<2	6	<1	0.27
MPR-433	232 St. North of 130 Ave.	20-Dec-16	0.63	<1	<2	6	<1	0.27
MPR-433	232 St. North of 130 Ave.	28-Dec-16	0.57	<1	NA	6	<1	0.22
MPR-434	102 Ave. East of 241A St.	5-Jan-16	0.81	<1	<2	6	<1	0.31
MPR-434	102 Ave. East of 241A St.	12-Jan-16	0.86	<1	<2	7	<1	0.29
MPR-434	102 Ave. East of 241A St.	19-Jan-16	0.77	<1	<2	6	<1	0.29
MPR-434	102 Ave. East of 241A St.	26-Jan-16	0.66	<1	<2	7	<1	0.32
MPR-434	102 Ave. East of 241A St.	2-Feb-16	0.74	<1	<2	7	<1	0.36
MPR-434	102 Ave. East of 241A St.	9-Feb-16	1.1	<1	<2	6	<1	0.49
MPR-434	102 Ave. East of 241A St.	16-Feb-16	0.89	<1	<2	7	<1	0.49
MPR-434	102 Ave. East of 241A St.	23-Feb-16	0.81	<1	<2	7	<1	0.35
MPR-434	102 Ave. East of 241A St.	1-Mar-16	0.75	<1	<2	7	<1	0.34
MPR-434	102 Ave. East of 241A St.	8-Mar-16	0.6	<1	<2	8	<1	0.41
MPR-434	102 Ave. East of 241A St.	15-Mar-16	0.39	<1	<2	8	<1	0.33
MPR-434	102 Ave. East of 241A St.	22-Mar-16	0.69	<1	<2	8	<1	0.3
MPR-434	102 Ave. East of 241A St.	29-Mar-16	0.48	<1	<2	8	<1	0.3
MPR-434	102 Ave. East of 241A St.	5-Apr-16	0.75	<1	<2	9	<1	0.45
MPR-434	102 Ave. East of 241A St.	12-Apr-16	0.63	<1	44	10	<1	0.35
MPR-434	102 Ave. East of 241A St.	19-Apr-16	0.68	<1	<2	12	<1	0.28
MPR-434	102 Ave. East of 241A St.	26-Apr-16	0.72	<1	<2	11	<1	0.34
MPR-434	102 Ave. East of 241A St.	4-May-16	0.67	<1	<2	11	<1	0.28
MPR-434	102 Ave. East of 241A St.	10-May-16	0.66	<1	<2	13	<1	0.22
MPR-434	102 Ave. East of 241A St.	17-May-16	0.45	<1	<2	13	<1	0.29
MPR-434	102 Ave. East of 241A St.	24-May-16	0.63	<1	<2	13	<1	0.2
MPR-434	102 Ave. East of 241A St.	31-May-16	0.71	<1	<2	13	<1	0.29
MPR-434	102 Ave. East of 241A St.	7-Jun-16	0.47	<1	<2	16	<1	0.31
MPR-434	102 Ave. East of 241A St.	14-Jun-16	0.78	<1	<2	14	<1	0.27
MPR-434	102 Ave. East of 241A St.	21-Jun-16	0.75	<1	<2	13	<1	0.26
MPR-434	102 Ave. East of 241A St.	28-Jun-16	0.92	<1	<2	15	<1	0.39

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-434	102 Ave. East of 241A St.	5-Jul-16	0.72	<1	2	15	<1	0.38
MPR-434	102 Ave. East of 241A St.	12-Jul-16	0.92	<1	2	15	<1	0.21
MPR-434	102 Ave. East of 241A St.	19-Jul-16	0.71	<1	<2	16	<1	0.32
MPR-434	102 Ave. East of 241A St.	26-Jul-16	0.88	<1	<2	16	<1	0.27
MPR-434	102 Ave. East of 241A St.	2-Aug-16	0.86	<1	<2	17	<1	0.27
MPR-434	102 Ave. East of 241A St.	9-Aug-16	0.83	<1	<2	18	<1	0.3
MPR-434	102 Ave. East of 241A St.	16-Aug-16	0.8	<1	<2	18	<1	0.33
MPR-434	102 Ave. East of 241A St.	23-Aug-16	0.8	<1	<2	19	<1	0.29
MPR-434	102 Ave. East of 241A St.	30-Aug-16	0.81	<1	<2	19	<1	0.29
MPR-434	102 Ave. East of 241A St.	6-Sep-16	0.71	<1	<2	17	<1	0.3
MPR-434	102 Ave. East of 241A St.	13-Sep-16	0.7	<1	<2	17	<1	0.24
MPR-434	102 Ave. East of 241A St.	20-Sep-16	0.67	<1	<2	17	<1	0.24
MPR-434	102 Ave. East of 241A St.	27-Sep-16	0.69	<1	<2	17	<1	0.29
MPR-434	102 Ave. East of 241A St.	4-Oct-16	0.66	<1	<2	16	<1	0.2
MPR-434	102 Ave. East of 241A St.	11-Oct-16	0.51	<1	<2	15	<1	0.2
MPR-434	102 Ave. East of 241A St.	18-Oct-16	0.4	<1	<2	14	<1	0.32
MPR-434	102 Ave. East of 241A St.	25-Oct-16	0.72	<1	<2	13	<1	0.4
MPR-434	102 Ave. East of 241A St.	1-Nov-16	0.53	<1	2	12	<1	0.42
MPR-434	102 Ave. East of 241A St.	8-Nov-16	0.6	<1	<2	12	<1	0.34
MPR-434	102 Ave. East of 241A St.	15-Nov-16	0.56	<1	<2	12	<1	0.35
MPR-434	102 Ave. East of 241A St.	22-Nov-16	0.51	<1	<2	12	<1	0.32
MPR-434	102 Ave. East of 241A St.	29-Nov-16	0.5	<1	<2	11	<1	0.31
MPR-434	102 Ave. East of 241A St.	6-Dec-16	0.52	<1	<2	9	<1	0.42
MPR-434	102 Ave. East of 241A St.	13-Dec-16	0.71	<1	<2	7	<1	0.29
MPR-434	102 Ave. East of 241A St.	20-Dec-16	0.73	<1	<2	7	<1	0.29
MPR-434	102 Ave. East of 241A St.	28-Dec-16	0.71	<1	NA	6	<1	0.23
MPR-435	240 St. South of Abernethy Way	5-Jan-16	0.53	<1	<2	6	<1	0.29
MPR-435	240 St. South of Abernethy Way	12-Jan-16	0.46	<1	<2	6	<1	0.3
MPR-435	240 St. South of Abernethy Way	19-Jan-16	0.52	<1	<2	6	<1	0.25
MPR-435	240 St. South of Abernethy Way	26-Jan-16	0.34	<1	<2	7	<1	0.28
MPR-435	240 St. South of Abernethy Way	2-Feb-16	0.51	<1	<2	7	<1	0.33
MPR-435	240 St. South of Abernethy Way	9-Feb-16	0.69	<1	<2	7	<1	0.57
MPR-435	240 St. South of Abernethy Way	16-Feb-16	0.43	<1	<2	7	<1	0.37
MPR-435	240 St. South of Abernethy Way	23-Feb-16	0.35	<1	<2	7	<1	0.34
MPR-435	240 St. South of Abernethy Way	1-Mar-16	0.44	<1	<2	8	<1	0.29
MPR-435	240 St. South of Abernethy Way	8-Mar-16	0.74	<1	<2	8	<1	0.36
MPR-435	240 St. South of Abernethy Way	15-Mar-16	0.28	<1	<2	8	<1	0.25
MPR-435	240 St. South of Abernethy Way	22-Mar-16	0.44	<1	<2	8	<1	0.25
MPR-435	240 St. South of Abernethy Way	29-Mar-16	0.53	<1	<2	9	<1	0.27

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-435	240 St. South of Abernethy Way	5-Apr-16	0.32	<1	<2	10	<1	0.3
MPR-435	240 St. South of Abernethy Way	12-Apr-16	0.29	<1	<2	11	<1	0.36
MPR-435	240 St. South of Abernethy Way	19-Apr-16	0.31	<1	<2	11	<1	0.24
MPR-435	240 St. South of Abernethy Way	26-Apr-16	0.37	<1	<2	11	<1	0.27
MPR-435	240 St. South of Abernethy Way	3-May-16	0.56	<1	<2	11	<1	0.25
MPR-435	240 St. South of Abernethy Way	10-May-16	0.37	<1	2	13	<1	0.29
MPR-435	240 St. South of Abernethy Way	17-May-16	0.22	<1	<2	14	<1	0.27
MPR-435	240 St. South of Abernethy Way	24-May-16	0.54	<1	<2	13	<1	0.21
MPR-435	240 St. South of Abernethy Way	31-May-16	0.49	<1	2	13	<1	0.3
MPR-435	240 St. South of Abernethy Way	7-Jun-16	0.45	<1	<2	14	<1	0.25
MPR-435	240 St. South of Abernethy Way	14-Jun-16	0.22	<1	<2	14	<1	0.26
MPR-435	240 St. South of Abernethy Way	21-Jun-16	0.2	<1	<2	14	<1	0.24
MPR-435	240 St. South of Abernethy Way	28-Jun-16	0.56	<1	<2	14	<1	0.38
MPR-435	240 St. South of Abernethy Way	5-Jul-16	0.38	<1	2	16	<1	0.26
MPR-435	240 St. South of Abernethy Way	12-Jul-16	0.51	<1	<2	17	<1	0.24
MPR-435	240 St. South of Abernethy Way	19-Jul-16	0.27	<1	<2	16	<1	0.31
MPR-435	240 St. South of Abernethy Way	26-Jul-16	0.51	<1	<2	17	<1	0.24
MPR-435	240 St. South of Abernethy Way	2-Aug-16	0.4	<1	<2	17	<1	0.23
MPR-435	240 St. South of Abernethy Way	9-Aug-16	0.38	<1	<2	18	<1	0.26
MPR-435	240 St. South of Abernethy Way	16-Aug-16	0.44	<1	<2	17	<1	0.26
MPR-435	240 St. South of Abernethy Way	23-Aug-16	0.34	<1	<2	19	<1	0.26
MPR-435	240 St. South of Abernethy Way	30-Aug-16	0.36	<1	2	19	<1	0.27
MPR-435	240 St. South of Abernethy Way	6-Sep-16	0.2	<1	<2	18	<1	0.29
MPR-435	240 St. South of Abernethy Way	13-Sep-16	0.37	<1	<2	17	<1	0.23
MPR-435	240 St. South of Abernethy Way	20-Sep-16	0.32	<1	<2	18	<1	0.22
MPR-435	240 St. South of Abernethy Way	27-Sep-16	0.26	<1	<2	17	<1	0.17
MPR-435	240 St. South of Abernethy Way	4-Oct-16	0.27	<1	<2	16	<1	0.19
MPR-435	240 St. South of Abernethy Way	11-Oct-16	0.19	<1	<2	15	<1	0.18
MPR-435	240 St. South of Abernethy Way	18-Oct-16	0.36	<1	2	14	<1	0.35
MPR-435	240 St. South of Abernethy Way	25-Oct-16	0.25	<1	<2	13	<1	0.33
MPR-435	240 St. South of Abernethy Way	1-Nov-16	0.27	<1	<2	13	<1	0.42
MPR-435	240 St. South of Abernethy Way	8-Nov-16	0.13	<1	<2	12	<1	0.44
MPR-435	240 St. South of Abernethy Way	15-Nov-16	0.14	<1	<2	12	<1	0.35
MPR-435	240 St. South of Abernethy Way	22-Nov-16	0.21	<1	<2	10	<1	0.32
MPR-435	240 St. South of Abernethy Way	29-Nov-16	0.34	<1	<2	10	<1	0.32
MPR-435	240 St. South of Abernethy Way	6-Dec-16	0.12	<1	<2	9	<1	0.4
MPR-435	240 St. South of Abernethy Way	13-Dec-16	0.46	<1	<2	8	<1	0.27
MPR-435	240 St. South of Abernethy Way	20-Dec-16	0.58	<1	<2	6	<1	0.3
MPR-435	240 St. South of Abernethy Way	28-Dec-16	0.28	<1	NA	5	<1	0.23

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-436	125 Ave. West of Ansell St.	5-Jan-16	1.2	<1	<2	6	<1	0.3
MPR-436	125 Ave. West of Ansell St.	12-Jan-16	1	<1	<2	6	<1	0.33
MPR-436	125 Ave. West of Ansell St.	19-Jan-16	1.4	<1	<2	6	<1	0.29
MPR-436	125 Ave. West of Ansell St.	26-Jan-16	0.89	<1	<2	7	<1	0.28
MPR-436	125 Ave. West of Ansell St.	2-Feb-16	1.1	<1	<2	7	<1	0.35
MPR-436	125 Ave. West of Ansell St.	9-Feb-16	1.2	<1	<2	7	<1	0.34
MPR-436	125 Ave. West of Ansell St.	16-Feb-16	1	<1	<2	7	<1	0.36
MPR-436	125 Ave. West of Ansell St.	23-Feb-16	0.82	<1	<2	7	<1	0.46
MPR-436	125 Ave. West of Ansell St.	1-Mar-16	1	<1	<2	7	<1	0.39
MPR-436	125 Ave. West of Ansell St.	8-Mar-16	1	<1	6	8	<1	0.4
MPR-436	125 Ave. West of Ansell St.	15-Mar-16	0.69	<1	<2	8	<1	0.27
MPR-436	125 Ave. West of Ansell St.	22-Mar-16	0.85	<1	<2	8	<1	0.24
MPR-436	125 Ave. West of Ansell St.	29-Mar-16	0.68	<1	2	10	<1	0.26
MPR-436	125 Ave. West of Ansell St.	5-Apr-16	0.74	<1	<2	10	<1	0.35
MPR-436	125 Ave. West of Ansell St.	12-Apr-16	0.78	<1	<2	11	<1	0.24
MPR-436	125 Ave. West of Ansell St.	19-Apr-16	0.83	<1	<2	11	<1	0.24
MPR-436	125 Ave. West of Ansell St.	26-Apr-16	0.43	<1	<2	12	<1	0.25
MPR-436	125 Ave. West of Ansell St.	3-May-16	0.95	<1	<2	12	<1	0.27
MPR-436	125 Ave. West of Ansell St.	10-May-16	0.69	<1	<2	12	<1	0.22
MPR-436	125 Ave. West of Ansell St.	17-May-16	0.74	<1	<2	13	<1	0.28
MPR-436	125 Ave. West of Ansell St.	24-May-16	0.92	<1	<2	12	<1	0.2
MPR-436	125 Ave. West of Ansell St.	31-May-16	0.98	<1	<2	13	<1	0.27
MPR-436	125 Ave. West of Ansell St.	7-Jun-16	0.52	<1	<2	15	<1	0.25
MPR-436	125 Ave. West of Ansell St.	14-Jun-16	0.69	<1	<2	15	<1	0.23
MPR-436	125 Ave. West of Ansell St.	21-Jun-16	0.46	<1	<2	15	<1	0.27
MPR-436	125 Ave. West of Ansell St.	28-Jun-16	1.11	<1	<2	15	<1	0.39
MPR-436	125 Ave. West of Ansell St.	5-Jul-16	0.63	<1	2	16	<1	0.4
MPR-436	125 Ave. West of Ansell St.	12-Jul-16	0.82	<1	2	16	<1	0.19
MPR-436	125 Ave. West of Ansell St.	19-Jul-16	0.8	<1	<2	16	<1	0.25
MPR-436	125 Ave. West of Ansell St.	26-Jul-16	0.95	<1	<2	16	<1	0.2
MPR-436	125 Ave. West of Ansell St.	2-Aug-16	1.19	<1	<2	17	<1	0.22
MPR-436	125 Ave. West of Ansell St.	9-Aug-16	0.93	<1	<2	17	<1	0.44
MPR-436	125 Ave. West of Ansell St.	16-Aug-16	1.19	<1	<2	17	<1	0.23
MPR-436	125 Ave. West of Ansell St.	23-Aug-16	0.95	<1	<2	18	<1	0.2
MPR-436	125 Ave. West of Ansell St.	30-Aug-16	0.8	<1	<2	18	<1	0.22
MPR-436	125 Ave. West of Ansell St.	6-Sep-16	0.26	<1	<2	18	<1	0.21
MPR-436	125 Ave. West of Ansell St.	13-Sep-16	0.95	<1	<2	17	<1	0.21
MPR-436	125 Ave. West of Ansell St.	20-Sep-16	0.47	<1	<2	16	<1	0.17
MPR-436	125 Ave. West of Ansell St.	27-Sep-16	0.26	<1	<2	17	<1	0.19

City of Maple Ridge
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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-436	125 Ave. West of Ansell St.	4-Oct-16	0.58	<1	<2	15	<1	0.21
MPR-436	125 Ave. West of Ansell St.	11-Oct-16	0.46	<1	<2	14	<1	0.15
MPR-436	125 Ave. West of Ansell St.	18-Oct-16	0.69	<1	<2	14	<1	0.19
MPR-436	125 Ave. West of Ansell St.	25-Oct-16	0.12	<1	<2	12	<1	0.3
MPR-436	125 Ave. West of Ansell St.	1-Nov-16	0.46	<1	<2	12	<1	0.33
MPR-436	125 Ave. West of Ansell St.	8-Nov-16	0	<1	4	11	<1	0.29
MPR-436	125 Ave. West of Ansell St.	15-Nov-16	0	<1	4	12	<1	0.28
MPR-436	125 Ave. West of Ansell St.	22-Nov-16	0	<1	2	11	<1	0.26
MPR-436	125 Ave. West of Ansell St.	29-Nov-16	0.38	<1	<2	10	<1	0.32
MPR-436	125 Ave. West of Ansell St.	6-Dec-16	0.86	<1	<2	9	<1	0.41
MPR-436	125 Ave. West of Ansell St.	13-Dec-16	1.05	<1	<2	7	<1	0.26
MPR-436	125 Ave. West of Ansell St.	20-Dec-16	0.59	<1	<2	6	<1	0.26
MPR-436	125 Ave. West of Ansell St.	28-Dec-16	0.5	<1	NA	5	<1	0.2
MPR-437	248 St. @ 116 Ave.	5-Jan-16	1.3	<1	<2	5	<1	0.35
MPR-437	248 St. @ 116 Ave.	12-Jan-16	1	<1	<2	5	<1	0.34
MPR-437	248 St. @ 116 Ave.	19-Jan-16	1.3	<1	<2	6	<1	0.31
MPR-437	248 St. @ 116 Ave.	26-Jan-16	1	<1	<2	6	<1	0.3
MPR-437	248 St. @ 116 Ave.	2-Feb-16	1.2	<1	<2	6	<1	0.47
MPR-437	248 St. @ 116 Ave.	9-Feb-16	1.3	<1	<2	7	<1	0.48
MPR-437	248 St. @ 116 Ave.	16-Feb-16	0.9	<1	4	7	<1	0.4
MPR-437	248 St. @ 116 Ave.	23-Feb-16	1.1	<1	<2	7	<1	0.37
MPR-437	248 St. @ 116 Ave.	1-Mar-16	1.2	<1	<2	7	<1	0.37
MPR-437	248 St. @ 116 Ave.	8-Mar-16	1.4	<1	<2	8	<1	0.34
MPR-437	248 St. @ 116 Ave.	15-Mar-16	0.76	<1	<2	8	<1	0.31
MPR-437	248 St. @ 116 Ave.	22-Mar-16	1.1	<1	<2	8	<1	0.28
MPR-437	248 St. @ 116 Ave.	29-Mar-16	1.1	<1	<2	8	<1	0.54
MPR-437	248 St. @ 116 Ave.	5-Apr-16	0.87	<1	<2	9	<1	0.4
MPR-437	248 St. @ 116 Ave.	12-Apr-16	0.65	<1	<2	10	<1	0.3
MPR-437	248 St. @ 116 Ave.	19-Apr-16	0.77	<1	<2	10	<1	0.24
MPR-437	248 St. @ 116 Ave.	26-Apr-16	0.88	<1	<2	10	<1	0.26
MPR-437	248 St. @ 116 Ave.	4-May-16	0.69	<1	<2	11	<1	0.27
MPR-437	248 St. @ 116 Ave.	10-May-16	0.62	<1	2	12	<1	16
MPR-437	248 St. @ 116 Ave.	17-May-16	0.57	<1	<2	13	<1	0.25
MPR-437	248 St. @ 116 Ave.	24-May-16	0.81	<1	<2	12	<1	0.24
MPR-437	248 St. @ 116 Ave.	31-May-16	0.88	<1	<2	13	<1	0.36
MPR-437	248 St. @ 116 Ave.	7-Jun-16	0.67	<1	<2	13	<1	0.35
MPR-437	248 St. @ 116 Ave.	14-Jun-16	0.99	<1	<2	13	<1	0.26
MPR-437	248 St. @ 116 Ave.	21-Jun-16	0.86	<1	<2	12	<1	0.25
MPR-437	248 St. @ 116 Ave.	28-Jun-16	1.05	<1	<2	13	<1	0.32

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-437	248 St. @ 116 Ave.	5-Jul-16	0.96	<1	4	14	<1	0.41
MPR-437	248 St. @ 116 Ave.	12-Jul-16	0.97	<1	<2	14	<1	0.23
MPR-437	248 St. @ 116 Ave.	19-Jul-16	0.88	<1	<2	15	<1	0.33
MPR-437	248 St. @ 116 Ave.	26-Jul-16	0.94	<1	<2	16	<1	0.22
MPR-437	248 St. @ 116 Ave.	2-Aug-16	0.96	<1	<2	16	<1	0.25
MPR-437	248 St. @ 116 Ave.	9-Aug-16	0.9	<1	<2	16	<1	0.29
MPR-437	248 St. @ 116 Ave.	16-Aug-16	0.93	<1	<2	17	<1	0.27
MPR-437	248 St. @ 116 Ave.	23-Aug-16	0.83	<1	<2	17	<1	0.28
MPR-437	248 St. @ 116 Ave.	30-Aug-16	1.13	<1	<2	17	<1	0.28
MPR-437	248 St. @ 116 Ave.	6-Sep-16	0.85	<1	<2	16	<1	0.25
MPR-437	248 St. @ 116 Ave.	13-Sep-16	0.86	<1	<2	16	<1	0.25
MPR-437	248 St. @ 116 Ave.	20-Sep-16	0.83	<1	<2	16	<1	0.26
MPR-437	248 St. @ 116 Ave.	27-Sep-16	0.93	<1	2	15	<1	0.26
MPR-437	248 St. @ 116 Ave.	4-Oct-16	0.93	<1	<2	14	<1	0.18
MPR-437	248 St. @ 116 Ave.	11-Oct-16	0.42	<1	<2	14	<1	0.19
MPR-437	248 St. @ 116 Ave.	18-Oct-16	0.86	<1	<2	13	<1	0.21
MPR-437	248 St. @ 116 Ave.	25-Oct-16	0.64	<1	<2	13	<1	0.34
MPR-437	248 St. @ 116 Ave.	1-Nov-16	0.53	<1	<2	12	<1	0.37
MPR-437	248 St. @ 116 Ave.	8-Nov-16	0.83	<1	<2	11	<1	0.39
MPR-437	248 St. @ 116 Ave.	15-Nov-16	0.16	<1	<2	11	<1	0.42
MPR-437	248 St. @ 116 Ave.	22-Nov-16	0.55	<1	<2	10	<1	0.33
MPR-437	248 St. @ 116 Ave.	29-Nov-16	1.08	<1	2	9	<1	0.37
MPR-437	248 St. @ 116 Ave.	6-Dec-16	1.09	<1	<2	9	<1	0.37
MPR-437	248 St. @ 116 Ave.	13-Dec-16	0.85	<1	<2	7	<1	0.24
MPR-437	248 St. @ 116 Ave.	20-Dec-16	0.95	<1	<2	6	<1	0.34
MPR-437	248 St. @ 116 Ave.	28-Dec-16	1	<1	NA	5	<1	0.24
MPR-438	125 Ave. West off 256 St.	5-Jan-16	1.1	<1	<2	6	<1	0.27
MPR-438	125 Ave. West off 256 St.	12-Jan-16	1.2	<1	<2	6	<1	0.32
MPR-438	125 Ave. West off 256 St.	19-Jan-16	1.3	<1	<2	6	<1	0.39
MPR-438	125 Ave. West off 256 St.	26-Jan-16	0.86	<1	<2	7	<1	0.29
MPR-438	125 Ave. West off 256 St.	2-Feb-16	1.2	<1	<2	7	<1	0.42
MPR-438	125 Ave. West off 256 St.	9-Feb-16	1.1	<1	<2	7	<1	0.51
MPR-438	125 Ave. West off 256 St.	16-Feb-16	0.95	<1	<2	7	<1	0.43
MPR-438	125 Ave. West off 256 St.	23-Feb-16	0.91	<1	<2	7	<1	0.39
MPR-438	125 Ave. West off 256 St.	1-Mar-16	0.95	<1	<2	7	<1	0.38
MPR-438	125 Ave. West off 256 St.	8-Mar-16	1.5	<1	<2	8	<1	0.35
MPR-438	125 Ave. West off 256 St.	15-Mar-16	0.67	<1	<2	7	<1	0.28
MPR-438	125 Ave. West off 256 St.	22-Mar-16	0.87	<1	<2	8	<1	0.32
MPR-438	125 Ave. West off 256 St.	29-Mar-16	0.84	<1	<2	8	<1	0.34

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-438	125 Ave. West off 256 St.	5-Apr-16	0.66	<1	<2	9	<1	0.31
MPR-438	125 Ave. West off 256 St.	12-Apr-16	0.91	<1	<2	10	<1	0.38
MPR-438	125 Ave. West off 256 St.	19-Apr-16	0.8	<1	<2	10	<1	0.25
MPR-438	125 Ave. West off 256 St.	26-Apr-16	0.88	<1	<2	11	<1	0.29
MPR-438	125 Ave. West off 256 St.	4-May-16	0.67	<1	<2	12	<1	0.26
MPR-438	125 Ave. West off 256 St.	10-May-16	0.81	<1	<2	12	<1	0.31
MPR-438	125 Ave. West off 256 St.	17-May-16	0.49	<1	<2	13	<1	0.29
MPR-438	125 Ave. West off 256 St.	24-May-16	0.89	<1	<2	12	<1	0.22
MPR-438	125 Ave. West off 256 St.	31-May-16	0.79	<1	<2	12	<1	0.43
MPR-438	125 Ave. West off 256 St.	7-Jun-16	0.45	<1	<2	14	<1	0.33
MPR-438	125 Ave. West off 256 St.	14-Jun-16	0.74	<1	<2	13	<1	0.25
MPR-438	125 Ave. West off 256 St.	21-Jun-16	0.8	<1	<2	13	<1	0.29
MPR-438	125 Ave. West off 256 St.	28-Jun-16	1.04	<1	<2	13	<1	0.33
MPR-438	125 Ave. West off 256 St.	5-Jul-16	0.75	<1	<2	14	<1	0.33
MPR-438	125 Ave. West off 256 St.	12-Jul-16	0.98	<1	<2	14	<1	0.23
MPR-438	125 Ave. West off 256 St.	19-Jul-16	0.69	<1	<2	15	<1	0.19
MPR-438	125 Ave. West off 256 St.	26-Jul-16	0.99	<1	2	15	<1	0.24
MPR-438	125 Ave. West off 256 St.	2-Aug-16	0.97	<1	<2	16	<1	0.27
MPR-438	125 Ave. West off 256 St.	9-Aug-16	0.99	<1	<2	16	<1	0.33
MPR-438	125 Ave. West off 256 St.	16-Aug-16	0.68	<1	<2	17	<1	0.32
MPR-438	125 Ave. West off 256 St.	23-Aug-16	0.8	<1	<2	17	<1	0.27
MPR-438	125 Ave. West off 256 St.	30-Aug-16	1.11	<1	<2	17	<1	0.44
MPR-438	125 Ave. West off 256 St.	6-Sep-16	0.85	<1	<2	17	<1	0.23
MPR-438	125 Ave. West off 256 St.	13-Sep-16	0.82	<1	<2	16	<1	0.23
MPR-438	125 Ave. West off 256 St.	20-Sep-16	0.68	<1	<2	16	<1	0.24
MPR-438	125 Ave. West off 256 St.	27-Sep-16	0.92	<1	<2	16	<1	0.2
MPR-438	125 Ave. West off 256 St.	4-Oct-16	1.03	<1	<2	16	<1	0.21
MPR-438	125 Ave. West off 256 St.	11-Oct-16	0.66	<1	<2	14	<1	0.18
MPR-438	125 Ave. West off 256 St.	18-Oct-16	0.78	<1	<2	13	<1	0.25
MPR-438	125 Ave. West off 256 St.	25-Oct-16	0.52	<1	<2	13	<1	0.36
MPR-438	125 Ave. West off 256 St.	1-Nov-16	0.43	<1	<2	12	<1	0.35
MPR-438	125 Ave. West off 256 St.	8-Nov-16	0.3	<1	<2	11	<1	0.32
MPR-438	125 Ave. West off 256 St.	15-Nov-16	0.27	<1	<2	11	<1	0.37
MPR-438	125 Ave. West off 256 St.	22-Nov-16	0.17	<1	2	12	<1	0.36
MPR-438	125 Ave. West off 256 St.	29-Nov-16	0.31	<1	<2	10	<1	0.35
MPR-438	125 Ave. West off 256 St.	6-Dec-16	0.55	<1	<2	10	<1	0.36
MPR-438	125 Ave. West off 256 St.	13-Dec-16	0.64	<1	4	7	<1	0.26
MPR-438	125 Ave. West off 256 St.	20-Dec-16	1.01	<1	<2	6	<1	0.35
MPR-438	125 Ave. West off 256 St.	28-Dec-16	1.02	<1	NA	5	<1	0.24

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-Jan-16	0.91	<1	<2	5	<1	0.3
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	12-Jan-16	0.79	<1	<2	5	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	19-Jan-16	0.99	<1	<2	5	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	26-Jan-16	0.85	<1	<2	6	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	2-Feb-16	0.82	<1	<2	7	<1	0.27
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	9-Feb-16	1	<1	2	7	<1	0.4
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	16-Feb-16	0.92	<1	2	7	<1	0.53
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	23-Feb-16	0.76	<1	2	7	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	1-Mar-16	0.57	<1	<2	7	<1	0.44
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	8-Mar-16	0.62	<1	<2	8	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	15-Mar-16	0.68	<1	<2	8	<1	0.31
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	22-Mar-16	0.59	<1	<2	8	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	29-Mar-16	0.9	<1	<2	9	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-Apr-16	0.7	<1	<2	10	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	12-Apr-16	0.43	<1	<2	11	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	19-Apr-16	0.6	<1	<2	11	<1	0.28
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	26-Apr-16	0.49	<1	<2	12	<1	0.31
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-May-16	0.51	<1	2	13	<1	0.27
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	10-May-16	0.36	<1	<2	14	<1	0.46
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	17-May-16	0.68	<1	<2	15	<1	0.53
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	24-May-16	0.72	<1	<2	15	<1	0.25
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	31-May-16	0.82	<1	<2	15	<1	0.41
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	7-Jun-16	0.38	<1	<2	17	<1	0.4
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	14-Jun-16	0.37	<1	<2	17	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	21-Jun-16	0.42	<1	<2	16	<1	0.25
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	28-Jun-16	0.52	<1	<2	17	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	5-Jul-16	0.2	<1	2	18	<1	0.25
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	12-Jul-16	0.4	<1	<2	18	<1	0.2
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	19-Jul-16	0.21	<1	<2	18	<1	0.19
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	26-Jul-16	0.38	<1	<2	19	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	2-Aug-16	0.41	<1	<2	20	<1	0.21
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	9-Aug-16	0.25	<1	<2	19	<1	0.37
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	16-Aug-16	0.27	<1	<2	20	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	23-Aug-16	0.26	<1	<2	20	<1	0.2
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	30-Aug-16	0.22	<1	2	19	<1	0.2
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	6-Sep-16	0.46	<1	<2	18	<1	0.19
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	13-Sep-16	0.27	<1	<2	17	<1	0.22
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	20-Sep-16	0.2	<1	2	16	<1	0.21
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	27-Sep-16	0.31	<1	<2	16	<1	0.25

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	4-Oct-16	0.02	<1	<2	14	<1	0.23
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	11-Oct-16	0.12	<1	<2	14	<1	0.19
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	18-Oct-16	0.13	<1	<2	13	<1	0.21
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	25-Oct-16	0.11	<1	<2	13	<1	0.34
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	1-Nov-16	0.09	<1	<2	12	<1	0.34
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	8-Nov-16	0	<1	<2	12	<1	0.35
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	15-Nov-16	0.07	<1	<2	12	<1	0.3
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	22-Nov-16	0.09	<1	<2	12	<1	0.33
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	29-Nov-16	0.2	<1	<2	10	<1	0.4
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	6-Dec-16	0.03	<1	<2	10	<1	0.3
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	13-Dec-16	0.28	<1	<2	7	<1	0.29
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	20-Dec-16	0.23	<1	<2	6	<1	0.34
MPR-439	130 Ave. @ 251A St. (W. of 256 St.)	28-Dec-16	0.56	<1	NA	5	<1	0.34
MPR-440	232 St. @ 117 Ave.	5-Jan-16	1.1	<1	<2	6	<1	0.34
MPR-440	232 St. @ 117 Ave.	12-Jan-16	0.87	<1	<2	6	<1	0.36
MPR-440	232 St. @ 117 Ave.	19-Jan-16	1	<1	<2	6	<1	0.34
MPR-440	232 St. @ 117 Ave.	26-Jan-16	0.74	<1	2	6	<1	0.43
MPR-440	232 St. @ 117 Ave.	2-Feb-16	1.2	<1	<2	6	<1	0.4
MPR-440	232 St. @ 117 Ave.	9-Feb-16	1.1	<1	<2	6	<1	0.49
MPR-440	232 St. @ 117 Ave.	16-Feb-16	1.1	<1	<2	6	<1	0.5
MPR-440	232 St. @ 117 Ave.	23-Feb-16	0.83	<1	<2	6	<1	0.37
MPR-440	232 St. @ 117 Ave.	1-Mar-16	0.92	<1	<2	7	<1	0.34
MPR-440	232 St. @ 117 Ave.	8-Mar-16	1.2	<1	<2	7	<1	0.37
MPR-440	232 St. @ 117 Ave.	15-Mar-16	1	<1	<2	7	<1	0.38
MPR-440	232 St. @ 117 Ave.	22-Mar-16	0.94	<1	<2	8	<1	0.3
MPR-440	232 St. @ 117 Ave.	29-Mar-16	0.83	<1	<2	6	<1	0.29
MPR-440	232 St. @ 117 Ave.	5-Apr-16	0.8	<1	<2	9	<1	0.31
MPR-440	232 St. @ 117 Ave.	12-Apr-16	0.88	<1	<2	9	<1	0.29
MPR-440	232 St. @ 117 Ave.	19-Apr-16	0.85	<1	<2	9	<1	0.98
MPR-440	232 St. @ 117 Ave.	26-Apr-16	0.81	<1	<2	9	<1	0.35
MPR-440	232 St. @ 117 Ave.	4-May-16	0.73	<1	2	11	<1	0.31
MPR-440	232 St. @ 117 Ave.	10-May-16	0.75	<1	<2	11	<1	0.31
MPR-440	232 St. @ 117 Ave.	17-May-16	0.57	<1	<2	12	<1	0.26
MPR-440	232 St. @ 117 Ave.	24-May-16	0.81	<1	<2	12	<1	0.22
MPR-440	232 St. @ 117 Ave.	31-May-16	0.86	<1	2	12	<1	0.44
MPR-440	232 St. @ 117 Ave.	7-Jun-16	0.77	<1	<2	13	<1	0.32
MPR-440	232 St. @ 117 Ave.	14-Jun-16	0.83	<1	<2	12	<1	0.25
MPR-440	232 St. @ 117 Ave.	21-Jun-16	0.9	<1	<2	13	<1	0.28
MPR-440	232 St. @ 117 Ave.	28-Jun-16	1.08	<1	<2	14	<1	0.39

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-440	232 St. @ 117 Ave.	5-Jul-16	0.86	<1	<2	14	<1	0.24
MPR-440	232 St. @ 117 Ave.	12-Jul-16	0.96	<1	2	14	<1	0.23
MPR-440	232 St. @ 117 Ave.	19-Jul-16	0.61	<1	<2	13	<1	0.38
MPR-440	232 St. @ 117 Ave.	26-Jul-16	1.08	<1	<2	15	<1	0.27
MPR-440	232 St. @ 117 Ave.	2-Aug-16	0.96	<1	8	16	<1	0.25
MPR-440	232 St. @ 117 Ave.	9-Aug-16	0.91	<1	<2	16	<1	0.45
MPR-440	232 St. @ 117 Ave.	16-Aug-16	0.94	<1	<2	17	<1	0.42
MPR-440	232 St. @ 117 Ave.	23-Aug-16	0.82	<1	2	17	<1	0.27
MPR-440	232 St. @ 117 Ave.	30-Aug-16	0.95	<1	<2	17	<1	0.39
MPR-440	232 St. @ 117 Ave.	6-Sep-16	0.68	<1	<2	16	<1	0.24
MPR-440	232 St. @ 117 Ave.	13-Sep-16	0.82	<1	2	16	<1	0.31
MPR-440	232 St. @ 117 Ave.	20-Sep-16	0.83	<1	<2	16	<1	0.26
MPR-440	232 St. @ 117 Ave.	27-Sep-16	0.97	<1	2	15	<1	0.32
MPR-440	232 St. @ 117 Ave.	4-Oct-16	0.89	<1	2	15	<1	0.25
MPR-440	232 St. @ 117 Ave.	11-Oct-16	0.82	<1	<2	13	<1	0.25
MPR-440	232 St. @ 117 Ave.	18-Oct-16	0.75	<1	<2	12	<1	0.44
MPR-440	232 St. @ 117 Ave.	25-Oct-16	0.92	<1	<2	11	<1	0.42
MPR-440	232 St. @ 117 Ave.	1-Nov-16	0.85	<1	<2	11	<1	0.48
MPR-440	232 St. @ 117 Ave.	8-Nov-16	0.86	<1	<2	11	<1	0.31
MPR-440	232 St. @ 117 Ave.	15-Nov-16	0.72	<1	<2	10	<1	0.38
MPR-440	232 St. @ 117 Ave.	22-Nov-16	0.76	<1	<2	11	<1	0.4
MPR-440	232 St. @ 117 Ave.	29-Nov-16	0.58	<1	<2	9	<1	0.39
MPR-440	232 St. @ 117 Ave.	6-Dec-16	0.82	<1	<2	8	<1	1.1
MPR-440	232 St. @ 117 Ave.	13-Dec-16	0.95	<1	<2	6	<1	0.31
MPR-440	232 St. @ 117 Ave.	20-Dec-16	0.81	<1	<2	7	<1	0.32
MPR-440	232 St. @ 117 Ave.	28-Dec-16	0.91	<1	NA	6	<1	0.25
MPR-441	132 Ave. @ Cedar Way	5-Jan-16	0.27	<1	<2	6	<1	0.28
MPR-441	132 Ave. @ Cedar Way	12-Jan-16	0.15	<1	<2	5	<1	0.25
MPR-441	132 Ave. @ Cedar Way	19-Jan-16	0.28	<1	<2	5	<1	0.26
MPR-441	132 Ave. @ Cedar Way	26-Jan-16	0.08	<1	2	7	<1	0.28
MPR-441	132 Ave. @ Cedar Way	2-Feb-16	0.12	<1	<2	7	<1	0.36
MPR-441	132 Ave. @ Cedar Way	9-Feb-16	0.07	<1	<2	6	<1	0.37
MPR-441	132 Ave. @ Cedar Way	16-Feb-16	0.22	<1	<2	7	<1	0.39
MPR-441	132 Ave. @ Cedar Way	23-Feb-16	0.09	<1	6	7	<1	0.3
MPR-441	132 Ave. @ Cedar Way	1-Mar-16	0.16	<1	<2	8	<1	0.29
MPR-441	132 Ave. @ Cedar Way	8-Mar-16	0.22	<1	<2	9	<1	0.33
MPR-441	132 Ave. @ Cedar Way	15-Mar-16	0.08	<1	<2	8	<1	0.33
MPR-441	132 Ave. @ Cedar Way	22-Mar-16	0.19	<1	<2	9	<1	0.28
MPR-441	132 Ave. @ Cedar Way	29-Mar-16	0.21	<1	<2	9	<1	0.25

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-441	132 Ave. @ Cedar Way	5-Apr-16	0.17	<1	<2	11	<1	0.38
MPR-441	132 Ave. @ Cedar Way	12-Apr-16	0.1	<1	<2	12	<1	0.29
MPR-441	132 Ave. @ Cedar Way	19-Apr-16	0.06	<1	<2	11	<1	0.24
MPR-441	132 Ave. @ Cedar Way	26-Apr-16	0	<1	2	12	<1	0.25
MPR-441	132 Ave. @ Cedar Way	3-May-16	0.09	<1	<2	14	<1	0.31
MPR-441	132 Ave. @ Cedar Way	10-May-16	0.02	<1	2	15	<1	0.29
MPR-441	132 Ave. @ Cedar Way	17-May-16	0.08	<1	<2	14	<1	0.22
MPR-441	132 Ave. @ Cedar Way	24-May-16	0.08	<1	<2	15	<1	0.21
MPR-441	132 Ave. @ Cedar Way	31-May-16	0.08	<1	<2	14	<1	0.33
MPR-441	132 Ave. @ Cedar Way	7-Jun-16	0.07	<1	<2	15	<1	0.34
MPR-441	132 Ave. @ Cedar Way	14-Jun-16	0	<1	<2	16	<1	0.28
MPR-441	132 Ave. @ Cedar Way	21-Jun-16	0	<1	<2	15	<1	0.27
MPR-441	132 Ave. @ Cedar Way	28-Jun-16	0.25	<1	<2	16	<1	0.37
MPR-441	132 Ave. @ Cedar Way	5-Jul-16	0.03	<1	<2	18	<1	0.3
MPR-441	132 Ave. @ Cedar Way	12-Jul-16	0.05	<1	<2	17	<1	0.2
MPR-441	132 Ave. @ Cedar Way	19-Jul-16	0	<1	<2	18	<1	0.24
MPR-441	132 Ave. @ Cedar Way	26-Jul-16	0.12	<1	2	18	<1	0.28
MPR-441	132 Ave. @ Cedar Way	2-Aug-16	0.19	<1	<2	19	<1	0.22
MPR-441	132 Ave. @ Cedar Way	9-Aug-16	0.11	<1	<2	18	<1	0.25
MPR-441	132 Ave. @ Cedar Way	16-Aug-16	0.14	<1	2	19	<1	0.43
MPR-441	132 Ave. @ Cedar Way	23-Aug-16	0.13	<1	<2	19	<1	0.41
MPR-441	132 Ave. @ Cedar Way	30-Aug-16	0.16	<1	<2	19	<1	0.21
MPR-441	132 Ave. @ Cedar Way	6-Sep-16	0	<1	2	18	<1	0.22
MPR-441	132 Ave. @ Cedar Way	13-Sep-16	0.06	<1	2	17	<1	0.26
MPR-441	132 Ave. @ Cedar Way	20-Sep-16	0.12	<1	<2	18	<1	0.24
MPR-441	132 Ave. @ Cedar Way	27-Sep-16	0.08	<1	<2	17	<1	0.21
MPR-441	132 Ave. @ Cedar Way	4-Oct-16	0.03	<1	<2	16	<1	0.2
MPR-441	132 Ave. @ Cedar Way	11-Oct-16	0.01	<1	10	15	<1	0.19
MPR-441	132 Ave. @ Cedar Way	18-Oct-16	0.18	<1	6	14	<1	0.31
MPR-441	132 Ave. @ Cedar Way	25-Oct-16	0.09	<1	6	13	<1	0.31
MPR-441	132 Ave. @ Cedar Way	1-Nov-16	0	<1	12	13	<1	0.35
MPR-441	132 Ave. @ Cedar Way	8-Nov-16	0	<1	2	12	<1	0.35
MPR-441	132 Ave. @ Cedar Way	15-Nov-16	0.01	<1	16	12	<1	0.33
MPR-441	132 Ave. @ Cedar Way	22-Nov-16	0	<1	10	12	<1	0.33
MPR-441	132 Ave. @ Cedar Way	29-Nov-16	0.17	<1	10	11	<1	0.28
MPR-441	132 Ave. @ Cedar Way	6-Dec-16	0	<1	36	9	<1	0.33
MPR-441	132 Ave. @ Cedar Way	13-Dec-16	0.21	<1	<2	7	<1	0.24
MPR-441	132 Ave. @ Cedar Way	20-Dec-16	0.67	<1	<2	6	<1	0.27
MPR-441	132 Ave. @ Cedar Way	28-Dec-16	0.55	<1	NA	5	<1	0.21

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-442	Princess St. @ Ditton St.	5-Jan-16	0.37	<1	2	7	<1	0.28
MPR-442	Princess St. @ Ditton St.	12-Jan-16	0.53	<1	<2	7	<1	0.45
MPR-442	Princess St. @ Ditton St.	19-Jan-16	0.51	<1	<2	6	<1	0.36
MPR-442	Princess St. @ Ditton St.	26-Jan-16	0.44	<1	6	7	<1	0.34
MPR-442	Princess St. @ Ditton St.	2-Feb-16	0.73	<1	<2	7	<1	0.35
MPR-442	Princess St. @ Ditton St.	9-Feb-16	0.77	<1	<2	7	<1	0.52
MPR-442	Princess St. @ Ditton St.	16-Feb-16	0.62	<1	4	7	<1	0.43
MPR-442	Princess St. @ Ditton St.	23-Feb-16	0.57	<1	<2	7	<1	0.32
MPR-442	Princess St. @ Ditton St.	1-Mar-16	0.55	<1	2	8	<1	0.31
MPR-442	Princess St. @ Ditton St.	8-Mar-16	0.74	<1	<2	8	<1	0.39
MPR-442	Princess St. @ Ditton St.	15-Mar-16	0.58	<1	<2	8	<1	0.33
MPR-442	Princess St. @ Ditton St.	22-Mar-16	0.83	<1	<2	7	<1	0.3
MPR-442	Princess St. @ Ditton St.	29-Mar-16	0.84	<1	<2	8	<1	0.25
MPR-442	Princess St. @ Ditton St.	5-Apr-16	0.7	<1	<2	9	<1	0.32
MPR-442	Princess St. @ Ditton St.	12-Apr-16	0.66	<1	<2	10	<1	0.37
MPR-442	Princess St. @ Ditton St.	19-Apr-16	0.73	<1	<2	10	<1	0.3
MPR-442	Princess St. @ Ditton St.	26-Apr-16	0.63	<1	<2	11	<1	0.28
MPR-442	Princess St. @ Ditton St.	3-May-16	0.72	<1	<2	11	<1	0.27
MPR-442	Princess St. @ Ditton St.	10-May-16	0.6	<1	<2	12	<1	0.27
MPR-442	Princess St. @ Ditton St.	17-May-16	0.58	<1	<2	13	<1	0.24
MPR-442	Princess St. @ Ditton St.	24-May-16	0.59	<1	<2	13	<1	0.22
MPR-442	Princess St. @ Ditton St.	31-May-16	0.58	<1	<2	13	<1	0.23
MPR-442	Princess St. @ Ditton St.	7-Jun-16	0.67	<1	4	14	<1	0.28
MPR-442	Princess St. @ Ditton St.	14-Jun-16	0.64	<1	<2	14	<1	0.28
MPR-442	Princess St. @ Ditton St.	21-Jun-16	0.67	<1	<2	14	<1	0.59
MPR-442	Princess St. @ Ditton St.	28-Jun-16	0.82	<1	<2	14	<1	0.46
MPR-442	Princess St. @ Ditton St.	5-Jul-16	0.7	<1	<2	15	<1	0.23
MPR-442	Princess St. @ Ditton St.	12-Jul-16	0.74	<1	<2	15	<1	0.2
MPR-442	Princess St. @ Ditton St.	19-Jul-16	0.69	<1	<2	15	<1	0.23
MPR-442	Princess St. @ Ditton St.	26-Jul-16	0.8	<1	<2	16	<1	0.23
MPR-442	Princess St. @ Ditton St.	2-Aug-16	0.73	<1	<2	17	<1	0.27
MPR-442	Princess St. @ Ditton St.	9-Aug-16	0.64	<1	<2	18	<1	0.3
MPR-442	Princess St. @ Ditton St.	16-Aug-16	0.72	<1	<2	18	<1	0.26
MPR-442	Princess St. @ Ditton St.	23-Aug-16	0.67	<1	<2	18	<1	0.26
MPR-442	Princess St. @ Ditton St.	30-Aug-16	0.7	<1	<2	18	<1	0.25
MPR-442	Princess St. @ Ditton St.	6-Sep-16	0.61	<1	<2	17	<1	0.24
MPR-442	Princess St. @ Ditton St.	13-Sep-16	0.56	<1	<2	17	<1	0.24
MPR-442	Princess St. @ Ditton St.	20-Sep-16	0.58	<1	<2	17	<1	0.28
MPR-442	Princess St. @ Ditton St.	27-Sep-16	0.62	<1	<2	17	<1	0.27

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-442	Princess St. @ Ditton St.	4-Oct-16	0.59	<1	<2	16	<1	0.26
MPR-442	Princess St. @ Ditton St.	11-Oct-16	0.45	<1	2	14	<1	0.29
MPR-442	Princess St. @ Ditton St.	18-Oct-16	0.57	<1	<2	13	<1	0.34
MPR-442	Princess St. @ Ditton St.	25-Oct-16	0.59	<1	<2	13	<1	0.37
MPR-442	Princess St. @ Ditton St.	1-Nov-16	0.46	<1	<2	12	<1	0.36
MPR-442	Princess St. @ Ditton St.	8-Nov-16	0.52	<1	<2	12	<1	0.28
MPR-442	Princess St. @ Ditton St.	15-Nov-16	0.46	<1	<2	11	<1	1.7
MPR-442	Princess St. @ Ditton St.	22-Nov-16	0.46	<1	<2	11	<1	0.31
MPR-442	Princess St. @ Ditton St.	29-Nov-16	0.45	<1	<2	1	<1	0.37
MPR-442	Princess St. @ Ditton St.	6-Dec-16	0.38	<1	<2	10	<1	0.34
MPR-442	Princess St. @ Ditton St.	13-Dec-16	0.63	<1	<2	7	<1	0.27
MPR-442	Princess St. @ Ditton St.	20-Dec-16	0.51	<1	<2	6	<1	0.4
MPR-442	Princess St. @ Ditton St.	28-Dec-16	0.57	<1	NA	6	<1	0.22
MPR-443	216 St. @ Donovan	5-Jan-16	0.62	<1	<2	6	<1	0.39
MPR-443	216 St. @ Donovan	12-Jan-16	0.52	<1	<2	6	<1	0.32
MPR-443	216 St. @ Donovan	19-Jan-16	0.59	<1	2	6	<1	0.33
MPR-443	216 St. @ Donovan	26-Jan-16	0.69	<1	<2	7	<1	0.33
MPR-443	216 St. @ Donovan	2-Feb-16	0.99	<1	4	6	<1	0.5
MPR-443	216 St. @ Donovan	9-Feb-16	0.95	<1	<2	7	<1	0.47
MPR-443	216 St. @ Donovan	16-Feb-16	0.59	<1	<2	7	<1	0.43
MPR-443	216 St. @ Donovan	23-Feb-16	0.87	<1	<2	7	<1	0.33
MPR-443	216 St. @ Donovan	1-Mar-16	0.82	<1	4	7	<1	0.29
MPR-443	216 St. @ Donovan	8-Mar-16	1	<1	<2	7	<1	0.35
MPR-443	216 St. @ Donovan	15-Mar-16	0.75	<1	<2	7	<1	0.31
MPR-443	216 St. @ Donovan	22-Mar-16	0.82	<1	<2	8	<1	0.28
MPR-443	216 St. @ Donovan	29-Mar-16	0.76	<1	<2	8	<1	0.25
MPR-443	216 St. @ Donovan	5-Apr-16	0.88	<1	<2	9	<1	0.25
MPR-443	216 St. @ Donovan	12-Apr-16	0.83	<1	<2	9	<1	0.31
MPR-443	216 St. @ Donovan	19-Apr-16	0.78	<1	<2	10	<1	0.56
MPR-443	216 St. @ Donovan	26-Apr-16	0.82	<1	<2	9	<1	0.26
MPR-443	216 St. @ Donovan	4-May-16	0.83	<1	16	11	<1	0.4
MPR-443	216 St. @ Donovan	10-May-16	0.78	<1	2	12	<1	0.29
MPR-443	216 St. @ Donovan	17-May-16	0.87	<1	<2	11	<1	0.3
MPR-443	216 St. @ Donovan	24-May-16	0.89	<1	<2	10	<1	0.29
MPR-443	216 St. @ Donovan	31-May-16	0.75	<1	<2	12	<1	0.37
MPR-443	216 St. @ Donovan	7-Jun-16	0.63	<1	<2	12	<1	0.34
MPR-443	216 St. @ Donovan	14-Jun-16	0.75	<1	<2	14	<1	0.26
MPR-443	216 St. @ Donovan	21-Jun-16	0.48	<1	<2	14	<1	0.26
MPR-443	216 St. @ Donovan	28-Jun-16	1.05	<1	<2	13	<1	0.43

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-443	216 St. @ Donovan	5-Jul-16	0.7	<1	2	16	<1	0.24
MPR-443	216 St. @ Donovan	12-Jul-16	0.64	<1	<2	16	<1	0.2
MPR-443	216 St. @ Donovan	19-Jul-16	0.42	<1	<2	16	<1	0.27
MPR-443	216 St. @ Donovan	26-Jul-16	0.85	<1	<2	17	<1	0.26
MPR-443	216 St. @ Donovan	2-Aug-16	0.83	<1	<2	17	<1	0.23
MPR-443	216 St. @ Donovan	9-Aug-16	0.78	<1	<2	18	<1	0.37
MPR-443	216 St. @ Donovan	16-Aug-16	0.98	<1	<2	17	<1	0.27
MPR-443	216 St. @ Donovan	23-Aug-16	1.01	<1	<2	18	<1	0.29
MPR-443	216 St. @ Donovan	30-Aug-16	0.88	<1	<2	18	<1	0.24
MPR-443	216 St. @ Donovan	6-Sep-16	0.65	<1	4	17	<1	0.24
MPR-443	216 St. @ Donovan	13-Sep-16	0.73	<1	<2	17	<1	0.24
MPR-443	216 St. @ Donovan	20-Sep-16	0.68	<1	<2	17	<1	0.29
MPR-443	216 St. @ Donovan	27-Sep-16	0.73	<1	<2	16	<1	0.2
MPR-443	216 St. @ Donovan	4-Oct-16	0.75	<1	<2	15	<1	0.2
MPR-443	216 St. @ Donovan	11-Oct-16	0.59	<1	<2	14	<1	0.21
MPR-443	216 St. @ Donovan	18-Oct-16	0.82	<1	2	13	<1	0.38
MPR-443	216 St. @ Donovan	25-Oct-16	0.88	<1	<2	12	<1	0.34
MPR-443	216 St. @ Donovan	1-Nov-16	0.62	<1	<2	12	<1	0.37
MPR-443	216 St. @ Donovan	8-Nov-16	0.64	<1	<2	11	<1	0.29
MPR-443	216 St. @ Donovan	15-Nov-16	0.65	<1	<2	11	<1	0.36
MPR-443	216 St. @ Donovan	22-Nov-16	0.59	<1	2	10	<1	0.32
MPR-443	216 St. @ Donovan	29-Nov-16	0.65	<1	<2	9	<1	0.48
MPR-443	216 St. @ Donovan	6-Dec-16	0.52	<1	<2	9	<1	0.41
MPR-443	216 St. @ Donovan	13-Dec-16	0.85	<1	<2	6	<1	0.3
MPR-443	216 St. @ Donovan	20-Dec-16	0.92	<1	2	6	<1	0.37
MPR-443	216 St. @ Donovan	28-Dec-16	0.83	<1	NA	5	<1	0.22
MPR-444	Foreman Drive @ 232nd St.	5-Jan-16	0.44	<1	<2	6	<1	0.28
MPR-444	Foreman Drive @ 232nd St.	12-Jan-16	0.51	<1	<2	5	<1	0.3
MPR-444	Foreman Drive @ 232nd St.	19-Jan-16	0.61	<1	<2	6	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	26-Jan-16	0.44	<1	<2	6	<1	0.36
MPR-444	Foreman Drive @ 232nd St.	2-Feb-16	0.72	<1	2	6	<1	0.43
MPR-444	Foreman Drive @ 232nd St.	9-Feb-16	0.86	<1	<2	6	<1	0.39
MPR-444	Foreman Drive @ 232nd St.	16-Feb-16	0.42	<1	<2	7	<1	0.36
MPR-444	Foreman Drive @ 232nd St.	23-Feb-16	0.48	<1	<2	7	<1	0.36
MPR-444	Foreman Drive @ 232nd St.	1-Mar-16	0.53	<1	<2	7	<1	0.29
MPR-444	Foreman Drive @ 232nd St.	8-Mar-16	0.73	<1	<2	8	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	15-Mar-16	0.45	<1	<2	7	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	22-Mar-16	0.53	<1	<2	8	<1	0.28
MPR-444	Foreman Drive @ 232nd St.	29-Mar-16	0.54	<1	<2	7	<1	0.3

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-444	Foreman Drive @ 232nd St.	5-Apr-16	0.48	<1	<2	9	<1	0.29
MPR-444	Foreman Drive @ 232nd St.	12-Apr-16	0.43	<1	<2	10	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	19-Apr-16	0.54	<1	4	10	<1	0.3
MPR-444	Foreman Drive @ 232nd St.	26-Apr-16	0.51	<1	<2	11	<1	0.28
MPR-444	Foreman Drive @ 232nd St.	4-May-16	0.29	<1	<2	12	<1	0.25
MPR-444	Foreman Drive @ 232nd St.	10-May-16	0.37	<1	<2	12	<1	0.29
MPR-444	Foreman Drive @ 232nd St.	17-May-16	0.25	<1	<2	13	<1	0.25
MPR-444	Foreman Drive @ 232nd St.	24-May-16	0.51	<1	<2	13	<1	0.21
MPR-444	Foreman Drive @ 232nd St.	31-May-16	0.4	<1	<2	13	<1	0.34
MPR-444	Foreman Drive @ 232nd St.	7-Jun-16	0.47	<1	6	14	<1	0.49
MPR-444	Foreman Drive @ 232nd St.	14-Jun-16	0.43	<1	<2	14	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	21-Jun-16	0.46	<1	<2	13	<1	0.28
MPR-444	Foreman Drive @ 232nd St.	28-Jun-16	0.58	<1	<2	14	<1	0.47
MPR-444	Foreman Drive @ 232nd St.	5-Jul-16	0.5	<1	<2	15	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	12-Jul-16	0.49	<1	2	15	<1	0.2
MPR-444	Foreman Drive @ 232nd St.	19-Jul-16	0.53	<1	<2	15	<1	0.37
MPR-444	Foreman Drive @ 232nd St.	26-Jul-16	0.5	<1	2	16	<1	0.24
MPR-444	Foreman Drive @ 232nd St.	2-Aug-16	0.63	<1	<2	17	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	9-Aug-16	0.49	<1	<2	17	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	16-Aug-16	0.52	<1	<2	18	<1	0.43
MPR-444	Foreman Drive @ 232nd St.	23-Aug-16	0.29	<1	<2	17	<1	0.33
MPR-444	Foreman Drive @ 232nd St.	30-Aug-16	0.42	<1	<2	18	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	6-Sep-16	0.36	<1	<2	17	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	13-Sep-16	0.34	<1	<2	16	<1	0.21
MPR-444	Foreman Drive @ 232nd St.	20-Sep-16	0.36	<1	<2	17	<1	0.23
MPR-444	Foreman Drive @ 232nd St.	27-Sep-16	0.35	<1	<2	16	<1	0.2
MPR-444	Foreman Drive @ 232nd St.	4-Oct-16	0.37	<1	<2	15	<1	0.27
MPR-444	Foreman Drive @ 232nd St.	11-Oct-16	0.17	<1	<2	14	<1	0.2
MPR-444	Foreman Drive @ 232nd St.	18-Oct-16	0.41	<1	<2	13	<1	0.22
MPR-444	Foreman Drive @ 232nd St.	25-Oct-16	0.32	<1	<2	12	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	1-Nov-16	0.23	<1	<2	12	<1	0.35
MPR-444	Foreman Drive @ 232nd St.	8-Nov-16	0.21	<1	<2	12	<1	0.32
MPR-444	Foreman Drive @ 232nd St.	15-Nov-16	0.26	<1	<2	11	<1	0.44
MPR-444	Foreman Drive @ 232nd St.	22-Nov-16	0.32	<1	<2	11	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	29-Nov-16	0.34	<1	<2	10	<1	0.31
MPR-444	Foreman Drive @ 232nd St.	6-Dec-16	0.03	<1	<2	9	<1	0.37
MPR-444	Foreman Drive @ 232nd St.	13-Dec-16	0.5	<1	<2	7	<1	0.26
MPR-444	Foreman Drive @ 232nd St.	20-Dec-16	0.34	<1	4	6	<1	0.35
MPR-444	Foreman Drive @ 232nd St.	28-Dec-16	0.32	<1	NA	5	<1	0.22

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-445	127th Ave. and 266 St.	5-Jan-16	0.64	<1	<2	7	<1	0.26
MPR-445	127th Ave. and 266 St.	12-Jan-16	0.9	<1	<2	6	<1	0.25
MPR-445	127th Ave. and 266 St.	19-Jan-16	0.59	<1	<2	6	<1	0.31
MPR-445	127th Ave. and 266 St.	26-Jan-16	0.86	<1	<2	7	<1	0.3
MPR-445	127th Ave. and 266 St.	2-Feb-16	0.71	<1	<2	7	<1	0.31
MPR-445	127th Ave. and 266 St.	9-Feb-16	1.1	<1	<2	7	<1	0.36
MPR-445	127th Ave. and 266 St.	16-Feb-16	0.89	<1	<2	7	<1	0.39
MPR-445	127th Ave. and 266 St.	23-Feb-16	0.58	<1	<2	7	<1	0.36
MPR-445	127th Ave. and 266 St.	1-Mar-16	0.58	<1	<2	8	<1	0.35
MPR-445	127th Ave. and 266 St.	8-Mar-16	0.66	<1	<2	8	<1	0.35
MPR-445	127th Ave. and 266 St.	15-Mar-16	0.51	<1	<2	8	<1	0.32
MPR-445	127th Ave. and 266 St.	22-Mar-16	0.57	<1	<2	8	<1	0.26
MPR-445	127th Ave. and 266 St.	29-Mar-16	0.83	<1	<2	8	<1	0.26
MPR-445	127th Ave. and 266 St.	5-Apr-16	0.73	<1	<2	10	<1	0.31
MPR-445	127th Ave. and 266 St.	12-Apr-16	0.72	<1	<2	11	<1	0.28
MPR-445	127th Ave. and 266 St.	19-Apr-16	0.78	<1	<2	11	<1	0.26
MPR-445	127th Ave. and 266 St.	26-Apr-16	0.05	<1	2	12	<1	0.24
MPR-445	127th Ave. and 266 St.	3-May-16	0.76	<1	<2	12	<1	0.29
MPR-445	127th Ave. and 266 St.	10-May-16	0.71	<1	<2	14	<1	0.32
MPR-445	127th Ave. and 266 St.	17-May-16	0.36	<1	2	14	<1	0.25
MPR-445	127th Ave. and 266 St.	24-May-16	0.27	<1	<2	14	<1	0.21
MPR-445	127th Ave. and 266 St.	31-May-16	0.6	<1	<2	15	<1	0.39
MPR-445	127th Ave. and 266 St.	7-Jun-16	0.62	<1	4	15	<1	0.29
MPR-445	127th Ave. and 266 St.	14-Jun-16	0.33	<1	<2	16	<1	0.26
MPR-445	127th Ave. and 266 St.	21-Jun-16	0.72	<1	Cont.	15	<1	0.24
MPR-445	127th Ave. and 266 St.	28-Jun-16	0.94	<1	<2	17	<1	0.3
MPR-445	127th Ave. and 266 St.	5-Jul-16	0.32	<1	<2	17	<1	0.27
MPR-445	127th Ave. and 266 St.	12-Jul-16	0.64	<1	<2	17	<1	0.21
MPR-445	127th Ave. and 266 St.	19-Jul-16	0.21	<1	<2	17	<1	0.23
MPR-445	127th Ave. and 266 St.	26-Jul-16	0.78	<1	<2	17	<1	0.26
MPR-445	127th Ave. and 266 St.	2-Aug-16	0.64	<1	<2	18	<1	0.2
MPR-445	127th Ave. and 266 St.	9-Aug-16	0.69	<1	<2	19	<1	0.2
MPR-445	127th Ave. and 266 St.	16-Aug-16	0.68	<1	<2	18	<1	0.26
MPR-445	127th Ave. and 266 St.	23-Aug-16	0.81	<1	<2	19	<1	0.23
MPR-445	127th Ave. and 266 St.	30-Aug-16	0.62	<1	<2	19	<1	0.28
MPR-445	127th Ave. and 266 St.	6-Sep-16	0.23	<1	2	18	<1	0.21
MPR-445	127th Ave. and 266 St.	13-Sep-16	0.7	<1	<2	18	<1	0.24
MPR-445	127th Ave. and 266 St.	20-Sep-16	0.39	<1	<2	17	<1	0.28
MPR-445	127th Ave. and 266 St.	27-Sep-16	0.47	<1	<2	17	<1	0.22

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-445	127th Ave. and 266 St.	4-Oct-16	0.35	<1	<2	16	<1	0.28
MPR-445	127th Ave. and 266 St.	11-Oct-16	0.13	<1	<2	15	<1	0.19
MPR-445	127th Ave. and 266 St.	18-Oct-16	0.22	<1	<2	14	<1	0.24
MPR-445	127th Ave. and 266 St.	25-Oct-16	0.09	<1	6	13	<1	0.34
MPR-445	127th Ave. and 266 St.	1-Nov-16	0.17	<1	<2	13	<1	0.3
MPR-445	127th Ave. and 266 St.	8-Nov-16	0.02	<1	<2	12	<1	0.34
MPR-445	127th Ave. and 266 St.	15-Nov-16	0.32	<1	2	12	<1	0.33
MPR-445	127th Ave. and 266 St.	22-Nov-16	0.03	<1	2	10	<1	0.29
MPR-445	127th Ave. and 266 St.	29-Nov-16	0.2	<1	2	10	<1	0.35
MPR-445	127th Ave. and 266 St.	6-Dec-16	0.03	<1	<2	10	<1	0.41
MPR-445	127th Ave. and 266 St.	13-Dec-16	0.62	<1	8	8	<1	0.25
MPR-445	127th Ave. and 266 St.	20-Dec-16	0.91	<1	2	7	<1	0.33
MPR-445	127th Ave. and 266 St.	28-Dec-16	1.07	<1	NA	6	<1	0.24
MPR-446	128th Ave and Willow Place	5-Jan-16	1	<1	<2	6	<1	0.35
MPR-446	128th Ave and Willow Place	12-Jan-16	1	<1	<2	5	<1	0.51
MPR-446	128th Ave and Willow Place	19-Jan-16	1.2	<1	<2	6	<1	0.4
MPR-446	128th Ave and Willow Place	26-Jan-16	0.97	<1	<2	6	<1	0.52
MPR-446	128th Ave and Willow Place	2-Feb-16	1.7	<1	<2	6	<1	0.32
MPR-446	128th Ave and Willow Place	9-Feb-16	1.2	<1	<2	7	<1	0.42
MPR-446	128th Ave and Willow Place	16-Feb-16	0.93	<1	<2	7	<1	0.42
MPR-446	128th Ave and Willow Place	23-Feb-16	0.78	<1	<2	7	<1	0.38
MPR-446	128th Ave and Willow Place	1-Mar-16	0.79	<1	<2	8	<1	0.54
MPR-446	128th Ave and Willow Place	8-Mar-16	0.6	<1	<2	8	<1	0.48
MPR-446	128th Ave and Willow Place	15-Mar-16	0.64	<1	<2	8	<1	0.35
MPR-446	128th Ave and Willow Place	22-Mar-16	0.57	<1	<2	7	<1	0.38
MPR-446	128th Ave and Willow Place	29-Mar-16	0.91	<1	<2	8	<1	0.38
MPR-446	128th Ave and Willow Place	5-Apr-16	0.51	<1	<2	9	<1	0.28
MPR-446	128th Ave and Willow Place	12-Apr-16	0.48	<1	<2	9	<1	0.45
MPR-446	128th Ave and Willow Place	19-Apr-16	0.89	<1	<2	10	<1	0.35
MPR-446	128th Ave and Willow Place	26-Apr-16	0.61	<1	<2	11	<1	0.29
MPR-446	128th Ave and Willow Place	3-May-16	0.61	<1	<2	11	<1	0.29
MPR-446	128th Ave and Willow Place	10-May-16	0.68	<1	<2	12	<1	1.2
MPR-446	128th Ave and Willow Place	17-May-16	0.44	<1	<2	13	<1	0.29
MPR-446	128th Ave and Willow Place	24-May-16	0.37	<1	<2	12	<1	0.25
MPR-446	128th Ave and Willow Place	31-May-16	0.37	<1	<2	12	<1	0.35
MPR-446	128th Ave and Willow Place	7-Jun-16	0.63	<1	<2	15	<1	0.44
MPR-446	128th Ave and Willow Place	14-Jun-16	0.19	<1	<2	13	<1	0.33
MPR-446	128th Ave and Willow Place	21-Jun-16	0.8	<1	<2	13	<1	0.28
MPR-446	128th Ave and Willow Place	28-Jun-16	0.16	<1	<2	15	<1	0.42

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-446	128th Ave and Willow Place	5-Jul-16	0.05	<1	<2	15	<1	0.32
MPR-446	128th Ave and Willow Place	12-Jul-16	0.07	<1	18	15	<1	0.29
MPR-446	128th Ave and Willow Place	19-Jul-16	0.02	<1	<2	15	<1	0.27
MPR-446	128th Ave and Willow Place	26-Jul-16	1.18	<1	<2	16	<1	0.23
MPR-446	128th Ave and Willow Place	2-Aug-16	0.32	<1	<2	16	<1	0.27
MPR-446	128th Ave and Willow Place	9-Aug-16	0.14	<1	<2	16	<1	0.39
MPR-446	128th Ave and Willow Place	16-Aug-16	1.05	<1	<2	17	<1	0.31
MPR-446	128th Ave and Willow Place	23-Aug-16	0.83	<1	2	17	<1	0.38
MPR-446	128th Ave and Willow Place	30-Aug-16	0.51	<1	<2	18	<1	0.25
MPR-446	128th Ave and Willow Place	6-Sep-16	0.56	<1	<2	16	<1	0.22
MPR-446	128th Ave and Willow Place	13-Sep-16	0.28	<1	<2	15	<1	0.27
MPR-446	128th Ave and Willow Place	20-Sep-16	0.81	<1	<2	16	<1	0.29
MPR-446	128th Ave and Willow Place	27-Sep-16	0.29	<1	<2	15	<1	0.33
MPR-446	128th Ave and Willow Place	4-Oct-16	0.38	<1	<2	14	<1	0.29
MPR-446	128th Ave and Willow Place	11-Oct-16	0.36	<1	<2	13	<1	0.24
MPR-446	128th Ave and Willow Place	18-Oct-16	0.29	<1	<2	12	<1	0.25
MPR-446	128th Ave and Willow Place	25-Oct-16	0.48	<1	<2	12	<1	0.38
MPR-446	128th Ave and Willow Place	1-Nov-16	0.22	<1	<2	11	<1	0.66
MPR-446	128th Ave and Willow Place	8-Nov-16	0.11	<1	<2	11	<1	0.37
MPR-446	128th Ave and Willow Place	15-Nov-16	0.62	<1	<2	11	<1	0.38
MPR-446	128th Ave and Willow Place	22-Nov-16	0.2	<1	4	10	<1	0.45
MPR-446	128th Ave and Willow Place	29-Nov-16	0.66	<1	<2	9	<1	0.39
MPR-446	128th Ave and Willow Place	6-Dec-16	0.26	<1	<2	9	<1	0.39
MPR-446	128th Ave and Willow Place	13-Dec-16	0.49	<1	<2	7	<1	0.78
MPR-446	128th Ave and Willow Place	20-Dec-16	0.74	<1	<2	6	<1	0.4
MPR-446	128th Ave and Willow Place	28-Dec-16	0.98	<1	NA	6	<1	0.29
MPR-447	117 Ave. @ 210 St.	5-Jan-16	0.34	<1	<2	6	<1	0.31
MPR-447	117 Ave. @ 210 St.	12-Jan-16	0.51	<1	<2	6	<1	0.29
MPR-447	117 Ave. @ 210 St.	19-Jan-16	0.58	<1	<2	6	<1	0.28
MPR-447	117 Ave. @ 210 St.	26-Jan-16	0.54	<1	<2	7	<1	0.31
MPR-447	117 Ave. @ 210 St.	2-Feb-16	0.96	<1	2	7	<1	0.39
MPR-447	117 Ave. @ 210 St.	9-Feb-16	0.91	<1	<2	7	<1	0.47
MPR-447	117 Ave. @ 210 St.	16-Feb-16	0.72	<1	<2	7	<1	0.47
MPR-447	117 Ave. @ 210 St.	23-Feb-16	0.72	<1	<2	7	<1	0.48
MPR-447	117 Ave. @ 210 St.	1-Mar-16	0.66	<1	<2	8	<1	0.31
MPR-447	117 Ave. @ 210 St.	8-Mar-16	1	<1	<2	8	<1	0.33
MPR-447	117 Ave. @ 210 St.	15-Mar-16	0.77	<1	16	8	<1	0.77
MPR-447	117 Ave. @ 210 St.	22-Mar-16	0.83	<1	<2	8	<1	0.28
MPR-447	117 Ave. @ 210 St.	29-Mar-16	0.84	<1	<2	8	<1	0.31

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Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-447	117 Ave. @ 210 St.	5-Apr-16	0.71	<1	<2	10	<1	0.28
MPR-447	117 Ave. @ 210 St.	12-Apr-16	0.76	<1	<2	10	<1	0.47
MPR-447	117 Ave. @ 210 St.	19-Apr-16	0.79	<1	<2	10	<1	0.5
MPR-447	117 Ave. @ 210 St.	26-Apr-16	0.68	<1	<2	10	<1	0.3
MPR-447	117 Ave. @ 210 St.	3-May-16	0.66	<1	<2	12	<1	0.26
MPR-447	117 Ave. @ 210 St.	10-May-16	0.56	<1	<2	13	<1	0.3
MPR-447	117 Ave. @ 210 St.	17-May-16	0.46	<1	<2	13	<1	0.26
MPR-447	117 Ave. @ 210 St.	24-May-16	0.69	<1	6	14	<1	0.28
MPR-447	117 Ave. @ 210 St.	31-May-16	0.8	<1	<2	13	<1	0.31
MPR-447	117 Ave. @ 210 St.	7-Jun-16	0.63	<1	<2	15	<1	0.34
MPR-447	117 Ave. @ 210 St.	14-Jun-16	0.7	<1	<2	15	<1	0.22
MPR-447	117 Ave. @ 210 St.	21-Jun-16	0.74	<1	<2	14	<1	0.23
MPR-447	117 Ave. @ 210 St.	28-Jun-16	0.83	<1	<2	15	<1	0.29
MPR-447	117 Ave. @ 210 St.	5-Jul-16	0.76	<1	2	16	<1	0.24
MPR-447	117 Ave. @ 210 St.	12-Jul-16	0.85	<1	<2	16	<1	0.2
MPR-447	117 Ave. @ 210 St.	19-Jul-16	0.67	<1	2	16	<1	0.51
MPR-447	117 Ave. @ 210 St.	26-Jul-16	0.8	<1	<2	18	<1	0.24
MPR-447	117 Ave. @ 210 St.	2-Aug-16	0.82	<1	<2	17	<1	0.24
MPR-447	117 Ave. @ 210 St.	9-Aug-16	0.7	<1	2	18	<1	0.31
MPR-447	117 Ave. @ 210 St.	16-Aug-16	0.93	<1	2	18	<1	0.5
MPR-447	117 Ave. @ 210 St.	23-Aug-16	0.88	<1	2	19	<1	0.28
MPR-447	117 Ave. @ 210 St.	30-Aug-16	0.92	<1	<2	19	<1	0.21
MPR-447	117 Ave. @ 210 St.	6-Sep-16	0.83	<1	<2	17	<1	0.26
MPR-447	117 Ave. @ 210 St.	13-Sep-16	0.81	<1	2	17	<1	0.27
MPR-447	117 Ave. @ 210 St.	20-Sep-16	0.68	<1	2	17	<1	0.27
MPR-447	117 Ave. @ 210 St.	27-Sep-16	0.86	<1	2	17	<1	0.16
MPR-447	117 Ave. @ 210 St.	4-Oct-16	0.76	<1	<2	15	<1	0.17
MPR-447	117 Ave. @ 210 St.	11-Oct-16	0.44	<1	<2	15	<1	0.17
MPR-447	117 Ave. @ 210 St.	18-Oct-16	0.67	<1	<2	13	<1	0.34
MPR-447	117 Ave. @ 210 St.	25-Oct-16	0.73	<1	<2	13	<1	0.31
MPR-447	117 Ave. @ 210 St.	1-Nov-16	0.57	<1	<2	12	<1	0.34
MPR-447	117 Ave. @ 210 St.	8-Nov-16	0.45	<1	<2	12	<1	0.29
MPR-447	117 Ave. @ 210 St.	15-Nov-16	0.66	<1	<2	11	<1	0.6
MPR-447	117 Ave. @ 210 St.	22-Nov-16	0.68	<1	<2	11	<1	0.33
MPR-447	117 Ave. @ 210 St.	29-Nov-16	0.52	<1	2	10	<1	0.32
MPR-447	117 Ave. @ 210 St.	6-Dec-16	0.13	<1	<2	11	<1	0.47
MPR-447	117 Ave. @ 210 St.	13-Dec-16	0.75	<1	<2	7	<1	0.34
MPR-447	117 Ave. @ 210 St.	20-Dec-16	0.82	<1	<2	6	<1	0.47
MPR-447	117 Ave. @ 210 St.	28-Dec-16	0.72	<1	NA	6	<1	0.23

City of Maple Ridge
Drinking Water Quality Report 2016

Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU/mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-448	248th St. & McClure	5-Jan-16	0.56	<1	<2	6	<1	0.28
MPR-448	248th St. & McClure	12-Jan-16	0.79	<1	<2	6	<1	0.31
MPR-448	248th St. & McClure	19-Jan-16	0.93	<1	2	6	<1	0.35
MPR-448	248th St. & McClure	26-Jan-16	0.55	<1	<2	7	<1	0.33
MPR-448	248th St. & McClure	2-Feb-16	0.75	<1	<2	7	<1	0.32
MPR-448	248th St. & McClure	9-Feb-16	1.4	<1	<2	7	<1	0.5
MPR-448	248th St. & McClure	16-Feb-16	0.85	<1	<2	7	<1	0.42
MPR-448	248th St. & McClure	23-Feb-16	0.42	<1	<2	7	<1	0.4
MPR-448	248th St. & McClure	1-Mar-16	0.55	<1	<2	8	<1	0.43
MPR-448	248th St. & McClure	8-Mar-16	0.72	<1	<2	8	<1	0.4
MPR-448	248th St. & McClure	15-Mar-16	0.55	<1	<2	8	<1	0.28
MPR-448	248th St. & McClure	22-Mar-16	0.85	<1	<2	8	<1	0.3
MPR-448	248th St. & McClure	29-Mar-16	0.65	<1	<2	8	<1	0.32
MPR-448	248th St. & McClure	5-Apr-16	0.85	<1	<2	10	<1	0.35
MPR-448	248th St. & McClure	12-Apr-16	0.54	<1	<2	10	<1	0.46
MPR-448	248th St. & McClure	19-Apr-16	0.65	<1	<2	11	<1	0.26
MPR-448	248th St. & McClure	26-Apr-16	0.55	<1	<2	11	<1	0.27
MPR-448	248th St. & McClure	3-May-16	0.56	<1	<2	12	<1	0.23
MPR-448	248th St. & McClure	10-May-16	0.49	<1	<2	14	<1	0.33
MPR-448	248th St. & McClure	17-May-16	0.46	<1	<2	14	<1	0.3
MPR-448	248th St. & McClure	24-May-16	0.74	<1	<2	14	<1	0.25
MPR-448	248th St. & McClure	31-May-16	0.58	<1	<2	14	<1	0.3
MPR-448	248th St. & McClure	7-Jun-16	0.43	<1	2	15	<1	0.39
MPR-448	248th St. & McClure	14-Jun-16	0.52	<1	<2	15	<1	0.3
MPR-448	248th St. & McClure	21-Jun-16	0.45	<1	<2	14	<1	0.37
MPR-448	248th St. & McClure	28-Jun-16	0.74	<1	<2	16	<1	0.38
MPR-448	248th St. & McClure	5-Jul-16	0.95	<1	2	16	<1	0.48
MPR-448	248th St. & McClure	12-Jul-16	0.88	<1	<2	16	<1	0.2
MPR-448	248th St. & McClure	19-Jul-16	0.63	<1	<2	16	<1	0.31
MPR-448	248th St. & McClure	26-Jul-16	0.62	<1	<2	17	<1	0.24
MPR-448	248th St. & McClure	2-Aug-16	0.54	<1	<2	18	<1	0.26
MPR-448	248th St. & McClure	9-Aug-16	0.74	<1	<2	18	<1	0.34
MPR-448	248th St. & McClure	16-Aug-16	0.53	<1	2	19	<1	0.23
MPR-448	248th St. & McClure	23-Aug-16	0.5	<1	2	19	<1	0.37
MPR-448	248th St. & McClure	30-Aug-16	0.34	<1	2	19	<1	0.3
MPR-448	248th St. & McClure	6-Sep-16	0.52	<1	<2	18	<1	0.2
MPR-448	248th St. & McClure	13-Sep-16	0.51	<1	<2	17	<1	0.24
MPR-448	248th St. & McClure	20-Sep-16	0.48	<1	<2	17	<1	0.24
MPR-448	248th St. & McClure	27-Sep-16	0.48	<1	<2	17	<1	0.19

City of Maple Ridge
Drinking Water Quality Report 2016

Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-448	248th St. & McClure	4-Oct-16	0.54	<1	<2	16	<1	0.31
MPR-448	248th St. & McClure	11-Oct-16	0.4	<1	<2	15	<1	0.22
MPR-448	248th St. & McClure	18-Oct-16	0.49	<1	<2	14	<1	0.2
MPR-448	248th St. & McClure	25-Oct-16	0.82	<1	2	13	<1	0.4
MPR-448	248th St. & McClure	1-Nov-16	0.34	<1	<2	12	<1	0.47
MPR-448	248th St. & McClure	8-Nov-16	0.48	<1	<2	12	<1	0.35
MPR-448	248th St. & McClure	15-Nov-16	0.33	<1	<2	12	<1	0.36
MPR-448	248th St. & McClure	22-Nov-16	0.64	<1	<2	12	<1	0.36
MPR-448	248th St. & McClure	29-Nov-16	0.38	<1	<2	10	<1	0.31
MPR-448	248th St. & McClure	6-Dec-16	0.29	<1	<2	9	<1	0.47
MPR-448	248th St. & McClure	13-Dec-16	0.45	<1	<2	7	<1	0.32
MPR-448	248th St. & McClure	20-Dec-16	0.49	<1	<2	6	<1	0.35
MPR-448	248th St. & McClure	28-Dec-16	0.35	<1	NA	5	<1	0.23
MPR-449	Meadow Brook North of Douglas	5-Jan-16	0.07	<1	8	8	<1	0.27
MPR-449	Meadow Brook North of Douglas	12-Jan-16	0.06	<1	<2	7	<1	0.31
MPR-449	Meadow Brook North of Douglas	19-Jan-16	0.09	<1	<2	7	<1	0.28
MPR-449	Meadow Brook North of Douglas	26-Jan-16	0.14	<1	<2	8	<1	0.28
MPR-449	Meadow Brook North of Douglas	2-Feb-16	0.35	<1	<2	8	<1	0.36
MPR-449	Meadow Brook North of Douglas	9-Feb-16	0.17	<1	<2	8	<1	0.4
MPR-449	Meadow Brook North of Douglas	16-Feb-16	0.16	<1	<2	8	<1	0.36
MPR-449	Meadow Brook North of Douglas	23-Feb-16	0.26	<1	<2	8	<1	0.31
MPR-449	Meadow Brook North of Douglas	1-Mar-16	0.16	<1	<2	8	<1	0.26
MPR-449	Meadow Brook North of Douglas	8-Mar-16	0.28	<1	<2	9	<1	0.29
MPR-449	Meadow Brook North of Douglas	15-Mar-16	0.17	<1	<2	9	<1	0.24
MPR-449	Meadow Brook North of Douglas	22-Mar-16	0.22	<1	<2	10	<1	0.26
MPR-449	Meadow Brook North of Douglas	29-Mar-16	0.24	<1	<2	9	<1	0.23
MPR-449	Meadow Brook North of Douglas	5-Apr-16	0.14	<1	<2	11	<1	0.32
MPR-449	Meadow Brook North of Douglas	12-Apr-16	0.16	<1	<2	13	<1	0.27
MPR-449	Meadow Brook North of Douglas	19-Apr-16	0.23	<1	2	13	<1	0.22
MPR-449	Meadow Brook North of Douglas	26-Apr-16	0.18	<1	<2	13	<1	0.23
MPR-449	Meadow Brook North of Douglas	3-May-16	0.17	<1	<2	15	<1	0.27
MPR-449	Meadow Brook North of Douglas	10-May-16	0.12	<1	<2	15	<1	0.23
MPR-449	Meadow Brook North of Douglas	17-May-16	0.18	<1	<2	14	<1	0.21
MPR-449	Meadow Brook North of Douglas	24-May-16	0.2	<1	<2	15	<1	0.21
MPR-449	Meadow Brook North of Douglas	31-May-16	0.3	<1	<2	16	<1	0.3
MPR-449	Meadow Brook North of Douglas	7-Jun-16	0.21	<1	2	17	<1	0.25
MPR-449	Meadow Brook North of Douglas	14-Jun-16	0.15	<1	6	17	<1	0.21
MPR-449	Meadow Brook North of Douglas	21-Jun-16	0.16	<1	6	16	<1	0.23
MPR-449	Meadow Brook North of Douglas	28-Jun-16	0.25	<1	6	17	<1	0.29

City of Maple Ridge
Drinking Water Quality Report 2016

Sample Name	Sample Reported Name	Sampled Date	Cl ₂ Free mg/L	E. coli MF/100mL	HPC CFU /mL	Temp °C	Total Coliform MF/100 mL	Turb. NTU
MPR-449	Meadow Brook North of Douglas	5-Jul-16	0.3	<1	<2	17	<1	0.21
MPR-449	Meadow Brook North of Douglas	12-Jul-16	0.27	<1	<2	18	<1	0.19
MPR-449	Meadow Brook North of Douglas	19-Jul-16	0.24	<1	8	18	<1	0.38
MPR-449	Meadow Brook North of Douglas	26-Jul-16	0.3	<1	<2	19	<1	0.25
MPR-449	Meadow Brook North of Douglas	2-Aug-16	0.27	<1	2	20	<1	0.23
MPR-449	Meadow Brook North of Douglas	9-Aug-16	0.24	<1	4	19	<1	0.29
MPR-449	Meadow Brook North of Douglas	16-Aug-16	0.63	<1	6	19	<1	0.25
MPR-449	Meadow Brook North of Douglas	23-Aug-16	0.54	<1	4	19	<1	0.27
MPR-449	Meadow Brook North of Douglas	30-Aug-16	0.15	<1	4	18	<1	0.27
MPR-449	Meadow Brook North of Douglas	6-Sep-16	0.22	<1	10	17	<1	0.24
MPR-449	Meadow Brook North of Douglas	13-Sep-16	0.2	<1	12	19	<1	0.23
MPR-449	Meadow Brook North of Douglas	20-Sep-16	0.2	<1	14	19	<1	0.25
MPR-449	Meadow Brook North of Douglas	27-Sep-16	0.24	<1	4	18	<1	0.24
MPR-449	Meadow Brook North of Douglas	4-Oct-16	0.26	<1	<2	17	<1	0.21
MPR-449	Meadow Brook North of Douglas	11-Oct-16	0.14	<1	6	16	<1	0.17
MPR-449	Meadow Brook North of Douglas	18-Oct-16	0.2	<1	8	15	<1	0.28
MPR-449	Meadow Brook North of Douglas	25-Oct-16	0.22	<1	4	14	<1	0.28
MPR-449	Meadow Brook North of Douglas	1-Nov-16	0.13	<1	<2	14	<1	0.29
MPR-449	Meadow Brook North of Douglas	8-Nov-16	0.09	<1	2	13	<1	0.26
MPR-449	Meadow Brook North of Douglas	15-Nov-16	0.08	<1	<2	13	<1	0.31
MPR-449	Meadow Brook North of Douglas	22-Nov-16	0.1	<1	4	13	<1	0.29
MPR-449	Meadow Brook North of Douglas	29-Nov-16	0.18	<1	4	12	<1	0.24
MPR-449	Meadow Brook North of Douglas	6-Dec-16	0.06	<1	<2	10	<1	0.35
MPR-449	Meadow Brook North of Douglas	13-Dec-16	0.39	<1	<2	8	<1	0.26
MPR-449	Meadow Brook North of Douglas	20-Dec-16	0.01	<1	<2	8	<1	0.25
MPR-449	Meadow Brook North of Douglas	28-Dec-16	0.02	<1	NA	6	<1	0.19

Appendix H: Preventing Water-Borne Infections for People with Weakened Immune Systems



Number 56
June 2013

Preventing Water-Borne Infections For People with Weakened Immune Systems

Who is at higher risk from water-borne infections?

People with very weak immune systems who are at higher risk of certain water-borne diseases include those with:

- HIV infection who have a CD4⁺ count of less than 100 cells/mm³;
- lymphoma or leukemia (hematological malignancies) who are being actively treated or have been in remission and off treatment for less than 1 year;
- hematopoietic stem cell transplant recipients; and
- people born with diseases that severely affect their immune systems.

Some people with weakened immune systems, such as those with certain types of cancers or taking certain medications, may not be at higher risk of severe water-borne diseases. These people do not need to take extra precautions with their drinking water.

Ask your health care provider how weak your immune system is, and whether you need to take extra precautions.

How can drinking water become contaminated?

Drinking water can contain different organisms, including bacteria, viruses and parasites, which can cause disease. These organisms can exist in the source water such as lake water and survive through treatment, or they can enter the water supply in the distribution system. Well water can be contaminated if the well is not built properly or if it draws on water from the surface of the ground, such as shallow wells or wells drilled in fractured rock. Surface water, such as

rivers, lakes and streams, can also contain disease-causing organisms from animal feces. If you have a weak immune system, you should not drink water from surface sources or wells potentially contaminated by surface water such as dug wells, unless the water has been treated to remove or inactivate at least 99.9 per cent of parasites (protozoa), 99.99 per cent of viruses and all harmful bacteria.

Most community water systems in B.C. have effective treatment, such as disinfection or chlorination, against bacteria and viruses. However, in many cases, treatment may not provide a 99.9 per cent reduction in infectious parasites. Some water systems and many private supplies have no treatment at all. If the water you drink has not been disinfected, please refer to [HealthLinkBC File #49b How to Disinfect Drinking Water](#).

How can I further treat disinfected water?

People with very weak immune systems need to take extra precautions with their drinking water.

Boiling: If your water supply has already been disinfected, bring the water to a full boil to inactivate any *Cryptosporidium* parasites - a major concern for people with weakened immune systems. For more information, see [HealthLinkBC File #48. *Cryptosporidium* Infection](#).

If the water has not already been disinfected, bring the water to a full boil for at least 1 minute. This will kill or inactivate bacteria, viruses and parasites. At elevations over 2,000 meters (6,500 feet), boil water for at least 2 minutes to disinfect it.

Do not drink or use tap water to brush your teeth, rinse your mouth, mix drinks or make ice cubes without boiling it first.

Please note that boiling water will get rid of viruses, bacteria and parasites but not chemicals which may be found in the water.

Reverse Osmosis (RO): RO is effective against all disease-causing organisms and many chemical contaminants. Unless it has a high capacity, it will only produce small amounts of water and waste a large volume. Speak to a water treatment specialist to see if this is the best option for you.

Ultraviolet (UV) Treatment: UV light will kill many disease-causing organisms, and is effective against almost all parasites. UV will not kill some bacterial spores and some viruses, so it should not be used unless the water supply is at least disinfected. UV treatment units should meet NSF Standard #55A.

Filters: Filters do not remove bacteria and viruses and should not be used unless the water supply is disinfected first.

If you plan to install a drinking water filter in your home, you will need a system labeled as Absolute 1 micron or smaller, and labeled as meeting ANSI/NSF International Standard #53 for removal of parasites.

Jug-type filters, such as a Brita®, which sit in a jug and allow water to trickle through, and some tap-mounted and built-in devices are not an appropriate solution. The jug filter models are not effective in removing many disease-causing organisms.

Can I drink bottled water?

Bottled water in B.C. may or may not have been treated. If you have a very weak immune system, check with the bottling company to find out what treatment, if any, it has had. Bottled water that has been properly treated using one of the methods list above can be used for drinking, brushing teeth,

making ice cubes and for recipes where water is used but not boiled, such as cold soups.

For More Information

For more information, including the level of treatment in your local water system, please contact:

- your drinking water purveyor or supplier; or
- the local environmental health officer or drinking water officer; or
- visit: www.health.gov.bc.ca/protect/dw_ha_contacts.html.

Please also see the following HealthLinkBC Files:

- #49a Water-borne Diseases in British Columbia
- #49b How to Disinfect Drinking Water
- #69b Formula Feeding Your Baby: Safely Preparing and Storing Formula.

For more HealthLinkBC File topics, visit www.HealthLinkBC.ca/healthfiles or your local public health unit.

Click on www.HealthLinkBC.ca or call 8-1-1 for non-emergency health information and services in B.C.

For deaf and hearing-impaired assistance, call 7-1-1 in B.C.

Translation services are available in more than 130 languages on request.



BC Centre for Disease Control
An agency of the Provincial Health Services Authority



City of Maple Ridge

TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** May 23, 2017
FROM: Chief Administrative Officer **MEETING:** Council
SUBJECT: Disbursements for the month ended April 30, 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 April 30, 2017 be received for information only.

GENERAL	\$ 7,885,297
PAYROLL	\$ 1,734,110
PURCHASE CARD	\$ <u>79,202</u>
	\$ <u>9,698,609</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

• Emergency Communications – Dispatch levy – 2 nd quarter	\$	262,710
• G.V. Water District – water consumption Jan. 1 - 31/17	\$	550,805
• G.V. Regional District – debt payment	\$	2,454,101
• 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 April 30, 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 - APRIL 2017

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Action Data Communications	Telephone system upgrade	34,480
BC Hydro	Electricity	145,281
BC Institute Of Technology	Employee courses	19,001
BC SPCA	Contract payment - Mar	29,190
CUPE Local 622	Dues - pay periods 17/07 & 17/08	25,985
Centra Construction Ltd	Security refund	25,000
Chevron Canada Ltd	Gasoline & diesel fuel	58,057
Christie Lites	Lights for City Hall & Horse Clock	24,741
Cobing Building Solutions	Electrical/Mechanical Maintenance:	
	Artist's residence	291
	City Hall	384
	Firehalls	1,901
	Greg Moore Youth Centre	349
	Heritage sites	596
	Leisure Centre	11,188
	Operations	1,256
	Randy Herman Building	1,575
	Whonnock Lake Community Centre	4,244
		<hr/>
		21,784
Ecotainer Sales Inc	Recycling containers	74,517
Emergency Communications	Dispatch levy - 2nd quarter	262,710
Epic Homes (2012) J.V.	Security refund	79,169
ESRI Canada Limited	Small local government enterprise licence agreement	67,200
Family Education & Support Ctr	Community network coordination	30,000
Fitness Edge	Contracted service provider - fitness classes & programs	19,323
Fortis BC Energy Inc	Service alterations along 128 Ave	134,845
FortisBC - Natural Gas	Natural gas	19,304
Gotraffic Management Inc	Traffic control	19,437
Greater Vanc Water District	Water consumption Jan 1-31/17	550,805
Greater Vancouver Regional Dis	Debt payment	2,454,101
Guild Yule & Company LLP	Professional fees	33,616
Guillevin International Inc	Firefighter equipment	5,011
	Firefighter protective wear	9,151
	Firefighter turnout gear	3,420
	Operations electrical supplies	1,895
	Works yard inventory	4,474
		<hr/>
		23,951
Hallmark Facility Services Inc	Janitorial services & supplies:	
	City Hall	3,496
	Firehalls	4,643
	Library	4,370
	Operations	4,151
	Randy Herman Building	4,336
	RCMP	4,151
		<hr/>
		25,147
Industra Construction Corp	McNutt Road reservoir expansion	62,956
Intelligo Networks Inc	Juniper network support & maintenance renewal	51,779
Lafarge Canada Inc	Roadworks material	18,879
Manulife Financial	Employer/employee remittance	150,754
Maple Ridge & PM Arts Council	Arts Centre contract payment	54,167
	Program revenue Mar	32,290
		<hr/>
		86,457
Maridge Properties Ltd	Security refund	30,000
Medical Services Plan	Employee medical & health premiums	40,950
Municipal Pension Plan BC	Employer/employee remittance	462,771

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>	<u>AMOUNT</u>
Noble British Columbia	Plumbing/Heating maintenance supplies:		
	Caretaker house	248	
	Curling Rink	9,825	
	Fairgrounds	938	
	Firehalls	15	
	Greg Moore Youth Centre	16	
	Leisure Centre	11	
	Municipal parks	2,584	
	Operations	96	
	RCMP	1,042	
	Whonnock Lake Community Centre	854	15,629
Nova Pole Int'L Inc	Street light poles & supplies		20,364
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups		149,994
Open Storage Solutions Inc	Maintenance contract	38,324	
	Data storage upgrade	57,309	95,633
Opus International Consultants	McNutt Road reservoir expansion		15,078
Oracle Corporation Canada Inc	Software update licence & support		30,706
Ranger Construction	Randy Herman Building renovations		23,572
Receiver General For Canada	Employer/Employee remittance PP17/07 & PP17/08		819,953
RG Arenas (Maple Ridge) Ltd	Ice rental Mar	60,172	
	Curling rink operating expenses Feb & Mar	14,607	74,779
Ricoh Canada Inc	Quarterly copy usage	12,877	
	Scanned images	2,686	
	Photocopier staple refills	146	15,709
Ridge Meadows Seniors Society	Quarterly operating grant		58,644
Ridge Meadows Recycling Society	Monthly contract for recycling	203,709	
	Weekly recycling	417	
	Litter pickup contract	1,023	
	Recycling station pickup	341	
	Toilet rebate program	242	205,732
RJ Construction	2nd & 3rd floor tower renovations		35,910
Roman Catholic Archdiocese	Security refund		20,000
Stantec Consulting Ltd	108 Avenue Watermain (Grant-Albion PRV)	2,753	
	225 Street Pump Station & River Road forcemain capacity study	7,209	
	270A Street Reservoir	57,846	67,808
T & T Demolition Ltd	Debris removal & site clearing - Whonnock Lake Park		60,013
Warrington PCI Management	Advance for Tower common costs		60,000
Workers Compensation Board BC	Employer/Employee remittance - 1st quarter		153,239
Disbursements In Excess \$15,000			7,004,952
Disbursements Under \$15,000			880,345
Total Payee Disbursements			7,885,297
Payroll	PP17/08 & PP17/09		1,734,110
Purchase Cards - Payment			79,202
Total Disbursements April 2017			9,698,609



City of Maple Ridge

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

MEETING DATE: May 23, 2017
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY

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

RECOMMENDATION:

Receive for information

Discussion

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

"original signed by Paula Melvin"

Prepared by: Paula Melvin
Executive Assistant, Corporate Administration

"original signed by Paul Gill"

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

"original signed by Ted Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	12.84	12.84
Duncan, Kiersten						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Cell phone charges				43.10	
	Portable electronic device charges (e.g. Ipad)				4.28	
	High Ground Conference	528.48				
April	Cell phone charges				114.67	
May	Lower Mainland Local Government Association (LMLGA) Conference	360.00				
June						
July						
August						
September						
October						
November						
December						
		888.48	110.00	-	256.21	1,254.69

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Masse, Bob						
January						
February						
March	Ridge Meadows Chamber Business Excellence Awards			125.00		
April						
May	Maple Ridge Community Foundation Citizen of the Year Award			125.00		
June						
July						
August						
September						
October						
November						
December						
		-	250.00	-	-	250.00
Read, Nicole						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala			110.00		
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Cell phone charges				44.97	
	Ridge Meadows Chamber Business Excellence Awards			125.00		
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				48.83	
May						
June						
July						
August						
September						
October	National Conference on Ending Homelessness	1,149.25				
November						
December						
		1,149.25	235.00	-	230.76	1,615.01

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Robson, Gordy						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
April						
May	Lower Mainland Local Government Association (LMLGA) Conference	360.00				
	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		360.00	360.00	-	12.84	732.84
Shymkiw, Tyler						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Attendance at meetings - parking			10.00		
	Portable electronic device charges (e.g. Ipad)				4.28	
April						
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		-	235.00	10.00	25.68	270.68

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				42.96	
	Portable electronic device charges (e.g. Ipad)				8.56	
February	Cell phone charges				48.29	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				8.56	
March	Cell phone charges				42.80	
	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
	High Ground Conference	65.31				
April	Cell phone charges				41.87	
	Haney Farmers Market Fundraiser		35.00			
	Ridge Meadows Multi Cultural Society Inaugural Gala		50.00			
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		65.31	445.00	-	197.32	707.63
TOTALS		2,463.04	1,635.00	10.00	735.65	4,843.69

800 *Unfinished Business*



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.

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;

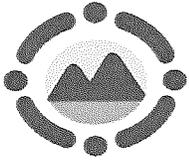
On behalf of the City of Maple Ridge, BC, I strongly support the Maple Ridge Amateur Radio Club in its application for a Community Gaming Grant.

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.

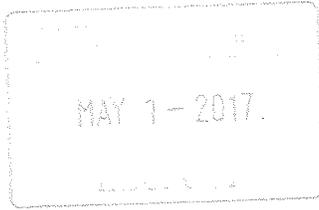
Signed.....

900 *Correspondence*



Maple Ridge/Pitt Meadows Community Services

Changing Lives Together



City of Maple Ridge
11995 Haney Place
Maple Ridge, BC

Monday, April 24, 2017

M&C CAO GM

Other Canadian Ex Action

Action: _____

Attn: Mayor Read and Maple Ridge Council

Re: City of Maple Ridge Contribution to Affordable Housing

Maple Ridge/Pitt Meadows Community Services is embarking on an exciting and ambitious endeavor to enhance the existing services we provide and create much needed affordable housing in our community. Our proposed project at 11907 228th Street includes 94 units of affordable housing, as well as new office and programming space to replace our existing facility made up of aging trailers. This is a timely project for our society and the community: we need to replace our aging facility, and the community, including our clients, need safe and secure affordable housing.

Our vision for the project is to create a space that will benefit not only our clients, but also the community of Maple Ridge, for years to come. Our desire is for an affordable housing building that offers safe and secure housing to a range of tenants, including low income seniors, young couples, and working families who are simply struggling to find a decent place to live at a reasonable rent. Ours will be a healthy, mixed-income community.

We have received a preliminary commitment from BC Housing for a capital grant \$11 million, and have ourselves committed to contribute our land, assessed at \$1.782 million. We greatly value the relationship we have with Maple Ridge, are looking to include you as a partner in this project, and are seeking a financial contribution from the City to deepen the affordability of the housing units while continuing to provide necessary programs and services to the community.

Even with the contributions from BC Housing and our society, the size of the mortgage we would require to pay for the construction of our new project is staggering. The rents we would have to charge to pay for that mortgage, while mostly below market, would not provide what we believe to be the ideal mix of tenants for a project of this nature. Furthermore, the initial start-up and ongoing costs to operate the facility, including a dramatic increase in property taxes, make creating affordability and providing our ongoing services a challenge. With your assistance, we can create a healthier mix of tenants and continue to offer much needed programming.

Both a capital grant and lower operating costs are valuable ways of ensuring this project's success. A capital grant would lower the size of the mortgage, while lower operating costs would increase the amount of monthly revenue we have available to make our mortgage payments and pay other operating costs. These are both ways we would encourage your assistance. Our formal request is for a contribution, by way of any combination of capital injection, fee reduction, or operating cost savings equal to our equity contribution, the value of our land, assessed at \$1,782,000.



Maple Ridge/Pitt Meadows Community Services

Changing Lives Together

With this level of contribution, we will be able to lower our rents for 21 units within the project. To ensure your contribution results in affordability in perpetuity, we would welcome a Housing Agreement, registered on the title of our land, that would guarantee a level of affordability deemed appropriate by all project partners.

Furthermore, we are working with staff to secure a space within our project for the RCMP to co-locate within our existing programming at Alisa's Wish Child and Youth Advocacy Centre, available at no cost to the City. You will benefit from a free and customized office, and we will benefit from the synergies of co-location; a true win-win for Community Services and the City of Maple Ridge.

The City of Maple Ridge has previously offered incentive programs for projects that align with their vision: encouraging energy efficient buildings and supporting development in the town centre. The Maple Ridge Housing Action Plan identifies the following strategies: support the non-market housing sector, use financial incentives to support housing goals, and continue to support local community groups. We believe this project aligns with your vision as a City, and represents the perfect opportunity for the City to implement these strategies.

As always, we greatly appreciate the time and support you have offered our Society, and hope you will strongly consider this request.

Sincerely,

Glenn Campbell
Chair of the Board of Directors, Maple Ridge/Pitt Meadows Community Services

File: CR-12-01
Ref: RD 2017 Mar 31

Ms. Laurie Darcus, Corporate Officer
City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

RECEIVED

APR 28 2017

MAPLE RIDGE
PLANNING DEPARTMENT

Dear Ms. Darcus:

Re: ***Metro Vancouver 2040: Shaping our Future*** Amendment to Section G Performance Measures

At its March 31, 2017 regular meeting, the Board of Directors of the Metro Vancouver Regional District ('Metro Vancouver') adopted the following resolution:

That the MVRD Board:

- a) *Initiate the Metro Vancouver 2040: Shaping our Future amendment process for a Type 3 amendment to Section G of the regional growth strategy;*
- b) *Give first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1243, 2017"; and*
- c) *Direct staff to notify affected local governments and appropriate agencies as per Metro Vancouver 2040: Shaping our Future Section 6.4.2.*

This letter provides notification to affected local governments and other agencies, in accordance with Section 437 of the *Local Government Act*, and Sections 6.4.2, 6.4.4 and 6.4.5 of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy.

Annual reporting of *Metro 2040* is required by Part 13 of the *British Columbia Local Government Act* and *Metro 2040* Section 6.13.3. Three annual reports have been produced to date, covering four years of implementation of the regional growth strategy since its adoption in 2011, including baseline and annual monitoring of the performance measures listed in *Metro 2040* Section G. Through the process of collecting and analyzing data and drafting these early annual reports, opportunities were identified to improve performance monitoring.

Following a comprehensive review of the performance measures in 2015, staff identified opportunities to update the performance monitoring program, including an Type 3 amendment to update Section G of *Metro 2040* with improved and more flexible measures based on the results of the review and further consultation with municipal and partner agency staff.

Through the proposed amendment, the existing Section G Performance Measures would be replaced via Amendment Bylaw No. 1243 (Attachment 1). The proposed amendment reduces the number of performance measures included in *Metro 2040* from 55 total measures to 15 Key Summary Measures that best illustrate progress toward *Metro 2040* strategies. The reduced number of measures facilitates simpler and more useful annual reporting. Additional performance measures are defined in a draft Performance Monitoring Guideline.

The draft Performance Monitoring Guideline (Attachment 2) provides detailed information about the intent, methodology, source, and reporting timeline for each measure, including additional technical measures to support implementation that will be reported online as data is available or useful. The Performance Monitoring Guideline is intended to be adopted by resolution of the MVRD Board following adoption of Amendment Bylaw No. 1243. The Guideline offers an added level of transparency and commitment to performance monitoring, while simplifying annual reporting.

Metro 2040 Section 6.4.2 'Notification and Request for Comments', states that for all proposed *Metro 2040* amendments, the MVRD Board will provide written notice of the proposed amendment to all affected local governments; provide a minimum of 30 days for affected local governments, and the appropriate agencies, to respond to the proposed amendment; and post notification of the proposed amendment on the Metro Vancouver website, for a minimum of 30 days.

You are invited to provide written comments on the proposed amendment to *Metro 2040*. Please provide comments in the form of a Council/Board resolution, as applicable, and submit to chris.plagnol@metrovancover.org by June 2, 2017.

If you have any questions with respect to the proposed amendment or wish to receive a presentation, please contact Heather McNell, Acting Director of Regional Planning, at 604-436-6813 or heather.mcnell@metrovancover.org. More information and a copy of *Metro Vancouver 2040: Shaping our Future* can be found on our website at www.metrovancover.org.

Yours truly,



Chris Plagnol
Corporate Officer

CP/HM/lk

CC: Christine Carter, Director of Planning

Attachments:

1. Metro Vancouver Regional Growth Strategy Amendment Bylaw No. 1243 (Doc #21326472)
2. Draft *Metro Vancouver 2040: Shaping our Future* Performance Monitoring Guideline (Doc #21323218)
3. MVRD Board Report titled, "*Metro Vancouver 2040: Shaping our Future* Amendment to Section G Performance Measures" (Doc #21325338)

METRO VANCOUVER REGIONAL DISTRICT
REGIONAL GROWTH STRATEGY AMENDMENT BYLAW NO. 1243, 2017

A Bylaw to Amend
Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010.

WHEREAS:

- A. The Board of the Metro Vancouver Regional District adopted the Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 on July 29, 2011 (the "Regional Growth Strategy");
- B. The Board wishes to replace the performance measures set out within Section G of the Regional Growth Strategy, with consolidated, updated, and clarified performance monitoring; and
- C. In accordance with Regional Growth Strategy section 6.3.4 (h), an amendment to performance measures is a Type 3 amendment.

NOW THEREFORE, the Board of the Metro Vancouver Regional District in open meeting assembled enacts as follows:

- 1. The Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 is hereby amended as follows:

Section G, entitled 'Performance Measures', of Greater Vancouver Regional District Regional Growth Strategy Bylaw Number 1136, 2010 is deleted in its entirety and replaced with Section G 'Performance Monitoring', attached hereto as Schedule A;

- 2. The official citation for this bylaw is "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1243, 2017". This bylaw may be cited as "Regional Growth Strategy Amendment Bylaw No. 1243, 2017".

Read a First time this _____ day of _____

Read a Second time this _____ day of _____

Read a Third time this _____ day of _____

Passed and Finally Adopted this _____ day of _____

Chris Plagnol
Corporate Officer

Greg Moore
Chair

G Performance Monitoring

Performance monitoring allows for the informed review and update of the regional growth strategy as required. Metro Vancouver will produce annual reports on implementation of the regional growth strategy and progress towards its goals using the following measures. Some measures can be monitored in the short-term (1-2 years) while others can be monitored in the medium term (3-5 years).

Regional Land Use Designations

REGIONAL DESIGNATIONS AND OVERLAYS

As measured by:

- total and cumulative change in hectares of land in each of the six regional land use designations
- total and cumulative change in hectares of land in the Urban Containment Boundary
- total and cumulative change in number of Urban Centres
- total and cumulative change in number of Frequent Transit Development Areas

Short-term measure.

Goal 1: Create a Compact Urban Area

URBAN CONTAINMENT

As measured by:

- percent of regional dwelling unit growth located within the Urban Containment Boundary

Short-term estimate & medium-term cumulative measure.

GROWTH IN PRIORITY AREAS

As measured by:

- percent of regional dwelling unit growth located in Urban Centres
- percent of regional dwelling unit growth located in Frequent Transit Development Areas

Short-term estimate & medium-term cumulative measure.

Goal 2: Support a Sustainable Economy

EMPLOYMENT IN PRIORITY AREAS

As measured by:

- percent of regional employment growth located in Urban Centres
- percent of regional employment growth located in Frequent Transit Development Areas

Medium-term measure.

EMPLOYMENT ACCESSIBILITY

As measured by:

- average number of kilometres travelled for commute region-wide
- average number of minutes travelled for commute region-wide

Medium-term measure.

INDUSTRIAL AND MIXED EMPLOYMENT AREAS

As measured by:

- percent of land designated Industrial and Mixed Employment that is developed

Medium-term measure.

AGRICULTURAL AREAS

As measured by:

- percent of land designated Agricultural that is actively farmed

Medium-term measure.

Goal 3:
Protect the Environment
and Respond to Climate
Change Impacts

ECOSYSTEM HEALTH

As measured by:

- hectares of land inventoried as a Sensitive or Modified Ecosystem
- percent of inventoried Sensitive and Modified Ecosystems rated high quality

Medium-term measure.

CLIMATE CHANGE MITIGATION

As measured by:

- tonnes and percent of regional greenhouse gas emissions produced by building and on-road transportation sources

Medium-term measure.

CLIMATE CHANGE PREPAREDNESS

As measured by:

- climate adaptation planning efforts (proxy measure)

Short-term measure.

Goal 4:
Develop Complete Communities

HOUSING AFFORDABILITY

As measured by:

- percent of median household income spent on average housing and transportation cost

Medium-term measure.

HOUSING DIVERSITY

As measured by:

- share of estimated regional rental housing demand achieved in new supply

Short-term measure.

COMPLETE COMMUNITIES AND HEALTH

As measured by:

- walkability

Medium-term measure.

Goal 5:
Support Sustainable
Transportation Choices

TRAVEL MODE CHOICE

As measured by:

- percent of total trips that are private vehicle-based
- percent of residents within walking distance of the Frequent Transit Network

Medium-term measure.

ROAD AND VEHICLE USE AND SAFETY

As measured by:

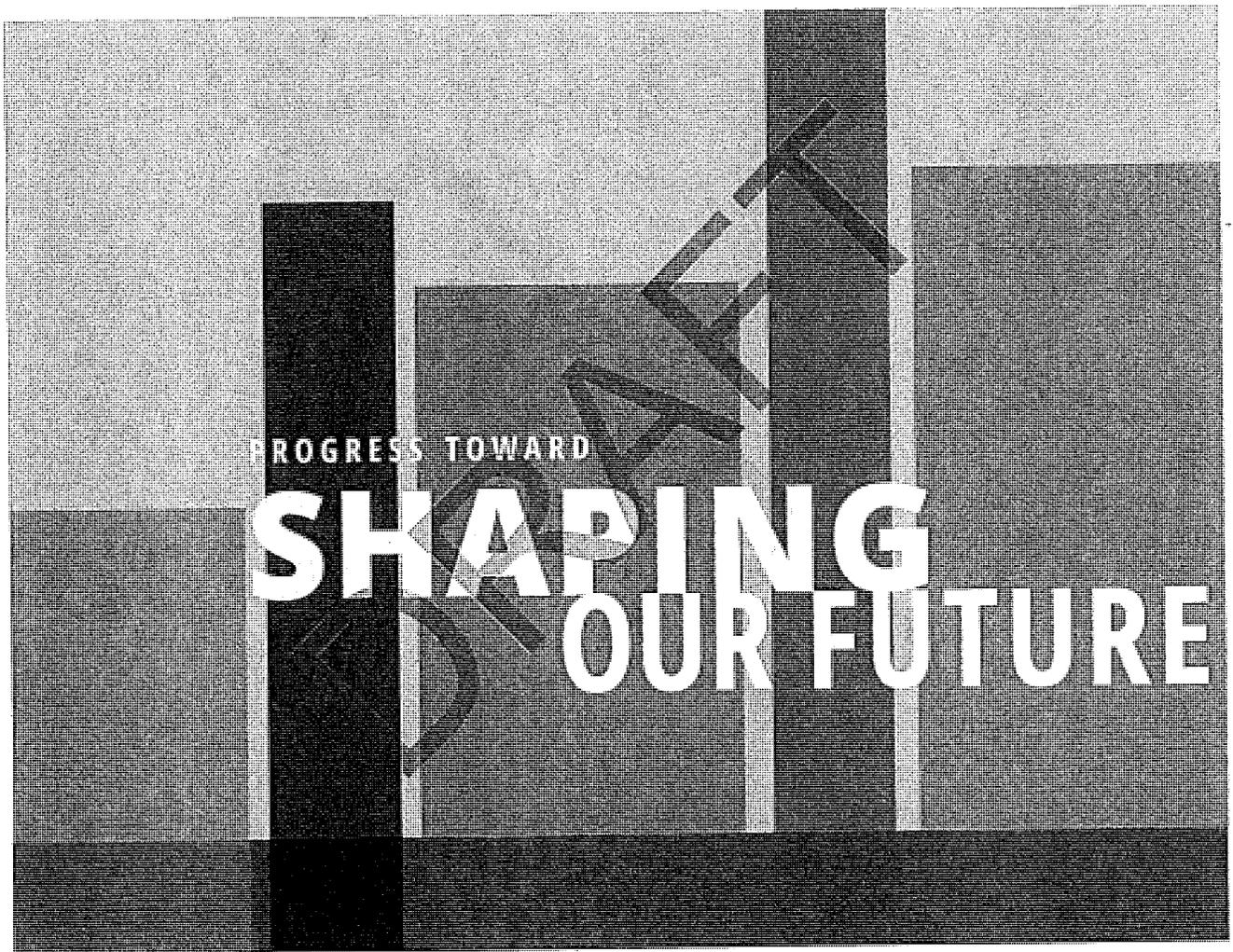
- annual per capita vehicle kilometres travelled

Medium-term measure.

67

metrovancouver

METRO 2040 PERFORMANCE MONITORING GUIDELINE



DRAFT: JANUARY 10, 2017

DRAFT

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INTRODUCTION AND BACKGROUND

Metro Vancouver 2040: Shaping our Future

Metro Vancouver 2040: Shaping our Future (Metro 2040), the regional growth strategy, is the shared vision to guide urban growth in the province's largest metropolitan region.

Metro 2040 was created, adopted, and continues to be implemented by Metro Vancouver (GVRD), 21 member jurisdictions and TransLink.

The Importance of Performance Monitoring

The Progress toward Shaping Our Future annual reports monitor regional performance and provide a framework for discussions of *Metro 2040* implementation among Metro Vancouver Board members, member jurisdictions, TransLink, other regional agencies, and the general public. Metro Vancouver recognizes the important role performance monitoring plays in the implementation of the regional growth strategy and collective decision-making.

The *Metro 2040* performance measures provide the information necessary to benchmark and monitor our progress. Each year, the Greater Vancouver Regional District (GVRD) Board reviews the annual reports to evaluate the state of the region, how well we are doing and what issues may need further attention.

Performance Monitoring Requirements

Annual reporting of *Metro 2040* is required by Part 13 of the British Columbia *Local Government Act*, and by *Metro 2040* Section 6.13.3. A list of Key Summary Measures (defined in the following section, and provided on page 8 and 9 of this document) were adopted into *Metro 2040* (Section G: Performance Monitoring).

About this Guideline

The Performance Monitoring Guideline provides additional, often more detailed or technical performance measures that are not included in *Metro 2040* Section G, and includes detailed information about all performance measures, such as sources, methodologies and monitoring timelines.

The intent of the Guideline is to provide a resource to those using the performance monitoring data, including regional and municipal staff and researchers. In addition, the Guideline is intended to provide an added level of transparency and accountability in the planning process to politicians and the public. Detailing performance monitoring methodologies and intents, as they relate to the policies in *Metro 2040*, ensures progress toward goals is being tracked clearly and consistently over time.

The Guideline includes information about types of performance measures, reporting requirements, and communication mediums. The bulk of the Guideline provides detailed information about the intent, methodology, data source, and reporting timeline for each measure, including those Key Summary Measures provided in Section G of *Metro 2040*, and other detailed / technical measures.

The Guideline can be updated by the GVRD Board if new measures or data sources are identified in the future.

Reporting Formats

Performance Measures are reported online as data is available. An annual report is provided to the GVRD Board and member jurisdictions, highlighting updates to Key Summary Measures and providing additional information about implementation as necessary.

Procedural Reporting

Procedural reporting is also conducted annually and provided to the GVRD Board and member jurisdictions. The *Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011 (RGS Procedures Bylaw)* was adopted by the GVRD Board in July 2011 at the same time as the regional growth strategy. The *RGS Procedures Bylaw* includes requirements for reporting on procedural performance associated with *Metro 2040*, such as the number of amendments processed and resources required to implement the regional growth strategy.

Procedural reporting details information about supporting work to implement *Metro 2040*, progress on the completion of, or updates to regional context statements, and *Metro 2040* amendments (including status and processing times for each amendment), as well as information about costs and staffing related to implementation of the regional growth strategy.

Measure Types and Purpose

KEY SUMMARY MEASURES

A measure of impact/outcome of Goals and Strategies.

Key Summary Measures provide an overview of how well *Metro 2040* Goals and Strategies are being achieved. Key Summary Measures are targeted to a broader, non-technical audience and are meant to quickly illustrate progress. In annual reporting, these measures will be communicated as a single number or chart that can easily depict change over time.

STRATEGY PERFORMANCE MEASURES

A measure of impact/outcome of Goals and Strategies.

Strategy Performance Measures provide more detail on achievement of specific Strategies and policy actions. These measures are meant to support implementation of *Metro 2040* and are aimed at a more technical audience. Detailed datasets will be provided online.

CONTEXT MEASURES

A description of broader trends to help make sense of other measures in the broader planning context.

These measures are helpful for all audiences and provide important contextual or background information, particularly in communications that tell the story of change or progress.

PARTICIPATION MEASURES

A measure of what's been accomplished by Metro Vancouver or member jurisdictions towards achievement of goals.

These measures are primarily for use by planners and analysts to make comparisons of the effect of different policies on a given planning challenge

Reporting Timelines

Some measures are reported in the short-term (every 1-2 years), while some are reported in medium-term intervals (every 3-5 years).

Measures that are dependent upon Census data will only be reported in 5 year intervals, following the release of Census data and the procurement of custom run data.

Measures that are dependent on Metro Vancouver inventories will be reported in 3-5 year intervals following inventory updates.

Measures that are dependent on external data collection, such as TransLink's Trip Diary will be updated following data releases, most typically at 3-5 year intervals.

Metro Vancouver will make an effort to update, or estimate change for measures on short-term basis as data and resources allow.

METRO 2040 KEY SUMMARY MEASURES

Reports on the Key Summary measures listed in this section will be provided annually. Some measures can be monitored in the short-term (1-2 years) while others can be monitored in the medium term (3-5 years). Some measures are noted as proxy measures and will be replaced in the future as improved data is available.

Regional Land Use Designations

REGIONAL DESIGNATIONS AND OVERLAYS

As measured by:

- total and cumulative change in hectares of land in each of the six regional land use designations
- total and cumulative change in hectares of land in the Urban Containment Boundary
- total and cumulative change in number of Urban Centres
- total and cumulative change in number of Frequent Transit Development Areas

Short-term measure.

Goal 1: Create a Compact Urban Area

URBAN CONTAINMENT

As measured by:

- percent of regional dwelling unit growth located within the Urban Containment Boundary

Short-term estimate & medium-term cumulative measure.

GROWTH IN PRIORITY AREAS

As measured by:

- percent of regional dwelling unit growth located in Urban Centres
- percent of regional dwelling unit growth located in Frequent Transit Development Areas

Short-term estimate & medium-term cumulative measure.

Goal 2: Support a Sustainable Economy

EMPLOYMENT IN PRIORITY AREAS

As measured by:

- percent of regional employment growth located in Urban Centres
- percent of regional employment growth located in Frequent Transit Development Areas

Medium-term measure.

EMPLOYMENT ACCESSIBILITY

As measured by:

- average number of kilometres travelled for commute region-wide
- average number of minutes travelled for commute region-wide

Medium-term measure.

INDUSTRIAL AND MIXED EMPLOYMENT AREAS

As measured by:

- percent of land designated Industrial and Mixed Employment that is developed

Medium-term measure.

AGRICULTURAL AREAS

As measured by:

- percent of land designated Agricultural that is actively farmed

Medium-term measure.

Goal 3: Protect the Environment and Respond to Climate Change Impacts

ECOSYSTEM HEALTH

As measured by:

- hectares of land inventoried as a Sensitive or Modified Ecosystem
- percent of inventoried Sensitive and Modified Ecosystems rated high quality

Medium-term measure.

CLIMATE CHANGE MITIGATION

As measured by:

- tonnes and percent of regional greenhouse gas emissions produced by building and on-road transportation sources

Medium-term measure.

CLIMATE CHANGE PREPAREDNESS

As measured by:

- climate adaptation planning efforts (proxy measure)

Short-term measure.

Goal 4: Develop Complete Communities

HOUSING AFFORDABILITY

As measured by:

- percent of median household income spent on average housing and transportation cost

Medium-term measure.

HOUSING DIVERSITY

As measured by:

- share of estimated regional rental housing demand achieved in new supply

Short-term measure.

COMPLETE COMMUNITIES AND HEALTH

As measured by:

- walkability

Medium-term measure.

Goal 5: Support Sustainable Transportation Choices

TRAVEL MODE CHOICE

As measured by:

- percent of total trips that are private vehicle-based
- percent of residents within walking distance of the Frequent Transit Network

Medium-term measure.

ROAD AND VEHICLE USE AND SAFETY

As measured by:

- annual per capita vehicle kilometres travelled

Medium-term measure.

REGIONAL LAND USE MEASURES

Regional Land Use Designations and Overlays

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

<p>Regional Land Use Designations CHANGE IN REGIONAL LAND USE DESIGNATIONS Key Summary Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> • Total and cumulative change in hectares of land in each of the six regional land use designations. • Total and cumulative change in hectares of land within the Urban Containment Boundary. 	
<p>REPORTING & TIMELINE Annual and cumulative measure. Reported online and in annual reports as data is available.</p>	
<p>SOURCE Metro Vancouver Regional Planning geodata for the <i>Metro 2040</i> regional land use designations.</p>	
<p>METHODOLOGY Changes to the regional land use designations occur only through GVRD Board adopted amendments or generally consistent amendments within Regional Context Statements adopted by municipal Councils and accepted by the GVRD Board. Cumulative change is tracked from the adoption of the plan. Major amendments are noted.</p>	
<p>INTENT Regional land use designations and overlays are key tools in achieving the five goals of <i>Metro 2040</i>. This measure monitors annual and cumulative change in the designations over time.</p>	

Regional Land Use Designations

CHANGE IN REGIONAL LAND USE OVERLAYS

Key Summary Measure



AS MEASURED BY

- Total and cumulative change in number and hectares of Urban Centres.
- Total and cumulative change in number and hectares of Frequent Transit Development Areas.

REPORTING & TIMELINE

Annual and cumulative measure.

Reported online and in annual reports as data is available.

SOURCE

Metro Vancouver Regional Planning geodata for *Metro 2040* Urban Centre / Frequent Transit Development Area (FTDA) boundaries.

METHODOLOGY

Urban Centres and FTDA's, and their boundaries, are identified Regional Context Statements adopted by municipal Councils and accepted by the GVRD Board. FTDA's are created in consultation with the member jurisdiction, Metro Vancouver and TransLink. Cumulative change is tracked from the adoption of the plan. Major amendments are noted.

INTENT

Regional land use designations and overlays are key tools in achieving the five goals of *Metro 2040*. This measure monitors annual and cumulative change in the overlays over time.

GOAL 1 MEASURES

Create a Compact Urban Area

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

<p>Urban Containment GROWTH WITHIN THE URBAN CONTAINMENT BOUNDARY Key Summary Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none">Percent of regional dwelling unit growth located within the Urban Containment Boundary.	
<p>REPORTING & TIMELINE</p> <p>Annual estimate (mid-year to mid-year). Five-year cumulative measure reported following Census data release.</p> <p>Reported online and in annual reports as data is available.</p>	
<p>SOURCE</p> <p>Metro Vancouver Regional Planning geodata for the <i>Metro 2040</i> General Urban Containment Boundary.</p> <p>Five-year intervals: Statistics Canada, Census.</p> <p>Annually (mid-year to mid-year): BC Statistics, CMHC Completions and Demolitions, Municipal Building Permits (for estimated residential growth).</p>	
<p>METHODOLOGY</p> <p>Residential growth is estimated by Metro Vancouver and reported annually. Employment growth is reported at 5-year intervals following the release of Census data.</p> <p>Changes to the UCB occur only through GVRD Board adopted amendments or regionally consistent amendments within adopted and accepted RCSs. Growth is tracked based on the 2011 Urban Containment Boundary.</p>	
<p>INTENT</p> <p><i>Metro 2040</i> targets 98% of dwelling unit growth to areas within the Urban Containment Boundary. This measure illustrates the performance of the Urban Containment Boundary as a tool to contain growth.</p>	

Growth in Priority Areas

RESIDENTIAL DEVELOPMENT IN PRIORITY AREAS

Key Summary Measure



AS MEASURED BY

- Percent of regional dwelling unit growth located in Urban Centres.
- Percent of regional dwelling unit growth located in Frequent Transit Development Areas.

REPORTING & TIMELINE

Annual estimate (mid-year to mid-year). Five-year cumulative measure reported following Census data release.

Combined percentage of regional growth to Urban Centres and FTDA provided in annual reports as data is available. Breakdown by individual Urban Centres and FTDA reported online as data is available.

SOURCE

Metro Vancouver Regional Planning geodata for *Metro 2040* Urban Centre / Frequent Transit Development Area (FTDA) boundaries.

Five-year intervals: Statistics Canada, custom Census runs.

Annually (mid-year to mid-year): Residential growth shares estimated based on BC Statistics, CMHC Completions and Demolitions, Municipal Building Permits.

METHODOLOGY

Share of residential growth by Urban Centre type and for areas in close proximity to transit is estimated by Metro Vancouver and reported annually. Detailed figures for Urban Centres and FTDA are reported at 5-year intervals following the release of Census data.

Metro Vancouver maintains geodata for Urban Centre and FTDA boundaries and submits the geographies to Statistics Canada for custom Census data. Boundaries are established and adjusted through regional context statements adopted by municipal Councils and accepted by the GVRD Board.

INTENT

Metro 2040 targets 40% of dwelling unit growth to Urban Centres, for a total of 31% of dwelling units to be located in Urban Centres by 2041. *Metro 2040* also targets 28% of dwelling unit growth, for a total of 27% of dwelling units to be located in FTDA by 2041.

Supplementary Measures

The following Strategy Performance, Context, and Participation Measures are supplementary to the Key Summary Measures. These measures may be reported out online as data and resources are available. The intent of supplementary measures is to illustrate progress, serve as a resource to member jurisdictions, and inform implementation.

Contain Development

REMAINING URBAN DEVELOPMENT

Strategy Performance Measure



AS MEASURED BY

- Percent of regional dwelling unit growth occurring in remaining General Urban areas.
- Net change in number of hectares of remaining General Urban areas.

REPORTING & TIMELINE

Annual estimate (mid-year to mid-year).

Reported online annually.

SOURCE

Metro Vancouver Regional Planning geodata for remaining areas in the *Metro 2040* General Urban designation.

BC Statistics, CMHC Completions and Demolitions and Municipal Building Permits.

METHODOLOGY

Remaining urban areas are lands that have a General Urban designation, but are not yet substantially developed. These areas have been identified through aerial photos and assessment of municipal plans. Absorption estimates are based on analysis of the above residential development statistics sources.

INTENT

Metro Vancouver estimates that 75% to 80% of growth will occur through infill or redevelopment in established General Urban areas. The remaining 20-25% will occur through new development in remaining General Urban areas.

Contain Development

ANNUAL GROWTH

Context Measure



AS MEASURED BY

- Annual regional and municipal population growth.
- Annual regional and municipal dwelling unit growth.
- Annual regional and municipal employment growth.

REPORTING & TIMELINE

Annual estimate (mid-year to mid-year). Five-year cumulative measure reported following Census data release.

Reported online annually.

SOURCE

Five-year intervals: Statistics Canada, Census.

Annually (mid-year to mid-year): BC Statistics, CMHC Completions and Demolitions, Municipal Building Permits (for population and dwelling units). Annual regional employment estimated as a percentage of total population.

REPORTING METHODOLOGY & TIMELINE

Total and growth in population and dwelling units reported annually for Metro Vancouver and member jurisdictions based on Metro Vancouver analysis; 5-year reporting from Census, including estimated Census undercount.

Total and growth in employment reported annually for Metro Vancouver (estimated as a percentage of the total population) and on 5-year basis for the region and member jurisdictions from Census, including estimated Census undercount.

INTENT

Growth projections are generated by a regional growth model and confirmed with member jurisdictions. The projections are not targets. Growth that vastly and consistently differs from the projections may trigger an update to the growth model, and potential policy considerations.

Growth in Priority Areas

DENSITY IN PRIORITY AREAS

Strategy Performance Measure



AS MEASURED BY

- Average number of dwelling units per hectare of land with a General Urban designation within Urban Centres.
- Average number of dwelling units per hectare of land with a General Urban designation within Frequent Development Areas.
- Average number of dwelling units per hectare of land with a General Urban designation outside of Urban Centres and Frequent Development Areas within the Urban Containment Boundary.

REPORTING & TIMELINE

Five-year estimate.

Reported online every five-years.

SOURCE

Metro Vancouver Regional Planning geodata for lands with a *Metro 2040* General Urban designation and Urban Centre / Frequent Transit Development Area (FTDA) boundaries.

Metro Vancouver Growth Model (traffic zone analysis); Statistics Canada custom Census runs; BC Statistics, CMHC Completions and Demolitions, Municipal Building Permits.

METHODOLOGY

Density is measured as a ratio of dwelling units to *Metro 2040* General Urban area (hectares) and Urban Centre / FTDA geographies. The measure is best illustrated graphically with Urban Centre and FTDA boundaries, and the Frequent Transit Network overlaid.

This measure is not monitored annually as changes would not accurately depict long-term trends.

INTENT

Higher density growth is anticipated to occur in Urban Centres, particularly Regional City Centres, and in areas along the Frequent Transit Network.

Protect Other Lands

SEWER SERVICE CONNECTIONS

Strategy Performance Measure



AS MEASURED BY

- Number and status of new regional sewerage service connection applications made for areas outside of the Urban Containment Boundary (UCB) to lands with an Agricultural, Rural, or Conservation and Recreation regional designation.

REPORTING & TIMELINE

Annual measure (January to December).

Reported online annually.

SOURCE

Metro Vancouver Liquid Waste Services and Regional Planning Departments.

METHODOLOGY

Status of Metro Vancouver applications (submitted, approved, denied, or under consideration) by designation area outside of the UCB, and percent of total applications outside of the UCB for the calendar year (January to December).

INTENT

While sewerage extensions beyond the Urban Containment Boundary are generally not expected, *Metro 2040* and associated guidelines allow for such extensions under certain exceptions. Sewerage extension applications may be approved without resulting in a net increase in sewerage connections outside of the UCB.

DRAFT

Protect Other Lands
RURAL DEVELOPMENT
Strategy Performance Measure



AS MEASURED BY

- Number of new residential developments by type and municipality on land designated Rural.

REPORTING & TIMELINE

Annual estimate (mid-year to mid-year).

Reported online annually.

SOURCE

Metro Vancouver Regional Planning geodata of lands with a Rural regional designation.

BC Statistics, CMHC Completions and Demolitions and Municipal Building Permits.

METHODOLOGY

Total residential growth estimated annually and categorized broadly as follows:

- Large lot single family (one acre or more)
- Small lot single family (less than one acre)
- Cluster development (lot with more than one unit where the undeveloped portion of the lot is greater than the developed portion of the lot).

INTENT

About 1% of residential growth is anticipated to occur on lands designated Rural by 2040 and the form of this growth has implications for regional planning. The intent of *Metro 2040* is to maintain the rural character of lands with the Rural designation, however, there is no prescribed density for this lands.

DRAFT

GOAL 2 MEASURES

Support a Sustainable Economy

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

<p>Employment in Priority Areas JOB GROWTH IN PRIORITY AREAS Key Summary Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> • Percent of regional employment growth located in Urban Centres. • Percent of regional employment growth located in Frequent Transit Development Areas. 	
<p>REPORTING & TIMELINE Five-year measure reported following Census data release.</p> <p>Combined percentage of regional growth to Urban Centres and FTDA's provided in annual reports as data is available. Breakdown by individual Urban Centres and FTDA's reported online as data is available.</p>	
<p>SOURCE Metro Vancouver Regional Planning geodata for <i>Metro 2040</i> Urban Centre / Frequent Transit Development Area (FTDA) boundaries.</p> <p>Statistics Canada custom data runs for geographic areas above, Census / NHS Place of Work data.</p>	
<p>METHODOLOGY Urban Centre and FTDA boundaries are established and adjusted through regional context statements adopted by municipal councils and accepted by the GVRD Board.</p> <p>Statistics Canada classifies jobs as having a usual / fixed place of work, working at home, or having no fixed workplace. This measure includes the total employed population aged 15 years and over with jobs with a usual / fixed place of work, or working at home:</p>	
<p>INTENT <i>Metro 2040</i> targets 50% of employment growth to Urban Centres, for a total 43% of employment to be located in Urban Centres by 2041. <i>Metro 2040</i> also targets 27% of employment growth to FTDA's, 24% of employment to be located in FTDA's by 2041.</p>	

Employment Accessibility

COMMUTE TIME AND DISTANCE

Key Summary Measure



AS MEASURED BY

- Average number of kilometres travelled for commute region-wide.
- Average number of minutes travelled for commute region-wide.

REPORTING & TIMELINE

Five-year measure reported following Census and Trip Diary data release.

Regional averages provided in annual reports as data is available. Breakdown by mode and subregion reported online as data is available.

SOURCE

Statistics Canada Census / NHS median commuting durations and custom data runs for cross tabs and geographic areas.

TransLink Regional Trip Diary Data or Analysis Report, trip length by trip purpose.

METHODOLOGY

Statistics Canada classifies jobs as having a usual / fixed place of work, working at home, or having no fixed workplace. This measure includes the total employed population aged 15 years and over with a usual place of work or no fixed workplace address.

TransLink's Trip Diary estimates trip data on a typical fall weekday. Each trip is allocated to a trip purpose, one of which is Work / Post Secondary (including return trips home from those locations). Trip lengths are estimated for each reported trip based on the geocoded locations of trip start and end points.

INTENT

Metro 2040 aims to support more employment close to where people live. Average commute length and duration serve as indicators of employment accessibility. While an overall reduction in commute length and duration is a positive, analysis of this measure should be carefully balanced with analysis of Employment in Priority Areas measures, as commute length and duration could increase as use of transit increases, indicating jobs and dwelling units are locating in close proximity to transit, but jobs are not being filled by local residents.

Industrial and Mixed Employment Areas

INDUSTRIAL AND MIXED EMPLOYMENT LAND USE

Key Summary Measure



AS MEASURED BY

- Percent of land designated Industrial or Mixed Employment in *Metro 2040* that is 'developed'.

REPORTING & TIMELINE

Five-year (anticipated) measure reported following each update of the Metro Vancouver Industrial Lands Inventory.

SOURCE

Metro Vancouver Industrial Lands Inventory (ILI).

Metro Vancouver Regional Planning geodata for the *Metro 2040* Industrial and Mixed Employment designation.

METHODOLOGY

The ILI inventories parcels that are regionally or municipally designated or zoned for industrial uses. Some areas, including the Vancouver International Airport, and road and utility rights-of-way, though designated Industrial or Mixed Employment in *Metro 2040*, are not captured in the inventory.

For the purposes of annual reporting, 'developed' lands are those with industrial and quasi-industrial uses. 'Developed' lands may also include lands with some non-industrial uses that are building intensive and not likely to redevelop to industrial uses. 'Vacant' lands are those lands that are anticipated to redevelop to industrial uses. Specifically, these include lands that are municipally designated industrial, but currently are used for agriculture, residential, or resource extraction.

INTENT

Metro 2040 aims to ensure there is sufficient industrial capacity to meet the needs of the regional economy. Estimated absorption rates are provided in the Metro Vancouver 2015 Industrial Lands Inventory - Summary Report. Further information about supply and demand will be made available through the Industrial Lands Initiative.

Agricultural Areas
AGRICULTURAL LAND USE
Key Summary Measure



AS MEASURED BY

- Percent of land designated Agricultural in *Metro 2040* that is 'actively farmed'.

REPORTING & TIMELINE

Five-year (anticipated) measure reported following each update of the Regional Agricultural Land Use Inventory for Metro Vancouver.

SOURCE

Ministry of Agriculture (MoA), Regional Agricultural Land Use Inventory (ALUI), The Metro Vancouver Regional Report and data made available by the MoA.

Metro Vancouver Regional Planning geodata for the *Metro 2040* Agricultural designation.
Agricultural Land Commission geodata for the Agricultural Land Reserve (ALR) boundaries.

METHODOLOGY

The ALUI inventories all parcels that are within the ALR, have a *Metro 2040* Agricultural designation, or have farm class status.

For the purposes of annual reporting, actively farmed includes land that was farmed at the time of the inventory, as well as areas that support farming, such as farm buildings and roads. Land with potential for farming includes lands that do not have any significant topographical, physical, or existing land use constraints (natural, semi-natural, managed vegetation, or non-built/bare areas). Land that is unavailable for farming is land that has an existing incompatible use (e.g. parks, golf courses, residences), land with site limitations (drainage or topography), or rights-of-way.

INTENT

Metro 2040 aims to increase actively farmed land.

Supplementary Measures

The following Strategy Performance, Context, and Participation Measures are supplementary to the Key Summary Measures. These measures may be reported out online as data and resources are available. The intent of supplementary measures is to illustrate progress, serve as a resource to member jurisdictions, and inform implementation.

<p>Employment in Priority Areas OFFICE DEVELOPMENT IN PRIORITY AREAS Strategy Performance Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> • Percent of office space development locating in Urban Centres by Urban Centre Type. • Percent of office space development locating in FTDA's. • Percent of office space development locating within 400 metres of the Frequent Transit Network or within 800 metres of a rapid transit station. 	
<p>REPORTING & TIMELINE Online as data is available.</p>	
<p>SOURCE Metro Vancouver Regional Planning geodata for <i>Metro 2040</i> Urban Centre / Frequent Transit Development Area (FTDA) boundaries. Metro Vancouver Office Inventory (geodata). Frequent Transit Network (FTN) and rapid transit station geodata is provided by TransLink; latest versions are available upon request.</p>	
<p>METHODOLOGY The inventory includes all offices in region 10,000 square feet or larger and is based on commercial real estate brokers data and municipal data. The FTN is a network where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. A 400 metre buffer around the FTN is used to identify a walk catchment (approximately 5 minutes) to frequent transit service, and an 800 metre buffer around rapid transit stations is used to identify a walk catchment (approximately 10 minutes) to rapid transit service. Rapid transit includes SkyTrain and Canada Line stations, as well as Sea Bus if frequent service is provided, not West Coast Express stations.</p>	
<p>INTENT <i>Metro 2040</i> encourages locating office and retail development in Urban Centres to support employment growth in these locations and to support the development of complete communities with access to a range of services and amenities.</p>	

Employment in Priority Areas

RETAIL DEVELOPMENT IN PRIORITY AREAS

Strategy Performance Measure



AS MEASURED BY

- Estimated percent of businesses in the retail trade sector located in Urban Centres and Frequent Transit Development Areas.
- Employed Labour Force in Urban Centres and Frequent Transit Development Areas in the retail trade sector.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Metro Vancouver Regional Planning geodata for *Metro 2040* Urban Centre / Frequent Transit Development Area (FTDA) boundaries.

Metro Vancouver Dun and Bradstreet Business Database (geodata), purchased by Metro Vancouver. Some use limitations apply.

Statistics Canada Census Place of Work data.

METHODOLOGY

Businesses identified with a primary North American Industry Classification System (NAICS) code beginning in 44 or 45 are classified as Retail Trade. The Retail Trade sector comprises establishments engaged in retailing merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The category includes both store and non-store retailers. Retail establishments include office supply stores, computer and software stores, building materials dealers, plumbing supply stores, and electrical supply stores. Catalog showrooms, gasoline stations, automotive dealers and mobile home dealers are also treated as store retailers.

INTENT

Metro 2040 encourages locating office and retail development in Urban Centres to support employment growth in these locations and to support the development of complete communities with access to a range of services and amenities.

Employment Accessibility

EMPLOYMENT LEVELS

Context Measure



AS MEASURED BY

- Jobs to labour force ratio for each subregion.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Metro Vancouver established subregions based on jurisdictional boundaries for the purpose of *Metro 2040* monitoring

The subregions are:

- North Shore (North Vancouver City, North Vancouver District, West Vancouver, and Lions Bay)
- Vancouver - UBC/UEL
- Richmond - Delta - Tsawwassen First Nation
- Burnaby - New Westminster
- Surrey - White Rock
- Northeast Sector (Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra)
- Ridge - Meadows (Maple Ridge and Pitt Meadows)
- Langleys (Langley City and Langley Township)

Statistics Canada Census / National Household Survey, including estimated Census undercount;
Statistics Canada Labour Force Survey.

METHODOLOGY

Statistics Canada classifies jobs as having a usual / fixed place of work, working at home, or having no fixed workplace. This measure includes the total employed population aged 15 years and over with jobs with a usual / fixed place of work, or working at home.

INTENT

Metro 2040 aims to support more employment close to where people live. This measure tracks employment growth and distribution as context for economic activity and employment across the region.

Employment Accessibility
EMPLOYMENT TYPES AND LOCATIONS
Context Measure



AS MEASURED BY

- Total number and growth of employment by sector for each subregion.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Metro Vancouver established subregions based on municipal boundaries for the purpose of *Metro 2040* monitoring.

The subregions are:

- North Shore (North Vancouver City, North Vancouver District, West Vancouver, and Lions Bay)
- Vancouver - UBC/UEL
- Richmond - Delta - Tsawwassen First Nation
- Burnaby - New Westminster
- Surrey - White Rock
- Northeast Sector (Coquitlam, Port Coquitlam, Port Moody, Anmore and Belcarra)
- Ridge - Meadows (Maple Ridge and Pitt Meadows)
- Langley (Langley City and Langley Township)

Statistics Canada Census / National Household Survey (place of work), including estimated Census undercount; Statistics Canada Labour Force Survey.

METHODOLOGY

Statistics Canada classifies jobs as having a usual / fixed place of work, working at home, or having no fixed work location. This measure includes the total employed population aged 15 years and over with jobs with a usual / fixed place of work, or working at home.

Employment is measured by industry sector and industries may employ workers with a variety of occupations, such as a mining company with an accountant on staff.

INTENT

Metro 2040 aims to support a diverse regional economy. This measure tracks employment growth and distribution as context for economic activity and employment across the region.

Agricultural Areas
ACTIVE FOOD PRODUCING LANDS
 Strategy Performance Measure



AS MEASURED BY

- Percent of lands designated Agricultural with active food production.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Ministry of Agriculture (MoA), Regional Agricultural Land Use Inventory (ALUI), The Metro Vancouver Regional Report and data made available by the MoA.

Metro Vancouver Regional Planning geodata for the *Metro 2040* Agricultural designation.

Agricultural Land Commission geodata for the Agricultural Land Reserve (ALR) boundaries.

METHODOLOGY

The ALUI inventories all parcels that are within the ALR, have a *Metro 2040* Agricultural designation, or have farm class status.

For the purposes of annual reporting, lands under active food production are based on those lands captured within the ALUI as actively farmed cultivated land and greenhouse area. Food producing lands include lands actively farmed with berry, vegetable, cereal, vine fruit and nut tree, specialty crop, mushroom crop barn activities, as well as greenhouses with vegetable activities. Actively farmed forage and pasture land used for livestock activities are included, but those with primary horse activities are excluded. Bare and fallow lands and lands in transition are excluded. Although some nursery operations produce fruit trees, berry bushes and vegetable transplants, they are excluded as they are not the primary activity. Floriculture activities and greenhouses with floriculture and nursery activities are also excluded.

INTENT

Metro 2040 aims to increase actively farmed land with an emphasis food production.

DRAFT

GOAL 3 MEASURES

Protect the Environment and Respond to Climate Change Impacts

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

	<p>Ecosystem Health SENSITIVE ECOSYSTEMS QUALITY AND QUANTITY Key Summary Measure</p> 
	<p>AS MEASURED BY</p> <ul style="list-style-type: none"> • Hectares of land inventoried as a Sensitive or Modified Ecosystem. • Percent of inventoried Sensitive and Modified Ecosystems rated high quality.
	<p>REPORTING & TIMELINE</p> <p>Five-year (anticipated) measure reported following each update of the Metro Vancouver Sensitive Ecosystem Inventory.</p> <p>Regional totals and averages provided in annual reports as data is available. Breakdown by quality and subregion reported online as data is available.</p>
	<p>SOURCE</p> <p>Metro Vancouver Sensitive Ecosystem Inventory (geodata).</p>
	<p>METHODOLOGY</p> <p>The Sensitive Ecosystem Inventory (SEI) tracks ecosystems throughout the region as a means of monitoring ecological health. The SEI was developed using provincial standards and identifies and map ecologically significant and relatively unmodified 'Sensitive Ecosystems', including wetlands, older forests and woodlands as well as some 'Modified Ecosystems' which are human modified but still have ecological value and importance to biodiversity (such as young forests).</p> <p>The 'quality' of a Sensitive or Modified Ecosystem is determined through evaluation of condition, landscape context and size. Condition is an assessment of disturbance factors within and immediately adjacent to a the area. Landscape context is an assessment of the land cover around an area and is a measure of the degree of fragmentation. Size is also considered because larger sites are generally better able to function more naturally than smaller sites of the same ecosystem.</p>
	<p>INTENT</p> <p><i>Metro 2040</i> aims to protect and enhance natural features and their connectivity. The SEI provides information about change over time and can help to focus ecosystem protection and enhancement efforts.</p>

Climate Change Mitigation

GREENHOUSE GAS EMISSIONS

Key Summary Measure



AS MEASURED BY

- Tonnes and percent of regional greenhouse gas emissions produced by building and on-road transportation sources.

REPORTING & TIMELINE

Five-year (anticipated) measure reported following each update of the Lower Fraser Valley Emissions Inventory.

SOURCE

The Lower Fraser Valley Emissions Inventory and Forecast and Backcast is developed approximately every five years.

METHODOLOGY

The 2010 emissions inventory provides information on the types of air emission sources in the Lower Fraser Valley, their location and the amount of air contaminants emitted, for the year 2010. Greenhouse gases included in the emissions inventory are, Carbon dioxide (CO₂), Methane (CH₄), and Nitrous oxide (N₂O). Of the greenhouse gases, CO₂ is the primary contributor and has the most relevant implications for climate change. Building emission sources include commercial, institutional and residential buildings, and on-road transportation sources include light-duty and heavy-duty vehicles.

INTENT

Metro 2040 targets a 33% reduction in GHG emissions below 2007 levels by 2020, and an 80% reduction below 2007 levels by 2050.

Climate Change Preparedness

CLIMATE ADAPTATION PLANNING EFFORTS

Proxy Key Summary Measure / Participation Measure



AS MEASURED BY

- Climate adaptation planning efforts (proxy measure).

REPORTING & TIMELINE

Online and in annual reports as new information is available.

SOURCE

Baseline information derived from The Climate Adaptation Scan and Gap Analysis Report (2015). Updates requested from Regional Planning Advisory Committee as appropriate (approximately every 2-3 years).

METHODOLOGY

Climate change adaptation efforts are often embedded in other policy documents or management plans, such as Official Community Plans, development plans, detailed environmental management plans, general climate change plans, or emergency management plans. This measures specifically tracks natural hazard risk assessments, natural hazard management plans, or climate change adaptation plans by municipality.

INTENT

Metro 2040 aims to improve the ability to withstand climate change and natural hazard risks (e.g. earthquake, flooding, erosion, subsidence, mudslides, interface fires).

DRAFT

DRAFT

Supplementary Measures

The following Strategy Performance, Context, and Participation Measures are supplementary to the Key Summary Measures. These measures may be reported out online as data and resources are available. The intent of supplementary measures is to illustrate progress, serve as a resource to member jurisdictions, and inform implementation.

<p>Ecosystem Health ENVIRONMENTAL PROTECTION EFFORTS Participation Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> Count of tools / mechanisms used by member jurisdictions to protect environmental areas. 	
<p>REPORTING & TIMELINE Online as new information is available.</p>	
<p>SOURCE Compiled by Metro Vancouver staff. Confirmed, and updates requested from Regional Planning Advisory Committee Environmental Subcommittee as appropriate (approximately every 2-3 years).</p>	
<p>METHODOLOGY Tools and mechanisms to protect important environmental areas may include:</p> <ul style="list-style-type: none"> Environmental Management Plans (EMPs) Environmental Development Permit Areas (EDPAs) Designated Environmentally Sensitive Areas (ESAs) Watercourse protection bylaws Tree protection bylaws Conservation covenants Land trusts Tax exemptions 	
<p>INTENT <i>Metro 2040</i> aims to protect, enhance, and restore ecologically important systems and features.</p>	

Ecosystem Health

AIR POLLUTANTS

Strategy Performance Measure



AS MEASURED BY

- Number of pollutant exceedances of regional and national objectives and standards.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Pollutant exceedances are tracked in the annual Integrated Air Quality and Greenhouse Gas Management Plan Progress Report produced by Metro Vancouver Air Quality.

METHODOLOGY

Exceedances of ambient objectives and standards are presented using the data from the Lower Fraser Valley Air Quality Monitoring Network, 28 air quality monitoring stations located from Horseshoe Bay to Hope. Metro Vancouver operates 22 of these stations in Metro Vancouver and 6 stations in the Fraser Valley in partnership with the Fraser Valley Regional District. Exceedances are reported for the following pollutants:

- Nitrogen dioxide
- Sulphur dioxide
- Ground-level ozone
- Fine particulate matter
- Other air contaminants

INTENT

Metro 2040 aims to reduce energy consumption and greenhouse gas emissions, and improve air quality.

Climate Change Preparedness

CLIMATE CHANGE PROJECTIONS

Context Measure



AS MEASURED BY

- Regional baseline and change projections for relevant climate variables.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Climate Projections for Metro Vancouver (2015 report), supported by the Pacific Climate Impacts Consortium.

METHODOLOGY

The 2015 Metro Vancouver report provides an improved understanding of projected local climate change trends in temperature, precipitation, and related indices of extremes. The report is intended to describe a probable future and enable the region's planners, engineers, and policy makers to make better-informed decisions on how to plan and adapt to changes ahead. The full report is available online and www.metrovancouver.org. Key indicators for the years 2050 and 2080 are provided online for monitoring, including:

- Daytime High Temperature
- Nighttime Low Temperature
- Precipitation (seasonal total, mm)
- Extreme Precipitation Intensity (1-in-20-year 1-day event, mm)
- Snowpack depth (April 1st watershed average)

INTENT

Metro 2040 aims to improve the ability to withstand climate change. This measure provides regional climate change projections as context for anticipated impacts across the region.

DRAFT

GOAL 4 MEASURES

Create Complete Communities

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

<p>Housing Affordability HOUSING + TRANSPORTATION COST BURDEN Key Summary Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> Percent of median household income spent on average housing + transportation costs. 	
<p>REPORTING & TIMELINE</p> <p>Five-year (anticipated) measure reported following the release of Census and Trip Diary data.</p> <p>Regional cost burden provided in annual reports as data is available. Detailed housing and transportation costs, and a breakdown by subregion and median income level reported online as data is available.</p>	
<p>SOURCE</p> <p>Statistics Canada Census / National Household Survey. Average annual housing costs for working households, including rent/mortgage, services, taxes, and fees.</p> <p>TransLink Trip Diary. Average annual transit and auto costs for working households (includes transit fares and cost of owning and operating a personal vehicle).</p>	
<p>METHODOLOGY</p> <p>Cost burden refers to the combined household expenditures on housing and transportation relative to gross household income. Methodology is detailed in the <i>The Metro Vancouver Housing and Transportation Cost Burden Study (2015)</i>.</p> <p>Typically, if a household spends less than 30% of pre-tax on housing costs, then housing is considered affordable. However, housing and transportation choices are closely linked and represent the two largest expenditures for many working households.</p>	
<p>INTENT</p> <p><i>Metro 2040</i> aims to provide diverse and affordable housing choices. This measure provides a comprehensive picture of affordability in the region.</p>	

Housing Diversity

ESTIMATED RENTAL HOUSING DEMAND ACHIEVED IN NEW SUPPLY

Key Summary Measure



AS MEASURED BY

- Share of estimated regional rental housing demand achieved in new supply.

REPORTING & TIMELINE

Five-year (anticipated) measure reported following the release of Census data.

Regional average provided in annual reports as data is available. Breakdown by household type and income level reported online as data is available.

SOURCE

Statistics Canada Census / National Household Survey.

METHODOLOGY

Housing demand estimates are provided in *Metro 2040*. Rental supply is monitored through Metro Vancouver's Housing Data Book.

Income levels:

- Very low income (<\$30,000)
- Low income (\$30,000-\$50,000)
- Moderate income (\$50,000-\$75,000)
- Above moderate income (\$75,000-\$100,000)
- High income (\$100,000+)

Household types:

- Family Households
- Non-family households

Census family refers to a married couple and their children, if any, of either or both spouses; a couple living in common law and the children, if any, of either or both partners; or a lone parent of any marital status with at least one child living in the same dwelling and that child or those children. Non-Census families may have one or more persons.

INTENT

Metro 2040 aims to provide diverse and affordable housing choices. This measure monitors rental supply against anticipated demand as a key part of the housing continuum.

Complete Communities and Health

WALKABILITY

Key Summary Measure



AS MEASURED BY

- Walkability.

REPORTING & TIMELINE

Annual (anticipated) measure reported as data is available.

SOURCE

TBD

METHODOLOGY

TBD

INTENT

Metro 2040 aims to develop healthy and complete communities with access to a range of services and amenities.

DRAFT

DRAFT

Supplementary Measures

The following Strategy Performance, Context, and Participation Measures are supplementary to the Key Summary Measures. These measures may be reported out online as data and resources are available. The intent of supplementary measures is to illustrate progress, serve as a resource to member jurisdictions, and inform implementation.

<p>Housing Affordability AFFORDABLE HOUSING WITH ACCESS TO THE FREQUENT TRANSIT NETWORK Strategy Performance Measure</p> 
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> Percent and number of social housing / non-market housing with access to the Frequent Transit Network.
<p>REPORTING & TIMELINE Online as data is available.</p>
<p>SOURCE Metro Vancouver Regional Planning geodata for the <i>Metro 2040</i> Urban Centre / Frequent Transit Development Area (FTDA) boundaries. Frequent Transit Network (FTN) and rapid transit station geodata is provided by TransLink; latest versions are available upon request. BC Housing Homeowner Protection Office, Member jurisdictions, BC Assessment Authority.</p>
<p>METHODOLOGY Housing data is geocoded and overlaid with the FTN. The FTN is a network where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. A 400 metre buffer around the FTN is used to identify a walk catchment (5-10 minutes) to frequent transit service, and an 800 metre buffer around rapid transit stations is used to identify a walk catchment (10-15) minutes to rapid transit service.</p>
<p>INTENT <i>Metro 2040</i> aims to provide diverse and affordable housing choices. This measure monitors social housing / non-market housing development in locations with transit service, a key amenity for residents in these housing types, as an important part of the housing continuum.</p>

Housing Diversity

COMPOSITION OF HOUSING STOCK

Context Measure



AS MEASURED BY

- Composition of housing stock (type, tenure and cost).

REPORTING & TIMELINE

Annual estimate and five-year (anticipated) measure reported following the release of Census data.

Metro Vancouver provides annual estimates based on CMHC Completions and Demolitions.

SOURCE

Statistics Canada Census, not including estimated Census undercount.

CMHC Completions and Demolitions and Rental Market Activity reports.

Greater Vancouver Real Estate Board (GVREB), Fraser Valley Real Estate Board (FVREB).

METHODOLOGY

Type includes:

- Ground-oriented housing (single family and duplex)
- Row housing
- Apartment housing

Tenure includes:

- Owner-occupied
- Renter-occupied
- Band housing

Average rents are for purpose-built rental apartments with 3 units or more and are provided by CMHC Market Area. Multiple Service Listing (MLS) Housing Price Index (HPI) is the mid-year average and is broken down by GVREB and FVREB areas. Improved data sources for market rental costs are currently being explored.

INTENT

Metro 2040 aims to provide diverse and affordable housing choices. This measure monitors housing supply throughout the region as context for housing diversity.

Housing Diversity
MUNICIPAL HOUSING ACTION PLANS
Participation Measure



AS MEASURED BY

- Status of municipal housing action plans.
- Count of municipal measures to support housing affordability and diversity.

REPORTING & TIMELINE

Online as data is available (approximately every 2-3 years).

SOURCE

Metro Vancouver data.

METHODOLOGY

Metro Vancouver tracks the status of municipal housing action plans (adopted, updated, or pending), as well as measures in support of housing affordability and diversity, including:

- Fiscal measures
- Planning policies
- Zoning/regulatory actions
- Approval processes
- Rental market incentives
- Rental housing loss prevention
- Education and advocacy

INTENT

Metro 2040 aims to provide diverse and affordable housing choices. This participation measure monitors the status and implementation of municipal housing action plans, which assess local market conditions, identify housing priorities, identify implementation measures which may encourage new rental housing, where appropriate mitigate the loss of existing rental housing, and identify opportunities to participate with other levels of government to secure additional rental units.

Complete Communities and Health

AIR QUALITY HEALTH INDEX

Strategy Performance Measure



AS MEASURED BY

- Percent of hours with the Air Quality Health Index (AQHI) in the High and Low health risk categories.

REPORTING & TIMELINE

Online as data is available.

SOURCE

Air quality health index categories are monitored in the annual Integrated Air Quality and Greenhouse Gas Management Plan Progress Report produced by Metro Vancouver's Air Quality and Climate Change division.

METHODOLOGY

Data for this performance measure originate from the Lower Fraser Valley Air Quality Monitoring Network. The AQHI is calculated based on the relative risks to human health from exposure to ground-level ozone, fine particulate matter and nitrogen dioxide.

INTENT

Metro 2040 aims to develop healthy and complete communities with access to a range of services and amenities. This measure monitors air quality as an important element of healthy communities.

DRAFT

Complete Communities and Health
HEALTH IMPACTS IN PLANNING AND DEVELOPMENT
Participation Measure



AS MEASURED BY

- Count of official considerations of health impacts in planning and development.

REPORTING & TIMELINE

Online as data is available (approximately every 2-3 years).

SOURCE

Metro Vancouver data. Updates requested from Regional Planning Advisory Committee Social Issue Subcommittee as appropriate, based on information derived from Metro Vancouver Health Impact Assessment Guidelines.

METHODOLOGY

Metro Vancouver collects information about the use of health impact assessments in municipal planning efforts.

INTENT

Metro 2040 aims to develop healthy and complete communities with access to a range of services and amenities. This participation measure tracks the the consideration of health impacts in planning and development.

DRAFT

DRAFT

GOAL 5 MEASURES

Support Sustainable Transportation Choices

Key Summary Measures

The following Key Summary Measures are listed in *Metro 2040* Section G: Performance Monitoring. These measures will be reported out regularly as data becomes available to illustrate progress.

<p>Travel Mode Choice MODE SHARE Key Summary Measure</p>	
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> • Percent of total trips that are private vehicle based. • Total trips by mode, by region and municipality. 	
<p>REPORTING & TIMELINE</p> <p>Five-year (anticipated) measure reported following the release of TransLink Trip Diary data.</p> <p>Regional share of trips that are private vehicle based reported online and in annual reports as data is available. Breakdown by mode and municipality provide online as data is available.</p>	
<p>SOURCE</p> <p>TransLink Trip Diary.</p>	
<p>METHODOLOGY</p> <p>TransLink's Trip Diary estimates trip data on a typical fall weekday. Each trip is allocated to a mode (walking, cycling, transit, auto passenger, or auto driver).</p> <p>Private vehicle-based trips include trips by auto driver and trips by auto passenger. Passenger trips are counted by the number of passengers in the vehicle for each trip (e.g. a single auto trip with one driver and three passengers is counted as one auto driver trip and three auto passenger trips).</p>	
<p>INTENT</p> <p><i>Metro 2040</i> aims to encourage transit, multiple-occupancy vehicles, cycling, and walking.</p>	

Travel Mode Choice

TRANSIT ACCESSIBILITY

Key Summary Measure



AS MEASURED BY

- Percent of population living within walking distance of Frequent Transit Network (FTN).

REPORTING & TIMELINE

Five-year (anticipated) measure reported following the release of Census data.

SOURCE

Statistics Canada Census, including estimated Census undercount.

Frequent Transit Network (FTN) and rapid transit station geodata is provided by TransLink; latest versions are available upon request.

METHODOLOGY

The FTN is a network where transit service runs at least every 15 minutes in both directions throughout the day and into the evening, every day of the week. A 400 metre buffer around the FTN is used to identify a walk catchment (5-10 minutes) to frequent transit service, and an 800 metre buffer around rapid transit stations is used to identify a walk catchment (10-15 minutes) to rapid transit service. Census Dissemination Blocks are used to estimate population within these catchments.

INTENT

Metro 2040 aims to encourage transit, multiple-occupancy vehicles, cycling, and walking.

Road and Vehicle Use and Safety

VEHICLE KILOMETRES TRAVELLED

Key Summary Measure



AS MEASURED BY

- Annual per capita Vehicle Kilometres Travelled (VKT).

REPORTING & TIMELINE

Five-year (anticipated) measure reported following the release of TransLink Trip Diary data.

Regional per capita VKT is reported online and in annual reports as data is available. Breakdown by subregion is provide online as data is available.

SOURCE

TransLink Trip Diary.

METHODOLOGY

TransLink's Trip Diary estimates trip data on a typical fall weekday. The average trip lengths of Auto Drivers is used to estimate the daily Vehicle Kilometres Travelled (VKT) of Metro Vancouver residents. These values are normalized using total population counts to further estimate weekday VKT per capita.

INTENT

Metro 2040 aims to support the safe and efficient movement of vehicles for passengers, goods and services.

DRAFT

DRAFT

Supplementary Measures

The following Strategy Performance, Context, and Participation Measures are supplementary to the Key Summary Measures. These measures may be reported out online as data and resources are available. The intent of supplementary measures is to illustrate progress, serve as a resource to member jurisdictions, and inform implementation.

<p>Road and Vehicle Use</p> <p>INSURED VEHICLES</p> <p>Context Measure</p> 
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> Number of actively insured vehicles.
<p>REPORTING & TIMELINE</p> <p>Online as data is available.</p>
<p>SOURCE</p> <p>Insurance Corporation of British Columbia Report for Active Vehicle Count by City and Vehicle Type, Metro Vancouver.</p>
<p>METHODOLOGY</p> <p>Reports provided monthly. Report annual average for year by municipality.</p>
<p>INTENT</p> <p><i>Metro 2040</i> aims to support the safe and efficient movement of vehicles for passengers, goods and services.</p>

<p>Road and Vehicle Use and Safety</p> <p>COLLISION STATISTICS</p> <p>Key Summary Measure</p>	TBD
<p>AS MEASURED BY</p> <ul style="list-style-type: none"> Collision statistics, including fatalities and injuries for the region as made available by ICBC. 	
<p>REPORTING & TIMELINE</p> <p>Measure contingent on ICBC reporting.</p>	
<p>SOURCE</p> <p>Insurance Corporation of British Columbia data, as available.</p>	
<p>METHODOLOGY</p> <p>ICBC has made collision injury and fatality statistics available by region in the past, however, reporting is currently being updated.</p>	
<p>INTENT</p> <p><i>Metro 2040</i> aims to support the safe and efficient movement of vehicles for passengers, goods and services.</p>	

DRAFT

POTENTIAL FUTURE MEASURES

To Be Explored

This section includes a list of measures that would improve monitoring, but cannot yet be tracked due to data availability or resource constraints.

Growth in Priority Areas

TBD

MAJOR TRIP GENERATORS

Future Strategy Performance Measure

POTENTIAL MEASURES

- Number of new Major Trip Generators locating outside of Urban Centres and FTDA's.

INTENT

Metro 2040 aims to focus population and employment growth to Urban Centres and FTDA's and reduce the share of private vehicle trips.

LIMITATION

Requires an established definition for Major Trip Generators.

Industrial Areas

TBD

INDUSTRIAL DENSITY

Future Strategy Performance Measure

POTENTIAL MEASURES

- To be determined.

INTENT

Metro 2040 aims to protect the supply of industrial land, in part through industrial intensification.

LIMITATION

There are several forms of intensification that cannot all be accurately measured through a single measure of density (e.g. jobs per area, throughput per area, etc.). An appropriate measure may be established when resources permit, following the Regional Industrial Lands Initiative.

Ecosystem Health ECOLOGICAL CONNECTIVITY Future Strategy Performance Measure	TBD
POTENTIAL MEASURES	
<ul style="list-style-type: none"> Ecological Connectivity Index. 	
INTENT	
<i>Metro 2040</i> aims to protect, enhance, and restore ecologically important systems and features.	
LIMITATION	
Index may be developed using the Sensitive Ecosystem Inventory and Land Cover Classification when resources permit.	

Ecosystem Health STATUS OF CONSERVATION AND RECREATION AREAS Future Strategy Performance Measure	TBD
POTENTIAL MEASURES	
<ul style="list-style-type: none"> Protection status of Conservation and Recreation areas. 	
INTENT	
<i>Metro 2040</i> aims to protect, enhance, and restore ecologically important systems and features.	
LIMITATION	
Measure dependent on the Metro Vancouver protected areas layer, which is currently under development.	

Climate Change Mitigation ENERGY USE Strategy Performance Measure	TBD
POTENTIAL MEASURES <ul style="list-style-type: none"> Kilowatt-hours energy use per capita and by region. 	
INTENT <i>Metro 2040</i> aims to reduce energy consumption and greenhouse gas emissions, and improve air quality.	
SOURCE Detailed data not currently available.	

Climate Change Preparedness PEOPLE AND INFRASTRUCTURE AT RISK Future Strategy Performance Measure	TBD
POTENTIAL MEASURES <ul style="list-style-type: none"> Population and value of public assets in hazard areas. 	
INTENT <i>Metro 2040</i> aims to improve the ability to withstand climate change.	
LIMITATION Detailed data on specific areas at risk, and associated adaptation efforts is not yet available.	

<p>Climate Change Preparedness</p> <p>ECOLOGICAL ASSETS AT RISK</p> <p>Future Strategy Performance Measure</p>	TBD
<p>POTENTIAL MEASURES</p> <ul style="list-style-type: none"> Value of ecological assets at risk. 	
<p>INTENT</p> <p><i>Metro 2040</i> aims to improve the ability to withstand climate change.</p>	
<p>LIMITATION</p> <p>Detailed data on specific areas at risk, and associated adaptation efforts is not yet available. Appropriate use of ecosystem valuation figures has not yet been determined.</p>	

<p>Complete Communities and Health</p> <p>SHAPING OUR COMMUNITIES PERCEPTION MEASURES</p> <p>Future Key Summary Measure</p>	TBD
<p>POTENTIAL MEASURES</p> <ul style="list-style-type: none"> To be determined. 	
<p>INTENT</p> <p><i>Metro 2040</i> aims to develop healthy and complete communities with access to a range of services and amenities.</p>	
<p>LIMITATION</p> <p>Shaping our Communities Survey is planned for 2016/2017. Perception data is intended to provide measures related to complete communities and quality of life.</p>	

<p>Road and Vehicle Use TRAVEL TIME RELIABILITY Future Key Summary Measure</p>	TBD
<p>POTENTIAL MEASURES</p> <ul style="list-style-type: none"> Travel time reliability (variation in travel time from day to day, or week to week). 	
<p>INTENT</p> <p><i>Metro 2040</i> aims to support the safe and efficient movement of vehicles for passengers, goods and services.</p>	
<p>LIMITATION</p> <p>Metro Vancouver aims to work with TransLink on developing a measure related to travel time reliability or congestion.</p>	
<p>Road and Vehicle Use GOODS MOVEMENT MEASURE Future Key Summary Measure</p>	TBD
<p>POTENTIAL MEASURES</p> <ul style="list-style-type: none"> Goods movement measure. 	
<p>INTENT</p> <p><i>Metro 2040</i> aims to support the safe and efficient movement of vehicles for passengers, goods and services.</p>	
<p>LIMITATION</p> <p>Following the completion of TransLink's Goods Movement Strategy, a goods movement measure may be included.</p>	

DRAFT

APPENDIX I

Index of Performance Measures

Below is a complete list of Regional Planning performance measures related to *Metro 2040*. Key Summary (KS) measures are listed in Section G of *Metro 2040*. Strategy Performance (SP), Context (C), and Participation Measures (P) are listed in the Supplementary Measures sections of this document.

REGIONAL LAND USE MEASURES

Designations and Overlays

- Regional Land Use Designations (KS)
- Regional Land Use Overlays (KS)

GOAL 1: CREATE A COMPACT URBAN AREA

Contain Development

- Growth within the Urban Containment Boundary (KS)
- Remaining Urban Development (SP)
- Annual Growth (C)

Growth in Priority Areas

- Residential development in priority areas (KS)
- Density in priority areas (SP)

Protect Other Lands

- Sewer service connections (SP)
- Rural development (SP)

GOAL 2: SUPPORT A SUSTAINABLE ECONOMY

Employment in Priority Areas

- Job growth in priority areas (KS)
- Office development in priority areas (SP)
- Retail development in priority areas (SP)

Employment Accessibility

- Commute time and distance (KS)
- Employment levels (C)
- Employment types and locations (C)

Industrial and Mixed Employment Areas

- Industrial and Mixed Employment Land Use (KS)

Agricultural Areas

- Agricultural Land Use (KS)
- Active food producing lands (SP)

GOAL 3 PROTECT THE ENVIRONMENT AND RESPOND TO CLIMATE CHANGE IMPACTS

Ecosystem Health

- Sensitive Ecosystem quality and quantity (KS)
- Air pollutants (SP)
- Environmental protection efforts (P)

Climate Change Mitigation

- Greenhouse gas emissions (KS)

Climate Change Preparedness

- Climate adaptation efforts (KS)
- Climate change projections (C)

GOAL 4: DEVELOP COMPLETE COMMUNITIES

Housing Affordability

- Housing + Transportation Cost Burden (KS)
- Affordable housing with access to the Frequent Transit Network (SP)

Housing Diversity

- Rental housing demand achieved in new supply (KS)
- Composition of the housing stock (C)
- Municipal housing action plans (P)

Complete Communities and Health

- Walkability Index (KS)
- Air quality health index (SP)
- Health impacts in planning in development (P)

GOAL 5: SUPPORT SUSTAINABLE TRANSPORTATION CHOICES

Travel Mode Choice

- Transit accessibility (KS)
- Mode share (KS)

Road and Vehicle Use and Safety

- Vehicle kilometres travelled (KS)
- Collision statistics (KS)
- Insured vehicles (C)

DRAFT



To: Regional Planning Committee

From: Lauren Klose, Regional Planner, Parks, Planning and Environment Department

Date: January 10, 2017 Meeting Date: March 10, 2017

Subject: ***Metro Vancouver 2040: Shaping our Future*** Amendment to Section G Performance Measures

RECOMMENDATION

That the MVRD Board:

- a) Initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 amendment to Section G of the regional growth strategy;
 - b) Give first and second readings to “Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1243, 2017”; and
 - c) Direct staff to notify affected local governments and appropriate agencies as per *Metro Vancouver 2040: Shaping our Future* Section 6.4.2.
-

PURPOSE

This report provides the GVRD Board with the opportunity to consider a proposed amendment to *Metro Vancouver 2040: Shaping our Future* Section G Performance Measures and the associated *Metro Vancouver 2040: Shaping our Future* Performance Monitoring Guideline.

BACKGROUND

Annual reporting of *Metro Vancouver 2040: Shaping our Future (Metro 2040)*, the regional growth strategy, is required by Part 13 of the British Columbia *Local Government Act* and *Metro 2040* Section 6.13.3. Three annual reports have been produced to date, covering four years of implementation, including baseline and annual monitoring of the performance measures listed in *Metro 2040* Section G. Through the process of collecting and analyzing data and drafting these early annual reports, a number of opportunities were identified to improve performance monitoring.

Metro Vancouver undertook a review of the *Metro 2040* Performance Measures in 2015. At the May 6, 2016 Regional Planning Committee meeting, members were provided with the findings of the review in a report titled “*Metro 2040* Performance Measures Review Project: Findings and Next Steps”. In this report, staff also noted next steps, including developing recommendations to update *Metro 2040* performance monitoring. Staff is now proposing a Type 3 amendment to update *Metro 2040* Section G with improved and more flexible measures based on the results of the review and further consultation with municipal and partner agency staff.

PROPOSED *METRO 2040* TYPE 3 AMENDMENT TO SECTION G PERFORMANCE MEASURES

Through the proposed amendment, the existing Section G Performance Measures of *Metro 2040* would be replaced with Section G: Monitoring via a bylaw amendment (Attachment 1). The proposed Section G reduces the number of performance measures included in *Metro 2040* from 55 total measures to 15 Key Summary Measures.

These 15 Key Summary Measures were chosen because:

- they best illustrate progress toward strategies identified in *Metro 2040*;
- they measures are meaningful over the implementation of a long-range strategy; and
- data is available and can be regularly acquired in short or medium term intervals.

Additional performance measures, context measures, and participation measures are included in the associated Performance Monitoring Guideline (described in further detail in the following section) and would be reported out on as data is available. Annual reporting, however, will be primarily focused on the 15 Key Summary Measures that best depict progress toward the goals of the regional growth strategy. The Key Summary Measures include a few that are interim or proxy measures, and these may be replaced when new data is available for more robust indicators in the future.

***Metro 2040* Performance Monitoring Guideline**

The draft Performance Monitoring Guideline (Attachment 2) includes information about types of performance measures, reporting requirements, and communication mediums (e.g. online as available, or in annual reports). It provides detailed information about the intent, methodology, source, and reporting timeline for each performance measure. In addition to providing this information for the 15 Key Summary Measures proposed to be included in *Metro 2040*, the Guideline lists and describes additional technical / detailed measures for each *Metro 2040* goal that Metro Vancouver will track and report on as data is available or useful.

The intent of the Guideline is to provide a resource to those using the performance monitoring data, including regional and municipal staff and researchers. The Guideline also provides an added level of transparency and accountability in performance monitoring to politicians and the public.

Process for Amending *Metro 2040* and Adopting the Performance Monitoring Guideline

In accordance with *Metro 2040* Section 6.3.4(h), the proposed amendment to performance measures is a Type 3 amendment requiring an amendment bylaw passed with a 50% + 1 weighted vote of the GVRD Board. In accordance with *Metro 2040* Section 6.4.2, if the GVRD Board resolves to proceed with the amendment process, it will notify all affected local governments and provide a minimum 30 day notice period for comments.

It is intended that the Performance Monitoring Guideline be adopted by the GVRD Board as an accompanying document, subject to approval of the proposed *Metro 2040* amendment. Adoption of the Guideline provides transparency to the performance monitoring program, and allows for updates to the broader performance monitoring program without triggering an amendment to *Metro 2040*.

Regional Planning Advisory Committee Review

Regional Growth Strategy Procedures Bylaw No. 1148 sets out provisions for the Regional Planning Advisory Committee (RPAC) to receive information about, and comment on, all proposed amendments to *Metro 2040*. At its November 18, 2016 meeting, RPAC reviewed the proposed amendment to Section G of *Metro 2040* and the draft *Metro Vancouver 2040: Shaping our Future* Performance Monitoring Guideline. The Committee was provided with two options for updating Section G of *Metro 2040* with the 15 Key Summary Measures. One option included more detailed measures, as provided in the attached draft bylaw, while a second option (recommended at the time) included more generalized measures, allowing for greater flexibility in monitoring.

RPAC discussed the importance of accountability and transparency in performance monitoring and supported updating Section G with the 15 Key Summary Measures provided there would continue to be GVRD Board review of any amendments to measures, whether through an amendment to *Metro 2040* or through changes to the Performance Guideline. Following the RPAC meeting, staff continued review of the two options and the Performance Monitoring Guideline and determined the more detailed option is preferred and better addresses RPAC concerns regarding accountability and transparency. The amendment as proposed provides more clarity within *Metro 2040* itself, and the Performance Monitoring Guideline further ensures accountability and transparency.

ALTERNATIVES

1. That the MVRD Board:
 - a) Initiate the *Metro Vancouver 2040: Shaping our Future* amendment process for a Type 3 amendment to Section G of the regional growth strategy;
 - b) Give first and second readings to "Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1243, 2017"; and
 - c) Direct staff to notify affected local governments and appropriate agencies as per *Metro Vancouver 2040: Shaping our Future* Section 6.4.2.

2. That the MVRD Board receive for information the report dated January 10, 2017, titled "*Metro Vancouver 2040: Shaping our Future* Amendment to Section G Performance Measures".

FINANCIAL IMPLICATIONS

In accordance with *Metro 2040* Section 6.3.4(h), the proposed amendment to performance measures is a Type 3 amendment requiring an amendment bylaw passed with a 50% + 1 weighted vote of the GVRD Board. No regional public hearing is required; therefore, there are no associated costs with the proposed amendment.

Data acquisition and development for performance monitoring is a regular component of the annual Regional Planning budget. High quality performance monitoring requires regular maintenance of internal datasets and inventories, noted in long term budget planning.

SUMMARY / CONCLUSION

Following the development of three annual reports and a comprehensive review of *Metro 2040* Performance Measures, staff are proposing an update to the *Metro 2040* performance monitoring program. The update includes a proposed Type 3 amendment to *Metro 2040* to replace Section G, which currently includes 55 performance measures, with a new Section G which would include 15 Key Summary Measures.

Subject to approval of the proposed amendment to Section G, staff will advance an associated Performance Monitoring Guideline for Board consideration that, if adopted, would provide additional detailed / technical measures, as well as information about performance monitoring data sources, methodology, and intent. The Guideline also provides an added level of accountability and transparency.

Attachments (Orbit #20450535)

1. Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1243, 2017

2. Draft *Metro Vancouver 2040: Shaping our Future* Performance Monitoring Guideline

1000 Bylaws

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 7042-2013
12366 Laity Street

MEETING DATE: May 23, 2017
FILE NO: 2013-103-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

The applicant has requested that final reading be granted for the subject property, located at 12366 Laity Street (see Appendix A). Zone Amending Bylaw No. 7042-2013 (see Appendix B) has been considered by Council and at Public Hearing and subsequently was granted third reading. The purpose of the rezoning is to rezone to the R-1 (Residential District) zone to permit the future subdivision into four lots (see Appendix C).

Council granted first reading for Zone Amending bylaw No. 7042-2013 on December 10, 2013 and second reading on September 9, 2014. This application was presented at Public Hearing on October 21, 2014, and Council granted third reading on October 28, 2014. An extension was granted to third reading on October 27, 2015, and a second extension was granted on October 25, 2016.

RECOMMENDATION:

That Zone Amending Bylaw No. 7042-2013 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 21, 2014. On October 28, 2014 Council granted third reading to Zone Amending Bylaw No. 7042-2013, with the stipulation that the following conditions be addressed:

- i. Road dedication on Laity Street, as required;
- ii. Registration of a Restrictive Covenant for Tree Protection; and
- iii. In addition to the Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

The following applies to the above:

- i. Road dedication on Laity Street has been provided;
- ii. A Tree Protection Covenant has been provided; and
- iii. A disclosure statement has been provided by a Professional Engineer, assuring that there is no evidence of underground fuel storage tanks on the property.

Note that the Community Amenity Contribution (CAC) Program Policy was not in place at the time Zone Amending Bylaw No. 7042-2013 received third reading on October 28, 2014. Council had the option of applying the CAC rate on the application at the time of the second extension to third reading in 2016, under the policy; however this condition was not imposed.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7042-2013.

"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"

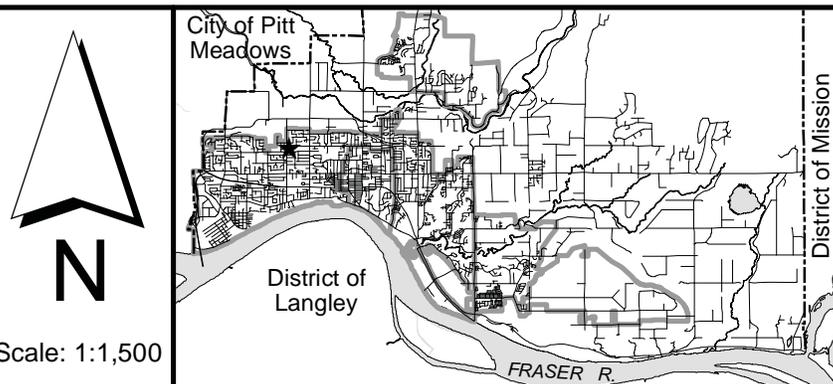
**Approved by: Frank Quinn, MBA, P.Eng.
GM: Public Works & Development Services**

"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 – Zone Amending Bylaw No.7042-2013
- Appendix C – Proposed Subdivision Plan



12366 LAITY STREET



**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

FINANCE DEPARTMENT

DATE: Oct 29, 2013
FILE: 2013-103-RZ
BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7042-2013

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7042-2013."

2. That parcel or tract of land and premises known and described as:

Lot 2 District Lot 248 Group 1 New Westminster District Plan 7478

and outlined in heavy black line on Map No. 1601 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 10th day of December, 2013.

READ a second time the 9th day of September, 2014.

PUBLIC HEARING held the 21st day of October, 2014.

READ a third time the 28th day of October, 2014.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**SUBDIVISION PLAN OF LOT 2 DISTRICT LOT 248
GROUP 1 NEW WESTMINSTER DISTRICT PLAN 7478
EXCEPT PLAN EPP53433**

BCGS 92G.028



The intended plot size of this plan is 864 mm in width by 560 mm in height (D SIZE) when plotted at a scale of 1:500

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

Grid bearings are derived from observations between geodetic control monuments 84H0110 and 84H9977

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASOT published coordinates and standard deviations for geodetic control monuments 84H0110 and 84H9977

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996067 which has been derived from geodetic control monuments 84H0110 and 84H9977

LEGEND:

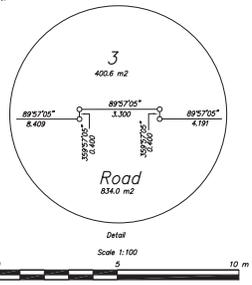
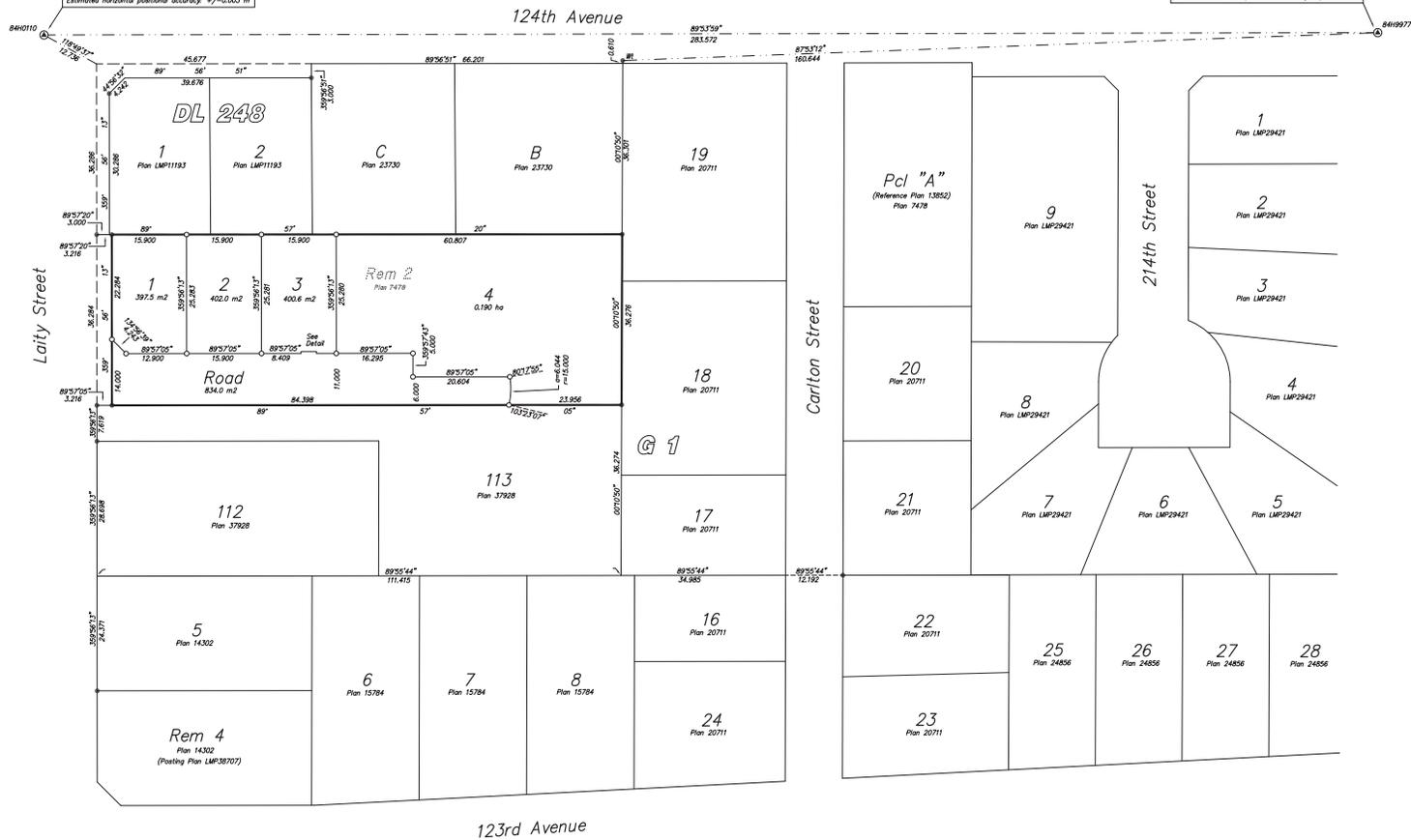
All Distances Are in Metres And Decimals Thereof

- ⊕ Control Monument Found
- ⊙ Standard Iron Post Found
- Standard Iron Post Set

Note: This plan shows one or more witness posts which are not set on the true corner(s)

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5452851.415
UTM Easting: 1265833.496
Point combined factor: 0.9996067
Estimated horizontal positional accuracy: +/- 0.003 m

Datum: NAD83 (CSRS) 4.0.0.BC.1, UTM Zone 10
UTM Northing: 5452851.391
UTM Easting: 527086.956
Point combined factor: 0.9996067
Estimated horizontal positional accuracy: +/- 0.003 m



This plan lies within the jurisdiction of the Approving Officer for the District Of Maple Ridge

This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was completed on the 28th day of January, 2016
Mike Bernemann, BCLS 793

1100 *Reports and Recommendations*

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: May 23, 2017
FILE NO: 2017-035-RZ
MEETING: Council
SUBJECT: First Reading
Zone Amending Bylaw No. 7325-2017
11781 and 11775 Burnett Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 11781 and 11775 Burnett Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 4,562 m² (49,100 ft²), 64 rental unit apartment building. The rental units are divided into 41 one-bedroom and 23 two-bedroom units. 74 off-street parking spaces are located in an underground parking garage. The subject properties are designated as Low-Rise Apartments in the Official Community Plan, and no OCP amendment is required to accommodate the proposed development. It is also exempt from the Community Amenity Contribution Policy because it is located within the Town Centre Area. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7325-2017 be given first reading; and

That the applicant provide further information as described on Schedules C, D and E of the *Development Procedures Bylaw No. 5879-1999*, along with the additional information described in this report.

DISCUSSION:

a) **Background Context:**

Applicant: Kevin Bennett, Krahn Engineering Ltd.
Owner: 1083144 BC Ltd.

Legal Description: Lot A, Section 17, Township 12, New Westminster District Plan 22876, and Lot B, Section 17, Township 12, New Westminster District Plan 22876

OCP:
Existing: Low-Rise Apartment
Proposed: No change

Zoning:
Existing: RS-1 (One Family Urban Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Seniors' Apartments
	Zone:	CD-5-00 (Senior Apartments)
	Designation:	Low-Rise Apartment
South:	Use:	Vacant, but five storey apartment building proposed (2016-145-RZ)
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low-Rise Apartment
East:	Use:	Single Family Houses
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Restaurants and services
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property:	Vacant
Proposed Use of Property:	Rental Apartments
Site Area:	2620 m ² (0.65 acres), both lots combined
Access:	Pedestrian and vehicle access from Burnett Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties, located at 11781 and 11775 Burnett Street, are two adjacent, rectangular shaped lots. The lots are generally flat, and vegetated with grass and some trees.

There are already a number of multi-family apartment buildings, and one seniors' apartment complex to the north of the subject properties on the same side (west side) of Burnett Street. A similar, five storey, 64 unit rental apartment building is also being proposed (2016-145-RZ) on the lots to the south, which are currently vacant. The subject properties face single family houses on the east side of Burnett Street, which lie just outside of the Town Centre Area. Four restaurants (A&W, Chinese, Japanese, and Pizza) are located on the service commercial lot to the west of the subject properties.

c) Project Description:

The development proposal is for a five (5) storey, 64 rental unit apartment building (41 one-bedroom and 23 two-bedroom units) with approximately 4,562 m² (49,100 ft²) of floor area. One underground parking garage provides 74 car parking spaces, seven of which are intended for visitors and one of which is for disabled parking. A long term bicycle parking room is also proposed in the underground garage, while at least 20 short term bicycle parking spaces will be provided on the site.

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

d) **Planning Analysis:**

Official Community Plan:

The subject properties are located within the Downtown East Precinct of the Town Centre Area Plan. The Downtown East Precinct serves as the eastern interface and gateway to the Town Centre. More urban and pedestrian oriented development is desired in the Downtown East Precinct, which can include medium to high density residential high-rise towers. This project, a mid-rise residential building, conforms to the intent of the precinct guidelines of the Town Centre Area Plan.

The subject properties are currently designated Low-Rise Apartment in the Town Centre Area Plan. An OCP amendment is not required to support the proposed development and rezoning.

The following policies apply to this proposal:

Official Community Plan Policies

3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canadian Mortgage and Housing Corporation, and,

This project will add up to 64 new purpose built rental housing units to the Town Centre. It currently proposes 41 one-bedroom and 23 two-bedroom units. No three or more bedroom units, which are more suitable to families with children, are included in this project.

3-32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District...

This project is in compliance with this policy as it provides rental accommodation. The applicant has also expressed a willingness and support for integrating affordable housing units, as well as units which are suited to persons with special needs (e.g. mobility impairments), or which can be easily adapted for such purposes. The final mix of unit types and affordable housing provisions will be presented in the second reading report.

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

Residential units constructed in accordance with SAFERhome standards and with the adaptable dwelling unit provisions of the BC Building Code (BC Reg. 216/2006, Division B, Section 3.8.5) support “age-in-place” senior housing. Other projects in the Town Centre Area have volunteered approximately 10% of their units constructed to these standards. The applicant has expressed a willingness and support for integrating units which are supportive of seniors.

In summary, the applicant will be asked to provide a revised floor plan identifying the unit mix, number of affordable units, units for seniors, and units that can accommodate individuals with special needs as part of the detailed submission prior to second reading. A Housing Agreement will be used to formalize the mix of unit types (i.e. number of bedrooms, senior, special needs housing) and affordable housing provisions.

Town Centre Area Plan Policies

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of purpose built rental units in the Central Business District. It is located within walking distance to a range of shops, services, and transit in and around the Central Business District.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, and be built next to two storey seniors' apartments on the property to the north. The applicant will be asked to provide a shadow study.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking structure which appears to protrude slightly above grade. The applicant will be asked to demonstrate how impacts of the above grade parking structure on the public realm will be mitigated by landscaping, plantings or residential amenity space design.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

Housing Action Plan:

The Housing Action Plan (HAP), which was endorsed by Council in September, 2014 identified rental housing as a priority. The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

This project meets many of the objectives of the Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge. The applicant will provide detailed information about the unit mix for the second reading report. A Housing Agreement will insure that these units will be retained for such purposes over time.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a five storey, 64 unit rental unit apartment building. The current project requests the following variances from the requirements of the proposed zone:

- Increase in height from four storeys to five storeys;

Other variances may be required as the design work on the proposed development progresses. Requested variances will be detailed more fully in the second reading report. The applicant will also need to justify variance requests through a Development Variance Permit (DVP) application.

Parking:

This project's 74 car parking spaces in the underground garage meet the reduced parking requirements in the Central Business District of the *Off-Street Parking Bylaw 4350 – 1990*. It is however noted that the City has received complaints about parking from some residents along the east side of Burnett Street. To date, the nature of these complaints have been about parked vehicles blocking driveway access or sight lines to the single family houses, rather than about a lack of parking supply. The City has increased bylaw enforcement along Burnett Street to deal with these types of complaints.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multi-family residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

The Town Centre Development Permit must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. Town Centre Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);

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

CONCLUSION:

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

“Original signed by Chee Chan”

Prepared by: Chee Chan
Planner 1

“Original signed by Chuck Goddard” for

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

“Original signed by Frank Quinn”

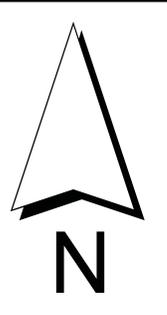
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Site Plan
- Appendix D – Zone Amending Bylaw No. 7325-2017



Scale: 1:1,500

Legend

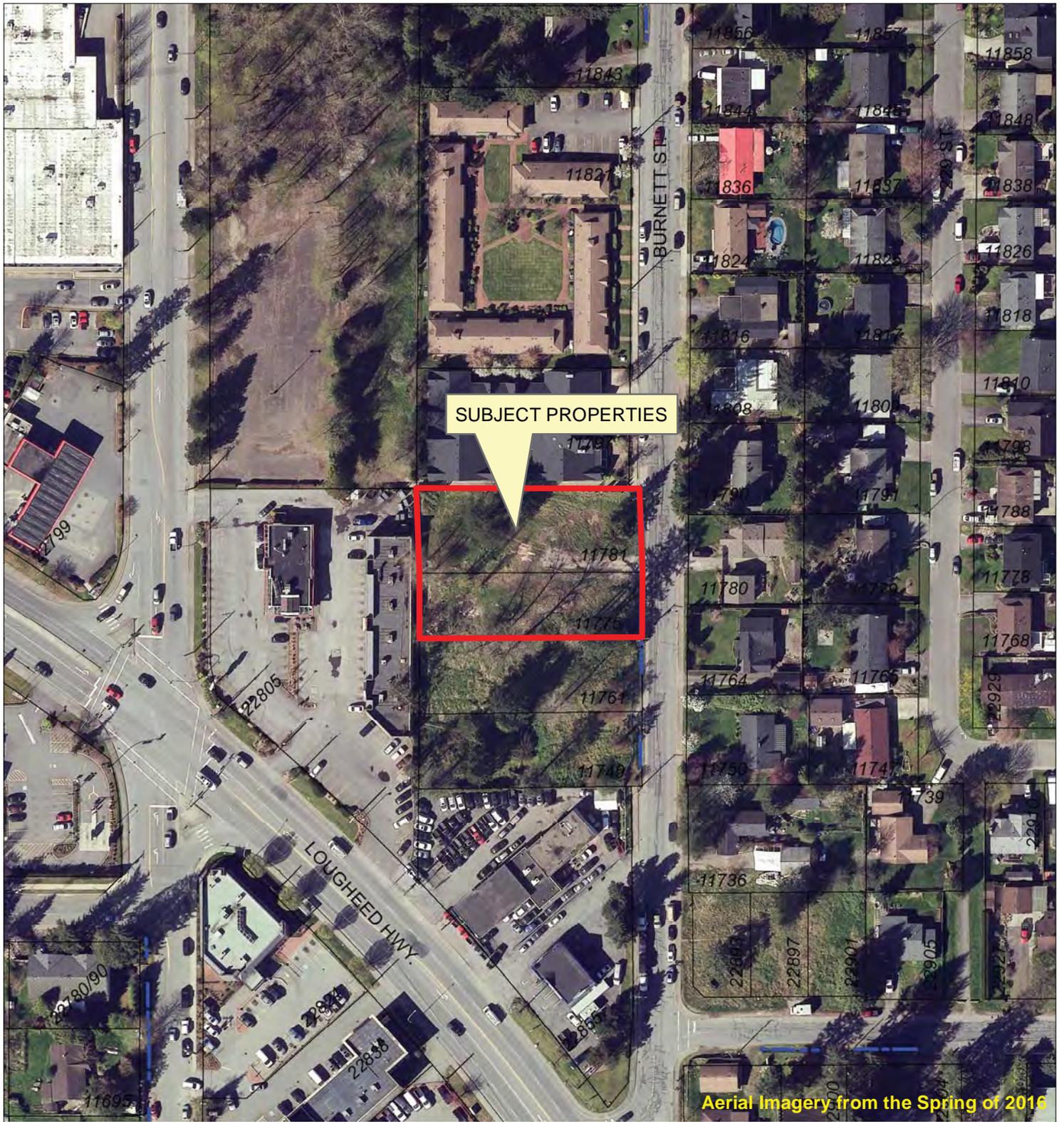
-  Stream
-  Indefinite Creek
-  River
-  Major Rivers & Lakes

11775/11781 Burnett St



2017-035-RZ
 DATE: Feb 14, 2017

BY: JV



SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2016



Scale: 1:1,500

Legend

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

11775/11781 Burnett St



2017-035-RZ
DATE: Feb 14, 2017

BY: JV

APPENDIX C



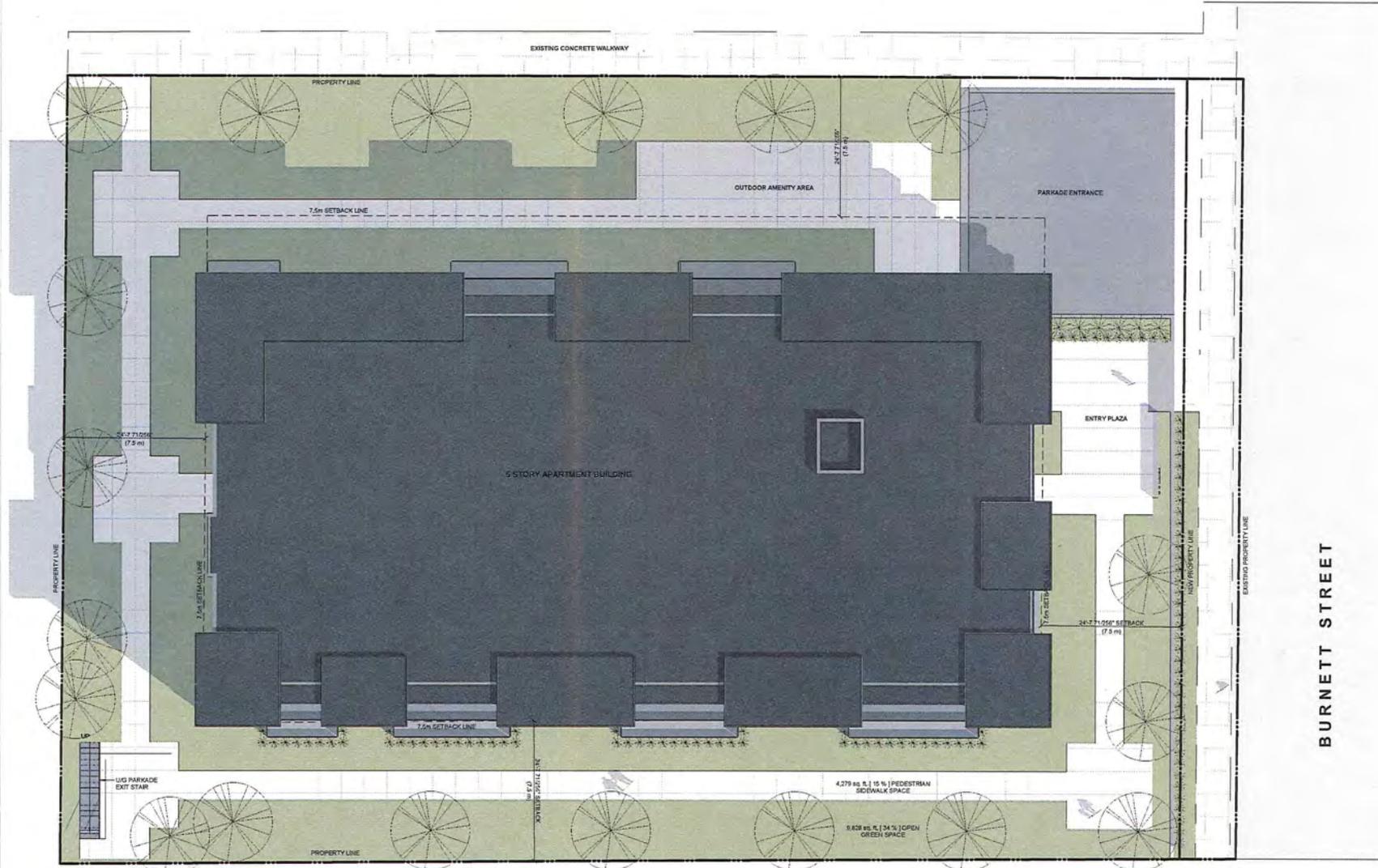
ADMINISTRATIVE OFFICE
 88-2011524/1525 AVENUE, WINDERMERE, BC V2P 1K6
 T. 604.273.1100 F. 604.273.1100 WWW.KRAHN.CO

EDMONTON OFFICE
 10000-100 STREET, EDMONTON, AB T5C 1P9
 T. 780.429.1100 F. 780.429.1100

VANCOUVER OFFICE
 1000-1000 BURNETT STREET, VANCOUVER, BC V6A 1A9
 T. 604.273.1100 F. 604.273.1100

NOT FOR CONSTRUCTION

1. SETBACK: REVIEW FOR FIRST READING
 2ND, DATE, NAME, DISCREPANCY
 ISSUES AND REVISIONS
 SEAL



BURNETT STREET

PROPERTY INFORMATION:
 CIVIC ADDRESS: 11775 + 11781 BURNETT STREET, MAPLE RIDGE, BC
 LEGAL ADDRESS: LOT B, SECTION 17, TOWNSHIP 12, NWD PLAN NWPC2376
 LOT A, BLOCK 2, SECTION 17, TOWNSHIP 12, NWD PLAN 22976
 LOT SIZE: 2,618.8 sq. m. (28 188.5 sq. ft.) (PRE DEDICATION)
 2,493.8 sq. m. (26 842.7 sq. ft.) (AFTER DEDICATION)
 ZONING: CURRENT, RS-1 AND CS-1
 PROPOSED, RM-2 MEDIUM DENSITY APARTMENT

ZONING REVIEW [BASED ON RM-2]:
 DENSITY: MAX. FSR OF 1.8 EXCEPT AREAS NOTED IN 604.5 A-F
 5 FLOORS x 9,820 sq. ft. = 49,100 sq. ft.
 + FSR OF 1.74
 SETBACKS: 7.5m FROM ALL PROPERTY LINES
 BUILDING HEIGHT: NOT EXCEED 15.0m OR 4 STORES
 OPEN SPACE: 30% OF THE LOT TO BE PROVIDED AS USEABLE OPEN SPACE
 AMENITY AREA: 1.0 sq. m. PER UNIT, MAY BE USED AS PART OF THE OPEN SPACE

OFFSTREET PARKING REVIEW:
 BASED ON SECTION 15.1 OF ZONING BYLAW NO. 4350-1990
 BACHELOR SUITE = 0.9 STALLS PER UNIT
 1 BEDROOM = 1 STALL PER UNIT
 EACH ADDITIONAL BEDROOM = 0.1 STALL PER UNIT
 VISITOR PARKING: 0.10 SPACE WHERE ONSTREET SUPPLY AVAILABLE
 0.20 SPACE WHERE NO ONSTREET SUPPLY AVAILABLE

REQUIREMENT CALCULATIONS:
 41 ONE BEDROOM UNITS = 41 STALLS
 23 TWO BEDROOM UNITS = 23.3 STALLS
 54 UNITS x 0.10 VISITOR = 5.4 STALLS
 TOTAL STALLS REQUIRED = 72.7 STALLS
 TOTAL STALLS PROVIDED = 73 STALLS

OFFSTREET BICYCLE REVIEW:
 LONG TERM BICYCLE PARKING: 1 SPACE PER 4 UNITS
 SHORT TERM BICYCLE PARKING: 6 SPACES PER 20 UNITS
 LONG TERM REQUIRED: = 16 SPACES (64 / 4)
 SHORT TERM REQUIRED: = 19.3 (64 / 20 x 6)

1 SITE PLAN
 SCALE: 1/8" = 1'-0"



larry podhora / architect
 11775 BURNETT STREET, VANCOUVER, BC V6A 1A9
 PROJECT NAME:
 11775 BURNETT

PROJECT ADDRESS:
 11775 BURNETT STREET
 MAPLE RIDGE, BC

DRAWING TITLE:
 SITE PLAN

SCALE: 1/8" = 1'-0"
 DRAWN: MS
 CHECKED: Chaw
 PROJECT NO.: HD47
 DRAWING NO.:

DP-2.0

THIS DRAWING IS PROPERTY OF KRAHN GROUP OF COMPANIES AND SHOULD NOT BE COPIED OR DISTRIBUTED WITHOUT PRIOR WRITTEN CONSENT

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MAPLE RIDGE ZONE AMENDING

Bylaw No. 7325-2017

Map No. 1710

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,000

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. 7336-2017**
22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road;
12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street;
12002, 12032, 12038, 12051, 12061 - 223 Street; and 12011 224 Street;
AND
First Reading Discharge Land Use Contract Bylaw No. 7337-2017
12051 and 12061 - 223 Street

MEETING DATE: May 23, 2017
FILE NO: 2017-061-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from RS-1 (One Family Urban Residential), and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) for redevelopment over seven (7) phases, allowing for a comprehensively planned mixed-use commercial / office and residential development on a 2.97 hectares (7.35 Acre) site in the Town Centre Area. The site is bounded by Dewdney Trunk Road on the south, Brown Avenue on the north, 224 Street on the east and Plaza Street on the west, except for the ophthalmological clinic property on Brown Avenue and the Dental / Donair Restaurant property on Dewdney Trunk Road.

In addition to the rezoning, there are two other amendments required, Land Use Contract 2435-1977 will be discharged for 12051/12061 - 223 Street. The proposal may require a map amendment to Schedule "G" of the Zoning Bylaw to remove a portion of the subject properties from the area that requires ground floor commercial. Ground level retail will be required along Dewdney Trunk Road and wrapping at the corners of Plaza Street and 224 Streets.

The proposed buildings will range from two and three storey commercial / office buildings to residential towers up to 19 storeys in height. Most, if not all parking will be provided underground. The development proposes significant pedestrian realms, including street fronting retail, internal mews, playgrounds, and an east west pedestrian spine with both a central landscaped area and an urban plaza with retail activities, public art and pedestrian amenities at the corner of 224 Street and Dewdney Trunk Road.

Due to the unique design and with the density exceeding the maximum permitted by the C-3 (Town Centre Commercial), a comprehensive development zone CD-1-17 is being crafted. To bridge between the maximum density in the C-3 zone and the density being sought by the applicant, there will be a Master Development Agreement identifying bonus elements other than the normal ones for underground parking and building height commonly utilized. This Agreement will include such bonus elements as: Public Art, rental housing, adaptive housing, public access to plaza and open space elements, landmark features incorporated into the design of the buildings and roof tops, Place-making, digital display screen, storm water management, electric vehicle charging stations, LEED certification and other energy, green and sustainable practices as may be applicable to given phases are proposed.

To proceed further, additional information as well as the information outlined above and contained in following sections of this report and including some general issues identified by Departments, will be required to proceed past first reading for this application.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7336-2017 be given first reading and;
- 2) That Discharge Land Use Contract Bylaw No. 7337-2017 be given first reading; and
- 3) That the applicant provide further information as described on Schedule C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application and additional information as described in this report dated May 23, 2017.

DISCUSSION:

a) Background Context:

Applicant: SwissReal Developments Ltd.
Owner: 487559 BC Ltd; Brian James Holdings Inc.; Salus Enterprises Ltd.,
Inc. No. 178009; 463226 B.C. Ltd;

Legal Description:

- Lot 26 District Lot 399 Group 1 New Westminster District Plan 17845 (000-969-222)
- Lot 27 District Lot 399 Group 1 New Westminster District Plan 17845(000-969-231)
- Lot 8 Except: Part Dedicated Road on Plan LMP5168, District Lot 399 Group 1 New Westminster District Plan 20094 (001-115-332)
- Lot 3 District Lot 399 Group 1 New Westminster District Plan 13752 (001-419-684)
- Lot 4 District Lot 399 Group 1 New Westminster District Plan 14543 (001-886-134)
- Parcel "B" (Explanatory Plan 9471) of Lot 2 District Lot 399 Group 1 New Westminster District Plan 1112 (001-916-980)
- Lot 18 District Lot 399 Group 1 New Westminster District Plan 14549 (002-150-051)
- Lot 24 District Lot 399 Group 1 New Westminster District Plan 15679 (004-031-768)
- Lot 1 Block 2 District Lot 399 Group 1 New Westminster District Plan 14543 (004-067-444)
- Lot 3 District Lot 399 Group 1 New Westminster District Plan 14543 (004-681-088)
- Lot 3 District Lot 399 Group 1 New Westminster District Plan 14543 (004-681-088)
- Lot 50 District Lot 399 Group 1 New Westminster District Plan 48265 (006-217-796)
- Lot 52 Except: Part Dedicated Road on Plan 81647, District Lot 399 Group 1 New Westminster District Plan 49034 (006-357-571)
- Lot 10 District Lot 399 Group 1 New Westminster District Plan 20094 (008-643-831)
- Lot 1 Except: The East 47 Feet; District Lot 399 Group 1 New Westminster District Plan 13752 (009-862-510)
- Lot 2 District Lot 399 Group 1 New Westminster District Plan 13752 (009-862-544)
- Lot 4 District Lot 399 Group 1 New Westminster District Plan 13752 (009-862-552)
- Lot 2 District Lot 399 Group 1 New Westminster District Plan 14543 (009-966-552)
- Lot 5 District Lot 399 Group 1 New Westminster District Plan 14543 (009-966-561)

OCP:	Existing:	Town Centre Commercial
	Proposed:	Town Centre Commercial
Zoning:	Existing:	RS-1 (One Family Urban Residential), C-3 (Town Centre Commercial); CS-1 (Service Commercial); and Land Use Contract Bylaw No. 2435-1977
	Proposed:	CD-1-17 (Comprehensive Development)
Surrounding Uses:		
	North:	Use: Multi-Family Residential; Vacant Land; School District #42 Office; Single Family Residential Homes; and Royal Canadian Legion Branch #88
		Zone: RM-2(Medium Density Apartment Residential); RS-1(One Family Urban Residential); CD-1-00(Comprehensive Development Zone); RM-3(High Density Apartment Residential); RM-2(Medium Density Apartment Residential); and P-6(Civic Institutional)
		Designation: Brown Avenue is designated as a Major Corridor; Institutional; Low-Rise Apartment; Single-Family Residential; and Ground-Oriented Multi-Family.
	South:	Use: Commercial
		Zone: C-3 (Town Centre Commercial)
		Designation: Town Centre Commercial)
	East:	Use: Commercial strip mall
		Zone: C-3 (Town Centre Commercial)
		Designation: Town Centre Commercial and Park
	West:	Use: Multi-Family Residential and commercial
		Zone: C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
		Designation: Town Centre Commercial
Existing Use of Property:		Commercial strip mall; Commercial Retail Units and Single Family houses.
Proposed Use of Property:		7 phase mixed use residential/commercial and public space development.
Site Area:		2.97 hectares (7.35 Acre)
Access:		Plaza Street and Brown Avenue
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject properties are located within the Town Centre Area north of Dewdney Trunk Road; south of Brown Avenue; east of Plaza Street; and west of 224 Street. Within these blocks 223 Street and Garden Street runs north and south. The development cell encompasses all of the properties within the north/south and east/west road network identified above except for portions of 223 and Garden Street which may be closed; and 22327 Dewdney Trunk Road and 22320 Brown Avenue. The properties that make up the development cell comprises approximately 2.97 hectares (7.35 Acre) that contains a mixture of commercial buildings types and businesses; as well as, existing residential homes in varying degrees of condition.

c) Project Description:

Previous application:

In 2011, the City received an application (2011-098-00) for a mixed use commercial / residential project on the eastern portion of the subject site. This application was granted first reading on November 8, 2011. The project did not proceed past the land use and density stage, based on a conceptual plan showing commercial podiums with a series of residential towers and open spaces.

Current Application:

The applicant has applied to develop a Master Planned Development with the vision to create a neighbourhood within the Town Centre Area. The proposal as presented will be divided over eight parcels of land consisting of approximately 2.97 hectares (7.35 Acres). The density and uses will be a mixture over the lands. The applicant is proposing to develop this Master Planned Development as a 7 phased development. The proposed development will require a Master Development Agreement to detail the timing of phasing; amenities; and servicing.

The proposed 7 phased Master Planned Development details are outlined below (See Schedule "A" attached to bylaw):

- Phase One - Proposed parcel size 0.94 hectare (2.33 Acres) approximate in size.
 - i. One – Five storey residential building;
 - ii. One – Four to Five storey residential building with Commercial Retail Units (CRUs) located on the ground floor;
 - iii. Three Buildings – Three Storey Town Homes with roof top decks; and
 - iv. One Building – Two story residential walk-ups at ground level.

- Phase Two – Proposed parcel size 0.94 hectare (2.33 Acres) approximate in size.
 - i. One – Four to Five Storey Residential building with Commercial Retail Units (CRUs) located on the ground floor;

- Phase Three – Proposed parcel size 0.16 hectare (0.39 Acres) approximate in size.
 - i. One –Fifteen storey Residential Tower;
 - ii. One –Five storey residential building;
 - iii. One – Four storey residential building; and
 - iv. Amenity Space.

- Phase Four – Proposed parcel size 0.31 hectare (0.76 Acres) approximate in size.
 - i. One – Ten storey residential tower;
 - ii. One – Two storey residential walk-ups at ground level; and
 - iii. One Space for public use.

- Phase Five – Proposed parcel size 0.14 hectare (0.34 Acres) approximate in size.
 - i. One – Two storey office and retail building; and
 - ii. One – Four storey office and school building.

- Phase Six – Proposed parcel size 0.51 hectare (1.26 Acres) approximate in size.
 - i. One – Five storey residential building;
 - ii. One – Nine Storey residential building;
 - iii. One – Seventeen storey residential tower;
 - iv. One – Ground floor Commercial Retail Units (CRUs) building;
 - v. Open space.

- Phase Seven – Proposed parcel size 1.03 Acres (0.42 hectare) approximate in size.
 - i. One – Nineteen Storey residential tower for rental accommodations;
 - ii. One – Five storey residential building;
 - iii. Two - Ground floor Commercial Retail Units (CRUs) building; and
 - iv. A Plaza located at the corner of 224th Street and Dewdney Trunk Road.

The potential amendment to Schedule "G" of the Zoning Bylaw is intended to have the ground level retail alignment and support the applicant's Master Plan for a retail presence on Dewdney Trunk Road.

The applicant is proposing to integrate a large public realm through the development. This public realm as proposed will consist of a neighbourhood level-type park; public plazas and formal and informal walkways.

The applicant is proposing to provide a variety of rental and market housing, which could include townhouses; row-houses; low-rise apartments; high-rise apartments and live work studios. Rather than concentrating the rental units in one phase, distribution of some of this rental housing as well as incorporating affordably factors and units permit aging in place (Adaptive Housing) will be explored in accordance with the Maple Ridge Housing Action Plan. To secure the market and non-market rental, a Housing Agreement will be required.

The applicant has also made attempts to acquire two remaining properties of land in an effort to make the development continuous. To date the applicant has not been successful; however, they have advised that they will continue to have a dialogue with these property owners. One of these lots front Dewdney Trunk Road. The application includes all lots fronting Dewdney Trunk Road, except this lot. This may be challenging to the City's desire to acquire all the required right-of-way for traffic flow functionality. Should this parcel remain outside of the proposed phased development, consideration will need to be given to how the right-of-way can be obtained. The CD bylaw would be adjusted to accommodate one or both of these lots if they become part of the application in the future.

The applicant and the Engineering Department are exploring the potential closing of Garden Street and 223 Street. This would require the approval of Council by way of a road closure bylaw. The CD bylaw would be adjusted to accommodate this.

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.

For this application, the terms and conditions will need to be negotiated regarding timing and phasing. For example, road widening, truncations, closures and the likes are done prior to final reading. This can be secured in a variety of ways such as Covenants or amendments to the CD-1-17 Bylaw. This will be done before the second reading report and will be incorporate as a condition of the second reading report.

A more detailed analysis and a further report will be required prior to Second Reading. Such assessment may impact proposed Floor Space Ratios and residential dwelling unit yields, OCP designations and Bylaw particulars, and may require additional applications, legal instruments or other plans.

d) **Planning Analysis:**

Official Community Plan:

The development site is located within the Town Centre Area Plan and is currently designated Town Centre Commercial. The Town Centre Commercial designation intends to create a compact and vibrant commercial area that is pedestrian-oriented and has a wide array of commercial, mixed-use, and multi-family residential area. The Policies below support the proposed development rezone to CD-17-1 and to discharge of Land Use Contract Bylaw No. 2435-1977.

3.3 Land Use Designation – Town Centre Commercial

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

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

3.2 Affordable, Rental and Special Needs Housing

The Official Community Plan Chapter 3, Neighborhoods and Housing identify several issues one of these issues is housing affordability. Housing affordability is of particular concern for both homeowners and renters living in the community with almost one-quarter of homeowners considered to be in Core Housing Need. Core Need is a term used by senior government to determine eligibility for social housing subsidies. A household is considered to be in core need when appropriate housing costs more than 30% of its gross income in shelter costs (either rent or mortgage payments). Housing affordability is also an issue for renters, where 34% are spending in excess of 30% of their gross income on housing. The percentage of residents spending greater than 30% of gross income on housing is an issue of concern because it’s an indicator that these residents have less disposable income available for other basic needs, such as food, transportation, clothing, recreation and leisure. In Canada, housing is considered affordable if shelter costs account for less than 30 per cent of before-tax household income as defined by the Canada Mortgage and Housing Corporation (CMHC). However, the City of Maple Ridge Housing Action Plan further defines affordable housing as follows: Affordable housing is housing that is adequate in standard and does not cost so much that individuals and families have trouble paying for other necessities such as food, health, and transportation on an ongoing basis.

In order to address housing affordability, rental and special needs housing the OCP encourages these provision through the policies detailed below.

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

Policy 3-31 *“Maple Ridge supports the provisions of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms. Maple Ridge may also limit the demolition or strata conversion of existing rental units, unless District-wide vacancy rates are within a healthy range as defined by the Canada Mortgage and Housing Corporation.”*

Policy 3-32 *“Maple Ridge supports the provisions of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.”*

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

Maple Ridge Housing Action Plan

Maple Ridge’s vision and commitment to towards housing is encompassed in this statement contained in the Maple Ridge Housing Action Plan (MRHAP):

“Access to safe, affordable, and appropriate housing that meets the diverse and changing needs of the community is a priority.”

The proposed development supports the vision of rental units in one building which is being proposed in a later phase of the project. Having rental units incorporated throughout the development is encourage to achieve the same level of 10% -15% rental units as other projects in the Town Centre Area have achieved. The proposal does not yet fully address the vision of affordability, special needs, or age-in-place. It is recommended that further discussion occur with the applicant to address these aspects of the vision which have been fulfilled by other applications in the Town Centre Area.

Zoning Bylaw:

Proposed CD-1-17 Bylaw:

The current application proposes to rezone the properties located at 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032, 12038, 12051, 12061 - 223 Street; and 12011 224 Street from RS-1 (One Family Urban Residential), and C-3 (Town Centre Commercial) to CD-1-17(Comprehensive Development) to permit a mix residential/commercial use phased development. Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Prior to second reading detailed information will be provided to Council regarding the design; phasing; servicing; amenities; public space; engineering; road alignment and other details pertinent to the proposal.

CD Bylaw 1-17 contains the following provisions:

- Requiring a Master Development Agreement for bonus elements necessary to achieve the higher density being requested
- Providing of the Principal Uses, which are different for different phases of the project;
- Having flexible regulations for lot coverage, setbacks and height to accommodate this unique development;
- Setting the maximum Floor Space Ratios and bonus density as necessary to accommodate the different densities for each phase; and
- Applying the landscaping and screening, and the Apartment Use regulation from the proposed new Zoning Bylaw to this project.

The applicant has reviewed and accepted the CD Bylaw. As detailed information is submitted to the City minor adjustments may be necessary to the CD bylaw. Any such changes to the CD bylaw will be identified in a future Second Reading Report to Council.

Land Use Contract:

One of the properties making up this proposal (Lot 55 NWD Plan 53750 12051 and 12061 223 Street) is subject to a Land Use Contract from the late 1970's for parking associated with the Haney Shopping Centre). This Land Use Contract will not be necessary as the use will be governed by the proposed CD 1-17 Bylaw.

The mechanism to amend or discharge a Land Use Contract is established in Section 546 of the *Local Government Act*, as noted below. Furthermore, the Province has mandated all Local Governments by Section 547 of the same *Act* to have all Land Use contracts replaced by Zoning by June 30, 2022. The applicant is in agreement to the discharge of this Land Use Contract.

Development Permits:

Pursuant to Section 8.11, a Form and Character Development Permit is required for all multiple residential, flexible mixed use and commercial development located in the Town Centre Area.

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

Advisory Design Panel:

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading. The Advisory Design Panel will also be requested to review and comment on the Development Concept and the Supplementary Design Guidelines.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to Second Reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20. In addition, Council Policy 6.20 provides the authority where in the opinion of the Director of Planning, the development could have a significant impact on the amenities or character of the surrounding area, particularly in areas of infill development require a Developer Information Meeting. Since, this development is a multi-phased development the Director of Planning can require a Development Information Meeting in conjunction with every Development Permit application.

e) Interdepartmental Implications:

Preliminary comments:

The following general issues have been identified to guide the applicant in the matters to be considered in providing information and developing more detailed plans past first reading:

- **Engineering Department:** Engineering Department has attended several preliminary meetings regarding the project. At this phase of the review process the Engineering Department generally does not provide comments. Items that have been discussed are:
 - Road Improvements and closures;
 - Hydro lines along Dewdney Trunk Road;

- Infrastructure upgrades and scheduling improvements to roads and services that do not match the phasing;
- Geotechnical Studies;
- Traffic Impact Report, including need for traffic circle at Brown Avenue and 224 Street and other signal upgrading in the area;
- Pedestrian safety requirement, including pedestrian facilities on site and crosswalks on Dewdney Trunk Road;
- Effect of non-participating properties on the required road dedication and improvements, including bikeways and on-street parking; and
- Access to underground parking.

This list is not an exhaustive list of items or issues that the applicant will have to address, but provides a high level overview of issues and topics that have been brought to the applicant's attention.

- **Fire Department:** In meetings with Fire Department staff, we are aware of the need to have information to be provided by the applicant respecting fire fighting and emergency vehicle access in compliance with Building and Fire Codes. This would include identifying surfaces of the underground parking structure needing structural hardening to withstand the weight of emergency vehicles, and placement of infrastructure such as standpipes and hydrants without conflicting with landscaping and providing adequate space from buildings and structures to access them. Adequate setback from the Hydro high voltage lines and the building façades will need to be incorporated into the siting and design of the buildings, particularly in respect to positioning of aerial fire apparatus. As part of the second reading report detailed requirements will be provided to Council.
- **Parks and Recreation Department:** Parks Department has advised verbally that no additional park dedication is required as part of this development as nearby parks, such as Haney Nokai Park are sufficient to serve the needs of future residents in this development. Additionally, the Parks Department has advised that the Open Spaces network to be accessible to the public is to be secured by a Statutory Right of Way for public use with suitable indemnification of the City.
- **Planning Department:**
 - **Terms and Conditions:** There are a number of normal terms and conditions of rezoning, such as road construction and demolition of buildings to clear a site and avoid lot line encroachment. As described earlier in this report, a strategy will be needed to determine which terms and conditions must be completed before final and which may be phased over time to avoid disrupting business in operation and maintain traffic and pedestrian circulation.
 - **Formalizing the Master Plan:** There needs to be a process in place to achieve the master plan being proposed and for future development permits applications governing the form and character of the buildings and public spaces to achieve the master plan.
 - **Underground Parking:** Coordination of access and cross access agreements and separation of residential and non-residential parking will be required, including the effects of phasing and any parking reductions that may be supported by Transportation Studies and/or contributions in lieu of parking.
 - **Other Services:** Coordination is necessary with BC Hydro respecting the potential to relocate the high voltage transmission lines to improve the pedestrian realm of Dewdney

Trunk Road and any improvements for Dewdney Trunk Road as a transit corridor serving the subject high density site and the Core Precinct of Town Centre Area in general.

Detailed Comments:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E); and
4. A Subdivision Application.

In addition, the following supporting details will be required:

- Supplementary Design Guidelines to coordinate all phases to achieve the envisioned development and the associated "No-Build" Covenant;
- Amenity and Bonus Elements, including public art, public plaza and open spaces, land mark features, digital display screen, place making, etc; and
- Sustainability Elements (which may also form bonus elements), including a some water management strategy, green roof/walls, electric vehicle charging, LEED certification, energy conservation, etc.,
- Affordable and Rental Housing, such as Rental and Adaptive Housing subject to a Housing agreement with the City and indoor amenity space for residents.

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

CONCLUSION:

This development proposal is a major mixed use commercial, residential and rental housing project in the heart of the Town Centre Area Core Precinct. It will help to achieve Council's vision of creating a vibrant downtown area with businesses, stores and offices and housing, all promoting a walkable downtown with transportation choices – cycling, transit and cars.

The density being proposed in some of the phase of this project exceed the maximum permitted in the C-3 zone; therefore, a CD zone has been crafted for this project, including some element to bridge the density difference as agreed to in a Rezoning Agreement.

This initial land use review confirms that the development proposal is in compliance with the OCP, therefore, it is recommended that Council grant First Reading to zoning bylaw No. 7336-2017. It is also in order to discharge the land use contract at 12051 and 12061- 223th Street in parallel with this rezoning as the Land Use Contract is unnecessary and the Province has set a deadline for all such instruments to be cancelled. Therefore, it is recommended that first reading be granted by Council to Land Use Contract Discharge Bylaw 7337-2017. Further readings would be subject to additional information being provided by the applicant and assessed by staff.

“Original signed by Adrian Kopystynski”

Co-Prepared by: Adrian Kopystynski MCIP, RPP, MCAHP
Planner II

“Original signed by Wendy Cooper”

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

“Original signed by Christine Carter”

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

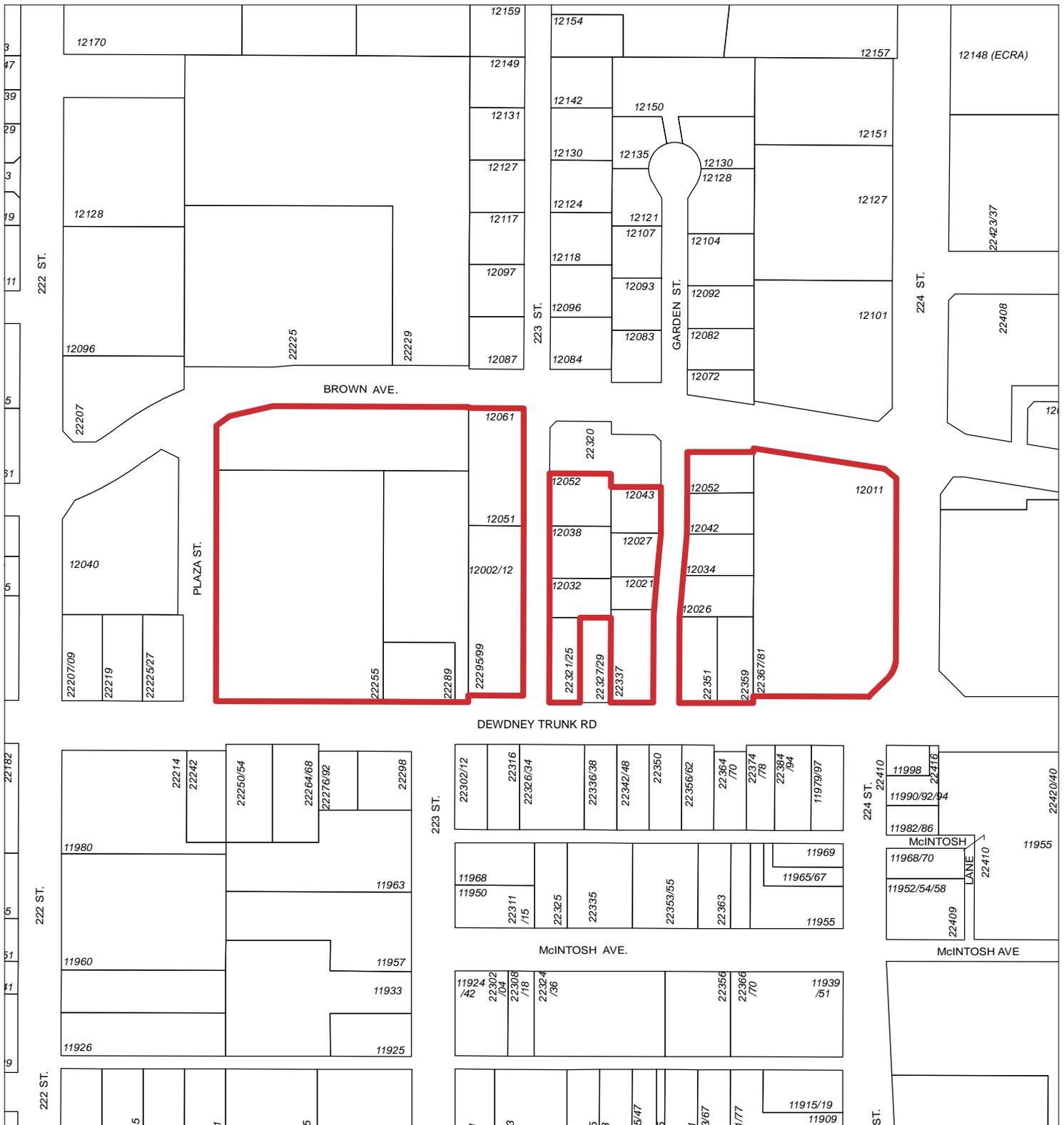
“Original signed by Frank Quinn”

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

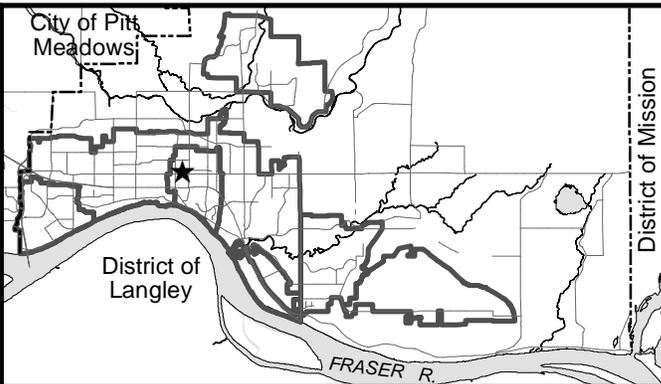
“Original signed by E.C. Swabey”

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. 7336-2017
 - Appendix D – Discharge Land Use Contract Bylaw 7337-2017
 - Appendix E – Proposed Site Plan



Scale: 1:2,500

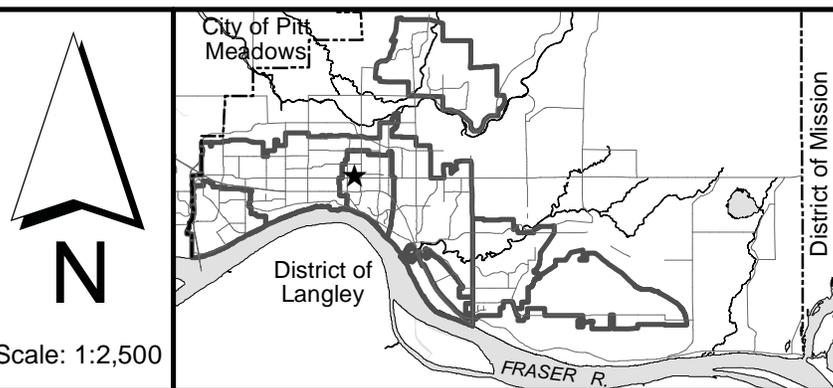
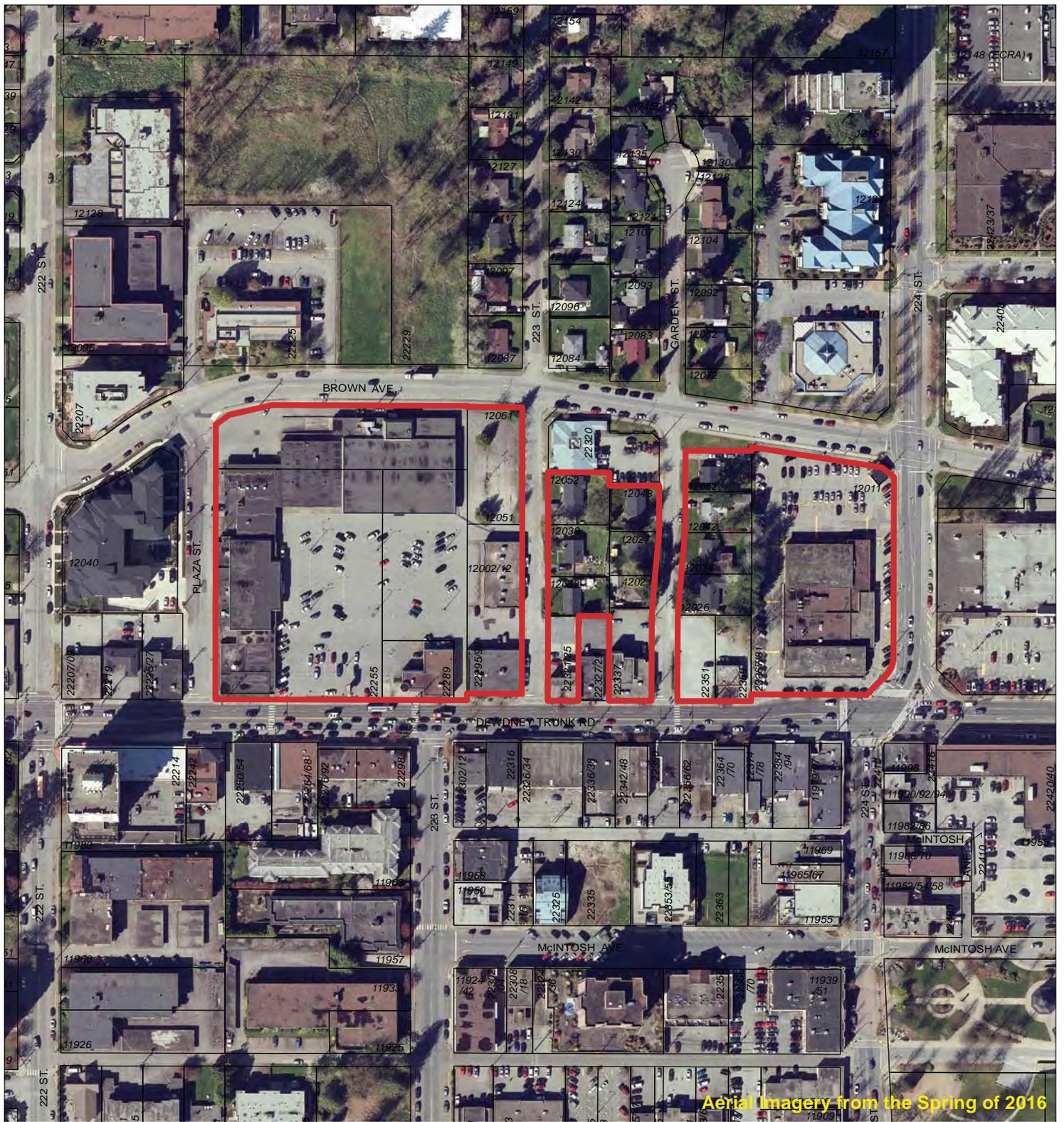


DEWDNEY TRUNK ROAD, 223 STREET,
GARDEN STREET, 224 STREET



FILE: 2017-061-RZ
DATE: Mar 3, 2017

BY: PC



Scale: 1:2,500

DEWDNEY TRUNK ROAD, 223 STREET,
GARDEN STREET, 224 STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-061-RZ
DATE: Mar 3, 2017

BY: PC

CITY OF MAPLE RIDGE BYLAW NO. 7336-2017

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7336-2017."
2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

"SECTION 10__ CD-1-17

A. INTENT

This zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development in multiple phased in the Town Centre Area.

B. INTERPRETATION

1. For the purposes of this zone:
 - (a) Agreement means the Master Development Agreement entered into between the City of Maple Ridge and SwissReal Investments Ltd.
 - (b) Schedule A means Schedule "A" attached to Maple Ridge Zone Amending Bylaw No. 7336-2017.

C. PRINCIPAL USES

1. The following principal uses are permitted in each phase:

	Phases						
	1	2	3	4	5	6	7
Apartment	x	x	x	x		x	x
Townhouse	x						
Permitted Principal Uses in the C-3 Town Centre Commercial Zone, except Apartment.	x	x			x	x	x

D. ACCESSORY USES

1. The following accessory uses are permitted:
 - (a) outdoor display or sales area, except in Phases 3 and 4; and.
 - (b) home occupation, except in Phase 5.

E. LOT AREA & DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 1,500 square metres.
 - (b) in width 6.0 metres.
 - (c) in depth 27.0 metres.

F. DENSITY

1. For the land shown as Phase 1 in Schedule A:
 - (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) An additional density of up to a maximum of 1.0 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.40 times the net lot area for providing 100% of the required parking within a parking structure or within an underground parking structure; and
 - (ii) An amount equal to 0.2 times the net lot area for each storey above the second, not to exceed 0.6 times the net lot area.

(Maximum density with full bonus is 2.0)
2. For the land shown as Phase 2 in Schedule A:
 - (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
 - (b) An additional density of up to a maximum of 1.24 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and
 - (ii) An amount equal to 0.3 times the net lot area for each storey above the second, not to exceed 0.9 times.

(Maximum density with full bonus is 2.3)

3. For the land shown as Phase 3 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 2.15 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.3 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 1.3 times the net lot area, based on the tallest structure in this phase; and
 - (iii) An amount equal to 0.55 times the net lot area for providing the bonus elements as set out in the Agreement.

(Maximum density with full bonus is 3.20)

4. For the land shown as Phase 4 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 0.88 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.28 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and
 - (ii) An amount equal to 0.075 times the net lot area for each storey above the second, not to exceed 0.6 times the net lot area based on the tallest structure in this phase.

(Maximum density with full bonus is 2.0)

5. For the land shown as Phase 5 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 1.87 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.37 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.5 times the net lot area for each storey above the second, not to exceed 1.0 times the net lot area based on the tallest structure in this phase; and

- (iii) An amount equal to 0.5 times the net lot area for providing the bonus elements as set out in the Agreement.

(Maximum density with full bonus is 3.0)

6. For the land shown as Phase 6 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 3.54 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 1.0 times the net lot area based on the tallest structure in this phase; and
 - (iii) An amount equal to 2.2 times the net lot area for providing the bonus elements as set out in the Agreement.

(Maximum density with full bonus is 5.0)

7. For the land shown as Phase 7 in Schedule A:

- (a) The floor space ratio shall not exceed a base density of 1.0 times the net lot area.
- (b) An additional density of up to a maximum of 2.64 times the net lot area may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the net lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the net lot area for each storey above the second, not to exceed 1.0 times the net lot area based on the tallest structure in this phase; and
 - (iii) An amount equal to 1.3 times the net lot area for providing the bonus elements as set out in the Agreement.

(Maximum density with full bonus is 4.0)

G. LOT COVERAGE

- 1. A lot coverage of all buildings and structures shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

H. SETBACKS

1. The minimum setback for all principal buildings and structures shall be not less than:
 - (a) from a front lot line: 0.0 metre.
 - (b) from a rear lot line: 0.0 metre.
 - (c) from a side lot line: 0.0 metre.
 - (d) from an exterior side lot line: 0.0 metre.

I. HEIGHT

1. Minimum building height shall be three (3) storeys, except 2 storeys in Phase 5.
2. Maximum building height is not restricted in phase 3.4.6 and 7.

J. LANDSCAPING AND SCREENING

1. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped including the retention of mature trees where possible. This landscaping shall be maintained.
2. Along the developed sides of the lot which abut a highway, a continuous landscaping strip of not less than 1.5 metres [5 ft.] in width shall be provided within the lot.
3. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways, and walkways.
4. Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres [8 ft.] by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

K. PARKING AND LOADING

1. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990, as amended.
2. An off-street parking use shall be sited to the rear of a building, be concealed within a building or be located underground.

L. OTHER REGULATIONS

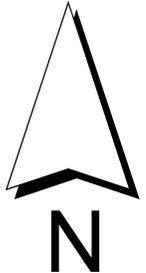
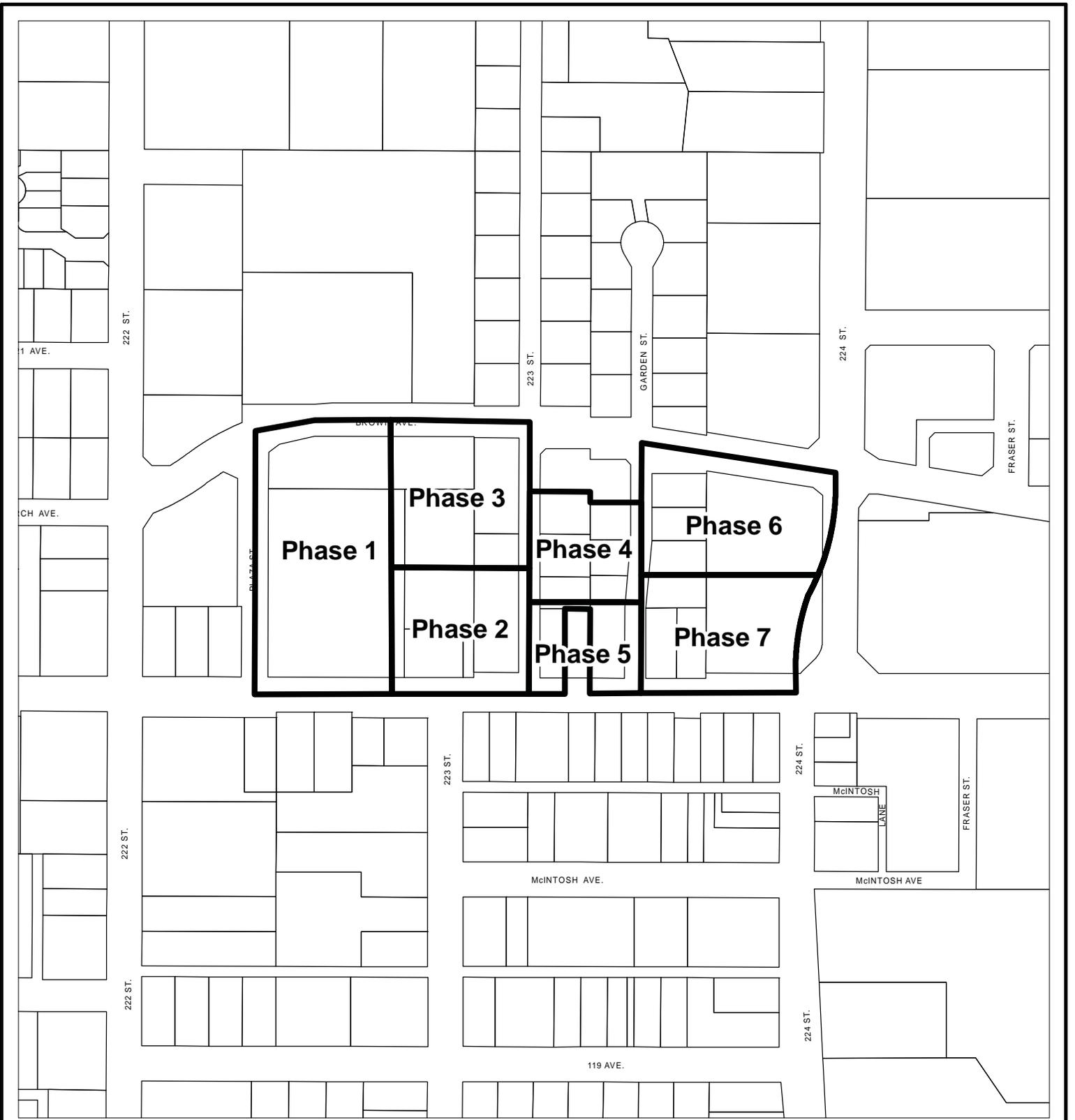
1. An Apartment Use shall:
 - (a) be limited exclusively to storeys above the first storey for a building or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and the internal public plaza from 224 Street to Garden Street in Phases 6 and 7.
 - (b) be located within a building above all storeys which used for non-residential principal use or off street parking.

- (c) have separate and independent access.
 - (d) be permitted only where all parking for such use is concealed parking.
2. The ground floor of all buildings shall have not less than:
 - (a) 90% of the lot frontage developed for permitted principal uses with public pedestrian or vehicular access.
 - (b) 25% of the lot area developed for a permitted principal uses.
 3. A minimum of 20% of the site area in Phases 1, 2, 4 and 6, 50% in Phase 5, and 35% of the site area in Phase 7 in Schedule A shall be provided as useable open space. A portion of the required open space may be provided on a roof.
 4. A minimum of 1.0 sq. m. of indoor amenity space shall be provided for each dwelling unit on the lot.
 5. Every use except for a loading use shall be located and undertaken wholly within an enclosed building.
 6. An off street parking use shall be sited inside a building or underground.
 7. A home occupation use shall comply with the regulations of Section 402 (4).

Schedule A to Section 10__ CD-1-17

Insert Schedule "A" that is attached to Maple Ridge Zone Amending Bylaw No. 6966-2013 in place of and delete this text in italics."

3. Those parcels or tracts of land and premises known and described as:
 - LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845 (000-969-222)
 - LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845(000-969-231)
 - LOT 8 EXCEPT: PART DEDICATED ROAD ON PLAN LMP5168, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094 (001-115-332)
 - LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752 (001-419-684)
 - LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543 (001-886-134)
 - PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112 (001-916-980)
 - LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549 (002-150-051)
 - LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679 (004-031-768)



Scale: 1:3,000

Bylaw No. 7336-2017
Schedule "A"

PLANNING DEPARTMENT



mapleridge.ca

Schedule A
DATE: May 16, 2017

BY: DT

CITY OF MAPLE RIDGE BYLAW NO. 7337-2017

A Bylaw to authorize the Discharge of Land Use Contract Bylaw No. 2435-1977

WHEREAS, on the 28 day of April, 1977, the City entered into a Land Use Contract with CANADA SAFEWAY LIMITED for the use and development of the lands therein described;

AND WHEREAS, 487559 BC LTD, the present owner of the land described in Section 1 of this Bylaw, has applied for a discharge of Land Use Contract No. 2435-1977 registered against the title under Filing No. P11973.

AND WHEREAS the Council deems it expedient that the rights and obligations created and to be performed under the said Land Use Contract should terminate and be no longer of force or effect;

AND WHEREAS Section 546 of the *Local Government Act*, R.S.B.C, 2015, c.1, as amended, proved that a Land Use Contract may only be discharged by bylaw and only after a Public Hearing.

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

1. That the Land Use Contract entered into the 28 day of April , 1977, between the City of Maple Ridge and Canada Safeway Limited respecting the use and development of lands known as:

Parcel Identifier: 005-165-598
Legal Description: Lot 55, District Lot 399, Group 1, New Westminster District.
 Plan 53750

(12051/12061-223rd Street)

and outlined in heavy black line on Map No. 1713 a copy of which is attached hereto and forms part of this Bylaw.

Registered in the New Westminster Land Title Office on the 09 day of February, 1978, under Filing Number P11973, is terminated.

2. THAT the Mayor and City Clerk are hereby authorized to sign and affix the seal of the Corporation to such instrument as will effectually extinguish all rights and obligations created by the Land Use Contract and will release and discharge the Land Use Contract from the records of title to aforesaid lands in the New Westminster Land Title Office.

3. This bylaw may be cited as “Maple Ridge Land Use Contract Bylaw No. 2435-1977, Discharge Bylaw No. 7337-2017”.

READ a first time the day of , 2017.

READ a second time the day of , 2017.

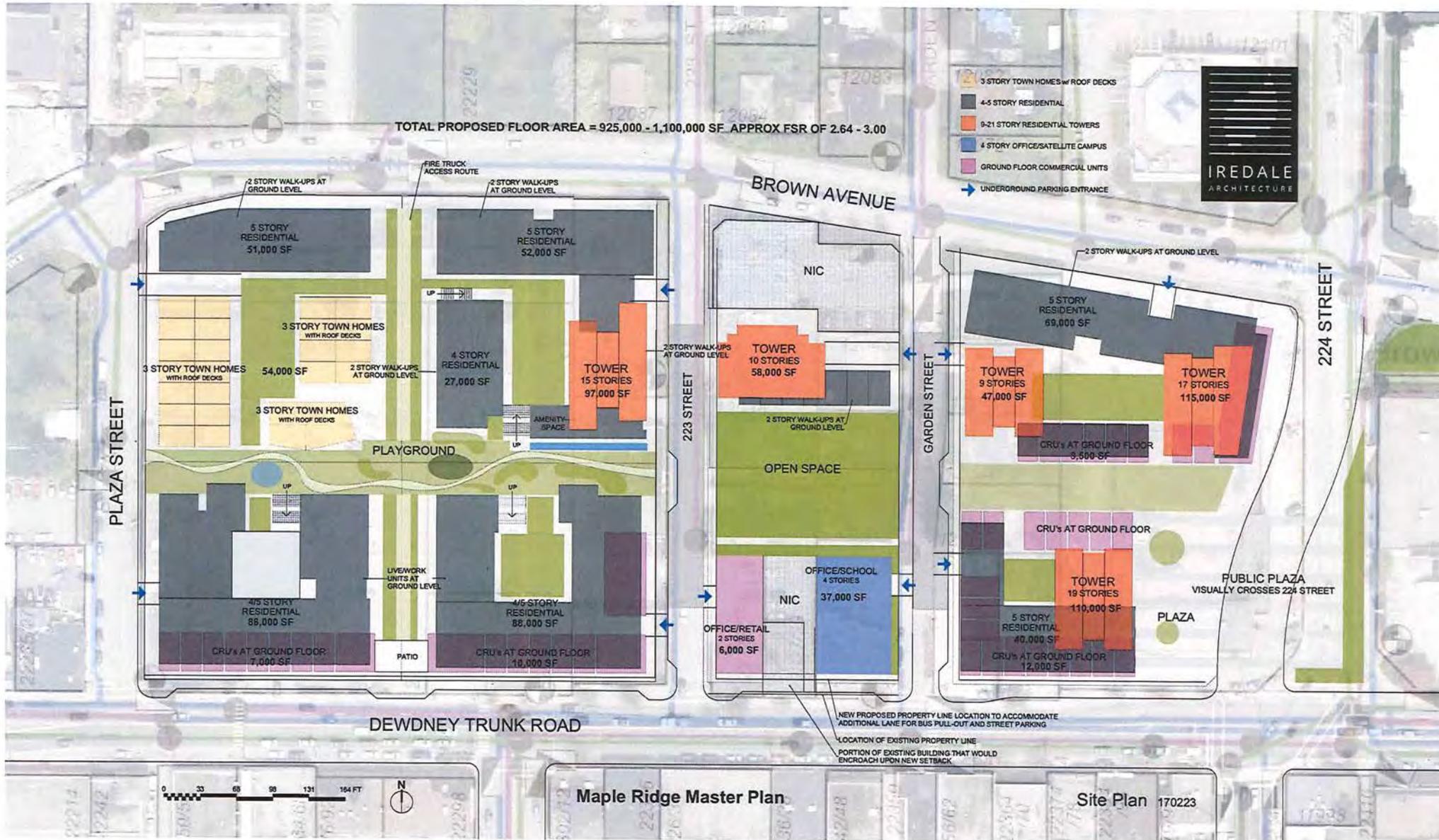
READ a third time the day of , 2017.

ADOPTED the day of , 2017.

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX E





City of Maple Ridge

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. 7331-2017 and
First Reading
Housing Agreement Bylaw No. 7332-2017
Second Reading
Zone Amending Bylaw No. 7183-2015
23025, 23054, 23060, 23070, 23075, 23089 and 23095 Lougheed Highway and
11305, 11383, 11428 and 11438 232 Street

MEETING DATE: May 23, 2017
FILE NO: 2015-297-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 23025, 23054, 23060, 23070, 23075, 23089 and 23095 Lougheed Highway and 11305, 11383, 11428 and 11438 232 Street (Appendix A and Appendix B) from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential) and C-1 (Neighbourhood Commercial), to permit a future subdivision of approximately 89 R-2 lots, 262 townhouse units, a one acre active park, conservation areas, and construction of a mixed-use commercial residential building consisting of about 929 square metres of retail space and a minimum of 24 rental apartment units. There will be no tandem parking in this project.

There is also a site specific C-1 Zone text amendment to combine the C-1 and C-5 permitted uses, including the provision of at least 24 rental apartment units, a third of which would be adaptive dwelling units secured through a Housing Agreement. The Zone amending bylaw requires the existing zoning to be amended as follows:

- Adding a site specific text amendment to the C-1 Zone to list the following as Additional Principal Uses:
 - i. Apartment Use
 - ii. Assembly, including daycare;
 - iii. Civic;
 - iv. Financial Services;
 - v. Indoor Commercial Recreation;
 - vi. Business Services;
 - vii. Professional Services;
 - viii. Coffee Shops;
 - ix. Liquor Primary Establishments; and
 - x. Retail Sales excluding Highway Commercial Use.
- Adjust the zone boundaries in the schedule attached to the Zone Amending Bylaw accommodating road and parkland modifications;
- Change the former Interpretive Centre on the east side of Lougheed Highway to a townhouse pocket to be zoned RM-1 (Townhouse Residential). A child play area in the single family residential pocket along 232 Street is being introduced in place of the Interpretive Centre; and
- To change the lot coverage, siting, height and gross floor area regulations.

Council granted first reading to Zone Amending Bylaw No. 7183-2015 (Appendix D) and considered the early consultation requirements for the Official Community Plan (OCP) amendment on November 24, 2015.

Official Community Plan Amending Bylaw No. 7331-2017 (Appendix C) provides for OCP text amendments and designation boundary changes.

Section 6.3.6 Neighbourhood Commercial Centres in the Official Community Plan is proposed to be amended to identify the portion of the site proposed to be zoned C-1 as a Neighbourhood Commercial Centre.

Schedules B and C of the Official Community Plan (OCP) need to be amended. With these following amendments, this application will be in compliance with the OCP:

- Schedule B of the OCP requires two amendments. Firstly, redesignating the portion of the site for the proposed neighbourhood commercial centre and rental housing development from *Urban Residential* to *Commercial*. Secondly, redesignating the portion of the site for the central park from *Urban Residential* to *Park*.
- Schedule C of the OCP needs to have the *Conservation* designation boundaries adjusted for ground-truthing.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program as follows:

- \$4,100.00 per townhouse dwelling unit: 262 times \$4,100 = \$1,074,200.00; and
- \$5,100.00 per single family lot: 88 times \$5,100 = \$448,800.00.

It is estimated that the total voluntary Community Amenity Contribution amount will be \$1,523,000.00. This will be collected as a condition of rezoning. And that a further voluntary \$1,000,000.00 Community Amenity Contribution will be made. The total voluntary contribution is now \$2,530,000.00 and will be collected prior to final reading. In addition a voluntary park improvement contribution of \$150,000.00 will be made. Based on the development proposal, it is estimated that the applicant will also be required to pay development Cost Charges in excess of \$5 million.

Rental and Adaptive Housing is being proposed and secured through 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017 (Appendix E).

The applicant has also offered to provide a minimum of 24 rental apartment units in the mixed-use building, above the first floor commercial units. The mix will be 42% (a minimum of 10 units) one bedroom units, 25% (minimum 6 units) two bedroom units and a minimum of 33% (minimum 8 units) of three bedroom units. Of these, a minimum of one-third (8 units) will be designed to permit aging-in-place, being designed to meet SaferHome Standards (Appendix A attached to the bylaw in Appendix E) and in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code. And that 2 fast charging electrical vehicle outlets will be provide for public access. A security is to be collected to insure these units are provided.

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. 7331-2017 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. 7331-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7331-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7331-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7183-2015 be amended as identified in the staff report dated (May 23, 2017), be given second reading as amended, and be forwarded to Public Hearing;
- 6) That 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017 be given first reading;
- 7) Collecting a security for the provision of rental housing in accordance with the agreement to be entered into under 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017;
- 8) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Schedules "B" and "C"
 - iv) Road dedication on Lougheed Highway, Haney Bypass and 232 Street as required;
 - v) Park dedication as required, including construction of walkways, multi-purpose trails, plaza and public art space and emergency access roads; and removal of all debris and garbage from park land;
 - vi) Acquisition of the 1 acre central park to the City;
 - vii) Voluntary park improvement contribution of \$150,000.00 for the central park;
 - viii) Two (2) fast charging electrical vehicle outlets;
 - ix) Consolidation of the subject properties along the proposed zone boundaries;
 - x) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - xi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - xii) Registration of a "No Build" Restrictive Covenant, substantially in the form of the draft attached as Appendix F, for the multi-residential and commercial / rental apartment portions of the subject site. It will restrict development until future subdivision or development permits are issued by Council that comply with Supplementary Design Guidelines (Schedule "A" attached to the "No-Build" Covenant in Appendix F). This covenant is to require the single residential and townhouse units be prewired for electric vehicle slow charging and one publically accessible fast charge electric vehicle charging station associated with the mixed-use Commercial / Rental Apartment site;
 - xiii) Registration of a Statutory Right-of-Way plan and agreement, including saving harmless the City, over the townhouse and commercial / apartment sites where public pathways, walkways or other interconnections throughout the site and into the Kanaka Regional Park are proposed;

- xiv) Registration of a Reciprocal Cross Access Easement Agreement between the two townhouse lots south of the Lougheed Highway, as may be necessary;
- xv) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- xvi) Registration of a Restrictive Covenant for Stormwater Management;
- xvii) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that a minimum of 24 dwelling units will be restricted to rental units;
- xviii) Registration of a Restrictive Covenant stating that a minimum of one third of the dwelling units subject to the Housing Agreement will be designed and build to comply with SaferHome Standards, (see Schedule A attached to the bylaw in Appendix E), and in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code;
- xix) Security for the apartment units to be provided in accordance with the Housing Agreement;
- xx) Removal of existing building/s;
- xxi) 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;
- xxii) That a voluntary contribution, in the amount of \$1,523,000.00 to be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xxiii) A further voluntary Community Amenity contribution, in the amount of \$1,000,000.00.

DISCUSSION:

1) Background Context:

Applicant: Polygon Development 309 Ltd. T. Maginnis Cocivera
 Owner: BC Transportation Financing Authority

Legal Description: (see Appended to report)

OCP:

Existing: Urban Residential, Conservation
 Proposed: Urban Residential, Commercial and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential)
 Proposed: R-2 (Urban Residential District), RM-1 (Townhouse Residential), C-1 (Neighbourhood Commercial) with Site Specific text amendment to add more permitted uses and change other regulations as described in this report.

Surrounding Uses:

Portion of site north of Lougheed Highway:

North:	Use:	Telosky Park, Thomas Haney Centre, Thomas Haney Secondary and Maple Ridge Lawn Bowling Facility;
	Zone:	CD-1-89 (Assembly, Civic, Park & School);
	Designation:	Institutional;
East:	Use:	Townhouses and vacant (forested);
	Zone:	RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential);
	Designation:	Urban Residential and Conservation;
South:	Use:	Townhouses;
	Zone:	RM-1 (Townhouse Residential);
	Designation:	Urban Residential;

Portion of site south of Lougheed Highway:

Northwest:	Use:	Residential and Bare Land Strata Residential;
	Zone:	R-1 (Residential District) and RM-1 (Townhouse Residential);
	Designation:	Urban Residential;
Southwest:	Use:	Across Haney Bypass: CP Rail rail line, Kanaka Creek Regional Park;
	Zone:	RS-3 (One Family Rural Residential);
	Designation:	Park, Urban Residential and Conservation;
East:	Use:	Townhouse and Rural Residential;
	Zone:	RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential);
	Designation:	Urban Residential and Conservation;

Existing Use of Property:	Vacant with treed ravine areas
Proposed Use of Property:	Residential and Commercial
Site Area:	
Access:	232 Street, Lougheed Highway and new cul-de-sac street south off of Lougheed Highway. Emergency and future restricted access to Haney Bypass after upgrading is authorized and undertaken by the Ministry of Transportation and Infrastructure.
Servicing:	Urban or Rural Standard
Previous Applications:	2014-120-RZ (denied at first reading)
Companion Applications:	2015-297-DP (Phase one Townhousing (112 units)) 2016-279-DP and 2016-280-DP (combined natural features and watercourse protection development permit applications)

2) Background:

Originally, the subject lands (Appendix A) were to be part of a proposed north-south transportation corridor, feeding into a new link across the Fraser River referred to as the "Cottonwood Crossing." However, after the alignment at 200 Street was selected and the Golden Ears Bridge was built, the lands became surplus and are being disposed of by the Province.

In 2015, the lands were subject to an earlier development application by a different developer (Qualico Developments Inc.) that was similar in nature consisting of: townhomes; street townhomes; single family lots and a large commercial uses. However, this application was denied by Council. The reasons for denial were that no rental housing was proposed and the commercial building was deemed to be excessive in size, thus being unsupportable in three respects: (1) contrary to OCP

Policy 6-32 for size; (2) not aligning with the Maple Ridge Commercial and Industrial Strategy; and (3) the potential negative impacts on the Town Centre Area by its close proximity and wide range of uses being proposed.

The current applicants (Polygon and Morningstar), have tailored their application to address the concerns raised by Council with the earlier proposal. This includes: proposing rental market housing, developing a comprehensive plan to help establish a “sense of place” for the new community, providing public art, and adhered to Policy 6-32 while asked for a limited expansion of the permitted uses that are appropriate to a neighbourhood level and that do not negatively impact the Town Centre Area or its commercial viability.

Council granted first reading to the Polygon/Morningstar proposal on November 24, 2015. A full application with supporting documentation having been submitted, reviewed and found to be generally in compliance with OCP policies by City Departments; therefore, this application is being brought forward to Council to grant second reading, advance the application to Public Hearing and subsequently setting terms and conditions to be fulfilled prior to adoption.

Zone Amending Bylaw No. 7183-2015 (Appendix D) has been changed since first reading to reflect the detailed submission from the applicant. The maps attached to Bylaw No. 7183-2015 had the boundaries for the portions of the lands being zoned adjusted for the reconfigured central park and ground truthing. The additional site specific permitted uses and regulations for siting and floor area were also added to Bylaw No. 7183-2015.

OCP Amending Bylaw No. 7331-2017 (Appendix C) accompanies this application to designate the portion of the subject site for Neighbourhood Commercial Centre, in support of the 929 square metre commercial mixed use building and adjusting the Conservation designation boundaries for ground-truthing.

23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017 (Appendix E) also accompanies this project to authorize the City to enter into a Rental Housing Agreement for not less than 24 apartment units. These units would be situated above the commercial level of the proposed mixed use commercial/residential building.

Council will have the opportunity to review and approve the design of this commercial mixed use building as part of a future development permit application.

3) Project Description:

Overview:

The lands subject to this rezoning application were part of Ministry of Highways properties once slated to accommodate the alignment of the “Cottonwood Connector” through East Maple Ridge. The connector is no longer to be constructed; therefore, the site is being sold by the Province.

The development site (Appendix A) consists of two disconnected sites made up of 11 lots – eight (8) lots to the north and three (3) lots to the south of Lougheed Highway. The areas are approximately:

	Area in Hectares	Area in Acres
Total Site	21.1	52.21
North Portion	9.7	24.0
South Portion	11.4	28.2

The development concept plan (Appendix G) partitions the subject site into the following Areas:

Area	Proposed Use
Southern Portion	
A	28 lot single residential subdivision
B	112 Townhouse Phase 1
C	Mixed-use Commercial / Rental Apartments (24 dwellings)
D	Central Park Area (about 1 acres)
E	130 Townhouse Phase 1
F	ESA Area
G	ESA Area
Northern Portion	
H	61 lot single residential subdivision
I	20 Townhouse included in Phase 1
J	ESA Area
K	ESA Area
L	ESA Area

South Portion: The land is vacant, mainly cleared and generally slopes to the southeast (towards Morely Creek on adjacent lands) and the south west (towards Roslyn Creek which flows through the site in the west). There are three (3) steep slope areas:

- Bisecting the site diagonally from the northwest to southeast near the Haney Bypass;
- Running north to south behind the residential lots fronting Olund Crescent and 231 Street near Lougheed Highway; and
- Running north to south along the eastern side of the site associated with Morely Creek. The southern portion of the creek was piped along the lot line shared between the development site and the townhouse project to the east as well as under the Haney Bypass.

There is an existing R-1 (Residential District) and RM-1 (Townhouse Residential) bare land strata neighbourhood to the west, and two RS-3 (One Family Rural Residential) lots and a RM-1 townhouse complex to the east.

North Portion: This is made up of two areas, which are separated by 232 Street. The North Portion is covered with trees, has steep slopes and Morley Creek flows south and is piped under the Lougheed Highway. The lots in the southern part are vacant with clearings, possibly one former house site near 232 Street. The lands slope from the middle of the site east to 232 Street and west towards the creek and rising up to the fields associated with Telosky Park and Thomas Haney Centre.

There is an existing townhouse complex to the south and the Telosky Park /Thomas Haney Senior Secondary and associated recreational uses to the north.

Across 232 Street are two lots characterized by steep slopes and ravines containing Salamander Creek and its tributaries. Consequently, these lands will retain their existing RS-3 (One Family Rural Residential) zoning and will be designated Conservation and dedicated to the City as conservation lands. Townhouse facing Cottonwood Drive is located to the east of this pocket.

Proposed phasing: The entire site is proposed to be rezoned at one time and developed at stages. Based on the information available at the time this report was written, the phasing is as follows:

- Phase 1: This phase includes the two single residential subdivisions (Area A with 89 R-2 lots), the 112 townhouse units on the south side of the Lougheed Highway (Area B) and 20 Townhouse units (Area I) on the north side of the Lougheed Highway. The applicant anticipates development of Phase 1 to commence in October 2017;
- Phase 2: This phase includes the 130 Townhouse (Area E) proposed in the central and lower portion of the site that abuts the Haney Bypass and the Commercial / Apartment building (Area C) with a minimum of 24 rental apartments. This phase is proposed to commence in November 2019.

4) Planning Analysis:

i) Official Community Plan:

The development site is currently designated a combination of Urban Residential and Conservation.

With respect to the residential component, the subject site is designated Urban Residential – Major Corridor in the OCP. This designation provides for a range of residential uses, including ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, four plexes, townhouses, apartments or intensive small lot residential subject to compliance with the infill and compatibility policies. The proposed residential uses (R-2 (Urban Residential District) and RM-1 (Townhouse Residential) zones) are in compliance with the OCP.

The identification of undevelopable areas to be retained as conservation has been established by ground truthing, with compensation areas for allowable encroachments. As a result of this, the Conservation Designation boundaries will need to be adjusted in the OCP.

For the commercial component, OCP Amending Bylaw No. 7331-2017 is to re-designate the portion of the site for the proposed commercial mixed use building for the proposed C-1 (Neighbourhood Commercial) Zone. Policy 6.3.6 is also being amended to identify this site as a Neighbourhood Commercial Centre.

The following is a summary of OCP Policies and brief staff comments as related to the mixed use commercial / multi-family residential component of this project:

OCP Policy	Staff Comment
6 - 30 <i>Maple Ridge will encourage the development of Neighbourhood Commercial Centres within walking distance of neighbourhoods to service the daily convenience shopping and service needs of residents in the local neighbourhood.</i>	The proposed mixed use commercial / residential building is compliant with this size restriction and its location is within walking distance of residents residing nearby or who will reside after the site develops.
6 - 32 <i>Total commercial space in a Neighbourhood Commercial centre is typically less than 930 square metres (10,000 square feet) in area.</i>	
3 - 32 <i>Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.</i>	This proposal will be constructing at least 24 rental apartments secured by a housing agreement

The proposed re-designation to permit a neighbourhood commercial building with rental housing complies with Policies 3-32 encouraging rental housing be built in the City, Policy 6-30 to accommodate daily shopping needs within walking distance of a neighbourhood and Policy 6-32 with respect to allowable size.

With respect to the parkland and trail system forming an integral part of this development, the following policies apply:

OCP Policies:

4 - 8 Maple Ridge will ensure that parks, leisure and cultural facilities and services are provided for in the changing and growing community in accordance with the Maple Ridge/Pitt Meadows Parks, Recreation and Culture Master Plan, taking into account the joint delivery of services in Maple Ridge and Pitt Meadows.

Staff comment: Assuming a average household size of 3.1 persons for the 374 dwelling units to be constructed, this development may generate as many as 1,200 residents. There is a need to have sufficient parkland to accommodate the active park activities for this new community. The approximately one acre park is therefore justified.

4 - 9 Maple Ridge will partner with Regional and Provincial agencies, and neighbouring municipalities to advance the implementation of the Regional Recreation Greenway Network, embedded within the Metro Vancouver Regional Growth Strategy.

Staff Comment: The Regional Plan proposes a grade separated overpass of the Haney Bypass and CP Rail right of way between the subject site and the future extension of Kanaka Creek Regional Park along the Fraser Waterfront. The location of this north landing of this pedestrian overpass is reflected in the concept plan for the Phase 2 townhouse development in accordance with this policy.

4 - 10 Maple Ridge recognizes that access to parks and green spaces greatly enhances community health and individual quality of life, and will continue to maintain and enhance the large network of trails and green space.

Staff Comment: Conservation areas are proposed to be dedicated as part of subdivision, and a trail network built as part of development permit conditions as part of this project, in accordance with this policy.

Housing Action Plan:

The proposal closely aligns to the intent of the Maple Ridge Housing Action Plan. The project will result in a range of housing and includes a minimum of 24 rental housing units, with approximately a 6% portions being Adaptive Housing to accommodate gaining in place. There are no affordable units proposed. This housing will be secured by way of a Housing Agreement in accordance with the Housing Action Plan.

Parks Master Plan Policies:

The following policies apply from the Parks Master Plan:

Parkland Supply

- Ensure that all residents have access to community and neighbourhood parks within a 10 minute and 5 minute walk, respectively.
- Ensure that there is an adequate supply of each type of parkland to meet needs.

Staff Comment: The size and location of the Central Park and the Tot Lot are in compliance with this policy.

Trails and Greenways

- Increase the number of different types of trails to accommodate more use, provide transportation alternatives, and to increase interconnectivity.

Staff Comment: The proposed pedestrian trail system is in compliance with this policy.

Park Design and Development

- Design parks to be safe and with opportunities for a wide variety of activities, age groups, and ability levels, keeping current with trends.

Staff Comment: The applicant has submitted a conceptual park rendering (Appendix K) showing opportunities to configure various active recreational components.

ii) Zoning Bylaw:

Details of Proposed Rezoning:

The site is proposed to be rezoned from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 Townhouse Residential and C-1 Neighbourhood Commercial Zones and site specific text amendments associated with the C-1 Zone (see Appendix C).

R-2 Zoned Areas:

A total of approximately 88 R-2 lots in two pockets are being proposed. The Zoning Bylaw requires R-2 lots to have a minimum lot size of 315 square metres, a minimum depth of 27 metres and a minimum width of 10.5 metres for an interior lot and 13.5 metres for an exterior lot.

The eastern pocket (Area H) consists of approximately 60 R-2 lots (minimum lot size of 315 square metres) with an area set aside for a tot lot. A road from 232 Street west to a proposed new signalized intersection with Loughheed Highway is being accommodated by this subdivision (Appendix H). There will be some stabilization work on a portion in the northeast corner of the site that will not be developed.

The western pocket (Area B) consists of approximately 28 R-2 lots (minimum lot size of 315 square metres). This will complete the existing subdivision by looping 230th Street through to 113th Avenue (Appendix I).

The layouts provided are preliminary. They appear to meet the R-2 area and dimension requirements; however, the layout may change and the number of resulting lots may be reduced due to adjustment for environmental reasons. The layouts have not been reviewed for acceptance by the Approving Officer or the Engineering Department; therefore the final lot yields may change. The building envelope to accommodate the Morningstar lots may also require minor setback variances and some lots may require minor variances to minimum width or depth for infill in the western pocket. A Development Variance Permit report will be forwarded to Council describing any variance being requested at the same time as the final reading report concerning the rezoning.

RM-1 Zoned Areas:

A total of approximately 262 Townhouses in two phases are being proposed. One of the phases spans both sides of Loughheed Highway and the other will be south of Loughheed Highway.

A development permit application accompanies this rezoning application for the first phase townhouse pocket. The proposed form, character, design and landscaping are described in more detail in a subsequent section of this report. This initial townhouse phase will consist of approximately 112 townhouse units and stretch from the ravine on the north side of Loughheed Highway, across the highway and southward to the ridge bisecting the site north of the Haney Bypass.

This following table contains some of the particulars for each of the proposed townhouse phases:

Townhouse Phase	Lot B and I	Lot E
Number of Units	131	130
Floor Space Ratio	Up to 0.6 (currently proposes as 0.57)	Up to 0.6 (currently proposes as 0.48)

The boundaries between the areas proposed to be rezoned to RM-1 and being retained in Conservation may be subject to minor adjustments due to additional ground-truthing information. As is demonstrated in the table, both phases have a Floor Space Ratio (FRS) less than the maximum permitted for the RM-1 Zone. Therefore, if the area being rezoned to RM-1 zone is decreased, the currently proposed densities are less than the zone maximum and can accommodate a marginal decrease in site area. Alternatively, the number of units or the floor area of units may be decreased so density is not increased or exceeds the 0.6 FSR permitted in the RM-1 Zone.

A Common Facility called “The Clubhouse” (Appendix J) is proposed to be built as part of Lot E, in the vicinity of the mixed use commercial / rental apartment phase. It will have a floor area of approximately 560 square metres and will feature a great room, fitness studio, pool, hot tub and resident manager dwelling.

C-1 Zoned Area:

A mixed use commercial / rental apartment building is proposed on an approximately 0.24 hectare portion of the site fronting on the south side of Lougheed Highway. Parking will be underground. A single level of commercial area not greater than approximately 1,039 square metres is proposed in accordance with OCP Policy 6-32. Two floors of residential floor space up to 2,186 square metres, consisting of a minimum of 24 apartment units is proposed. The mix of units is as follows:

- 42% (a minimum of 10 units) one bedroom units;
- 25% (minimum 6 units) two bedroom units; and
- 33% (minimum 8 units) of three bedroom units.

Of these, a minimum of one-third (8 units) will be designed to permit aging-in-place, being designed to meet SaferHome Standards (Appendix A attached to the bylaw in Appendix E) and Adaptive Unit Building Code requirements.

The rental apartments, the mix and the provision of some adaptive units will be subject to a Housing Agreement (Appendix E) with a performance security.

This portion of the development will be in a future phase following rezoning. It is not being accompanied with a Development Permit application at this time. Based on the conceptual plan, some variances will be required, such as relaxing the height restriction. A development permit for the detailed design and development variance permit application will be forwarded for Council approval in the future.

P-1 Zoned Lands:

Two areas are being zoned P-1:

- A Central Park in the Sothern Portion of the subject site, consisting of approximately 0.4 hectare (1 acre), will be developed with a contribution from the developer for active recreational use (Appendix K); and the applicant has requested that some DCC forgiveness be applied in exchange for the park;
- A Tot Lot in the Northern Portion of the subject site as shown in Appendix L.

Remaining Areas:

The remaining lands (Areas F, G, J, K and L) will be active or passive parkland as follows:

- There will be two active areas. In the southern portion will be a central active park with an area of approximately 4,096.9 square metres. In the northern portion will be a tot lot.
- The remainder of the site, approximately 8 hectares (20 acres) or 37% of the subject site will be dedicated as passive open space, predominantly designated Conservation.

Site Specific Text Amendment:

The applicant has requested site specific changes to the Neighbourhood Commercial C-1 Zone provisions.

Changes to the Use Provisions:

The applicant has requested that Principal and Accessory uses be expanded to resemble the C-5 Village Centre Zone Commercial Use established for use in the Albion Plan Area. The uses in that zone very closely align with the applicant’s desire to achieve the following:

- to keep the commercial centre under the 929 square metres maximum size as required in OCP Policy 6-32 for Neighbourhood Commercial Centres;
- not to have the size and types of uses detract from the commercial viability of the Town Centre Area; and
- to develop a village-like commercial centre and focus that is well integrated and interconnected with the surrounding residential community being developed.

The proposed uses to be added on a site specific basis, are checked off and highlighted in the below:

Currently Uses permitted in the C-1 Neighbourhood Commercial Zone	Proposed site specific uses to be added from the C-5 Village Commercial Zone Key: <input checked="" type="checkbox"/> Already permitted in C-1 <input checked="" type="checkbox"/> Add <input checked="" type="checkbox"/> Do Not Add	Proposed site specific uses requested by the applicant and to accommodate rental and adaptive housing
<ul style="list-style-type: none"> • convenience store; • restaurant; • personal services; • personal repair services; 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Convenience store <input checked="" type="checkbox"/> Restaurants <input checked="" type="checkbox"/> Personal Services <input checked="" type="checkbox"/> Personal Repair Services <input checked="" type="checkbox"/> Assembly; <input checked="" type="checkbox"/> civic; <input checked="" type="checkbox"/> financial services; <input checked="" type="checkbox"/> indoor commercial recreation; <input checked="" type="checkbox"/> business services; <input checked="" type="checkbox"/> professional services; <input checked="" type="checkbox"/> retail sales excluding highway commercial use; <input checked="" type="checkbox"/> Liquor Primary Establishment; <input checked="" type="checkbox"/> recycling depot; <input checked="" type="checkbox"/> Licensee Retail Store 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Apartment

At the applicant’s request, a recycling depot is not included because the applicant is concerned that too many truck movements and odours may be associated with this use.

Changes to Other Provisions:

The applicant has requested the following regulations be amended for the Commercial Mixed Use/Residential building:

Regulation	Current	Proposed
Lot coverage	maximum 40%	maximum 50%
Height	maximum 7.5 metres	maximum 12.0 metres and maximum 3 storeys
Siting	7.5 metres front; 6.0 metres rear; 3.0 metres interior; 7.5 metres exterior	3.0 metres from all lot lines
Gross Floor Area	Commercial maximum: 279 square metres	Total: 3,350 square metres Commercial maximum: 1,093 square metres
Apartment use		Language from proposed new zoning bylaw applied

These site specific amendments are justified because:

- This provides sufficient floor area to accommodate the envisioned range in rental unit sizes;
- Parking being underground permits a larger floor plate with sufficient land area for landscaping and extension of commercial activates such as a restaurant or coffee shop into the out of doors.
- The building height and closer proximity to the streets contributes to the goal of Place-making, gives a stronger pedestrian environment along the abutting streets and supports this mixed-use building become a village landmark for the surrounding community and along the Lougheed Highway corridor.

The setback along the eastern edge of the proposed building site may be increased due to geotechnical and environmental setbacks. This will be reviewed as part of a future development permit applicant for the mixed-use building and brought forward to Council at a future date.

Housing Agreement:

In conjunction with the proposal to redesignate about 0.21 Hectares (0.53 Acres) to Commercial to allow for a Neighborhood Commercial Centre, the applicant has offered to provide a minimum of 24 rental housing units in a mixed use commercial / residential building.

23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017 is attached in draft form (Appendix E). It is still undergoing legal review with the applicant and is expected to be in final form in the near future. The draft agreement attached needs to be adopted by bylaw, but is not subject to a Public Hearing. The draft agreement will contain the following provisions:

- A minimum of 24 rental housing units, with a mix of 1, 2 and 3 bedrooms noted in the previous section of this report;
- These rental units are to be built and maintained in perpetuity;
- A minimum of one third of these rental dwelling units will be designed and built as adaptive housing to permit aging in place, subject to SaferHome Standards, (Appendix A attached to the bylaw in Appendix E), and in accordance with Section 3.8.5 Adaptive Dwelling Units of the BC Building Code; and

- Given there is no development permit and the development of this phase is in the future, a security deposit to be agreed upon is to be collected and held by the City for the rental apartment units until they are built.

“No-Build” Covenant:

Rezoning applications for multi-residential and commercial projects are accompanied by a development permit application that is processed in parallel with a rezoning. This permits Council, as well as residents attending Public Hearing, to better visualize a development proposal. The no build covenant is not adopted by bylaw and is simply a charge on future property titles. It is not subject to a Public Hearing and is currently being reviewed by the City solicitor and may be altered prior to registration.

Build out for this development is proposed over a period of about two years; however, the applicant is requesting that the entire site be rezoning with a development permit for the first townhouse phase, but not for the latter rezoned townhouse phase or the mixed use commercial / rental apartment building phase. To accommodate this approach, a “no build covenant” (Appendix F) is proposed to be registered on the entire site providing the following:

- **Detailed Conceptual Plan:** A detailed concept plan has been developed by the applicant for the entire site. It identifies the proposed internal and public road systems, a conceptual plan for each phase of the development is developed, it establishes the number of units or lots in each phase, has developed an active and passive parkland plan with trails interconnecting the entire development and connecting to adjacent areas.
- **Conceptual Trail Network Plan:** A trail system is proposed to provide interconnection through the site, including nature walks and convenient pedestrian access to the Central Park and commercial centre. This plan will help to guide the interconnections as the site is developed over time.
- **Supplementary Design Guidelines:** The Development Permit Guidelines in the OCP guide developers and Architects in proposing buildings and structures that reflect the form and character of design envisioned by Council to be built in the community. However, to achieve the comprehensively planned community and to coordinate the form and character of each phase of this project, the applicant has proposed Supplementary Design Guidelines (Schedule “A” contained in Appendix F) be established.

These Supplementary Design Guidelines embody the applicant’s objective of incorporating the principle of “place making”, public art, aging in place and sustainability to guide overall site development. These guidelines include:

- Developing the site in a way that respects the natural terrain and protects the environmentally sensitive areas, creating a community with “doors on the streets”, pedestrian friendly, and safe (CEPTD);
- A hierarchy of interconnected open spaces, including an active central park;
- Architectural character, form and massing establishing distinct and identifiable communities while maintaining a harmony tying together the overall project and a strong relationship to the natural environment;
- Enhancing the overall character of the development through appropriate landscaping, provision of amenities, including public art, and emphasis on sustainable practices, including energy efficiency and stormwater management practices related infiltration and improving water quality.
- **Noise Mitigation Measures:** The “Guidelines for New Development in Proximity to Railway Operations” prepared by the Federation of Canadian Municipalities and the Railway Association of Canada apply to the site as described in a later section. One or more clauses will establish the consultant assessments to accompany subsequent development permit application for

landscaping, design and construction requirements to mitigate potential noise and vibration impacts on for people living in proposed units most affected by train operations.

The above restrictions and requirements are proposed to be nested into a “No Build” Covenant. It will not allow any development on the site unless the following additional applications are received for the other phases:

- **Two Single Residential Pockets:** The single residential subdivisions applications are made and the Approving Officer is satisfied that matters contained the “No-Build” Covenant as it may pertain to the development are satisfied;
- **Second Townhouse Phase:** A Development Permit application is made and approved by Council for the second townhouse phase that complies with the development concept and proposed trail system, the Supplementary Design Guidelines, Section 8.7 Multi-Family Development Permit Area Guidelines and noise mitigation as may apply for that development proposal;
- **Mixed-use Commercial / Rental Apartment Building:** A Development Permit application is made and approved by Council for the mixed-use commercial / rental apartment building phase that complies with the development concept and proposed trail system, the Supplementary Design Guidelines, Section 8.5 Commercial Development Permit Area Guidelines and noise mitigation as may apply for that development proposal.

Noise Impacts:

The site is subject to the “Guidelines for New Development in Proximity to Railway Operations” prepared by the Federation of Canadian Municipalities and the Railway Association of Canada. A preliminary assessment by the developer concluded mitigation measures would include:

- A minimum 30 metre setback, an earthen berm with a 3.0 metre high acoustic fence on top, foundation isolation and mass materials for building facades or equivalent alternatives. The developer further comments that the tracks are not directly adjacent to the site, but south of the Haney Bypass. In a portion of the site, is elevated creating a natural bank shielding the site from the rail line below. However, there is no earthen bank with fence along the CP Rail line corridor.
- Units close to the Haney Bypass will be designed with non habitable spaces (e.g. laundry rooms) toward the tracks and habitable rooms away from the tracks.
- Double glazed windows incorporating acoustic seals will be used and some windows will be inoperative.
- Dense materials that absorb sound will be used in the construction and building face.
- Foundations for units in the southern part of the subject site will incorporate measures to reduce the transmission of vibration through the ground due to passing trains.

Archeological Review:

The applicant has supplied the City with an Archeological Impact Assessment, which was prepared by the Katzie Development Corporation-Archaeology for the Ministry of Transportation and Infrastructure and provided to the applicant. The report concludes:

- No further archaeological studies are required for the Cottonwood Lands; and
- If archeological remains are encountered, all work on the site must stop and the Archaeological Branch must be contacted immediately.

Community Amenity Contributions:

This application is subject to Council’s policy respecting the voluntary Community Amenity Contributions. All the single residential lots and the townhouse units are subject to this policy. Rental housing secured by Housing agreement are exempted under the Policy.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program as follows:

- \$4,100.00 per townhouse dwelling unit: 262 times \$4,100 = \$1,074,200.00; and
- \$5,100.00 per single family lot: 88 times \$5,100 = \$448,800.00.

It is estimated that the total voluntary Community Amenity Contribution amount to be collected as a condition of rezoning will be \$1,523,000.00. A further voluntary community amenity contribution of \$1,000,000.00 is being offered voluntarily by the applicant. A voluntary park improvement contribution of \$150,000.00 for the central park is also being provided by the applicant.

iii) **Proposed Variances:**

A Development Variance Permit application will be required for the current and future phases of this project. The following is a preliminary list of necessary relaxations:

- **Single Residential Subdivision:** For some of the R-2 lots, the rear lot setback would be reduced from 7.5 metres to 6 metres to accommodate the developers stand yard depth. Relaxation of the height is being requested to permit a variety of roof forms and for more flexibility in dealing with sloping sites.
- **Townhouses:** For the RM-1 zoned portions of the site, the rear lot setback would be reduced from 7.5 metres to 6 metres to accommodate the developers standard yard depth. Relaxation of the height is being requested to 13 metres and 3 storeys, to permit a variety of roof forms and for more flexibility in dealing with sloping sites, not require the window view arc requirement and reducing the minimum useable open space by about half in lieu of the amount of natural open space (about 20 acres), which is undevelopable and set aside.
- **Mixed Use Building:** The portion of the site for C-1 zoning requires two variances. One is to allow the second and third floors to have the same plate size as the first floor. This change is being proposed in the new Zoning Bylaw. The second is to set the parking requirement commensurate with rental housing parking demand. The Off Street Parking and Loading Bylaw will need to be varied to apply a parking requirement of one space per apartment unit as has been done for other C-1 Zone rental apartment developments in the City.

The required variances for the first Townhouse phase is being processed together with the rezoning and will be the subject of a future Council report.

iv) **Development Permits:**

Pursuant to Sections 8.7 and 8.5 of the OCP, Multi-Family Development Permit application for each townhouse phase and a Commercial Development Permit application for the mixed use component is required to address the current proposal's compatibility with adjacent development, to enhance the unique character of the community and minimize potential conflicts with neighbouring land uses.

Appendix M contains Architectural and landscaping plans for the first phase townhouse development.

Pursuant to Section 8.9 of the OCP, a combined Natural Features / Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule "B";
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule "C"

The necessary applications have been made and are undergoing staff review. Development permit 2016-279-DP for the northern portion of the site and 2016-280-DP for the southern portion of the site will be considered and issued in accordance with the delegated authority granted by Council to the Director of Planning before final reading is considered.

V) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the conceptual plan for the overall development and the form and character and the landscaping plans of the proposed first phase Townhouse at a meeting held on February 15, 2017.

The conceptual site plan for the development was, at the time a work in progress respecting the configuration of the central active park. The Architect presented the first Townhouse phase adjusted for the modified park, which was not yet reflected in the plans circulated to the members of the ADP.

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

Given that the presentation materials differ from the submission made for ADP review, that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

1. Provide dimensional material in lieu of vinyl.
2. Provide further articulation on the rear elevation.
3. Consider more uniform composition of glazing.
4. Show more details and locations how the building responds to grade change.
5. Provide details and sections of tiered retaining wall including landscape treatment.
6. Provide details for acoustic and landscape treatment along Lougheed Highway. Consider acoustic fence.
7. Provide landscape treatments and planting in detail.
8. Provide legend or schedule of hard scape treatment.
9. Use native trees and plants near the conservation area and forest edge.
10. Show the overall layout of the park in relation to the building layout adjacent to Lot D.
11. Provide more details regarding public art and place making.

A resubmission will be required in the near future. These and subsequent ADP concerns will be fully addressed and reflected in the final plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report for the phase 1 townhouse development to Council.

vi) Development Information Meeting:

A Development Information Meeting was held at Thomas Haney Secondary on April 12, 2017. Twenty-Two (22) people attended the meeting. The applicant advised the following:

The meeting was well attended by both neighbours and citizens of Maple Ridge at large. There is considerable interest in the project, given its size and prominent location. Overall the attendees expressed support for the scheme, with many welcoming the addition of 350 reasonably priced new homes, the protection of wildlife corridors and the traffic lights on Lougheed to slow the traffic coming down the hill. Neighbours directly adjacent are also looking forward to the new storm water control measures we will install, that will prevent water running into their yards. For neighbours who

had concerns, the main ones had to do with 1) traffic within the single family neighbourhood and on 232 St., 2) the preservation of forested areas, and 3) geotechnical stability.

The applicant proposes to address the above stated concern as follows:

1. The traffic issue is resolved by not having road connections to Harrison Rd. This will prevent any multifamily traffic from entering the single family neighbourhood. The small amount of traffic generated by the 29 single family homes is not going to create traffic congestion according to the Traffic Study.
2. The developer is preserving over 20 acres of forested land in four areas. Additionally, vegetation on the steeply sloping portions of the two southern townhouse pockets is being preserved.
3. The Geotechnical Report will address slope stability in detail. Retaining walls are proposed along the property lines with the single family area to the west in the south portion of the project, which will be designed and assured by the Geotechnical Engineer.

vii) Parkland Requirement:

The Parks, Recreation and Culture Department has identified need for a 0.4 hectare (one acre) active park in the Southern Portion of the site and a Tot Lot in the Northern Portion of the site to anticipate the recreational needs of residents and provide safe child play areas.

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:

Significant information and review has been conducted by the applicants QEP and the City's environmental review staff to determine the appropriate ESA boundaries on the site. Over 20 acres of environmentally sensitive land will be dedicated to the City for long term preservation. Enhancement and restoration work, including a new trail system, will be carried out where necessary in this land. The final boundaries of the ESA lands will be fine tuned after third reading as part of the subdivision process. Should the developable areas of the site be reduced, some density adjustments may be required. The reduction of density after third reading does not invalidate a public hearing.

6) Traffic Impact:

As the subject properties are located on a provincial highway (Haney Bypass) and a referral to the Ministry of Transportation and Infrastructure is necessary to review access, traffic circulation and the parking areas.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

7) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development application do not yet exist to the various sites. It will therefore be necessary for the

owner to enter into a Rezoning Servicing Agreement and post securities to do the work identified in that agreement prior to final reading. Comments provided by the Engineering Department include:

1. The construction of a connecting road to a collector standard from 232 Street to Lougheed Highway with the installation of a traffic signal at the Lougheed Highway location. This road will include concrete curbs and sidewalks, street lighting and street trees on both sides of the road and bicycle facilities, and will allow for some on-street parking.
2. The construction of a municipal road to the townhouse development from Lougheed Highway with the installation of a traffic signal on Lougheed Highway at this location. This road will be constructed to a collector standard and include concrete curbs and sidewalks, street lighting and street trees on both sides of the road, bicycle facilities and will allow for on-street parking. It is recommended that parking be time-limited due to the park and commercial uses.
3. A Stormwater Management plan is required. It must be demonstrated if the watercourse and/or facilities are adequate to support the drainage from these sites and other tributary drainage, and to determine that no adverse impact on adjacent properties will occur.
4. Road improvements are required along Lougheed Highway which includes ensuring a separated bike lane can be accommodated on both sides of the road.
5. Road improvements including road re-profiling along 232 Street. A concrete curb and sidewalk, bicycle facility, street lights and street trees will also be required.
6. Road improvements may be required along the Haney Bypass and are subject to the Ministry of Transportation and Infrastructure approval.
7. Road dedication is required along 232 Street to provide for a 26m right-of-way. The proposed municipal roads will be dedicated to a 20m right-of-way as required for collector roads. Corner truncations will also be required.
8. A servicing design is needed and will be required to comply with Municipal standards. The design will include all services need to serve the proposed townhouse sites and the two new municipal roads. Roads and services required for the two single family developments will be provided at the subdivision stage
9. Servicing security will be required for the construction of a half cul-de-sac across the park frontage for the internal municipal road for the single family development between 232 Street and the Lougheed Highway. The design and construction of the full cul-de-sac will be done at the subdivision stage.
10. Water, storm sewer and sanitary sewer mains will be assessed for condition and capacity and will be upgraded if required.

In addition to the items above, the Engineering Department has received a Traffic Impact Study in support of the development. The Study indicates:

1. That the Haney Bypass/Lougheed Highway intersection is currently operation at a poor Level Of Service (LoS) for westbound traffic. This intersection will continue to operate this way even with the 4-laning of the Bypass and that a grade separated interchange may be required to alleviate the congestion at this intersection.
2. There is no capacity on the Haney Bypass to accommodate vehicles directly from this site until 4 travel lanes are constructed.
3. The construction of a connecting road from 232 Street to Lougheed Highway is expected to address the illegal u-turns currently occurring on Kanaka Way as vehicles will now be able to access 232 Street from Lougheed Highway.

ii) **Parks Recreation and Culture Department:**

Parkland needs for this development have been identified by Parks Recreation and Culture as follows:

- Due to the potential population being generated by this development, an active park space is required on the Southern Portion of the site. A Central Park of approximately 0.4 hectare (one acre) is being provided and improved by the developer to provide for the active park and recreational needs of area residence (Appendix K).
- Due to its isolation from the main site, a Tot Lot is required to be provided and improved by the developer. The Tot Lot is being provided (Appendix L) as part of the 60 lot R-2 residential subdivision on Lot H of the project.
- An integrated pedestrian network consisting of nature and other trails interconnecting the site and to adjacent developed lands, the municipal sidewalk system and new crosswalks for safe connections across Lougheed Highway.

iii) **License, Permits and Bylaws Department:**

The Building Department has no comments at this time. The Geotechnical Report will be registered on title and the grading plan will be assessed more closely at the subdivision stage for the single residential subdivision and at the building permit stage for subsequent phases.

iv) **Fire Department:**

The Fire Department has been in conversation and review with the applicant over the details of the access and roads widths that will service this new community. All dwelling and buildings will be sprinklered and provided with access routes that meet the Fire Department's requirements. Further review will occur at the Building Permit stage.

8) 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. The following comments were received from School District No. 42 on February 16, 2016 in response to the City's referral:

- The proposed amendment to the Official Community Plan would affect the student population for the catchment area currently serviced by Golden Ears Elementary and Thomas Haney Secondary School.
- Golden Ears Elementary has an operating capacity of 526 students. For the 2015-16 school year the student enrolment is 465 students (88.4% utilization) including 151 students from out of catchment; and
- Thomas Haney Secondary has an operating capacity of 1,200 students. For the 2015-16 school year the student enrolment is 1,129 students (94.1% utilization) including 682 students from out of catchment.

9) Intergovernmental Issues:

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application involving establishing a Commercial for a Neighbourhood Commercial Centre and adjusting Conservation designation for ground-truthing, 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:

This development represents a significant addition to the City and will provide a significant number of benefits. Some of these benefits include: at least 24 rental apartment units under a Housing Agreement; a new neighbourhood park, significant CAC contributions, play field improvements; public art; electrical charging stations; 20 acres of enhanced conservation land; about 350 new homes; a new street light, walking trails, street upgrades in the area and a neighbourhood commercial centre.

Therefore, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7331-2017, and Housing Agreement Bylaw No. 7332-2017, as well as second reading be given to Zone Amending Bylaw No. 7183-2015, and that application 2015-297-RZ be forwarded to Public Hearing.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski MCIP, RPP, MCAHP
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”

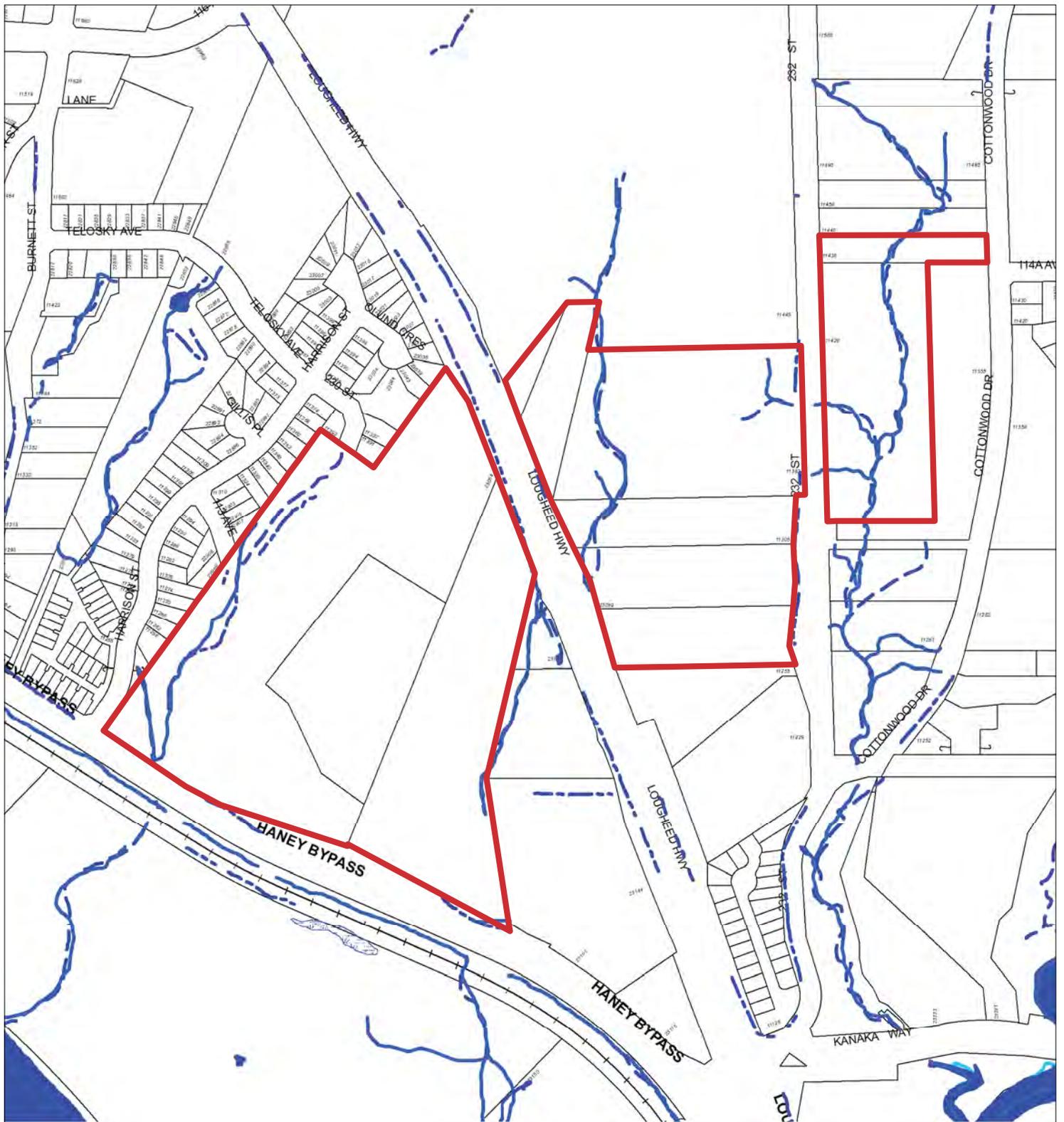
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7331-2017
- Appendix D – Zone Amending Bylaw No. 7183-2015
- Appendix E – 23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017
- Appendix F – Draft No-Built Covenant
- Appendix G – Conceptual Development Plan
- Appendix H – Subdivision Plan for Area H
- Appendix I – Subdivision Plan for Area A
- Appendix J – Amenity Building
- Appendix K – Central Park
- Appendix L – Tot Lot
- Appendix M – Architectural and Landscaping plans for first Phase Townhouse Project

Legal Descriptions

- Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451)
- Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-477)
- Lot 27 Except: Part on Statutory Right of Way Plan 71204; District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-621)
- Lot 28 Except Part in Highway Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-647)
- Lot 29, Except: Part on Statutory Right Of Way Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-655)
- Lot 3 Section 16 Township 12 New Westminster District Plan 17222 (010-263-071)
- Parcel "M" (Reference Plan 681) District Lot 403 Group 1 New Westminster District (012-943-908)
- Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 And 403 Group 1 New Westminster District (012-944-157)
- Parcel "D" (Reference Plan 1017) South West Quarter Section 16 Township 12 New Westminster District (013-301-080)
- Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)
- Part (.015 Acres Plan 3041) of Parcel J (Reference Plan 3829) District Lot 403 Group 1 New Westminster District (023-360-488)



Scale: 1:5,000

Legend

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

BC TRANSPORTATION PROPERTIES

PLANNING DEPARTMENT

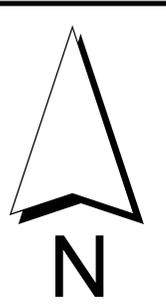


mapleridge.ca

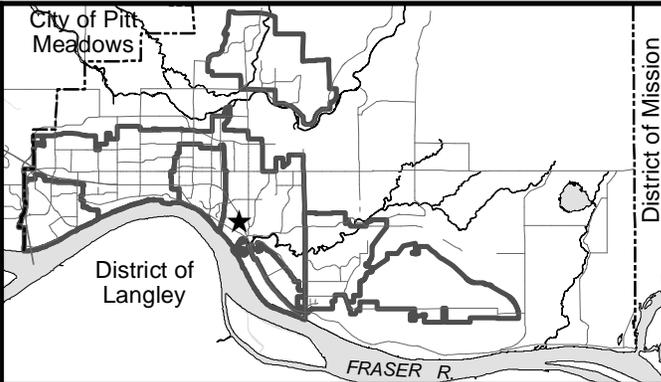
FILE: 2015-297-RZ

DATE: Oct 8, 2015

BY: PC



Scale: 1:5,000



BC TRANSPORTATION PROPERTIES
(2011 IMAGERY)

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2015-297-RZ
DATE: Oct 8, 2015

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7331-2017

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

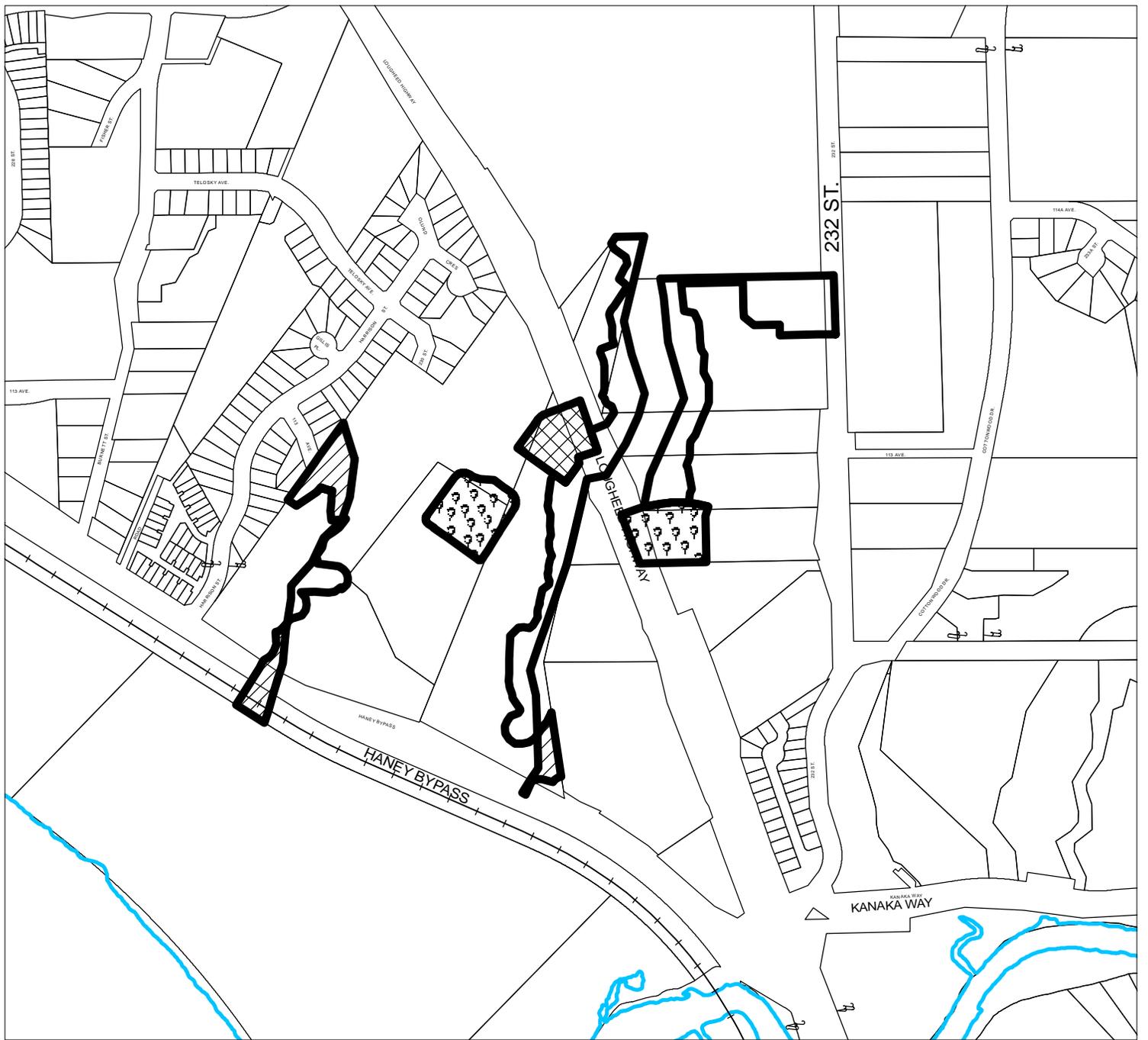
1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017.
2. That Chapter 6 Employment Section 6.3.6 Neighbourhood Commercial Centres Designations is amended by adding the following sentence at the end of the first point under Issues:

The property designated on the south side of the Lougheed Highway between 116 Avenue and the Haney Bypass/Kanaka Way is suitable for development as a neighbourhood commercial centre with rental housing.

3. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:
 - Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451);
 - Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; (002-818-477); and
 - Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)

and on Map No. 942, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

4. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:
 - Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451)
 - Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-477)



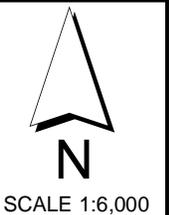
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

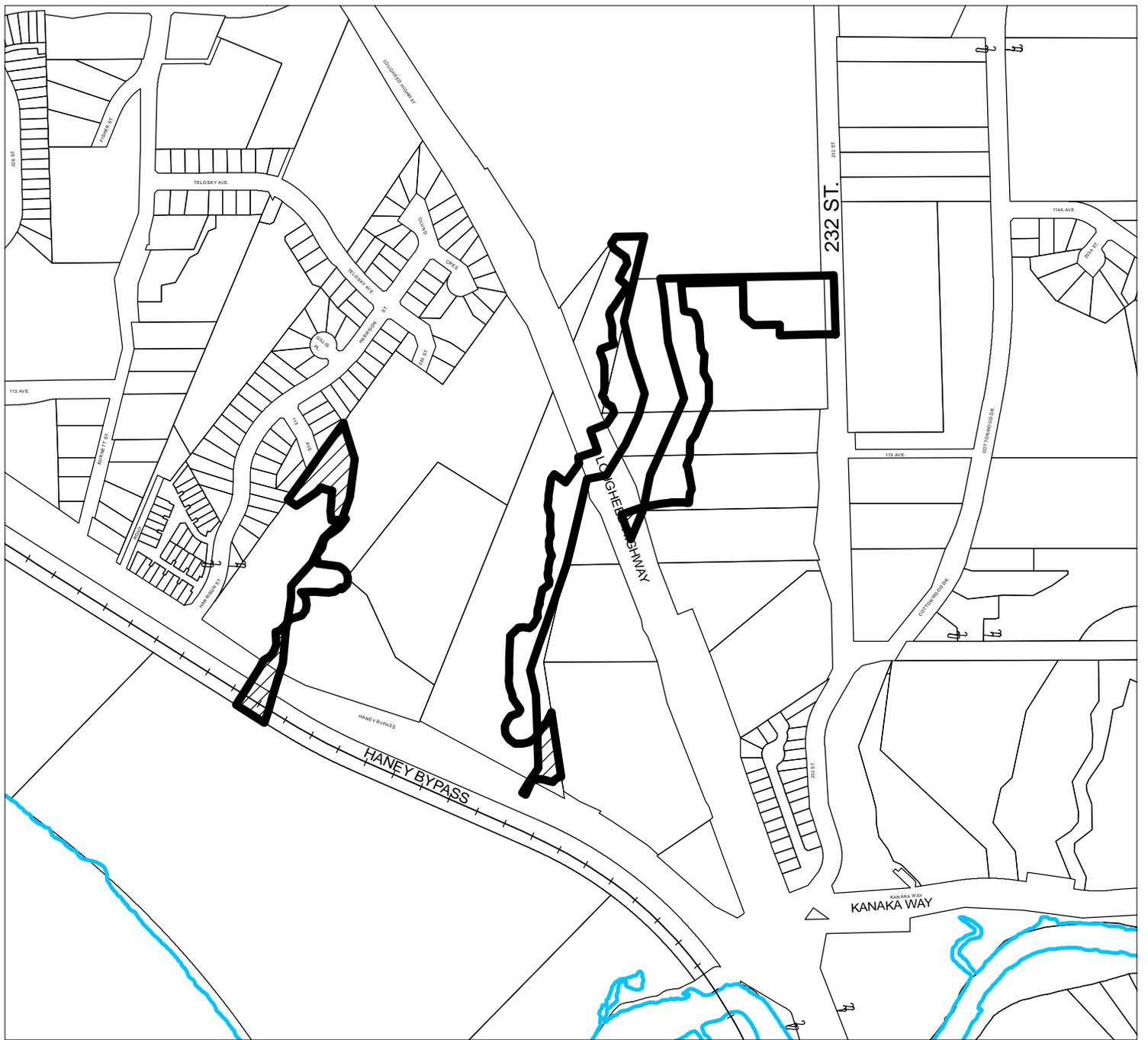
Bylaw No. 7331-2017

Map No. 942

From: Conservation and Urban Residential

To:	 Urban Residential	 Conservation
	 Commercial	 Park





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7331-2017

Map No. 943

Purpose: To Amend Schedule C as shown

 To Remove from Conservation

 To Add To Conservation



SCALE 1:6,000

APPENDIX D

CITY OF MAPLE RIDGE BYLAW NO. 7183-2015

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7183-2015."
2. PART 7 COMMERCIAL ZONES, SECTION 701 NEIGHBOURHOOD COMMERCIAL: C-1, SUB-SECTION 1. PERMITTED PRINCIPAL USES is amended by adding the new clause i) as follows:
 - i) The following uses are permitted specific to the area outlined in heavy black line on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw:
 - i. Apartment Use;
 - ii. Assembly, including Daycare;
 - iii. Business Services;
 - iv. Civic;
 - v. Financial Services;
 - vi. Indoor Commercial Recreation;
 - vii. Liquor Primary Establishments;
 - viii. Professional Services; and
 - ix. Retail Sales, excluding Highway Commercial Use.
3. PART 7 COMMERCIAL ZONES, SECTION 701 NEIGHBOURHOOD COMMERCIAL: C-1, SUB-SECTION 8. OTHER REGULATIONS is amended by adding the new Section following section numbered sequentially as follows:

Notwithstanding the regulations contained in this part, the area outlined in heavy black line on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw, the following regulations apply:

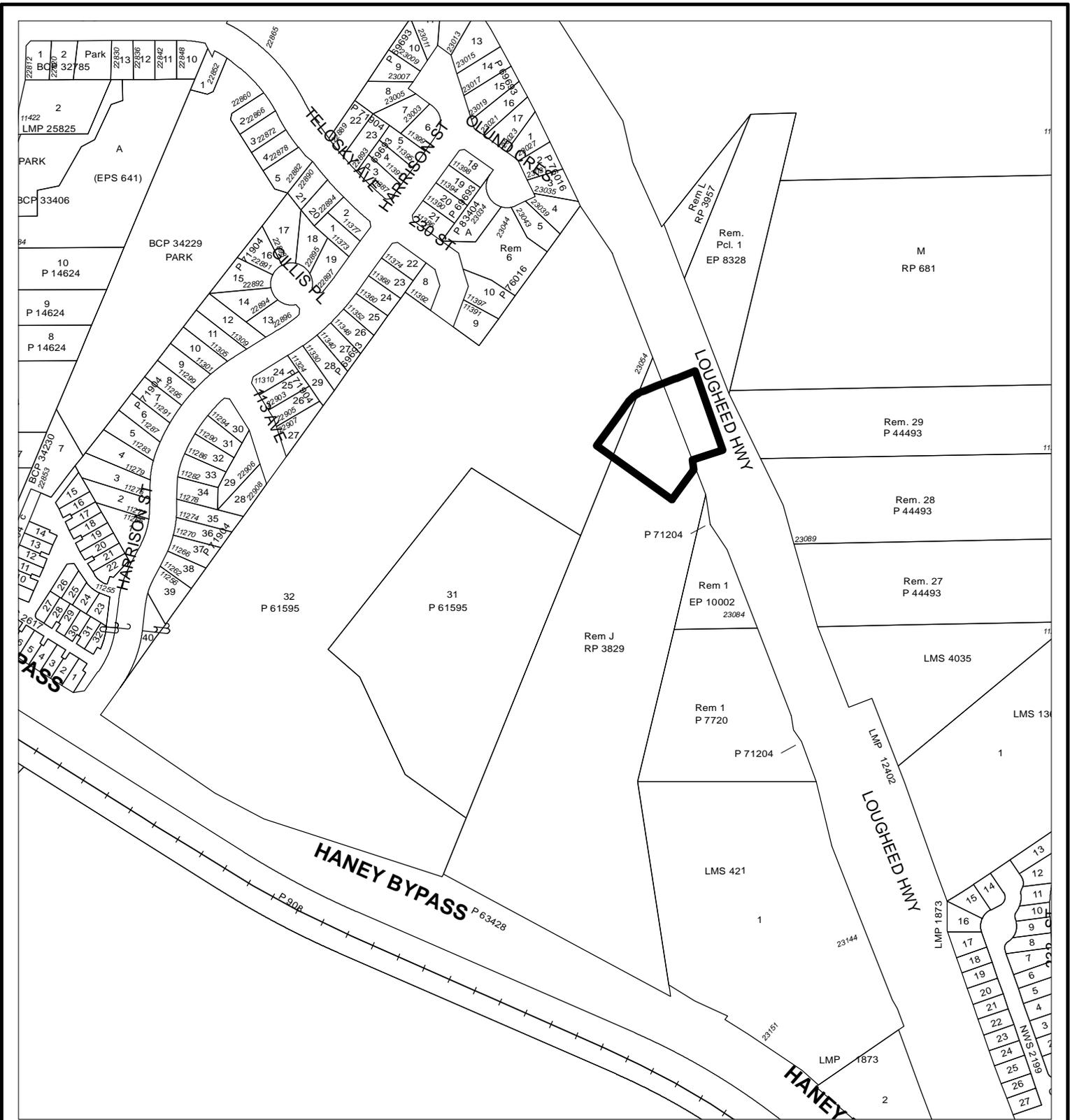
- i. Lot coverage of all buildings and structures shall not exceed 50%;
- ii. No building or structure shall exceed a height of 12.0 metres or 3 storeys;
- iii. Subject to Section 403 (7) Visual Clearance at Intersections, no building or structure shall be sited less than 3.0 metres from any lot line;
- iv. The gross floor area of:
 - (a) all principal buildings and structures together shall not exceed 3,350 square metres; and
 - (b) all ground floor commercial uses shall not exceed 1,093 square metres;
- v. Apartment residential use:
 - (c) shall be limited exclusively to the storeys above the first storey;
 - (d) shall be the only use in a storey so used;
 - (e) shall be located within a building above all storeys which are used for a non-residential principal use;
 - (f) shall have separate and independent access;
 - (g) shall provide indoor amenity space in the amount of 3.0 square metres per unit; and

(h) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas, on the first storey or underground.

4. Those parcel (s) or tract (s) of land and premises known and described as:

- Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451)
- Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-477)
- Lot 27 Except: Part on Statutory Right of Way Plan 71204; District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-621)
- Lot 28 Except Part in Highway Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-647)
- Lot 29, Except: Part on Statutory Right Of Way Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-655)
- Lot 3 Section 16 Township 12 New Westminster District Plan 17222 (010-263-071)
- Parcel "M" (Reference Plan 681) District Lot 403 Group 1 New Westminster District (012-943-908)
- Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 And 403 Group 1 New Westminster District (012-944-157)
- Parcel "D" (Reference Plan 1017) South West Quarter Section 16 Township 12 New Westminster District (013-301-080)
- Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)
- Part (.015 Acres Plan 3041) of Parcel J (Reference Plan 3829) District Lot 403 Group 1 New Westminster District (023-360-488)

and outlined in heavy black line on Map No. 1649 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-2 (Urban Residential District), RM-1 (Townhouse Residential) and C-1 (Neighbourhood Commercial); and



Scale: 1:3,500



C-1 (Neighbourhood Commercial)

Bylaw No. 7183-2015 Schedule "A"

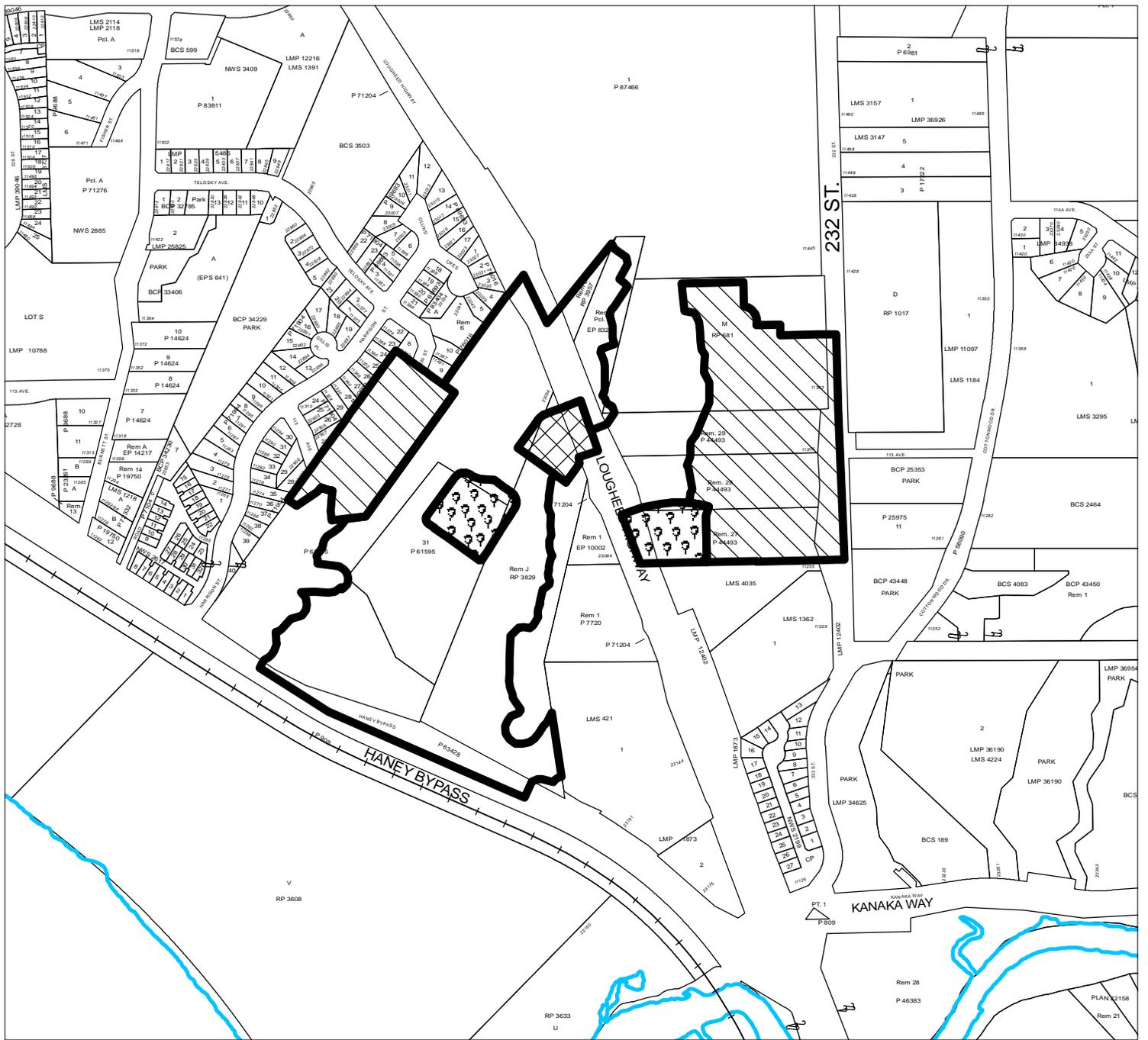
PLANNING DEPARTMENT



mapleridge.ca

Schedule A
DATE: May 10, 2017

BY: DT



MAPLE RIDGE ZONE AMENDING

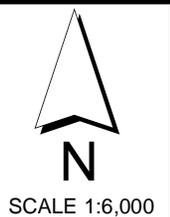
Bylaw No. 7183-2015

Map No. 1649

From: RS-3 (One Family Rural Residential)

To:

	RM-1 (Townhouse Residential)		C-1 (Neighbourhood Commercial)
	R-2 (Urban Residential District)		P-1 (Park and School)



CITY OF MAPLE RIDGE BYLAW NO. 7332-2017

A Bylaw to authorize the City of Maple Ridge to enter into a Housing Agreement for
23070 Lougheed Highway

WHEREAS, pursuant to Section 483 of the Local Government Act, R.S.B.C 1996, c. 323, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS, Council and Polygon Development 309 Ltd. wish to enter into a housing agreement for the subject property at about 23070 Lougheed Highway;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as “23070 Lougheed Highway Housing Agreement Bylaw No. 7332-2017”.
2. By this Bylaw Council authorizes the City to enter into a housing agreement with Polygon Development 309 Ltd. in respect to the following land:

Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451);

Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; (002-818-477); and

Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)
3. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City of Maple Ridge.
4. Schedule “1”, attached to this Bylaw, is incorporated into and forms part of this Bylaw.

5. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the ___ day of _____, 20__.

READ a second time the ___ day of _____, 20__.

READ a third time the ___ day of _____, 20__.

ADOPTED the ___ day of _____, 20__.

PRESIDING MEMBER

CORPORATE OFFICER

Schedule "1"
2015 - 297 – RZ
Rental and Adaptive Units Only [Housing Agreement]

THIS AGREEMENT dated for reference the ____ day of _____, 2017

BETWEEN:

LAWYER TO PROVIDE

(hereinafter called the "**Covenantor**")
OF THE FIRST PART

AND:

THE CITY OF MAPLE RIDGE, a Municipal Corporation under the *Local Government Act*, Chapter 290 of the Revised Statutes of British Columbia, 1979, having its municipal offices at 11995 Haney Place, in the City of Maple Ridge, in the Province of British Columbia (V2X 6A9)

(hereinafter called the "**City**")
OF THE SECOND PART

WHEREAS:

- A. The Covenantor is the registered owner of or has an equity of redemption in certain lands situate in the City of Maple Ridge in the Province of British Columbia, and more particularly known and described as:

LAWYER TO PROVIDE

(hereinafter called the "**Lands**")

- B. The City wishes to provide a range of housing options within its jurisdiction.
- C. The Covenantor proposes to provide a minimum of 24 apartment dwelling units as rental housing, of which a minimum of one-third will also be adaptive housing for aging in place in accordance with the SaferHome Standards, attached as Schedule A, and in accordance with Section 3.8.5 Adaptive Dwelling Units of the *British Columbia Building Code*, as amended.
- D. The Covenantor and the City wish to enter into this Agreement to restrict the use of housing units to be constructed on the Lands, on the terms and conditions of this Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*.
- E. The City has adopted a bylaw under Section 483 of the *Local Government Act* to authorize this Agreement as a housing agreement.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the City to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree, pursuant to section 905 of the *Local Government Act* and section 219 of the *Land Title Act* (British Columbia) as follows:

Definitions

1. In this Agreement:
 - (a) **“Dwelling Units”** means all residential dwelling units located or to be located on the Lands whether those dwelling units are lots or parcels, or parts or portions thereof, into which ownership or right of possession or occupation of the Lands may be subdivided (hereinafter defined) and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;
 - (b) **“Lands”** means the land described in Item 2 of the General Instrument - Part 1 and any part, including a building or a portion of a building, into which said land is subdivided;
 - (c) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Land, or the ownership or right to possession or occupation of the Land into two or more lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, or otherwise, and includes the creation, conversion, organization or development of “cooperative units” or “shared interest in land” as defined in the *Real Estate Act*;
 - (d) **“Adaptive Housing”** means dwelling units designed and built in compliance with the SaferHome Standards, attached as Schedule A, and in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code.

Use and Occupancy Restrictions

2. All Dwelling Units on the Lands, shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.
3. All Dwelling Units on the Lands, shall be rented only on a month to month basis or under a residential tenancy agreement having a fixed term not exceeding three years, including any rights of renewal.
4. No Dwelling Unit may be occupied except by an individual who occupies pursuant to a rental agreement established in section 3.

Adaptive Housing Units

5. A minimum of one third (1/3) of all the Dwelling Units on the Lands shall be designed as adaptive dwelling units in compliance with the SaferHome Standards, attached as Schedule A, and in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code.

Unit Mix

6. The following mix of units shall to be provided:

- (a) 42% (a minimum of 10 units) one bedroom units;
- (b) 25% (minimum 6 units) two bedroom units; and
- (c) 33% (minimum 8 units) of three bedroom units.

- 7. Minor adjustment to the mix may be requested in writing and approved by the Director of Planning or their delegate

Subdivision Restrictions

- 8. The Lands shall not be Subdivided, except by means of a strata plan under the Strata Property Act that includes all of the Dwelling Units within a single strata lot.

Notice to Buyers

- 9. The Covenantor will provide notice of this Agreement to any person or persons intending to purchase a Dwelling Unit prior to any person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase.

Strata Bylaws

- 10. The initial bylaws of the strata corporation formed upon the subdivision of the Lands under the Strata Property Act shall not prevent, restrict or abridge any of the Rental Dwelling Units on the Lands from being used as rental accommodation.
- 11. This Agreement shall be binding upon all strata corporations. Any strata corporation bylaw or rule which prevents, restricts or abridges the right to use any of the Dwelling Units as rental accommodations shall have no force or effect.
- 12. The Owner Developer or the Strata Corporation shall not pass any bylaw or establish a rule preventing, restricting or abridging any of the Rental Dwelling Units on the Lands from being used as rental accommodation.

Voting

- 13. No Strata Unit owner, nor any tenant or mortgagee thereof, shall vote for any strata corporation bylaw purporting to prevent, restrict or abridge any of the Rental Dwelling Units on the Lands from being used as rental accommodation.

Specific Performance

- 14. The Covenantor agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

Notice of Housing Agreement

- 15. For clarity, the Covenantor acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 905 of the *Local Government Act*;

- (b) the City is required to file a notice of housing agreement in the Land Title Office against title to the Lands; and
- (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a housing agreement under section 905 of the *Local Government Act*.

No Obligation to Enforce

16. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

No Effect on Laws or Powers

17. This Agreement does not:
- (a) affect or limit the discretion, rights duties or powers of the City or the approving officer for the City under the common law or any statute, bylaw or other enactment nor does this Agreement date or give rise to, nor do the parties intend this Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;
 - (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Lands; or
 - (c) relieve the owner from complying with any common law or any statute, regulation, bylaw or other enactment.

Indemnity

18. The Covenantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the City is or may become liable for, incur or suffer.

Priority

19. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands, save and except those specifically approved in writing by the City and those in favour of the City.

Waiver

20. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a wavier of any other breach of this Agreement.

Interpretation

21. In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (d) the word “enactment” has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) reference to “party” or the “parties” is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers;
- (g) time is of the essence; and
- (h) reference to a “day”, “month” or “year” is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

Further Acts

22. The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Severance

23. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

24. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Enurement

25. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Deed and Contract

26. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

. by its authorized signatories

**THE CORPORATE SEAL OF THE CORPORATION
OF THE CITY OF MAPLE RIDGE** was hereto
affixed in the presence of:

MAYOR

CORPORATE OFFICER

In Amanda

Schedule "A"

The SAFERhome Standards Criteria For Multi-Family Attached

1. All exterior thresholds are flush.
2. Interior thresholds meet minimal code constraints.
3. Bath and shower controls off set from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
4. Pressure/temperature control valves on all shower faucets .
5. 2"x12" block lumber in all washroom tub, shower, and toilet locations.
6. Waste pipes brought in at 12-14" to the centre of the pipe from floor level.
7. Cabinets underneath sinks easily removable.
8. Doors a minimum of 34" wide but should ideally be 36".
9. Hallways and stairways a minimum of 40" wide but should ideally be 42" wide, passage ways and pinch points like doors should be 36".
10. Light switches 42" to the centre of the electrical box from the finished floor.
11. Receptacles 18" to the centre of the electrical box from the finished floor.
12. Electrical receptacles placed as follows:
 - Beside windows, especially where draperies or blinds may be installed.
 - Top and bottom of stairways
 - Beside the toilet
 - Above external doors (outside and inside) - On front face of kitchen counter
 - At Node Zero Location (the communications control centre for smart home options) where all the house wiring meets in one place.
13. Larger grey electrical boxes utilized .
14. Four-plex receptacles in master bedroom, home office.
15. Level 5 (4 pair) telephone pre-wire to all areas returning to one central area (Node Zero).
16. RG-6 coaxial cable runs returning to one central area (Node Zero).
17. All low-voltage runs returning to one central area (Node Zero).
18. Walls at the top of stairs reinforced with 2"x12" at 36" to centre.
19. Either: allowance made for elevator in stacked closets or make the staircase 42" wide.

Source: saferhome_manual_final_2009-11-12

TERMS OF INSTRUMENT – PART 2
SECTION 219 COVENANT – NO BUILD
2015-297-RZ

THIS AGREEMENT dated for reference the _____ day of _____, 2017 is

BETWEEN:

POLYGON DEVELOPMENT 309 LTD.

900 – 1333 West Broadway
Vancouver, British Columbia, V6C 3R8

(the “**Covenantor**”)

AND:

CITY OF MAPLE RIDGE

11995 Haney Place
Maple Ridge, British Columbia, V2X 6A9

(the “**City**”)

WHEREAS:

A. The Covenantor is the registered owner in fee simple of certain lands in the City of Maple Ridge, British Columbia which are legally described in Item 2 of the *Land Title Act* (British Columbia) Form C to which these terms are attached and which forms part of this Agreement (the “**Lands**”).

B. The Covenantor is the registered owner in fee simple of certain lands in the City of Maple Ridge, British Columbia which are legally described as:

PID: NPA

Lot A District Lots 402 and 403 Group 1 New Westminster District
Plan EPP _____;

PID: NPA

Lot B District Lots 402 and 403 Group 1 New Westminster District
Plan EPP _____;

PID: NPA

Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP _____;

PID: NPA

Lot H District Lots 402 and 403 Group 1 New Westminster District
Plan EPP _____; and

PID: NPA
Lot I District Lots 402 and 403 Group 1 New Westminster District
Plan EPP _____,

(the “**Adjacent Lands**”)

- C. The Covenantor wishes to construct certain a number residential and mixed use developments on the Lands and the Adjacent Lands which developments will be constructed in two phases.
- D. The developments on the Lands will be the second phase of the overall development and will be designed generally in accordance with the supplementary design guidelines (the “**Design Guidelines**”) attached as Schedule “A” hereto.
- E. Section 219 of the *Land Title Act* provides, inter alia, that a covenant, whether of a negative or positive nature, may be registered as a charge against the title to the land, in favour of the municipality or the Crown, and that the covenant is enforceable against the Covenantor and the successors in title of the Covenantor.
- F. A covenant under Section 219 of the *Land Title Act* may include provisions in respect of the use of land, the use of a building on or to be erected on lands; that land is to be built on in accordance with the covenant, is not to be built on except in accordance with that covenant or is not to be built on; that land is not to be subdivided unless in accordance with the covenant or is not to be subdivided.
- G. The Covenantor agrees to the restrictions in the use of the Lands on the terms and conditions herein provided for.

NOW THEREFORE THIS AGREEMENT WITNESSETH THAT pursuant to Section 219 of the *Land Title Act*, and in consideration of the premises, the mutual covenants and agreements contained herein and other good and valuable consideration and the sum of One Dollar (\$1.00) now paid by the City to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the parties hereto covenant and agree that the Lands shall not be used or built on except in accordance with this Covenant as follows:

1. THE COVENANTOR COVENANTS AND AGREES with the City that:
 - a) the Design Guidelines set out the conceptual layout and phasing of all development on the Lands and the Adjacent Lands;
 - b) no construction of, additions to or alterations in any manner to any building(s), structure(s) or dwelling(s) shall be permitted other than that approved in writing by the City, whether such building(s), structure(s) or dwelling(s) are sited on the Lands at the time of entering into this

Agreement or proposed as new building(s), structure(s) or dwelling(s) after the time of entering into this Agreement until such time as the City has issued a development permit for the Lands; and

- c) the Covenantor shall not sell, transfer, convey, assign or lease any part of its interest in the Lands or any portion thereof until the Covenantor provides notice (whether written or otherwise) to each prospective purchaser, purchaser or lessee thereof, as the case may be, of the terms and conditions herein provided for.

2. IT IS MUTUALLY UNDERSTOOD, agreed and declared by and between the parties hereto that:

- a) nothing contained or implied herein shall in any way restrict or abrogate and shall not be deemed to restrict or abrogate, the rights and powers of the City in the exercise of its functions under any public and private statutes, by-laws, orders and regulations, in its absolute discretion, and in accordance with its lawful powers and duties;
- b) the burden of the covenants herein provided for shall run with the Lands and will be personal and binding upon the Covenantor during the Covenantor's seisen of or ownership of any interest in the Lands;
- c) notwithstanding anything to the contrary, the Covenantor shall not be liable under any breach of any covenants and agreements contained herein after the Covenantor ceases to have any further interest in the Lands;
- d) the Covenantor will deliver, after execution hereof, this Agreement to the City in a form acceptable as a Section 219 Covenant and concurrently such instruments of priority as may be necessary to give this Agreement priority over all financial charges and encumbrances which may have been registered against the title to the Lands at the time of submitting this Agreement for registration in the applicable Land Title Office, save and except those specifically approved in writing by the City or in favour of the City;
- e) the fee simple estate in and to the Lands will not pass or vest in the City under or by virtue of these presents and the Covenantor may fully use and enjoy the Lands except only for the requirements provided for in this Agreement;
- f) the Covenantor and its successors and assigns shall at all times indemnify and save harmless the City from and against all claims, demands, actions, suits, loss, costs, fines, penalties, charges, damages and expenses including legal fees and litigation expenses whatsoever which the City may incur, suffer or be put to arising out of or in connection with any

breach of any covenant or agreement on the part of the Covenantor contained in this Agreement;

- g) the covenants and agreements on the part of the Covenantor and herein provided for have been made by the Covenantor as contractual obligations as well as having been made pursuant to Section 219 and as such will be binding on the Covenantor;
- h) nothing herein provided for shall be deemed to constitute waivers of any lawful requirements with which the Covenantor would otherwise be obligated to comply with;
- i) no amendment of, addition to, or discharge of this Agreement shall be binding upon the parties hereto unless it is in writing and executed by the parties hereto;
- j) if any provision provided for in this Agreement is for any reason held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability will not affect any other provision of this Agreement which shall be construed as if such invalid, illegal, or unenforceable provisions had never been contained therein and such other provisions shall be enforceable to the fullest extent permitted by law;
- k) the City, in addition to its rights under this Agreement or at law, will be entitled to all equitable remedies, including specific performance, injunction and/or declaratory relief, to enforce its rights under this Agreement;
- l) the Covenantor shall pay for the preparation and registration, if applicable, of this Agreement together with any concurrent instruments of priority as herein provided for and any amendment, addition or discharge thereof;
- m) wherever the singular, masculine or neuter is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic according to the context in which it is used;
- n) the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;
- o) this Agreement shall enure to the benefit of and be binding upon the Covenantor, the City and their respective successors and assigns; and

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day, month and year first above written.

Schedule "A"

Design Guidelines

Updated May 5 2017

SUPPLEMENTARY DESIGN GUIDELINES

Introduction

The goal of this master-planned community (See Figure 1 subject map) is to create a vibrant, legible, complete village with a variety of housing choices, an active and safe pedestrian realm, a suite of amenities, and a neighbourhood commercial facility. Towards that end, these design guidelines are focused on creating a harmonious whole of the three townhome communities and one mixed-use building making up the village.

The development concept these guidelines support is shown in the Figure 2. At the time of rezoning, the site was subject to concurrent Development Permit approval for the initial townhouse phase on Lots B+I. The subsequent townhouse phase on Lot E and the commercial village on Lot C would be subject to subsequent Development Permit applications.

The purpose of these supplementary guidelines is as follows:

1. To govern the subsequent townhouse and commercial phases to insure the comprehensive nature of the design intent, layout and pedestrian connectivity is achieved; and
2. To supplement and augment the guidelines governing the development of both townhouse and the commercial phase with the applicable Development Permit Area Guidelines contained in the Maple Ridge Official Community Plan:
 - a. 8.5 Commercial Development Permit Area Guidelines for the commercial phase; and
 - b. 8.7 Multi-Family Development Permit Area Guidelines for the townhouse phases.

The review process for Multiple Residential and Commercial Development Permits includes submission to the Advisory Design Panel (ADP). The submission of each phase for ADP review is to include an assessment against these Supplementary Guidelines to insure the overall concept as well as the Guidelines contained herein are carried through, coordinated and achieved in each phase.

This project is proposed to be developed over a period of time. The Director of Planning or their designate may upon written request consider minor changes to these guidelines consistent with the objects of the proposed master planned community and better attainment of the guidelines contained herein.

1.0 Site plan

1.1 Follow Natural Topography

- 1.1.1 The site features a spectacular natural landform – a promontory jutting from NW to SE towards the Fraser River.
- 1.1.2 This dramatic feature is to be celebrated, not destroyed, and sites will be planned to avoid large-scale regrading.
- 1.1.3 Some regrading is unavoidable, but in general cutting and filling is to be kept to the minimum necessary to make a site viable.

1.2 Doors on the Street

- 1.2.1 Frontages along the Municipal Road will have front yards with doors opening to the street, where grading permits.
- 1.2.2 Appropriate unit types for this condition will feature inhabited space on the level with the front door, not just garage.

1.3 Pedestrian Byways

- 1.3.1 Each site is to be planned with pedestrian and cycle permeability in mind, **substantially in accordance with Figure 2.**
- 1.3.2 Pathways and trails should criss-cross each site as much as possible, linking constructed and natural features together into a comprehensive network.
- 1.3.3 The pedestrian and cycle path network is to be developed in lieu of sidewalks on the strata roads

1.4 Crime Prevention Through Environmental Design (CPTED)

- 1.4.1 Residential units will be configured to ensure maximum “eyes on the street”.
- 1.4.2 Formal landscaped areas will be provided with sufficient illumination (natural landscaped areas will not be bound by this requirement to avoid despoiling their natural beauty).
- 1.4.3 Open spaces will be designed to avoid dark spots and concealed areas.

1.5 Common Amenity Building

- 1.5.1 An amenity clubhouse containing a fitness studio, great room, multipurpose room and two (2) guest suites will be constructed on Lot E in the second phase of the project, as shown in Figure 2.

2.0 Open Space

2.1 Hierarchy of Open Spaces

- 2.1.1 Three orders of open space will be incorporated into the plan: community-wide parks, central greens, and planted mews

2.2 First Order: Public Parks

- 2.2.1 The Active Public Park on Lot D and the “Tot Lot” on Lot H are for the enjoyment of the general public.

2.3 Second Order: Central Greens located near the entries on Lots B+E.

2.3.1 Central Greens are smaller and more intimate and contain functionality important for the day-to-day life of each community – mail kiosks, visitor parking, etc.

2.4 Third Order: Planted Mews

2.4.1 Planted mews are to be deployed where topography permits, and create linear green spaces lined on either side with front yards and main entries to homes .

2.5 Nature trails

2.5.1 A series of nature trails through the adjacent ESA's will be incorporated into the overall site plan.

2.5.2 Onsite connections to the nature trails shall be provided that link them seamlessly into the pedestrian realm of each project.

2.5.3 The conceptual trail system is shown in Figure 3.

2.6 Interconnectivity

2.6.1 Further to guideline 1.3 above, the onsite pedestrian byways and nature trail system are meant to create a comprehensive, interconnected network through the site, across Lougheed Highway and to the adjacent neighbourhoods and school facilities.

2.6.2 At the SE of the site, a Right of Way has been provided for the future construction of a pedestrian and cycle flyover of the Haney Bypass, providing access to Kanaka Park and the Fraser River. At such time as it is built, this shall be integrated seamlessly into the public nature trail system.

2.7 Common Amenity Outdoor Space

2.7.1 The Clubhouse from guideline 1.5 above, will have an outdoor component consisting of a pool and hot tub, an outdoor seating terrace and a barbecue.

2.8 Commercial/Rental Building Amenity Space

2.8.1 A south-facing plaza will be provided that offers outdoor seating, which can be used in conjunction with a restaurant or café.

3.0 Architectural Character

3.1 Styles

3.1.1 The overall character of the development is to be "Craftsman," employing cedar (or cementitious) shingles as the principal material.

3.1.2 Each community is to have a distinctive variation of this style, with elements of Arts and Crafts, Heritage Farmhouse, Queen Anne and Contemporary Tudor all being acceptable influences.

3.2 Materials

3.2.1 The main materials for all the communities will be shingles and cementitious board.

3.2.2 Other acceptable materials include: vinyl, wood, brick, stucco and cultured stone

3.3 Colours

3.3.1 Each community will have a restrained colour palette in earth tones, with punches of brighter colours for emphasis.

3.4 Common Amenity Building

3.4.1 The common amenity building will utilize a similar architectural style as the townhomes, so as to bear a familial resemblance to them.

3.5 Commercial/Rental Building

3.5.1 The commercial/rental building will also be built in a similar style so that the whole complex hangs together. However, the style needs to be adapted to support the commercial usage.

3.5.2 In particular, the commercial/rental building and clubhouse will be designed so as to be legible as a village core precinct at the entry to the project.

4.0 Form and Massing

4.1 Forms Appropriate for Natural Topography

4.1.1 The topography shall determine the type of unit plan, rather than the other way around.

4.1.2 Homes with raised back yards will be used on steep slopes with a roadway on the low side.

4.1.3 Downhill homes with parking on the second level will be used on steep slopes with a roadway on the uphill side.

4.1.4 Various types of homes may be deployed on more modest slopes

4.2 Measures to Minimize Mass

4.2.1 Along the interface with single family neighbourhoods, strategies should be deployed to minimize the three-storey building mass including: raised yards, end elevations facing single family, and low slope roofs.

4.3 Roof slopes

4.3.1 All buildings will have sloping roofs to ensure harmony of forms; no flat roofs will be incorporated on the main roofs, but can be used on bays.

4.3.2 Roof slopes are to be between 3:12 and 8:12.

4.4 Roof overhangs

4.4.1 All two and three storey walls will have a minimum roof overhang of 2 ft (24").

4.5 Front porches

4.5.1 Where homes have front yards, front porches will be incorporated to ensure opportunities for neighbourly interaction.

4.6 Commercial/Rental Building and Common Amenity Building

- 4.6.1 These two buildings will be three storeys and designed in harmony with one another so as create a legible village core.

5.0 Landscape Character

5.1 Monument Signs

- 5.1.1 Monument signs in stone or brick will be near the entry of each project and will announce the project's name and address.
- 5.1.2 These monuments may include such other elements as: lighting, water features, trellises, seating areas and plantings.

5.2 Paving and Hardscape

- 5.2.1 Paving and hardscape shall be used to reinforce the architectural design themes.
- 5.2.2 A variety of paving types, including unit pavers, cast-in place concrete, and asphalt are acceptable.
- 5.2.3 Gravel and crusher dust are not acceptable paving materials in onsite applications, but may be used on the nature trail system, where appropriate.

5.3 Plantings and Softscape

- 5.3.1 In general, plantings should focus on native species, particularly drought tolerant species.
- 5.3.2 In ornamental planting areas, introduced species are acceptable to meet particular aesthetic goals
- 5.3.3 Plantings fronting the ESA's, along with any habitat compensation plantings, are to be 100% native species.

5.4 Playgrounds

- 5.4.1 In providing playgrounds for the community, various ages of children must be considered, from toddlers to teenagers
- 5.4.2 Playgrounds should focus on natural play opportunities, including logs and boulders for climbing and jumping.

5.5 Public Art

- 5.5.1 Near the main entry road to the project, a small plaza will be created with hard and soft landscaping, seating, and a prominent piece of public art.
- 5.5.2 The plaza will be covered by a public Right of Way to ensure access by all and will be a feature that welcomes all to the community.

6.0 Sustainability

6.1 Rain gardens

- 6.1.1 Rain gardens, incorporating rocks and plantings, shall be provided in appropriate locations to make a feature of the detention requirement of Maple Ridge's three tiered Storm Water Management scheme.

6.2 Bio Swales

6.2.1 Swales, both rocky and planted, shall be provided in appropriate locations, both to conduct runoff water to the rain gardens, and also to provide some detention capacity.

6.3 Retained trees

6.3.1 Specimen trees in key locations shall be retained to help preserve the natural features of the site

6.4 Biodiversity

6.4.1 The various elements of plantings, rain gardens and bio swales shall be deployed to enhance the biodiversity of the overall site and of each project.

6.5 Electric Vehicle Charging

6.5.1 One (1) Electric Vehicle charging receptacle will be provided per townhome, located in the garage.

6.5.2 Two (2) High Speed Electric Vehicle Chargers will be provided at the Rental Commercial Building.

6.6 Water Efficiency

6.6.1 All homes will be provided with low-flow fixtures for water efficiency.

7.0 Other Design Matters

7.1 Rail Noise and Vibration

7.1.1 The recommendations of the “Guidelines for New Development in Proximity to Railway Operations” prepared by the Federation of Canadian Municipalities and the Railway Association of Canada will be applied to this site.

7.2 Regional Park Connection

7.2.1 The final site plan and trail network plan for the development will accommodate a future grade separated connection to regional park lands south of the development site.

Figure 1



ITEM SUMMARY	QTY	UNIT PRICE	TOTAL
CONCRETE AREA	14,122.82 SQ. FT.	22.00	310,701.64
PAVING AREA	1,125.00 SQ. FT.	18.00	20,250.00
ASPHALT PAVING	1,125.00 SQ. FT.	18.00	20,250.00
GRAVEL	1,125.00 SQ. FT.	18.00	20,250.00
LANDSCAPING	1,125.00 SQ. FT.	18.00	20,250.00
...

ITEM SUMMARY	QTY	UNIT PRICE	TOTAL
...

ITEM SUMMARY	QTY	UNIT PRICE	TOTAL
...

ITEM SUMMARY	QTY	UNIT PRICE	TOTAL
...

Figure 2



APPENDIX G

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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

DATE	DESCRIPTION
20.07.2018	ISSUED FOR DP
04.12.18	RE-ISSUED - COORDINATION
17.11.18	ISSUED FOR CLIENT REVIEW
01.12.18	RE-ISSUED FOR DP
08.03.17	RE-ISSUED FOR REZONING
03.08.17	RE-ISSUED FOR REZONING



THIS SITE ENTRY IS TO BE BUILT W/ PHASE 1 AND WILL BE CONSTRUCTION & EMERGENCY-ONLY ACCESS. IT WILL BE MADE INTO A FULL-ACCESS SITE ENTRY WHEN HANEY BYPASS IS FOUR-LANED. SHOULD THIS NOT COME ABOUT PRIOR TO THE ISSUANCE OF DP FOR LOT E, THE CITY MAY REQUIRE THE WIDENING OF THE INTERNAL LOOP ROAD TO 7.3m.

1 SITE MASTER PLAN
SCALE: 1:1300

CICCOTZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



PROJECT:
MOT LANDS
2900 BLOCK, LOUSHEED HWY
MAPLE RIDGE, BC

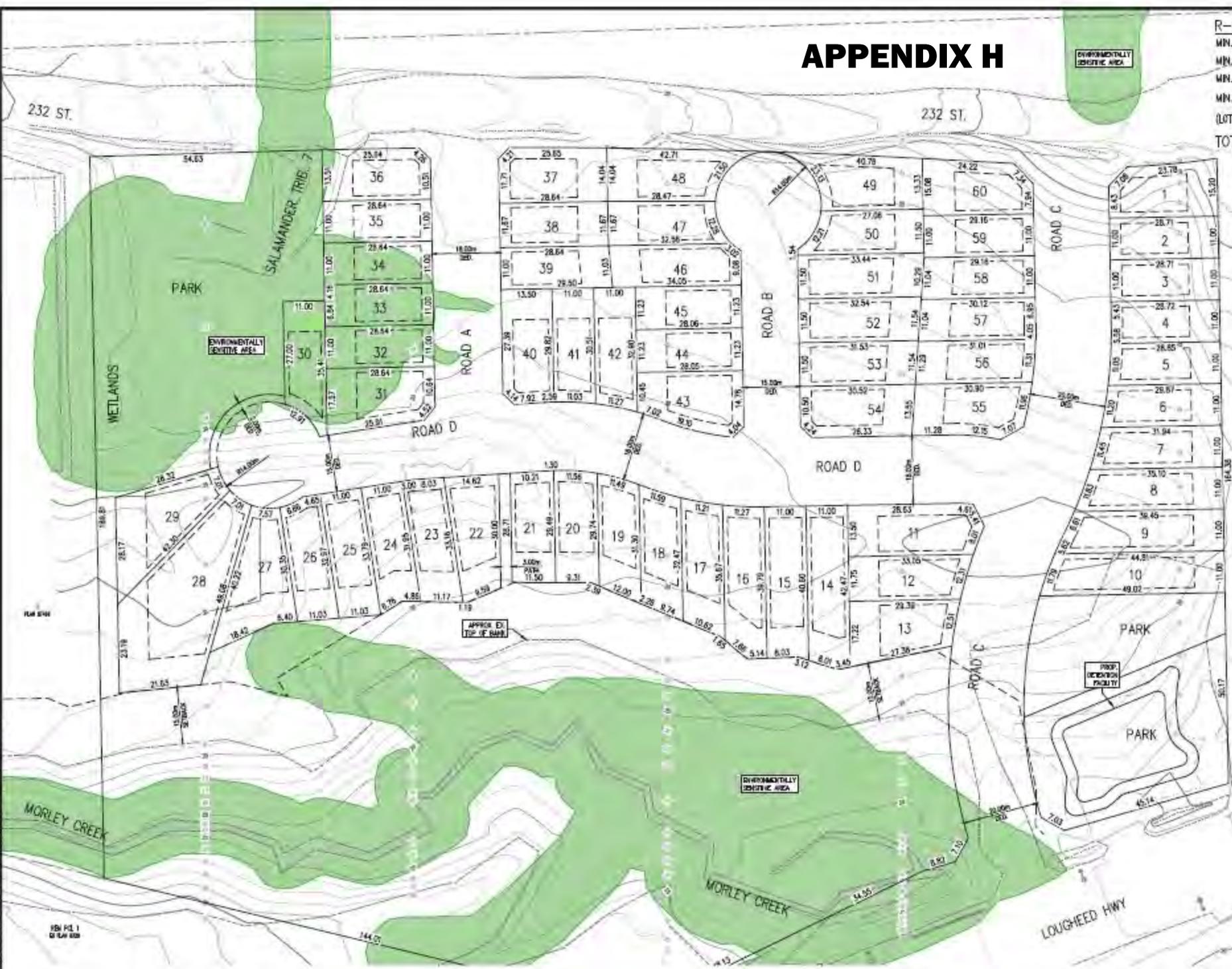
OWNER:	BA:	CHECKED BY:	ENV:
DATE:	1/10/20	PROJECT NO.:	408
SHEET TITLE: SITE MASTER PLAN			

REVISION NO.:	SHEET NO.:
-	A1.00

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APPENDIX H

R-2 ZONING CRITERIA
 MIN. INTERIOR LOT WIDTH 10.5m
 MIN. EXTERIOR LOT WIDTH 13.5m
 MIN. LOT DEPTH 27.0m
 MIN. LOT AREA 315m²
 (LOT WIDTH IS MEASURED 7.5m FROM FRONT P/L)
TOTAL = 60 LOTS



Lot #	Area (m ²)	Lot #	Area (m ²)
1	388.8	31	442.5
2	315.8	32	315.0
3	315.9	33	315.0
4	316.1	34	315.0
5	322.0	35	315.0
6	339.0	36	383.3
7	367.6	37	408.2
8	408.9	38	334.3
9	463.4	39	319.8
10	517.5	40	401.7
11	465.7	41	330.3
12	365.6	42	347.2
13	410.8	43	412.0
14	463.5	44	315.0
15	438.0	45	315.0
16	426.8	46	377.0
17	370.9	47	337.3
18	349.3	48	439.2
19	338.0	49	420.8
20	338.6	50	342.4
21	334.7	51	379.9
22	395.2	52	368.4
23	359.2	53	356.8
24	352.6	54	399.5
25	367.2	55	412.2
26	350.6	56	349.4
27	491.1	57	336.6
28	1052.4	58	326.1
29	521.5	59	320.7
30	341.2	60	396.1

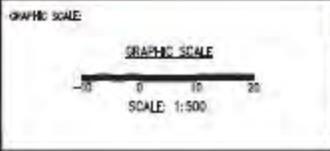
DRAFT

MUNICIPAL PROJECT No. _____

BENCHMARK:
 ELEVATIONS ARE DERIVED FROM MAPLE RIDGE BENCHMARK, # 1417033
 BENCHMARK LOCATED AT LOUGHEED HWY & HANBY ST
 ELEVATION = 7.307m

SEAL:

CoreGroup
 LAND DEVELOPMENT SERVICES
 220-888 BRANTON COURT
 BURNABY, BC V5A 1B3
 TEL: (604)299-0855 FAX: (604)299-3023



CHECK BEFORE YOU DIG
 INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPLORE LOCATIONS OF ALL EXISTING UTILITIES AND AVOID THE EXPOSURE OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

NO.	DATE	BY	CHKD	DESCRIPTION
4	2017/05/11	GP	OK	REVISED PER COMMENTS
3	2017/05/10	GP	OK	REVISED PER COMMENTS
2	2017/05/10	GP	OK	REVISED PER COMMENTS
1	2017/05/09	GP	OK	PRELIMINARY
0	2017/05/07	GP	OK	PRELIMINARY

CITY OF MAPLE RIDGE Engineering Department

DESIGNED - GP
 DRAWN - GP
 METRIC SCALE 1:500
 APPROVED -
 DATE: MAY 11, 2017

PRELIMINARY SUBDIVISION PLAN

FILE # -
 CONTRACT # 1776
 CITY PROJ. No. -
 SHEET 1 OF 5

APPENDIX I

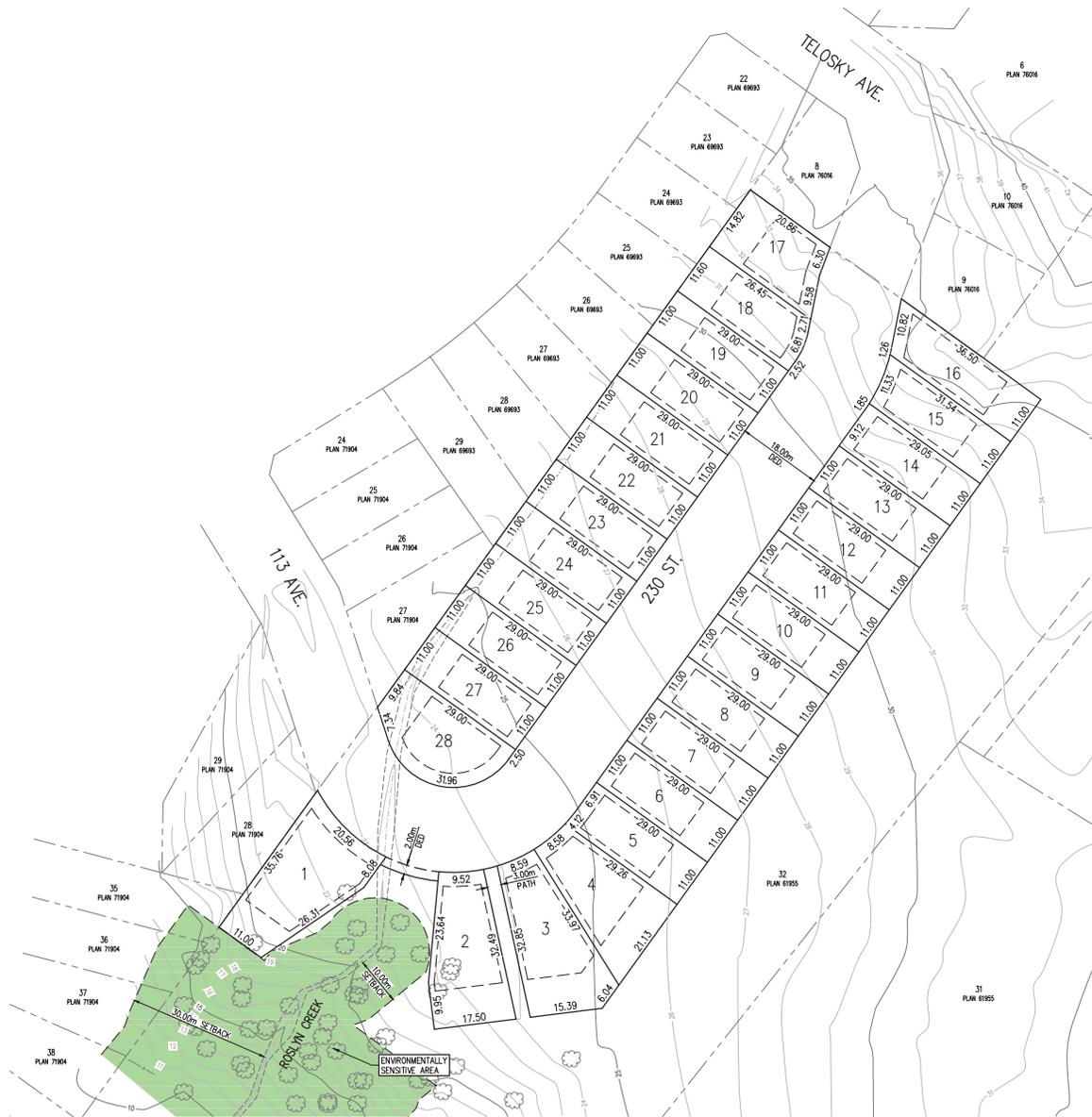


R-2 ZONING CRITERIA

MIN. INTERIOR LOT WIDTH 10.5m
 MIN. EXTERIOR LOT WIDTH 13.5m
 MIN. LOT DEPTH 27.0m
 MIN. LOT AREA 315m²
 (LOT WIDTH IS MEASURED 7.5m FROM FRONT P/L)

TOTAL = 28 LOTS

Lot Number	Area (m ²)	Area (ft ²)
1	551.5	5936.3
2	464.2	4996.6
3	502.2	5405.6
4	451.6	4861.0
5	319.4	3437.5
6	319.0	3433.7
7	319.0	3433.7
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10	319.0	3433.7
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12	319.0	3433.7
13	319.0	3433.7
14	319.0	3434.0
15	329.7	3548.8
16	374.2	4027.6
17	345.6	3720.3
18	328.4	3534.9
19	319.0	3433.7
20	319.0	3433.7
21	319.0	3433.7
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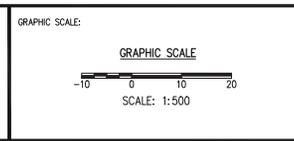


DRAFT

MUNICIPAL PROJECT No. _____

BENCHMARK:
 ELEVATIONS ARE DERIVED FROM MAPLE RIDGE BENCHMARK, # 8410033
 BENCHMARK LOCATED AT LOUGHEED HWY & HANEY BYPASS
 ELEVATION = 7.907m

CoreGroup
 CONSULTANTS
 LAND DEVELOPMENT SERVICES
 300-8880 FRASERTON COURT
 BURNABY, BC V5J 5H8
 tel. (604)299 0605 fax. (604)299 0629



CHECK BEFORE YOU DIG
 INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

REV'D	DATE(Y/M/D)	DRN	CH'D
3	2017/05/10	GP	CN
2	2017/05/09	GP	CN
1	2017/05/03	GP	CN
0	2017/02/27	GP	CN

CITY OF MAPLE RIDGE Engineering Department

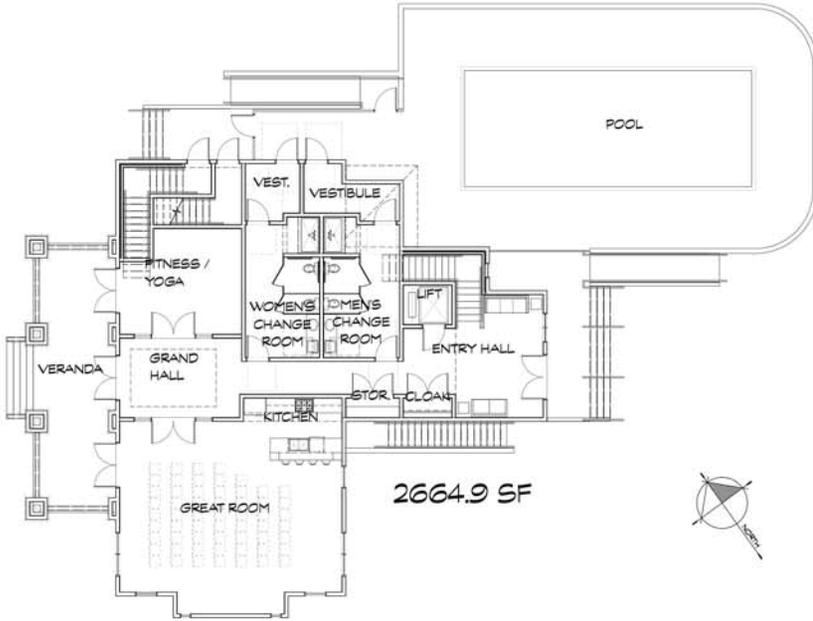
DESIGNED - GP
 DRAWN - GP
 METRIC SCALE 1:500
 APPROVED -
 DATE - MAY 10, 2017

PRELIMINARY
PRELIMINARY SUBDIVISION PLAN

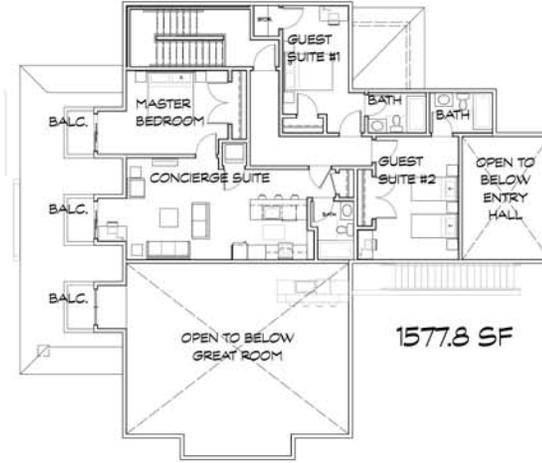
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 CITY DOC. No- -
 SHEET 1 of 5

APPENDIX J

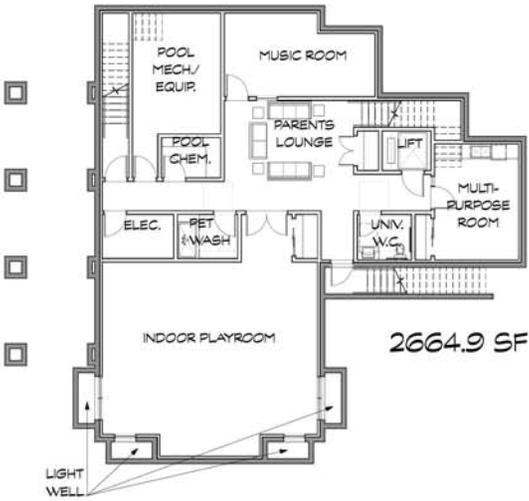
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1 MAIN FLOOR
SCALE: 1/100



3 UPPER FLOOR
SCALE: 1/100



2 GROUND FLOOR
SCALE: 1/100



4 FRONT ELEVATION (WEST)
SCALE: 1/100

REVISION:		
NO.	DATE	DESCRIPTION

ISSUE:	
DATE	DESCRIPTION
2020/2/26	ISSUED FOR DP
01/12/21	RE - ISSUED FOR DP



CICCOTZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



POLYGON

PROJECT	MOT LANDS
ADDRESS	2300 BLOCK LOUGHEED HWY MAPLE RIDGE, BC

DRAWN BY	TH	CHECKED BY	BC
SCALE	1/100	PROJECT NO.	406

SHEET TITLE	
AMENITY FLOOR PLANS	

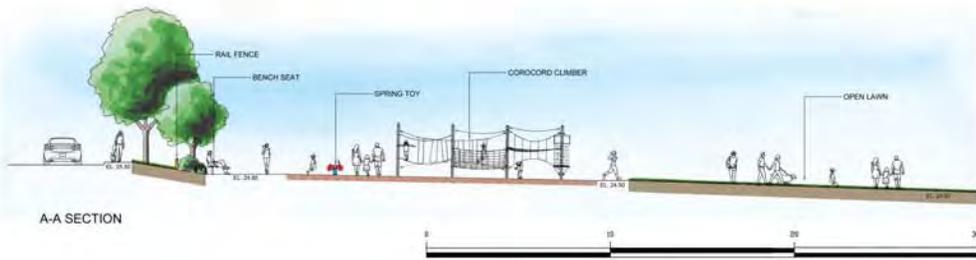
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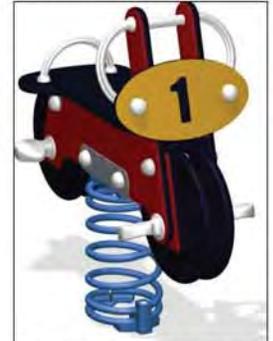
APPENDIX L



LOUGHED HIGHWAY



GORIC - THE DISH
CONCRETE CONCRETE



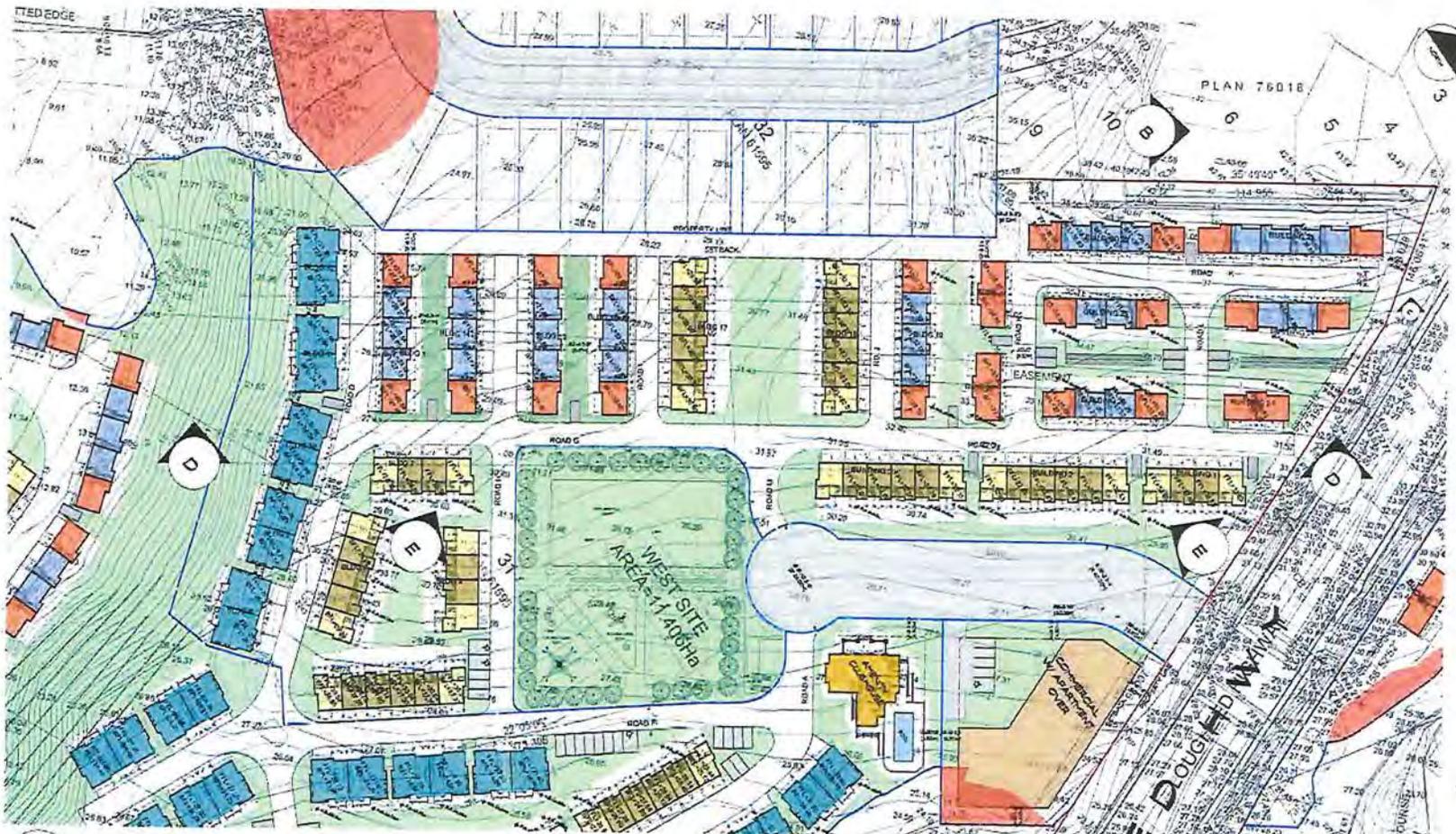
RECTEC - KOMPAN SPRING TOY - M130



RECTEC - COROCORD NET - COR10130 - Play Package 9/3
CLIMBING LARGE NET AND ROPE PARKOUR ELEMENTS

232ND STREET NEIGHBOURHOOD PARK

MOT LANDS, MAPLE RIDGE



1 LOT B - SITE PLAN
SCALE: 1:500



SITE SUMMARY - LOT B

	(S.F.)	(Acres)	(m ²)	(Ha)
GROSS SITE AREA	285700.66	6.56	26542.49	2.65
DENSITY/FSR	0.581	17 UPA	=111 units	

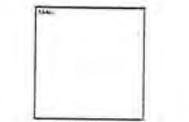
UNIT SUMMARY	UNIT COUNT	NET AREA	TOTAL AREA
A/A1	28	1306.07 S.F.	36569.96 S.F.
AE/AE1	26	1370.96 S.F.	35644.96 S.F.
B	29	1473.15 S.F.	42721.35 S.F.
BE	18	1584.50 S.F.	28521.00 S.F.
CE	10	2254.94 S.F.	22549.40 S.F.
TOTAL	111 UNITS		166006.67 S.F.

visitor parking	23	20.7 % (20% required)
Total Tandem Units	0	0 %

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FOR OBTAINING ALL NECESSARY PERMITS.

NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
20.07.2016	ISSUED FOR DP
02.08.2016	ISSUED FOR DP
04.03.2017	REVISED FOR RECORDS
23.07.2017	REVISED FOR RECORDS



CICCOZZI
ARCHITECTS
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TEL: (604) 667-4741



MOT LANDS
2300 BLOCK LOUGHEED HWY
MAPLE RIDGE, BC

DATE	BY	FOR

**LOT B
SITE PLAN**

	A1.02
--	-------

CHARACTER



MATERIALS

U
B
A
D
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S
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V
J
E
I
S
B
L



PHOTO COURTESY OF CICCÒZZI ARCHITECTURE

ROOF SHINGLES

PASCO ROOFING PRODUCTS
 5 TAB TANTRAL ANTOLE BLACK



PAINTED WOOD SHINGLE SIDING

GENERAL PAINT COLOURS
 CL 28430 TRAFFIC



PAINTED VERTICAL BOARD & BATTEN

GENERAL PAINT COLOURS
 CL 14520 RUGGARD



PAINTED VERTICAL BOARD & BATTEN

GENERAL PAINT COLOURS
 CL 30710 CALAM JEOP



HORIZONTAL VINYL SIDING

KAYCAN
 8" SIDING - PRESTIGE BRONZ



HORIZONTAL VINYL SIDING

KAYCAN
 8" SIDING - CASOT BROWN



PAINTED WOOD TRIMS & FASCIA

GENERAL PAINT COLOURS
 CL W 1002W OTTERTAIL



STAINED & VARNISHED WOOD DOORS

OLYMPIC SEMI-TRANSPARENT STAINS
 310 BERRY



PAINTED BASE WOOD TRIM

GENERAL PAINT COLOURS
 CL W 1002W PATE



VINYL WINDOWS & GLAZING

FRAME WHITE
 GLASS CLEAR



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REVISION	
NO.	DESCRIPTION

ISSUE:	DATE:	DESIGNER:



CICCÒZZI

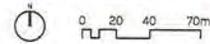
200 - 2330 COLUMBIA STREET
 VANCOUVER, B.C.
 CANADA V5X 3Y3
 TEL: (604) 687-4741

POLYGON

MOT LANDS
 2300 BLOCK LOUGHEED HWY
 MAPLE RIDGE, B.C.

CHARACTER & MATERIALS (TYPE 1)

SHEET NO: **A2.00.1**



No.	Description	Date
4	Issued For Reviewing	Apr. 10, 2017
3	Revised For DP	Mar. 07, 2017
2	Issued For DP	Dec. 14, 2016
1	Issued For Reviewing	Dec. 01, 2016

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MOT Lands
Maple Ridge
 Maple Ridge, BC

Master Plan

Date	May 1, 2016	Drawing Number
Project No.	1621	L0.1
Title	As Noted	
Drawn/Checked	Bh JF	

CONNECTIVITY

The entire site presents numerous pedestrian pathways that lead and connect residents to a variety of common space amenities. The site emphasizes the pedestrian experience by prioritizing the relationship between pedestrian and unit frontages and open space, and not the vehicle.

PEDESTRIAN EXPERIENCE

Pedestrian circulation has been arranged into a hierarchy of Primary and Secondary pathway connectors. These connectors link Large Open Spaces and Amenity Spaces with the Residential realm. The resultant nodes offer an opportunity to develop amenities embedded with individual, identity, character and purpose that serve as a wayfinding system for residents and allow for attractive destination points for pathways. Large Open Spaces include the North Trail System, the Southeast Trail, and the Forest Hill Trail.

VEHICULAR CIRCULATION

An efficient vehicular circulation system minimizes vehicular space. Pedestrian priority mechanisms, such as special paving and street buffer planting treatment, have been implemented to indicate vehicles that it is a pedestrian area. Visiting Parking is integrated within the street structure.



OPEN SPACE

The MOT Lands development is situated among generous water stream systems and forested areas. As such, materials, features and planting are inspired by the characteristics of these environments. Water plays an important role in the site's landscape, tying the whole design together and providing character to the development. The Clubhouse exterior provides a central amenity space to all parcels, with a varied array of programmatic elements, all structured around a small stream system and ponds.

The North Trailhead, as well as the smaller stream systems to the east and west of the site allow residents to experience these natural river environments through a series of interconnected pathways.

The Mews are located in between residential units connecting units to the larger system of trails, offering pleasant strolls between the public realm into the private patios, as well as providing a sense of location within the development.



HA A

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1	Issued For Review	Apr. 10, 2016
2	Revised For DR	May, 25, 2016
3	Issued For DR	Dec. 14, 2016
4	Issued For Review	Dec. 01, 2016
5	Drawings	Site

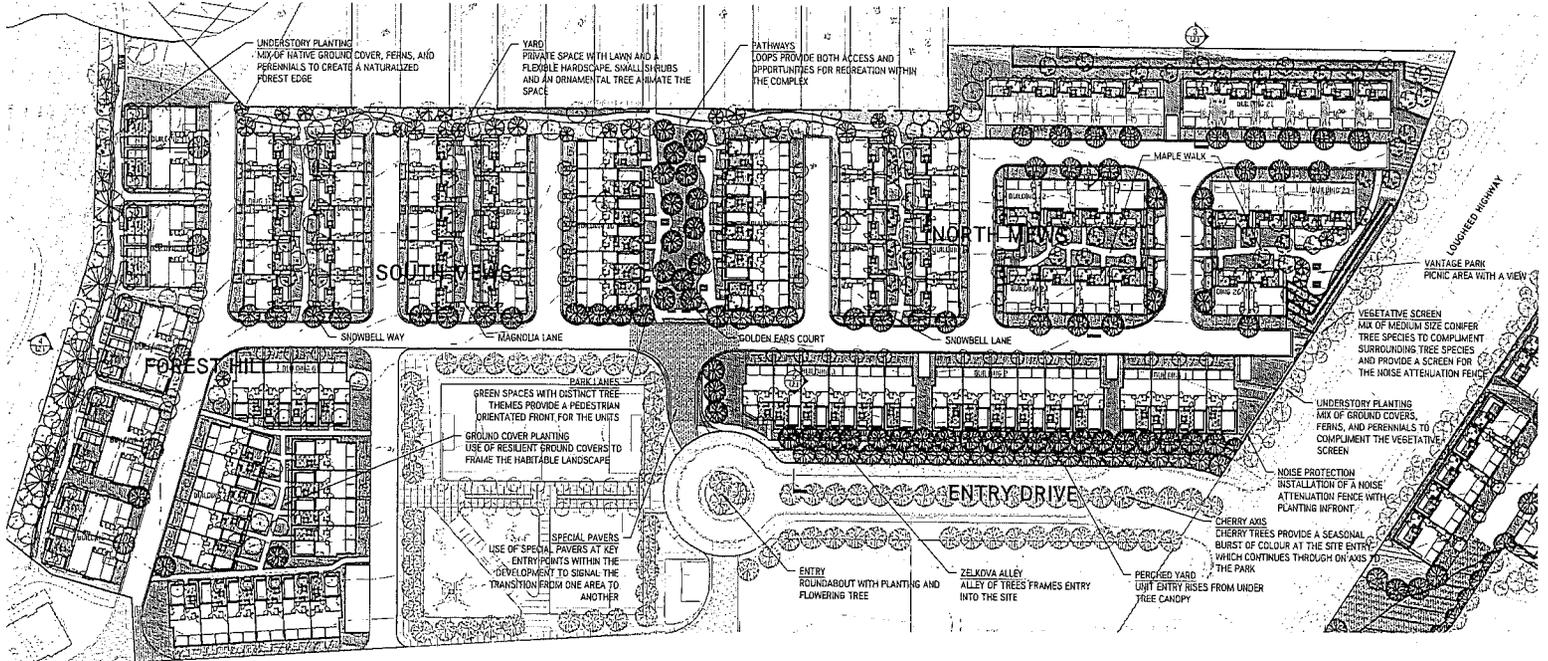


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**MOT Lands
Maple Ridge**
Maple Ridge, BC

Design Rationale

Date	May 1, 2016	Drawing Number
Project No.	1801	L0.2
Team	As Noted	
Drawn/Checked	JH/JB	



Materials Legend

- Vehicle Unit Paver
- On roadway
- Patio Pavers
- CIP Concrete
- Ground Cover Planting
- Lawn Planting

General Legend



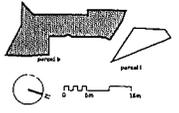
Plant List Lot B

Sym	Div	Botanical Name	Common Name	Spacing & Size
Trees				
AR	71	Acer rubrum 'Karpick'	Karpick maple	5' cal, 8/8
CN	23	Cornus Nuttallii	Pacific Flowering Dogwood	4' cal, 8/8
OP	38	Quercus palustris 'Green Pillar'	green pillar pin oak	5' cal, 8/8
PS	41	Prunus serotina 'Shinobugen'	white goddness cherry	2.5' cal, 8/8
SJ	31	Styrax japonica	Japanese snowbell	2.5' cal, 8/8
MS	40	Magnolia x soulangeana	saucer magnolia	2.5' cal, 8/8
		Rubus idaeus	Rubus	2.5' cal, 8/8
LS	13	Liquidambar styraciflua 'Slender Silhouette'	columnar sweet gum	2.5' cal, 8/8
SM	18	Stewartia monodonta	tall stewartia	2.5' cal, 8/8
PP	11	Parrotia persica	parrotia ironwood	2.5' cal, 8/8
PM		Pseudotsuga menziesii-4m HL	Douglas Fir-4m HL	4.0 m HL (13'-0" HL)
PI		Picea pungens	Colorado Spruce	2.4 m HL (8'-0" HL)
FD	18	Fraxinus oxycarpa 'Raywood'	raywood ash	5' cal, 8/8
UK	40	Magnolia kobus	kobus magnolia	5' cal, 8/8
ZS	41	Zelkova serrata	Japanese zelkova	5' cal, 8/8
Shrubs				
Ha		Hamamelis x Intermedia	Witch Hazel	#2 pot, accent
Ch		Choiya ternata	Mexican orange blossom	#2 pot, 30" O.C.
La		Lavandula angustifolia 'Munstead'	lavender	#1 pot, 24" O.C.
Eu		Eurythmum alatum	burning bush	#2 pot, 30" O.C.
Co		Cornus stolonifera	red osier dogwood	#2 pot, 24" O.C.
Ca		Callirhoe 'Victoria'	Callirhoe lilac	#2 pot, 30" O.C.
Co		Coastal hollyhock	coastal hollyhock	#2 pot, 24" O.C.
Ro		Rosa x odarata 'Muhlbilis'	Muhlbilis rose	#2 pot, 30" O.C.
Rn		Rosa Nutkana	nutka rose	#2 pot, 30" O.C.
Vi		Viburnum Linus	viburnum	#2 pot, 30" O.C.
Sc		Sarcococca hookeriana	avoncrest	#2 pot, 24" O.C.
Co		Gaultheria shallon	salsal	#2 pot, 24" O.C.
Lp		Lonicera pilosa	privet honey suckle	#2 pot, 30" O.C.
Sp		Spiraea japonica	japanese spiraea	#2 pot, 24" O.C.
Ph		Physocarpus opulifolius 'Dart's Gold'	dart's gold ninebark	#2 pot, 30" O.C.
Az		Azalea japonica 'Itno White'	Itno white azalea	#2 pot, 24" O.C.
Sa		Syrphicarpos albus	Snowberry	#2 pot, 24" O.C.
Rh		Rhododendron PJM	PJM Rhododendron	#2 pot, 24" O.C.

Plant List Lot B

Sym	Div	Botanical Name	Common Name	Spacing & Size
Hedgerows				
Tr	89	Taxus x media 'Hicksii'	Hick's yew	#2 pot, 24" O.C.
Bs	220	Buxus sempervirens	boxwood	#2 pot, 24" O.C.
Pl	267	Prunus laurocerasus 'Otto Luyken'	Otto Luyken laurel	#2 pot, 24" O.C.
Ln	441	Laurus nobilis	sweet bay	#2 pot, 24" O.C.
Groundcover				
Co	174	Cotoneaster 'Strebli's finding'	Strebli's cotoneaster	#1 pot, 12" O.C.
Vines				
Wc		Wisteria sinensis	Chinese wisteria	#1 pot, 12" O.C.
Perennials				
Ag		Allium giganteum	Giant Onion	#1 pot, 12" O.C.
Im		Leymus nealae	American dunegrass	#1 pot, 12" O.C.
Fg		Festuca glauca	blue fescue	#1 pot, 12" O.C.
Ca		Carex glauca	blue sedge	#1 pot, 12" O.C.
Cl		Carex lamulicola	Burkley's sedge	#1 pot, 12" O.C.
ep		Eriogonum fasciculatum	lily turf	#1 pot, 12" O.C.
pm		Polystichum maritimum	swamp fern	#1 pot, 12" O.C.
ho		Hemerocallis x 'Crimson Red'	day lily	#1 pot, 12" O.C.
st		Salvia transylvanica	sage	#1 pot, 12" O.C.

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NOT FOR CONSTRUCTION

3	Revised For DP	May 09, 2017
2	Issued For DP	Dec 14, 2016
1	Issued For Reasoning	Dec 01, 2016

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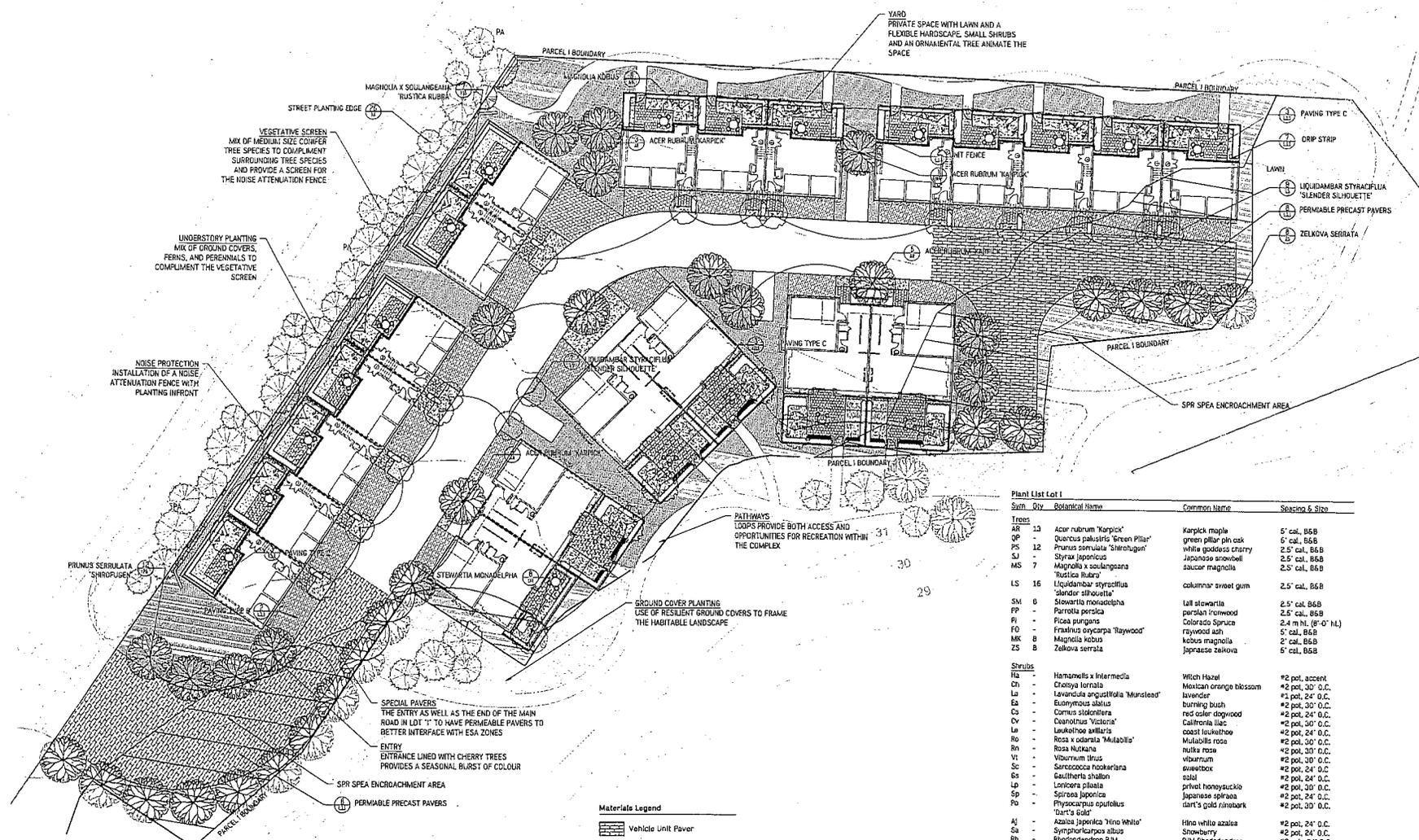
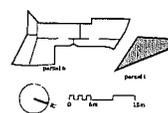
MOT Lands
Maple Ridge
Maple Ridge, BC

Landscape Plan
Parcel B

Date	June 20, 2016	Drawing Number
Project No.	1621	
Scale	1:500	L1.0
Drawn/Checked	DJ/JF	

HAPA

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Plant List Lot 1

Sym.	Qty.	Botanical Name	Common Name	Spacing & Size
Trees				
AR	13	Acer rubrum 'Karpick'	Karpick maple	5' cal., B58
QP	7	Quercus palustris 'Green Pillar'	green pillar pin oak	5' cal., B58
PS	12	Prunus serotina 'Sirenhugen'	white goosier cherry	2.5' cal., B58
SJ	1	Styrax japonicus	japanese snowbell	2.5' cal., B58
MS	7	Magnolia x soulangeana	saucer magnolia	2.5' cal., B58
		'Nimbus Inara'		
LS	16	Liquidambar styraciflua	columnar sweet gum	2.5' cal., B58
		'slender silhouvette'		
SM	8	Stewartia monacantha	tall stewartia	2.5' cal., B58
PP	1	Parrotia persica	parrotia snowwood	2.5' cal., B58
PI	1	Picea purgans	Colorado spruce	2.4 m H. (8'-0" HL)
FD	1	Fraxinus oxycarpa 'Raywood'	raywood ash	5' cal., B58
MR	8	Magnolia kobus	kobus magnolia	2' cal., B58
ZS	8	Zelkova serrata	japanese zelkova	5' cal., B58
Shrubs				
HA	1	Hamamelis x intermedia	Witch Hazel	*2 pot., accent
CH	1	Choisya ternata	Mexican orange blossom	*2 pot., 30" O.C.
LA	1	Lavandula angustifolia 'Munstead'	lavender	*1 pot., 24" O.C.
SA	1	Sambucus alatus	burning bush	*2 pot., 30" O.C.
CS	1	Cornus stolonifera	red osier dogwood	*2 pot., 24" O.C.
DV	1	Deanolhus 'Victoria'	California lilac	*2 pot., 30" O.C.
LA	1	Lawsonia alata	coast leucantheus	*2 pot., 24" O.C.
RO	1	Rosa x odora 'Majabilla'	Majabilla rose	*2 pot., 30" O.C.
RN	1	Rosa Nutkana	Nutka rose	*2 pot., 30" O.C.
VI	1	Viburnum litus	viburnum	*2 pot., 30" O.C.
SC	1	Sarcococca hookeriana	swainthoe	*2 pot., 24" O.C.
GS	1	Gaultheria shallon	salal	*2 pot., 24" O.C.
LP	1	Lonicera pilularis	privet honeysuckle	*2 pot., 30" O.C.
SP	1	Spiraea japonica	japanese spiraea	*2 pot., 24" O.C.
PO	1	Physocarpus opulifolius 'Dart's Gold'	dart's gold	*2 pot., 30" O.C.
AJ	1	Azalea japonica 'King White'	King white azalea	*2 pot., 24" O.C.
SA	1	Symphoricarpos albus	snowberry	*2 pot., 24" O.C.
RH	1	Rhododendron PJM	PJM Rhododendron	*2 pot., 24" O.C.
Herbaceous				
TM	89	Taxus x media 'Yickati'	Hick's yew	*2 pot., 24" O.C.
BS	220	Bonus sempervirens	boxwood	*2 pot., 24" O.C.
PI	237	Prunus laurocerasus 'Olio Luyken'	Olio Luyken laurnd	*2 pot., 24" O.C.
LN	441	Laurus nobilis	sweet bay	*2 pot., 24" O.C.
Groundcover				
CO	174	Cotoneaster 'Strob's finding'	Strob's cotoneaster	*1 pot., 12" O.C.
Vines				
WC	1	Wisteria sinensis	Chinese wisteria	*1 pot., 12" O.C.
Perennials				
OG	1	Allium giganteum	Giant Onion	*1 pot., 12" O.C.
LM	1	Leymus mollis	American Cunegrass	*1 pot., 12" O.C.
FG	1	Festuca glauca	blue fescue	*1 pot., 12" O.C.
CB	1	Carex flacca	blue fescue	*1 pot., 12" O.C.
CL	1	Carex laxiflora	Burkley's sedge	*1 pot., 12" O.C.
EP	1	Eriophora muscari	Bly turf	*1 pot., 12" O.C.
PM	1	Polystichum maritimum	sword fern	*1 pot., 12" O.C.
HE	1	Homocallis x 'Crimson Red'	cray lily	*1 pot., 12" O.C.
SL	1	Salvia transylvanica	sage	*1 pot., 12" O.C.

- Materials Legend**
- Vehicle Unit Paver
 - Driveway
 - Patio Pavers
 - CIP Concrete
 - Ground Cover Planting
 - Lawn Planting
- General Legend**
- Existing trees
 - Proposed Trees

NOT FOR CONSTRUCTION

- 3. Reissued For GP May, 03, 2017
- 2. Issued For GP Dec. 14, 2016
- 1. Issued For Rezoning Dec. 01, 2016

Rev.	Description	Date

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MOT Lands
Maple Ridge
Maple Ridge, BC

Materials, Layout and
Planting Plan
Parcel 1 - Golden Hill

Date: June 20, 2018 Drawing Number:
Project No.: 1821
Scale: 1:500
Drawn/Checked: RJ/JF

L1.6

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. 7333-2017 and
Second Reading
Zone Amending Bylaw No. 7308-2017
20199 and 20185 Mclvor Avenue

MEETING DATE: May 23, 2017
FILE NO: 2016-464-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20199 Mclvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The second property, located at 20185 Mclvor Avenue, is currently and will remain zoned RS-1b (One Family Urban (Medium Density) Residential). Together, the two subject properties will permit subdivision into approximately nine RS-1b (One Family Urban (Medium Density) Residential) zoned lots. The property located at 20199 Mclvor Avenue was excluded from the Agricultural Land Reserve (ALR) in 2003; however, it is currently designated *Agricultural* on Schedule B of the Official Community Plan (OCP), and will require an amendment to:

- Include the subject property, located at 20199 Mclvor Avenue, within the Urban Area Boundary; and
- Change the land use designation from *Agricultural* to *Urban Residential*.

Council granted first reading to Zone Amending Bylaw No. 7308-2017 on February 14, 2017. Pursuant with Council resolution, the application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per lot, for an estimated amount of \$45,900.00.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

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. 7333-2017 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. 7333-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7333-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7333-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7308-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 7) That the following terms and conditions be met prior to final reading:
 - i) Amendment to Official Community Plan Schedule "B";
 - ii) Consolidation of the subject properties;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report and Floodplain Report, which addresses the suitability of the subject properties for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Removal of existing buildings;
 - vi) 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; and
 - vii) That a voluntary contribution, in the amount of \$45,900.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Platinum Projects Ltd.
Legal Descriptions:	Lot 102 District Lot 263 Group 1 New Westminster District Plan 50054 Lot 40 District Lot 263 Group 1 New Westminster District Plan BCP30587
OCP:	
Existing:	Agricultural, Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Agriculture
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant and Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.54 ha (1.33 acres)
Access:	Mclvor Avenue and 201 Street
Servicing requirement:	Urban Standard

2) Background:

The subject properties are a combined area of 0.54 ha (1.33 acres) in size and are bound by residential properties to the west, south and east, and Agricultural land to the north (see Appendices A & B). The subject properties are relatively flat with some trees located near the Mclvor Street frontage, and along the east and west property boundaries. There is an existing house at 20199 Mclvor Avenue that will require removal as part of final rezoning conditions. The second property at 20185 Mclvor Avenue is currently vacant.

3) Project Description:

The applicant proposes to rezone the property located at 20199 Mclvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The second property, located at 20185 Mclvor Avenue, is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will also form part of this rezoning application, to permit future subdivision into approximately nine single family residential lots.

The Agricultural Land Commission (ALC) excluded the property located at 20199 Mclvor Avenue in 2003 from the ALR. In addition, this property is designated “General Urban” in the Metro Vancouver Regional Growth Strategy; therefore, Regional approvals are not required. The surrounding context of the subject properties to the west, south and east are considered *Urban Residential* in the OCP. The applicant intends to develop the subject properties in accordance with the *Urban Residential* designation. Lands to the north, designated *Agricultural*, are currently being farmed for pasture grass and hay. An agricultural buffer, in the form of a 1.2m high cast in place concrete retaining wall will be provided between the proposed residential development to the south, and the agricultural lands to the north.

4) Planning Analysis:

Official Community Plan:

One of the subject properties, located at 20199 McIvor Avenue, is currently designated *Agricultural*; however, the property was excluded from the ALR in 2003. The adopted Metro Vancouver Regional Growth Strategy identifies the subject property as 'General Urban' and has been placed within the Region's Urban Containment Boundary. The subject property is also within the Greater Vancouver Sewerage and Drainage District's Fraser Sewer Area, and is permitted to be serviced with the municipal sanitary sewer; therefore, no Regional approvals are required.

The following OCP amendments are required to align the subject property with the Metro Vancouver Regional Growth Strategy:

- To include the subject property, located at 20199 McIvor Avenue, in the Urban Area Boundary; and
- To change the designation from *Agricultural* to *Urban Residential* (See Appendix C).

The property located at 20185 McIvor Avenue is currently designated *Urban Residential* in the OCP. The current zone of RS-1b (One Family Urban (Medium Density) Residential) aligns with this designation and the property will be combined with 20199 McIvor Avenue for future subdivision into nine single family residential lots.

Zoning Bylaw:

The current application proposes to rezone the property located at 20199 McIvor Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix D). The property located at 20185 McIvor Avenue is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will form part of the subject application. The combined properties will then permit future subdivision into nine single family residential lots.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m² (7,191 ft²), and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m² (5,996 ft²).

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.

Development Information Meeting:

A Development Information Meeting was held at Laity View Elementary on May 4, 2017. Seven 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:

- *The subject property will require fill, with concern from adjacent neighbours on how drainage will impact their properties.*
- *Questions regarding retaining wall height on the north and east property boundaries.*
- *Concern over the type of fencing to be installed, specifically on the retaining wall.*
- *Questions regarding siting of homes to rear property lines.*

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

- *All drainage from the subject property will be directed to the Municipal storm system; each lot will have its own catch basin.*
- *The retaining wall height will not exceed 1.2 m and will consist of cast-in-place concrete.*
- *Chain link fence will be located on top of the proposed retaining wall, with landscaping on the residential side of the fence (proposed lot 1, north property boundary). Builder / future homeowners will determine the type of fencing to be installed on adjacent lots, at a later date.*
- *Minimum rear setback for the RS-1b (One Family Urban (Medium Density) Residential) zone is 6m (20ft.).*

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 no suitable land for park dedication on the subject properties and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

5) Agricultural Impact:

An Agricultural Impact Assessment, prepared by Madrone Environmental Services Ltd., was prepared as part of the development application. The report indicates that the proposed retaining wall, fence and landscaping will be an effective and practical buffer between the current agricultural use and the proposed residential use. It was determined that a retaining wall is the preferred buffer option, compared to the vegetated slope that is currently used west of the development site.

6) School District No. 42 Comments:

The School District has noted that the subject properties fall within the Fairview Elementary and Westview Secondary school catchments. Actual numbers for the 2016-17 school year indicate that Fairview Elementary is at 64% utilization, with 279 students. For secondary school enrollment capacity, actual numbers for the 2016-17 school year indicate that Westview Secondary is at 54% utilization, with 765 students. Therefore, there is available elementary and secondary school capacity for the proposed development.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to change the designation from *Agricultural* to *Urban Residential*, is considered to be minor in nature as the subject property has previously been excluded from the ALR and is designated 'General Urban' in the Metro Vancouver Regional Growth Strategy. 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.

CONCLUSION:

The development proposal will require an OCP amendment, from *Agricultural* to *Urban Residential*, for the property located at 20199 McIvor Avenue, to align with the Metro Vancouver Regional Growth Strategy, and to align with the ALC's decision to exclude the property from the ALR. The proposed zoning to the RS-1b (One Family Urban (Medium Density) Residential) zone complies with the *Urban Residential* designation, and fits with the surrounding neighbourhood.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7333-2017, that second reading be given to Zone Amending Bylaw No. 7308-2017, and that application 2016-464-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

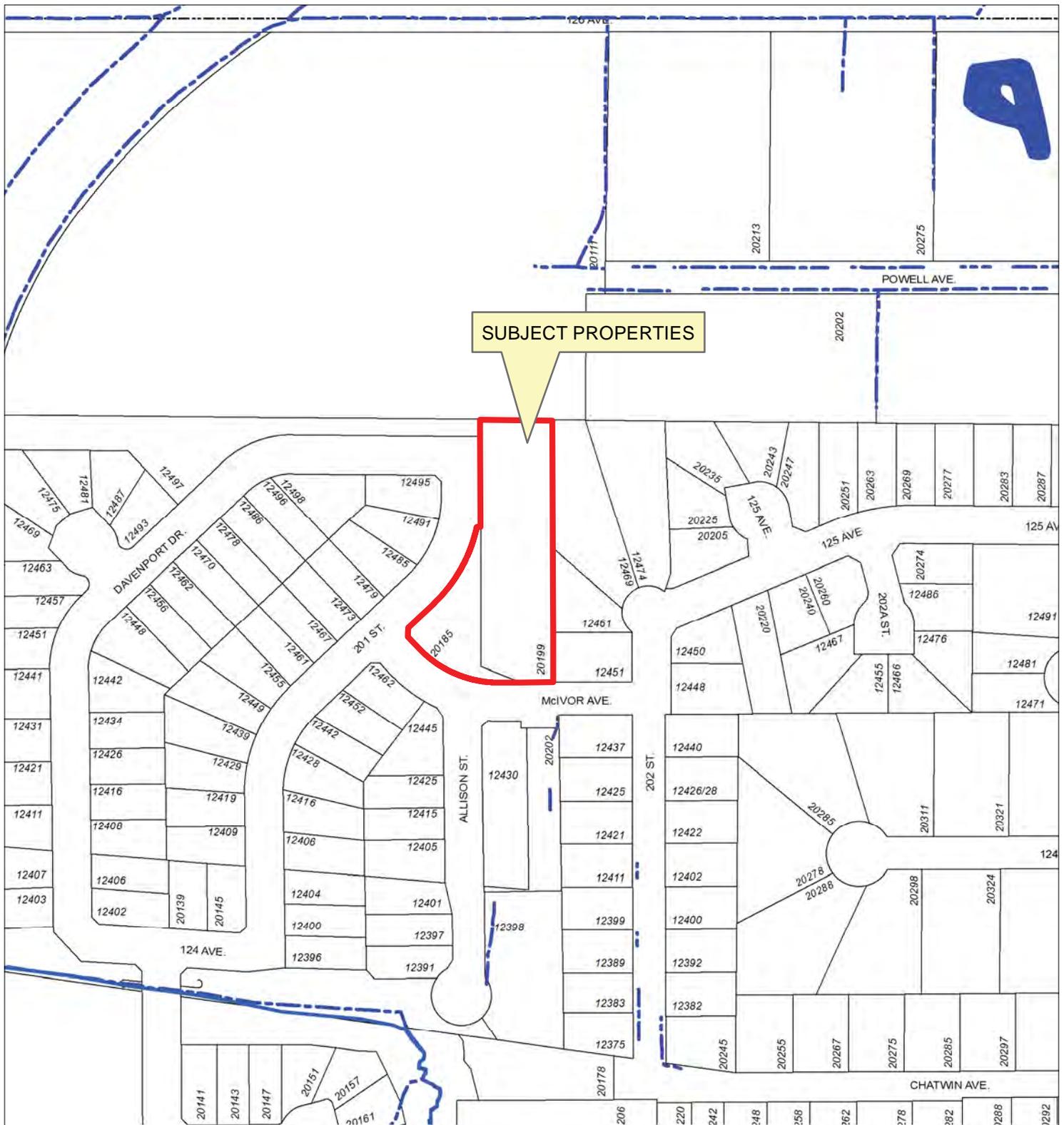
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by 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. 7333-2017
- Appendix D – Zone Amending Bylaw No. 7308-2017
- Appendix E – Proposed Subdivision Plan



Scale: 1:2,500

Legend

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

20185 & 20199 McIvor Ave

PLANNING DEPARTMENT



mapleridge.ca

2016-464-RZ
DATE: Dec 16, 2016

BY: JV



Scale: 1:2,500

Legend

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

20185 & 20199 McIvor Ave

PLANNING DEPARTMENT

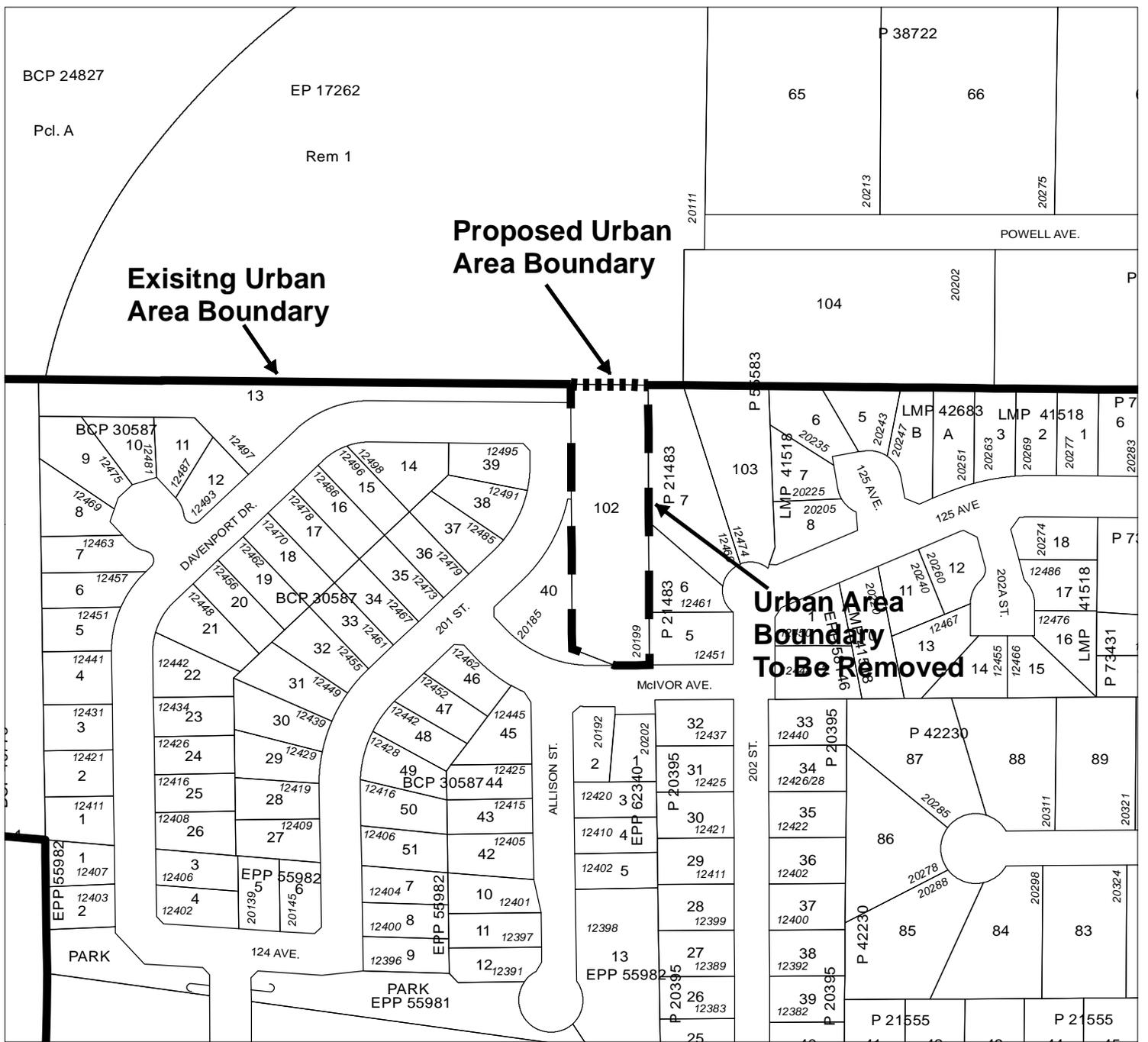


MAPLE RIDGE
British Columbia

mapleridge.ca

2016-464-RZ
DATE: Dec 16, 2016

BY: JV



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

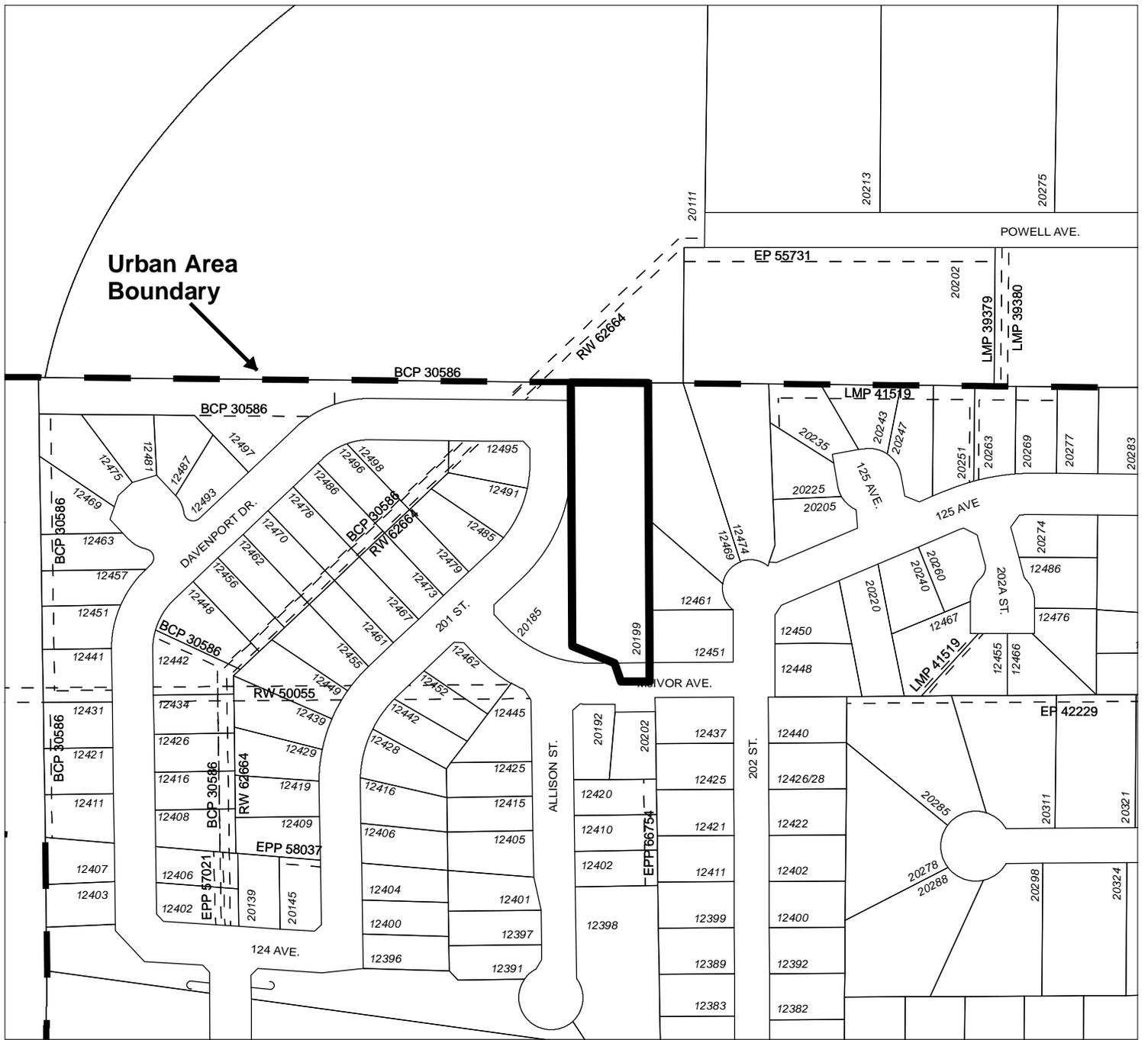
Bylaw No. 7333-2017

Map No. 944

Purpose: To Amend the Urban Area Boundary as shown



SCALE 1:2,500



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7308-2017

Map No. 1701

From: RS-1 (One Family Urban Residential)

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



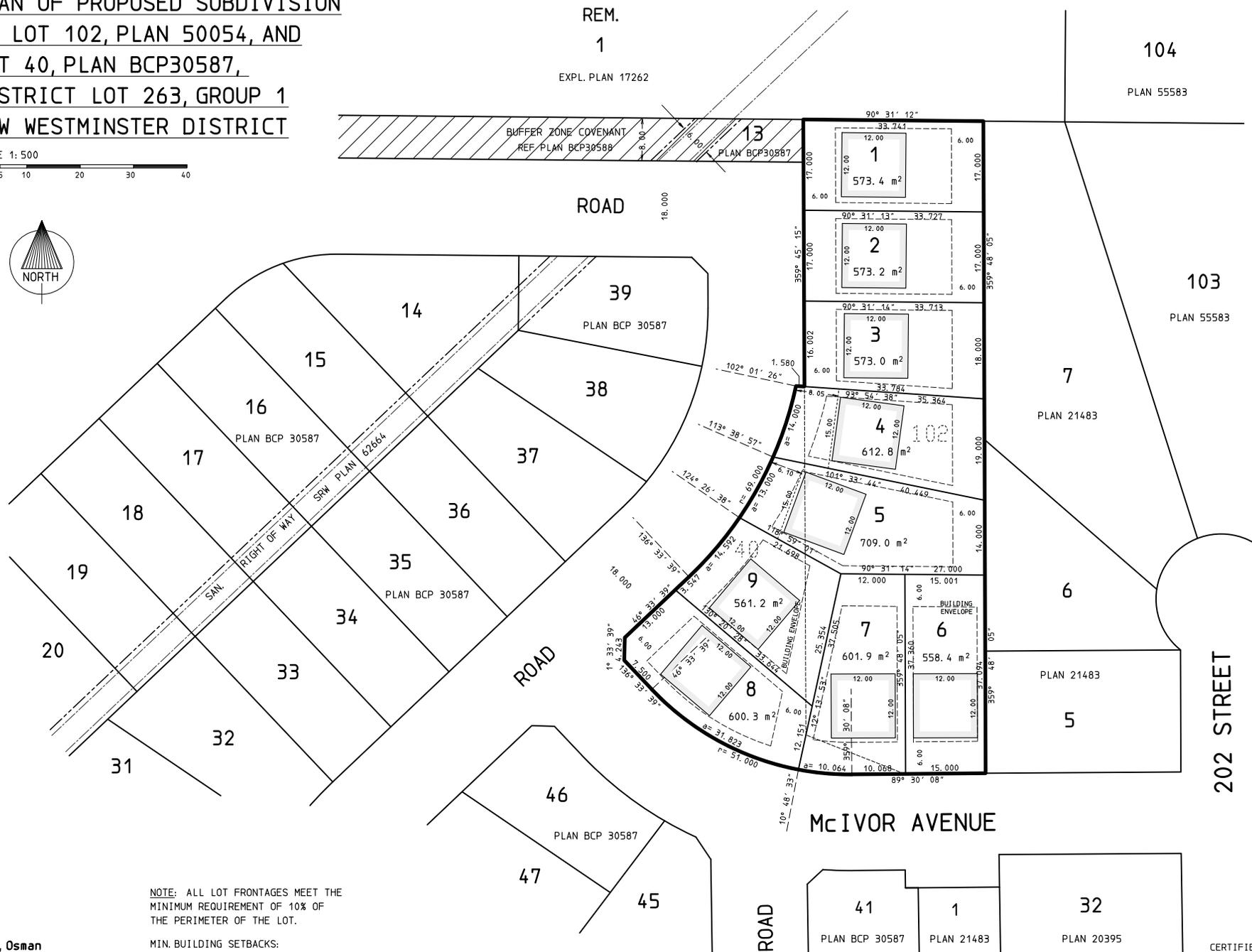
— — Urban Area Boundary



SCALE 1:2,500

**PLAN OF PROPOSED SUBDIVISION
OF LOT 102, PLAN 50054, AND
LOT 40, PLAN BCP30587,
DISTRICT LOT 263, GROUP 1
NEW WESTMINSTER DISTRICT**

SCALE 1:500



NOTE: ALL LOT FRONTAGES MEET THE
MINIMUM REQUIREMENT OF 10% OF
THE PERIMETER OF THE LOT.

MIN. BUILDING SETBACKS:
FRONT 6.00m
REAR 6.00m
SIDE 1.50m
FLANKING ROAD 3.00m
SRW BOUNDARY 1.50m



**Isaak, Osman
& Associates**
B. C. LAND SURVEYORS
20609 LOGAN AVENUE
LANGLEY B. C. V3A-7R3
TEL: 604-533-2411
FILE: 14327-21. PRO

CERTIFIED CORRECT, DATED THIS
1ST DAY OF SEPTEMBER, 2016

A. M. OSMAN BCLS-514



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
MEETING DATE: May 23, 2017

FROM: Chief Administrative Officer
MEETING: Council Meeting

SUBJECT: Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017

EXECUTIVE SUMMARY:

The purpose of this report is to present the Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017 (Appendix I) to amend the fine amount for one section of the Maple Ridge Tree Protection and Management Bylaw.

The Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017 has been prepared to increase the fine for damaging a City owned boulevard tree from \$500 to \$1000. The purpose of establishing a fine is to act as a deterrent to City boulevard trees being damaged. However, the fine amount does not appear to be acting as a deterrent.

The current fine amount is less than the cost to replace one of these trees. By increasing the fine to an amount significantly above replacement cost, offenders will likely choose the replacement option thereby ensuring that the cost for replacing the tree is borne by the offender.

RECOMMENDATION(S):

That Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017 be given first, second and third readings.

DISCUSSION:

Background Context:

City environmental technicians have been receiving numerous calls regarding damage to boulevard trees. When dealing with the offender, the technician first offers the option for tree replacement cost. They are then told if they fail to avail themselves of this option they will be issued a ticket. Because the ticket amount (\$500) is less than the tree replacement (\$600) some people choose the ticket. This does not achieve the desired result which is to replace the damaged tree at no cost to the City.

By increasing the fine to an amount significantly above replacement cost, offenders will likely choose the replacement option thereby ensuring that the cost for replacing the tree is borne by the offender.

CONCLUSIONS:

Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017 ensures that the penalty for damaging City property is a prohibitive measure.

“Original signed by R. MacNair”

Prepared by: **R. MacNair**
Manager, Bylaw & Licensing Services

“Original signed by Frank Quinn”

Approved by: **Frank Quinn, MBA, P.Eng**
General Manager: Public Works and Development Services

“Original signed by E.C. Swabey”

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

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No.7327-2017

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

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

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

- 1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7327-2017
- 2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by changing the fine amount in Schedule 25 Section 4.5 to \$1000.00

READ A FIRST TIME this ____ day of _____, 2017.

READ A SECOND TIME this ____ day of _____, 2017.

READ A THIRD TIME this ____ day of _____, 2017.

ADOPTED this ____ day of _____, 2017.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read **MEETING DATE:** May 23, 2017
and Members of Council
FROM: Community Heritage Commission **MEETING:** Council
SUBJECT: Community Heritage Commission Recommendation regarding Federal Bill C-323

EXECUTIVE SUMMARY:

Under the Terms of Reference in the Bylaw that establishes the Community Heritage Commission (Bylaw No. 5908-2000) the mandate is:

...for the purpose of advising the Council on heritage conservation matters and undertaking and providing support for such activities as benefit and provide for the advancement of heritage conservation in the District.

Under that mandate, the Community Heritage Commission has recently become aware of a proposed federal tax incentive for owners of heritage properties to rehabilitate and maintain the heritage value of the buildings on their site. Late last year, Bill C-323 was brought forward for debate in Parliament, which proposes to amend the Federal Income Tax Act for the rehabilitation of historic property. If passed, Bill C-323 will enable private owners of heritage property across the country (including many in Maple Ridge) to apply for a tax credit when undertaking restoration or maintenance work on the heritage building. On March 23, 2017, Bill C-323 received Second Reading and it has been forwarded to a Standing Committee for review.

On February 7, 2017, the Community Heritage Commission passed the following resolution:

That the CHC recommend that Council consider supporting Bill C-323: An Act to Amend the Income Tax Act (Rehabilitation of Historic Property) which was tabled in parliament in December 2016.

Subsequently, the Heritage Commission prepared a report to Council outlining the details and potential benefits of Bill C-323 on heritage conservation in Maple Ridge and this report is attached as Appendix A for Council's information and consideration. The Heritage Commission is seeking Council's consideration of providing support for Bill C-323 in writing to the appropriate Federal MPs and Provincial MLAs, which are listed in the attached report, Appendix A.

RECOMMENDATION:

That a letter indicating Council support of Federal Bill C-323 be prepared for the Mayor's signature and that the letter be forwarded to the Federal Members of Parliament, with copies to others as identified in Appendix A, dated May 23, 2017.

DISCUSSION:

The Community Heritage Commission has prepared a report to Council, attached as Appendix A, which provides an outline of the details and benefits of the proposed amendment to the Federal

Income Tax Act (Bill C-323) enabling tax credits intended to promote the rehabilitation of historic property. Several Maple Ridge heritage sites would be eligible for this tax credit under the proposed tax credit eligibility criteria, which are discussed in the Heritage Commission's report.

Bill C-323 received Second Reading on March 23, 2017 and has been referred to the Standing Committee on Environment and Sustainability. The National Trust for Canada has outlined the process for Bill C-323 as follows:

Second Reading Vote to Send to Committee

Passed, Thursday, March 23

Committee Stage - *Bill C-323 is presently at this stage*

The Committee has up to 60 sitting days to consider it, make any amendments, and bring it back to Parliament.

Report Stage Reading (Back to House of Commons)

There will be debate (two one-hour sessions) and voting on proposed amendments the following week. The process could take up to 30 days.

Third Reading

More debate (two one-hour sessions) and a vote – if passed, the Bill goes to Senate for debate and passing, Royal Assent, and becomes law.

The Community Heritage Commission has provided a template letter for Council's consideration, which has been prepared by Provincial and Federal non-profit heritage organizations.

CONCLUSION:

The Community Heritage Commission's work involves creating awareness and education around the benefits of heritage conservation within the Maple Ridge community. While these are important tools in heritage resource management, financial incentives are equally, if not more important in many cases. The Heritage Commission believes that adding this additional tool to the mix will provide a significant boost to the effectiveness of their work.

Prepared by: Lisa Zosiak, M.R.M., MCIP, RPP
Planner

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

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

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A: Council Report Prepared by the Community Heritage Commission



TO: Her Worship Mayor Nicole Read and Members of Council **MEETING DATE:** May 23, 2017

FROM: Community Heritage Commission **MEETING:** Council

SUBJECT: Community Heritage Commission Recommendation regarding Federal Bill C-323

EXECUTIVE SUMMARY:

Bill C-323: An Act to Amend the Federal Income Tax Act (Rehabilitation of Historic Property) received second reading in the Parliament of Canada on March 9, 2017 (Appendix 1 and Link #1). If approved, the Act would enable property owners of sites listed on the *Canadian Register of Historic Places* to obtain a tax credit on eligible costs for rehabilitation work. The *Canadian Register of Historic Places* (www.historicplaces.ca and Link #2) is maintained by Parks Canada and provides a listing of local heritage sites across the country. Maple Ridge has a total of 28 heritage properties listed on the *Canadian Register of Historic Places*. The Community Heritage Commission sees several benefits to the proposed Federal Income Tax Act amendment, including:

- Creating an incentive for heritage property owners to add property to the Heritage Register;
- Eligibility for both residential and commercial properties;
- Retaining the economic and heritage value of local heritage sites;
- Contributing to community identity and sense of place;
- Stimulating growth in locally based high skilled jobs;
- Encouraging local sourcing of building materials;
- Supporting both the Maple Ridge Cultural and Tourism Strategies currently underway.

With the above benefits in mind, the following resolution was passed at the February 7, 2017 Community Heritage Commission meeting:

R17-008

It was moved and seconded:

That the CHC recommend that Council consider supporting Bill C-323: *An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)* which was tabled in Parliament in December 2016.

CARRIED

The Maple Ridge Community Heritage Commission would like to request Council's support for the Bill as it will create a monetary incentive for private owners of historic buildings to conserve and restore the heritage value of their property. A sample letter of support from Heritage BC is attached for

Council's information and reference (Appendix 2). Heritage BC is a not-for-profit organization supporting heritage conservation throughout the Province (www.heritagebc.ca).

DISCUSSION:

a) Background Context:

This issue was brought to the attention of the Community Heritage Commission by member at large Russell Irvine at the February 7, 2017 regular meeting.

Purpose of Bill C-323

Bill C-323 (Appendix 1 and Web-Link #1) is proposed to amend the *Income Tax Act* (Rehabilitation of Historic Property), which was introduced and read the first time in Parliament on December 1, 2016. The Bill received Second Reading on March 23, 2017 and has been referred to the Standing Committee on Environment and Sustainability. If approved, the *Income Tax Act* will enable residential or commercial properties listed on the *Canadian Register of Historic Places* (www.historicplaces.ca) to be eligible for a tax credit on rehabilitation work undertaken. In order to apply for the tax credit, the work must be done in accordance with the *Standards and Guidelines for Historic Places in Canada*¹ and certified by a professional architect registered in Canada. Tax credits may be received on costs associated with:

- Construction;
- Professional fees;
- Insurance;
- Development; and
- Site improvement.

The tax credit does not include acquisition, cosmetic, or furnishing costs.

The Community Heritage Commission would like Maple Ridge Council to show support for Bill C-323, in an effort to encourage a favourable vote on the proposed amendment to the Federal Tax Act.

Maple Ridge Heritage Sites and Canadian Register of Historic Places

In 2001, the Federal government formed a partnership with the provinces, territories, and communities to establish a consistent approach to heritage conservation in Canada. The outcome of this partnership was the creation of the *Canadian Register of Historic Places*, which is a user-friendly database that includes descriptive heritage site listings from local, provincial, territorial, and federal government heritage registers. The *Canadian Register of Historic Places*, managed by Parks Canada, is an internet-based single source of information for all of Canada's valued heritage sites, which serves as a heritage tool for planners, policymakers, developers, property owners, industry, community organizations, teachers, and students across the country.

1 **Standards & Guidelines for the Conservation of Historic Places in Canada:** A heritage conservation tool that sets a pan-Canadian benchmark for heritage conservation practice in Canada. This tool offers results-oriented guidance for sound decision-making using a set of conservation principles and guidelines to help users understand, plan, and intervene (through preservation, rehabilitation, and/or restoration) on a historic place. <http://www.historicplaces.ca/en/pages/standards-normes.aspx>

For a heritage property to be eligible for inclusion on the *Canadian Register of Historic Places*, it must first be listed on a community heritage register. Once a municipal Council approves a listing on their local register, that listing is then eligible for inclusion on the provincial or territorial register. In this province, there is the *British Columbia Register of Historic Places* (see Link #3), which contains both provincially and locally recognized historic places throughout the province (see diagram below).

Section 598 of the *British Columbia Local Government Act* provides the authority for local governments to establish community heritage registers. The Maple Ridge Community Heritage Register was established in 1999 by Council resolution and the most recent update was in 2008. All of the 28 listings on the Maple Ridge Community Heritage Register are also on the provincial and national heritage registers. The Community Heritage Commission is planning to commence another Heritage Register update in late 2017, after the Heritage Inventory update is complete.



Benefits of Bill C-323 if Approved

Because eligibility for a tax credit will include the requirement that the property is listed on the *Canadian Register of Historic Places*, the CHC believes that the tax incentive would encourage more heritage property owners to agree to a listing on the Maple Ridge Community Heritage Register (and subsequently the provincial and federal heritage registers). It is important to note that a listing on the *Canadian Register of Historic Places* does not equate to full legal protection. Full legal protection occurs only through bylaw approval and the Community Heritage Register is not a bylaw. However, Sections 604 and 605 of the *Local Government Act* provide municipalities with the authority to temporarily withhold approvals for building or demolition permits for properties on a Community Heritage Register if it is deemed that the intended work will negatively impact the site's heritage value. This restriction is outlined in Sections 19 and 20 of the Maple Ridge Heritage Procedures Bylaw No. 6951-2012 (see Web-Link #4). Additionally, a property listed on a Heritage Register is eligible for special provisions within the BC Building Code Heritage Building Supplement in an effort to ensure that a site's heritage character is preserved and these often result in some cost-savings to the property owner.

An information booklet on Bill C-323 was prepared by National Trust Canada (see Link #5) and is attached as Appendix 3. The booklet provides a summary of the Bill's benefits, how it is intended to be implemented, and contact information.

Some of the benefits of Bill C-323 identified in the booklet, include:

- Retention of cultural heritage
- Creation of cultural value
- Enhancement of community pride
- Creation of professional and trades jobs
- Promotion of local tourism
- Contribution to local economy
- Conservation of existing embodied energy² of buildings
- Reduction of waste materials in landfills

The National Trust Canada and the Royal Architectural Institute have come out in support of Bill C-323 along with several Members of Parliament from all three of the large Federal political parties (Web-Links #5 and #6). Additionally, several British Columbia municipalities have also shown support for this Bill such as New Westminster, Victoria, Terrace, Nanaimo, Ladysmith, Oliver and Chetwynd.

Unfortunately Bill C-323 does not include any financial support for publicly owned heritage sites for local governments. The Heritage Commission sees this as a missed opportunity to help municipalities in their efforts to demonstrate leadership in local heritage conservation practices and promotion of a community's historical resources.

Alignment with CHC Heritage Plan and 2018 Business Plan:

A priority for the Commission in 2018 is to research current best practices and potential regulatory tools that provide financial incentives for retaining significant historic buildings within a community. Undertaking a "Heritage Incentives Review" is identified in the CHC's Heritage Plan (Web-Link #7), which was endorsed by Council in December 2013. More recently, a heritage incentives research project was itemized in the Commission's 2017 Business Plan, as a 2018 future project with a cost allocation requirement of approximately \$35,000 (Appendix 4). Knowing that new Federal legislation is available would obviously be a key building block in the provision of financial assistance to restore private historic buildings.

2 **Embodied Energy:** The total expenditure of energy involved in the creation of both the building and its constituent materials. Note: the energy expended to build the structure is 15 to 40 times its annual energy use. Current rating systems, in measuring annual energy/operating costs, do not account for this *embodied energy*. (2016) *Building Resilience: Practical Guidelines for the Sustainable Rehabilitation of Buildings in Canada*
<http://www.historicplaces.ca/en/pages/resources-ressources.aspx>

Request for Letter of Support

The Maple Ridge Community Heritage Commission sees Bill C-323 as a significant benefit to heritage conservation as well as to the sustainability and resiliency of the community. A letter in support of Bill C-323 would demonstrate that Maple Ridge values our rich history and is committed to encouraging the reduction of energy consumption and waste. The attached template letter (Appendix 4) has been provided by Heritage BC (www.heritagebc.ca). If Council agrees that the community's heritage resources would benefit from Bill C-323, the Heritage Commission requests that a letter of support be addressed to:

- Dan Ruimy, Pitt Meadows-Maple Ridge Member of Parliament
- Melanie Joly, Minister of Canadian Heritage
- Catherine McKenna, Minister of Environment and Climate Change (Parks Canada)

With copies to:

- Steve Thomson, BC Minister of Lands, Forest and Natural Resource Operations (Heritage Branch)
- John Aldag, BC Member of Parliament on the Standing Committee for Environment & Sustainability
- Lisa Marie Beare, MLA, Maple Ridge-Pitt Meadows
- Bob D'Eith, MLA, Maple Ridge-Mission
- Gord Macdonald, Chair – Heritage BC
- National Trust for Canada, Ottawa

Conclusion:

It is the belief of the Community Heritage Commission that Bill C-323 would encourage an increase in the restoration and ongoing maintenance of privately owned heritage properties. Private property owners who see a benefit in preserving heritage will contribute significantly to telling the community's story, along with strengthening local identity and fostering a sense of place. Additionally, maintaining and retaining buildings over the long term means that less energy is consumed through new construction and less waste is added to the landfill.

The Heritage Commission strongly supports Bill C-323 and we believe that Council's support will demonstrate a commitment to a vibrant, resilient, and sustainable community for current and future generations.

**Brenda Smith, Chair
Community Heritage Commission**

Appendices:

Appendix 1: Bill C-323: An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)

Appendix 2: Template Letter, provided by Heritage BC

Appendix 3: Heritage Bill Information Package, Peter Van Loan, MP

Appendix 4: Excerpt from CHC 2017 Business Plan showing future Tax Incentives Research Project

Web-Links:

1. Bill C-323: An Act to Amend the Income Tax Act (Rehabilitation of Historic Property): <http://www.parl.gc.ca/HousePublications/Publication.aspx?Language=E&Mode=1&DocId=8657960&Col=1>
2. Canadian Register of Historic Places: www.historicplaces.ca
3. Maple Ridge Community Heritage Register: <https://www.mapleridge.ca/817/Heritage-Register>
4. Maple Ridge Heritage Procedures Bylaw: <https://www.mapleridge.ca/DocumentCenter/View/539>
5. The National Trust for Canada: <http://www.nationaltrustcanada.ca/>
6. The Royal Architectural Institute of Canada: <https://www.raic.org/news/raic-supports-bill-c-323>
7. Community Heritage Commission Heritage Plan: <https://www.mapleridge.ca/239/Heritage-Plan>

First Session, Forty-second Parliament,
64-65 Elizabeth II, 2015-2016
HOUSE OF COMMONS OF CANADA

BILL C-323

An Act to amend the Income Tax Act (rehabilitation of historic property)
FIRST READING, DECEMBER 1, 2016
MR. VAN LOAN

421247

SUMMARY

This enactment amends the *Income Tax Act* to establish a tax credit for expenses related to the rehabilitation of a historic property. It also establishes a tax deduction for the capital cost of property used in the course of such a rehabilitation.

Available on the Parliament of Canada Web Site at the following address:
<http://www.parl.gc.ca>

1st Session, 42nd Parliament,
64-65 Elizabeth II, 2015-2016
HOUSE OF COMMONS OF CANADA

BILL C-323

An Act to amend the Income Tax Act (rehabilitation of historic property)
R.S., c. 1 (5th Supp.)

Her Majesty, by and with the advice and consent of the Senate and House of Commons of Canada, enacts as follows:

1 The *Income Tax Act* is amended by adding the following after section 127:

Definitions

127.01 (1) The following definitions apply in this section and in section 127.02.

conservation standards means the standards and guidelines for the conservation of historic places in Canada adopted and applied by the Parks Canada Agency. (*normes de conservation*)

historic property means a building or other place that is

(a) commemorated or marked as a historic place under section 3 of the *Historic Sites and Monuments Act*;

(b) designated as a heritage or historic site or property under the laws of a province that the Minister, in consultation with the Minister responsible for the Parks Canada Agency, designates as having a purpose similar to that of the *Historic Sites and Monuments Act*; or

(c) listed on the Canadian Register of Historic Places, as administered by the Parks Canada Agency. (*propriété historique*)

rehabilitation expenses means the costs incurred by a taxpayer in a particular taxation year in the course of rehabilitating a historic property that are

(a) construction costs,

(b) professional fees,

(c) insurance costs,

(d) development fees,

(e) administrative costs,

(f) site improvement costs related to the character-defining elements of the property, or

(g) prescribed costs,

but does not include costs for the acquisition of the historic property, costs to furnish it or costs incurred solely for aesthetic or cosmetic purposes. (*frais de réhabilitation*)

rehabilitation tax credit, in respect of a historic property for a taxation year, means the amount not exceeding 20% of the amount, if any, by which

(a) a taxpayer's rehabilitation expenses for the year exceeds

(b) any amount of *government assistance*, as defined in subsection 127(9), that, at the time of the filing of the taxpayer's return of income for the taxation year, the taxpayer has received, is entitled to receive or can reasonably be expected to receive, in respect of the rehabilitation expenses for the historic property, in the taxation year. (*crédit d'impôt pour la réhabilitation*)

unused portion, in respect of a historic property for a taxation year, is the amount determined by the formula

$$A - B$$

where

A

is the amount of the rehabilitation tax credit that the taxpayer was entitled to deduct for the previous taxation year; and

B

is the amount of the rehabilitation tax credit that the taxpayer deducted in that taxation year (*fraction inutilisée*)

Deduction

(2) A taxpayer may, in respect of a historic property that they own, deduct from the tax for the year otherwise payable under this Part an amount not exceeding the total of the rehabilitation tax credit for the taxation year and any unused portion if an architect authorized to practise the profession of architect in Canada certifies that the rehabilitation of the historic property was carried out in accordance with conservation standards.

Limitation

(3) No amount may be deducted under subsection (2) for a taxation year that begins more than 10 years after the first taxation year for which the taxpayer deducted an amount for the rehabilitation tax credit in respect of the historic property.

Capital cost – rehabilitation of historic property

127.02 (1) In computing a taxpayer's income for a taxation year, there may be deducted a portion of the capital cost to the taxpayer of property used in the course of rehabilitating a historic property for which the taxpayer may deduct an amount for the rehabilitation tax credit under section 127.01 if

(a) no amount is deducted by the taxpayer in relation to the property under paragraph 20(1)(a); and

(b) the taxpayer did not receive assistance, whether as a grant, subsidy, forgivable loan, deduction from tax, investment allowance or as any other form of assistance, from a government, municipality or other public authority in respect of, or for the acquisition of, the property.

Amount

(2) The amount that may be deducted under subsection (1) must not exceed the following percentage of the capital cost of the property for the taxation year in which the property was used by the taxpayer for the rehabilitation:

(a) 25% for the first taxation year;

(b) 50% for the second taxation year; and

(c) 25% for the third taxation year.

Application

2 (1) Sections 127.01 and 127.02 of the *Income Tax Act*, as enacted by section 1 of this Act, apply to taxation years that begin on or after January 1 of the year following the year in which this Act receives royal assent.

(2) For the first taxation year to which subsection 127.01(1) of the *Income Tax Act*, as enacted by section 1 of this Act, applies, the reference to "in a particular taxation year", in the definition *rehabilitation expenses* in that subsection, is to be read as "in a particular taxation year and in the previous taxation year".

Published under authority of the Speaker of the House of Commons

DATE

Dear YOUR MP,

We are writing to express our support for Bill C-323: *An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)*.

This private members Bill, tabled on December 1, 2016, is inspired by the successful US Federal Historic Tax Credit Program, the outcome of which resulted in hundreds of thousands of housing units, many for low/moderate income families.

In Canada, Bill C-323 has the potential of achieving the same success, widely affecting property owners and developers, the construction industry, and positively impacting the economy, job creation and environmental issues.

Bill C-323 includes the creation of:

- A 20% tax credit on eligible costs for rehabilitation work done to designated historic places (commercial & owner-occupied residential);
- An accelerated Capital Cost Allowance (25%/50%/25%) for eligible capitalized costs incurred under the same conditions of the tax credit (commercial only).

These two tax measures would transform the economic fundamentals for renewing historic places, and will encourage building conservation of every size and type, from landmark commercial buildings to modest homes.

Examples in your constituency include:

1. (INSERT NAMES AND LOCATIONS OF BUILDINGS IN YOUR CONSTITUENCY THAT COULD BENEFIT FROM THE NEW TAX CREDIT.)

2.

3.

There are many examples of the significant financial impact of heritage conservation:

- Studies show building rehabilitation generates upwards of 21% more jobs, including skilled jobs, than the same investment in new construction.
- Building renewal and re-use capitalizes on materials and energy already invested, reduces construction and demolition waste, and avoids environmental impact associated with new development. A recent study shows that it takes from 10 to 80 years for a new “green” building to make up for the negative climate change impacts of its construction.
- The Commercial Heritage Properties Incentive Fund (CHPIF), a Canada-wide pilot program (2003 - 2008), was designed to test the benefit of a heritage tax credit. The results were impressive: federal contributions of \$21.5 million supporting 49 projects leveraged over 8 times more in private sector investment (\$177.2 million).
- The new tax credit program will be supported with tools already in place, such as the Canadian Register of Historic Places, which continues to be populated with designated heritage properties, and nationally-adopted heritage conservation standards.

As the significant impact of this Bill will be felt in our own community, as well as nationally, we urge you to support Bill C-323: *An Act to Amend the Income Tax Act (Rehabilitation of Historic Property)*.

Thank you for your consideration of this important issue.

Sincerely,

YOUR NAME

cc National Trust of Canada, Ottawa
Heritage BC, Vancouver

A TAX CREDIT FOR THE RESTORATION OF HERITAGE PROPERTIES



**ASK YOUR MEMBER OF PARLIAMENT
TO SUPPORT BILL C-323**

**An Act to Amend the Income Tax Act
(Rehabilitation of Historic Property)**

Peter Van Loan, MP

What People Saying about Bill C-323:

"This is an idea that has had **widespread support** from heritage advocates, federal, provincial, territorial and municipal governments, and the Federation of Canadian Municipalities over the years. **It's exciting to see it tabled in the House and given first reading.** We know that the tax system can be a powerful tool to stimulate private investment in heritage buildings. In the United States, the introduction of a 20 percent federal tax credit for rehabilitation of heritage buildings 40 years ago **revolutionized the way developers think about old buildings and launched a booming and competitive preservation industry.**"

– National Trust for Canada



The Fairmont Empress Hotel—Victoria, BC

Contact Your MP, and Tell Them to Support Bill C-323

Write them at: House of Commons, Ottawa, ON K1A 0A6

Or, phone or email them.

Bill C-323

What is Bill C-323?

- **A tax credit** that will seek to limit the destruction of Canada's heritage buildings, and instead encourage the rehabilitation of these culturally significant buildings
- The Bill would also allow owners to **write-off** spending on heritage restoration at a faster rate than is currently the case

Why introduce Bill C-323?

- There is a tremendous public interest in the preservation and restoration of heritage properties. But the cost burden of doing so is usually more expensive to owners than other alternatives—like demolition and new construction
- This Bill helps owners who are preserving heritage buildings with the cost of delivering this public benefit
- The pilot program for this policy was very successful in encouraging investment from private individuals and businesses. The pilot program for this Bill saw tremendous growth in property values, occupancy rates, and profits for businesses in rehabilitated buildings



Henry House—Halifax, NS

Bill C-323

Why preserve heritage infrastructure?

- This Bill will help reconnect Canadians to their cultural heritage
- Investments in our built heritage create cultural value. A similar policy in the United States is described as “the most effective Federal program to promote community revitalization”
- Large rehabilitation projects often create lots of good paying jobs



Sir John A MacDonald's Summer Home at Les Rochers—Rivière-du-Loup, QC

How does it work?

- The tax credit would be available to properties that appear on the National Register of Historic Places
- An architect must certify that the eligible building has undergone rehabilitation in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada for the project to be eligible for the credit and the accelerated write-off

Bill C-323

What are people saying about it?



Capotole de Québec—Québec, QC

Bill C-323 is “a **win-win**: for heritage; and for the local economy where historic preservation **creates jobs** for professionals and within the trades” – James Reid, Principal Architect, taigh Architecture, Inc.

“Peter’s progressive bill represents a true **partnership** role for government in **protecting Canada’s Heritage.**” – Michael McClelland, ERA Architects

This bill will encourage “**historic building owners to rehabilitate rather than demolish**”. This “is key for truly sustainable communities; in terms of both the embodied energy in an existing building, and for such places enhancing our shared social identity, **community pride** and *civitas.*” – Eric Pattinson, Pattinson Architecture



Gooderham and Worts—Toronto, ON

Frequently Asked Questions

What does Bill C-323 do?

Bill C-323 creates a 20% tax credit on eligible costs for rehabilitation work done to a building that is designated as a historic place. The bill also creates an Accelerated Capital Cost Allowance for eligible capitalized costs incurred under the same conditions as the tax credit.

What is the purpose of Bill C-323?

The Bill aims to preserve our cultural heritage, and build a foundation upon which the policy may be expanded. Preserving our communal heritage benefits all Canadians, and with Canada 150 fast approaching, it is appropriate to introduce this policy now.

What is a “historic place”?

A historic place is defined as a property on the Register of Historic Places, a list of designated properties that have significant historic value to Canada. The enabling legislation for the Register can be found in s. 3 of the Historic Sites and Monuments Act. Bill C-323 includes a provision for the Minister to extend the definition of “historic place” to other buildings and definitions of historic places (e.g. provincial registers of historic places).

What is an “eligible cost”?

Eligible costs under the provisions of the bill are defined as costs that are construction, professional, insurance, development, site improvement, or otherwise prescribed costs. This explicitly excludes acquisition, cosmetic and furnishing costs.

What is defined as “rehabilitation work”?

Rehabilitation work is defined as work that is done in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, and must be certified by a registered professional architect licensed to practice in Canada.

Over what period of time may the tax credit be claimed?

Each certified project has 10 years over which it may have a tax credit claimed, or unused portion thereof carried forward.

Frequently Asked Questions

What is an Accelerated Capital Cost Allowance?

An Accelerated Capital Cost Allowance is a tax mechanism that permits the deduction of taxable capital expenditures in a regularized fashion. For the purposes of this bill, this means that costs which are capitalized in nature, are eligible for a 3 year, 25%, 50%, 25% per year deduction, so that after 3 years, the entire value of the capital expenditure has been written-off.

Can a capitalized cost be claimed under both the tax credit and the accelerated Capital Cost Allowance regimes?

Yes, however, the taxable base will be reduced by the amount of the other policy, e.g. if the capitalized costs are claimed under the tax credit, only the remaining 80% of the capitalized costs will be eligible under the accelerated Capital Cost Allowance.

Has this policy been tested for viability in Canada?

In the early 2000's, the government implemented a pilot program. The program, whose end goal was to be converted into a tax credit such as the one this bill creates, on average doubled the market property values of historic properties, business revenue, and occupancy rates of the historic properties. These activities incentivized by the Fund generated significant GST and corporate tax revenues. The policy is considered viable in Canada.

Has this policy been tested in other countries?

Many countries have heritage grants, programs, etc. The most similar policy to the one this bill advances is the tax credit program in the United States, which provides a 20% tax credit on costs related to the rehabilitation of designated historic buildings, and a 10% credit on non-designated building built before 1936. The program, implemented in 1976, is recognized as having been hugely successful, with over 41,000 projects certified. Furthermore, the program was found to have a net-positive impact on the treasury of +\$5.0 billion over the present life of the program (1976-2015).

Bill C-323

How Can We Make Bill C-323 Law?

To **make Bill C-323 law**, and to protect our built heritage, MPs have to vote for the Bill. The best way to get your MP to vote for the Bill is to contact them, and encourage them to **vote in favour of Bill C-323**.

You can:

1. **Send them a letter** at House of Commons, Ottawa, ON K1A 0A6
2. **Phone them**, or
3. **Email them**.

Each and every contact is one more step toward **making Bill C-323 law**, and one more step toward **preserving our cultural built heritage**.

If you don't know who your MP is, just search "Who is my MP?" in Google, or visit "<http://tinyurl.com/hjw6bpv>". This website, from the Parliament of Canada, lets you search for who your MP is by postal code.



Imperial Theatre—Saint John, NB

Excerpt from: Community Heritage Commission Business Plan 2017-2021

Activities/Purpose: HERITAGE INCENTIVES REVIEW

The Heritage Incentives Review was mandated in the Heritage Plan to be conducted in 2016. Delays in funding the Heritage Inventory Update Project have resulted in replacement of the review with more attention to Education Initiatives. The review can be appropriately scheduled following the updates of the Heritage Inventory and Heritage Register. *Note: this work is not proposed to commence until 2018 and no funds are requested for this project at this time.*

Maple Ridge Heritage Plan page 35:

Heritage Incentives Review

The CHC should assist in a full review of the City’s heritage incentives program. The intent is to develop an enhanced heritage incentives program that would better serve the needs of heritage property owners, by considering the following initiatives:

- Review heritage conservation tools enabled under provincial legislation.
- Consider a broader use of tax incentives, financial and developmental incentives and other methods to ensure financial viability of conservation efforts.
- Review the possibility of a municipal grants program for private building owners, to provide incentives for restoration as well as maintenance. Determine scope and magnitude of an ongoing grants program that would assist both restoration and maintenance. Assess delivery methods for grants (through CHC, a separate foundation or a fee-for service contract).

Functions Performed/Degree of Service:

Heritage Incentives Review is a complex process requiring the services of a consultant.

ACTIVITY	2017		2018		2019		2020		2021	
	\$	Vol Hrs	\$	Vol Hrs	\$	Vol Hrs	\$	Vol Hrs	\$	Vol Hrs
Heritage Incentives Review			35,000	50						

Performance Measure:

The Heritage Incentives Review will provide improved and updated information for planning and development decision making in Maple Ridge. A program of improved incentives will encourage residents to engage more fully in heritage conservation.



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: 23-May-2017
FILE NO:
MEETING: Council
SUBJECT: Council Remuneration

EXECUTIVE SUMMARY:

Council remuneration was last adjusted in 2011. The Audit & Finance Committee discussed this issue at meetings on March 20, April 24, and May 8, 2017. The Committee recommended that a Vancouver Consumer Price Index adjustment be provided now, and annually thereafter. This recommendation is incorporated into the bylaw that is attached.

RECOMMENDATION:

That Bylaw 7330-2017 be given first, second and third reading.

DISCUSSION:

The Audit & Finance Committee discussed Council remuneration at meetings on March 20, April 24, and May 8, 2017. The Committee recommended the following:

- that no detailed remuneration review be done at this time,
- starting on June 1, 2017, annual adjustments will be provided based on the change in Vancouver CPI for the previous calendar year,
- that the above recommendations be incorporated into a bylaw and brought forward for Council consideration.

CONCLUSIONS:

The attached bylaw reflects the direction provided to staff from the Audit and Finance Committee regarding Council remuneration.

“Original signed by Catherine Nolan”

Prepared by: Catherine Nolan, CPA, CGA
Manager of Accounting

“Original signed by Frances King”

Reviewed by: Frances King
Director of Human Resources

“Original signed by Paul Gill”

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

“Original signed by Ted Swabey”

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

CITY OF MAPLE RIDGE

BYLAW NO. 7330-2017

A bylaw for establishing Council Remuneration

The Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited for all purposes as “Maple Ridge Council Remuneration Bylaw No. 7330-2017”.
2. The Mayor’s annual remuneration is established at a base salary of \$92,310 plus a car allowance of \$7,125. The base salary must be adjusted annually thereafter in accordance with section 5 of this Bylaw.
3. Councillors’ annual remuneration is established at a base salary of \$37,285 plus a car allowance of \$2,423. The base salary must be adjusted annually thereafter in accordance with section 5 of this Bylaw
4. The Acting Mayor’s remuneration is established annually at the Councillor rate plus 20% of the Mayor’s base salary rate and must be adjusted annually in accordance with section 5 of this Bylaw. Acting Mayor’s remuneration will be available to the Councillor who is assigned to that role for the duration of the assignment.
5. Commencing June 1, 2017, base salary will be adjusted annually, on June 1st of each year, by a percentage equivalent to the percentage increase in the Vancouver Consumer Price Index increase for the previous calendar year. In years where there is no change, or a decrease, in the Consumer Price Index, base salary will remain the same as the previous year.
6. Members of Council, and their dependents, will be eligible for medical, dental, extended health, group life and AD&D benefits with the premiums paid by the City
7. Bylaw No. 6018-2002 is hereby repealed in its entirety
8. 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 day of , 2017.

READ a second time on the day of , 2017.

READ a third time on the day of , 2017.

ADOPTED on the day of 2017.

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Train Whistle Cessation

MEETING DATE: May 23, 2017
FILE NO: 01-0530-01
MEETING: Council Meeting

EXECUTIVE SUMMARY:

Train whistles and blasts are an important public safety measure, a warning of an approaching train, however these can also be troublesome for individuals living within hearing range as the noise is disruptive, especially at night.

Staff have been working over the past several years to find a resolution to the issue. Transport Canada issued a set of new regulations recently, and within these regulations there is a formal process for cities wanting whistles and blasts to cease at public railway crossings.

Staff have recently completed an engineering study that identified improvements at each public rail crossing to meet the new Transport Canada regulations for grade crossing safety and that would facilitate whistle cessation. For whistle cessation, the report identified minor improvements that the City is currently undertaking. The report suggests that the city can apply for whistle cessation upon completion of the improvements at all public crossing except one, namely the Bell Pole Company spur on River Road in Albion due to low train crossing volume over the spur.

Prior to staff approaching the railway company to formally pursue a whistle cessation order, staff is seeking Council's approval to proceed with a blanket cessation ban for all public crossings in Maple Ridge, except the lone spur crossing on River Road in Albion that serves Bell Pole.

RECOMMENDATION(S):

That staff be directed to undertake the preparatory whistle cessation steps as required by Transport Canada for the eight (8) public railway crossings located in Maple Ridge except for the crossing at the Bell Pole Spur on River Road in Albion (Milepost 100.34); and

that staff prepare a resolution for consideration by Council as per the requirement detailed in Step 6 of Transport Canada's Procedure for Train Whistling at Public Grade Crossings as identified in this staff report dated May 23, 2017.

DISCUSSION:

a) Background Context:

The City of Maple Ridge has nine (9) public railway crossings which it could apply for a whistle cessation application under the new Transport Canada regulations. (See map in Appendix A). It is recommended that the City not apply for a ban at the Bell Pole Company Spur railway crossing due to

the low train traffic volume at the spur and the manual protection protocols that are currently in place. The remaining eight crossings are where staff typically receive complaints of noise, more specifically at 287 Street in east Maple Ridge (1 crossing), Port Haney (1 crossing), Albion (2 crossings) and Hammond (4 crossings). It is these eight crossings that staff recommend pursuit of a whistle cessation order for at this time.

Whistle cessation, if granted for these eight crossings, would apply to both freight trains and passenger trains (West Coast Express). It is important to note that trains would retain the option of sounding their whistles at private crossings.

Lastly, even with whistle cessation in place, railway companies may whistle for other reasons such as when people or animals are observed to be on or near the track as the train approaches. If a railway company determines that routine trespassing is occurring at a specific location which is not a crossing, they may instruct crews to whistle each time they approach that location. If there is a desire to eliminate this type of whistling, the city will need to take steps to eliminate trespassing. This could be achieved through the installation of fencing or a creation of a new public crossing to manage the trespass.

Transport Canada regulates railroads and has established a detailed procedure for cities to follow for consideration of the cessation of train whistles. The procedure is described below and the City's status is noted in italics. While the procedure laid out by Transport Canada is straightforward, there is greater efficiency in City staff receiving direction from Council ahead of Step 2 to in order to provide greater clarity to the railway company and the relevant associations and organizations as to the City's objectives. The Transport Canada process is as follows.

Step 1

Interest for whistling cessation is expressed by a citizen or a community group to stop train whistling at a specific area (one crossing or multiple crossings) along a railway corridor.

The City has received several requests.

Step 2

Municipality consults with Railway Company to assess the feasibility of the whistling cessation request.

The City has had discussions with the railways over the past few years and expects to meet to review the standards that must be met at each of the specific crossings prior to consideration of a cessation order. The City has also completed an engineering study of all the public rail crossings within Maple Ridge and has determined what works would be required to bring each railway crossing up to Transport Canada's most recently revised standards (lights, bells, control arms, etc.) for consideration for a whistle cessation request. Note that Maple Ridge's public railway crossings currently have the appropriate lights, bells and controls arms in place – these were upgraded to standard with the introduction of the West Coast Express service a number of years ago.

Step 3

The municipality notifies all relevant associations or organizations and issues a public notice of its intention to pass a resolution declaring that it agrees that whistles should not be used at a specific area (crossing or multiple crossings) along a railway corridor.

The City will prepare a letter and public notice once all public railway crossings have been selected and all works are completed to satisfy Transport Canada regulations.

Step 4

Municipality and railway assess the crossing(s) against the prescribed requirements in the Grade Crossings Regulations and Grade Crossing Standards.

Staff has completed an engineering study that identified the works required at each crossing to ensure compliance with the new Transport Canada regulations and is in the process of implementing the final recommendations. These works are expected to be completed in the coming months and the City expects to continue to work closely with the railway company as it moves forward with the process.

Step 5

Municipality and railway agree that the crossing(s) meets the prescribed requirements of the Grade Crossings Regulations and Standards. If there is no mutual agreement efforts are to be made to resolve the conflict.

Step 5A

(optional) Municipality and railway request a final decision from Transport Canada if disagreement between the municipality and the railway persists. Transport Canada's decision on the issue is final.

The City will work with the railway, and if unsuccessful will engage Transport Canada.

Step 6

Municipality passes a resolution declaring that it agrees that whistles should not be used in that area, thereby prohibiting train whistling.

Staff will prepare a report and resolution for Council's approval.

Step 7

Railway company notifies Transport Canada and informs the municipality within 30 days that it has arranged to have whistling ceased at the crossing(s) and the effective date of whistling. The railway company notifies the municipality and/or the road authorities in writing of the whistling cessation not later than 30 days after the day whistling is ceased.

Step 8

Municipality and railway share the responsibility for monitoring and maintaining the conditions that support the cessation of train whistling at the crossing(s). A Transport Canada Railway Safety Inspector may order the reinstatement of whistling at the crossing(s) should the responsible authorities fail to maintain the area in a manner that meets the prescribed requirements of the Grade Crossings Regulations and section 23.1 of the Railway Safety Act.

b) Desired Outcome(s):

The purpose of this report is to provide Council with an update on the work completed towards train whistle/blast cessation and to receive direction from Council as to preferred next steps as staff continue to work towards a solution to achieve the cessation.

c) Citizen/Customer Implications:

The City continues to receive citizen complaints about the train whistles and while it continues to respond accordingly, a concrete plan of action will certainly be viewed as a positive step for those most directly affected by the whistles.

d) Interdepartmental Implications:

Engineering and Property Management departments are working together on this project.

e) Business Plan/Financial Implications:

The cost to complete the upgrades to the eight train crossings is approximately \$30,000 and staff are continuing to move forward with these upgrades, ahead of the whistle cessation application.

f) Policy Implications:

Train whistle cessation will require a future bylaw or Council resolution as noted in Step 6 of Transport Canada's process.

CONCLUSIONS:

To achieve train whistle cessation, staff must work through the extensive processes required by Transport Canada. Currently, the City has completed an engineering study to identify what works would be required to bring each railway crossing up to Transport Canada's most recently revised standards for consideration for a whistle cessation and is working through these recommendations. Property Management will prepare the notifications to other agencies and for the public when required and will present to Council the necessary bylaw or resolution once agreement has been met with the railways and/or Transport Canada.

"Original signed by Laurie Darcus"

Prepared by: Laurie Darcus
Manager of Legislative Services

"Original signed by David Pollock"

In Consultation with: David Pollock
Municipal Engineer

"Original signed by Catherine Nolan" for

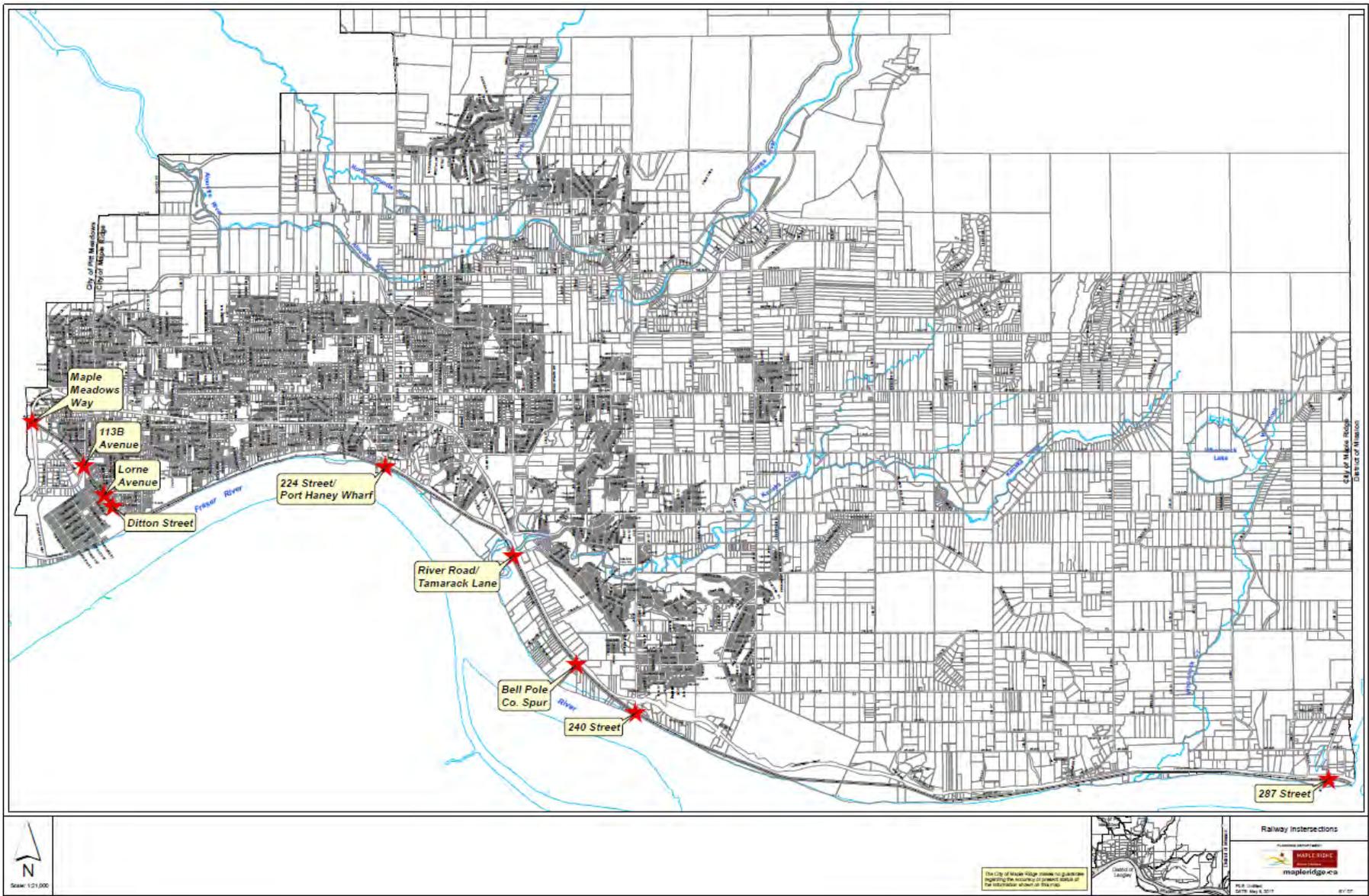
Approved by: Paul Gill
General Manager, Corporate and Financial Services

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

Attachments: Appendix A: Map of Public Railway Crossings in Maple Ridge

Appendix A: Map of Public Railway Crossings in Maple Ridge



TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Strong Kids Task Group

MEETING DATE: May 23, 2017
FILE NO:
MEETING: Council

EXECUTIVE SUMMARY:

On September 19, 2016 staff presented the final report for the Maple Ridge Resilience Initiative (MRR) which included a recommendation to continue the work of the Strong Kids Team (SKT). At that meeting, Council passed the following resolution.

That staff be directed to work with the Strong Kids Team to develop a draft Terms of Reference for Council's consideration.

Staff have worked with the current Strong Kids Team (SKT) members to develop the attached draft Terms of Reference (TOR) for Council's consideration. Staff are recommending that Council consider SKT continuing as a Task Group of Council to drive the initiatives listed below and support the City in achieving the vision of the Youth Strategy that was endorsed by Council in 2016. It is proposed that the term for this Task Group be for three years after which it would be reviewed to determine whether to conclude the Task Group or continue the work.

Should the Strong Kids Team continue as a Task Group or in another format, additional operating resources would be needed.

RECOMMENDATION:

That the Strong Kids Team be endorsed as a Task Group based on the draft Terms of Reference attached to the staff report dated May 23, 2017, and that this structure be reviewed after a period of three years, and;

That the financial plan be amended by \$12,000 per year for the three-year term to fund the work of the Strong Kids Task Group.

DISCUSSION:

a) **Background Context:**

The Strong Kids Team (SKT) was formed in June 2015 as one part of a broader initiative under the umbrella of the Maple Ridge Resilience Initiative (MRR). The SKT's purpose was preventative in nature to ensure that children and youth in our community have the best environment to grow up and thrive in. This prevention focused task group provided a platform to engage the community in dialogues and activities to support the resiliency of all children, youth and emerging adults now and in the future. Since its inception, the SKT, in partnership with the Youth Wellness Centre Committee and the City's Youth Services Program, conducted stakeholder surveys that identified emerging trends and mobilized the community.

SKT Accomplishments:

The major accomplishments achieved by SKT in 2015 and 2016 are listed below:

- Completed and analyzed a parent/caregiver survey (297 responses).
- Completed and analyzed a youth survey (566 responses).
- Hosted two community forums that focused on the topics of mental health, alcohol, nicotine and other drugs and the effects of social media. These topics were the three top priorities derived from the survey responses. Approximately 400 people attended these sessions in total.
- Hosted a community wide Fentanyl Awareness Forum attended by approximately 500 people.

SKT Next Steps:

Based on the success of the above approach, the SKT has identified the following action items as priorities moving forward:

- Completing and analyzing a youth and parent/caregiver survey every three years.
- Continuing to respond to emerging trends through community engagement and dialogue.
- Assisting in the implementation of the Maple Ridge Youth Strategy. The SKT mandate aligns closely with three of the four focus areas of the Youth Strategy: Community Engagement, Wellness & Mental Health, and Transitioning to Adulthood.

Current Structure:

Currently School Trustee Susan Carr is the Chair of the SKT, Councillor Kiersten Duncan is the Co-chair and Sherri Skerratt, School District No. 42 is a member. Staff support has been provided by the Manager of Community Services to date.

Recommended Structure:

As per the attached TOR, staff recommends that SKT be formed as a Task Group for a period of three years, and that the Task Group be re-assessed following that term to determine whether or not there is a need to continue this work. Timing for this assessment will be after the next round of survey work, which will assist in informing this decision.

During the three year term of the Task Group, staff support would be provided at a Recreation Coordinator level, overseen by the Manager of Community Services. The role of the staff liaison would include committee guidance, research, survey responsibilities, community mobilization, sponsorship recruitment, budget management, and making linkages to appropriate community agencies or services, similar to support provided to other committees.

Determining a staff support structure will require a review of current Recreation Coordinator responsibilities to determine the best approach. One suggestion may be to re-allocate Core Security oversight from Youth Services to Protective Services to free up staff time to support SKT while also ensuring that we maintain a strong focus on services that support youth. Such a change may have operating budget implications. Staff would bring a future report to Council on this topic to ensure that support to the above team and work areas is adequately resourced.

The financial contribution that this committee will require is \$2,000 to fund clerical support and \$10,000 per year to host three annual community forums, information gathering, stakeholder mobilization and evaluation, for a total of \$12,000 per year. This estimate is based on the

actual cost of past forums and includes facility rental, technology support, participant materials and refreshments, facilitator expenses, and other associated costs.

Committee Purpose:

The City of Maple Ridge, through the Youth Strategy and survey work, identified a gap in services for emerging adult (ages 19-24). The SKT is focused on narrowing this existing gap through research, programming, community dialogues, sponsorship recruitment, advocacy, and workshops that support this important demographic.

In addition, the SKT will continue to liaise and partner with agencies, and organizations that support the resiliency of families, children, youth and emerging adults to ensure a continuum of support for our citizens from birth through adulthood. This includes: School District No. 42, Maple Ridge Social Policy Advisory Committee, Middle Childhood Matters (MCM), Early Childhood Development (ECD) and Maple Ridge/Pitt Meadows Community Services.

SKT Feedback:

Staff worked with the current members of the SKT to develop the attached draft Terms of Reference for Council's review so SKT recommendations are reflected in this document. One additional recommendation that staff have included is that the Task Group be chaired and co-chaired alternatively by the School District No. 42 Board of Education representative and the Maple Ridge Council representative. This will ensure equal responsibility and representation and allow for an alternative Chair option if needed.

b) Desired Outcome:

That Council review the attached draft TOR and provide input and direction regarding the formation of the Strong Kids Task Group.

c) Strategic Alignment:

This recommendation aligns with the Maple Ridge Youth Strategy endorsed by Council in October 2016 (attached).

In addition, this recommendation aligns with the Committees of Council Policy No. 3.11 (attached). This policy includes the following as points of consideration when a new committee or task group is being formed:

- a) What work needs to be done, or what issues need to be considered by the committee?
- b) Is the work on-going, or of a more time limited nature? What are the timelines?
- c) Is there a need for public involvement? Why? Who needs to be involved?
- d) Are there existing groups within the District or the community who could undertake the work or consider the issues?
- e) What is the capacity for funding the committee and providing staff support?

d) Citizen/Customer Implications:

An increased awareness of children, youth and emerging adult trends in our community and support to our community to respond quickly to address those trends.

e) Interdepartmental Implications:

Support from a Municipal Clerk to provide clerical duties such as agenda distribution, facility bookings and record management.

f) Business Plan/Financial Implications:

The Financial Plan would need to be amended to include an annual allotment of \$12,000 for clerical support and program delivery.

g) Alternatives:

If Council chooses not to endorse the recommendation outlined in this report, staff have provided the following alternatives for Council's consideration:

1. To defer a decision to coincide with a fuller discussion on the Youth Strategy that will be brought back to Council later this year.
2. To refer the work of the Strong Kids Team to the Social Policy Advisory Committee to discuss an alternate approach.
3. To conclude the Strong Kids Team at this time.

CONCLUSIONS:

This report provides Council with a recommendation to continue the work of the Strong Kids Team within a Task Group format. This structure will allow for a clear mandate and direction from Council as well as an efficient and direct reporting framework. Operating and staff resource requirements to support this work are outlined in the report. Alternatively, Council feedback could inform an alternative approach.

"Original signed by Tony Cotroneo"

Prepared by: Tony Cotroneo, Manager, Community Services

"Original signed by Wendy McCormick"

Reviewed by: Wendy McCormick, Director of Recreation

"Original signed by Trevor Thompson"

Reviewed by: Trevor Thompson, Manager of Financial Planning

"Original signed by Kelly Swift"

Approved by: Kelly Swift, General Manager, Parks, Recreation & Culture

"Original signed by E.C. Swabey"

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

tc:
Attachments:
Strong Kids Team Terms of Reference
Youth Strategy
City of Maple Ridge Policy 3.11



Terms of Reference

For

The Maple Ridge Strong Kids Team

1. Mandate

The Maple Ridge Strong Kids Team (SKT) is a responsive project- based task group focused on emerging regional and local trends focused on meaningfully engaging the community in a dialogue and activities to support the resilience of all children, youth and emerging adults now and in the future.

2. Functions

- Work with Maple Ridge Youth Services and Community Partners to deliver a survey every three years that is geared to children, youth and emerging adults. The surveys will inform on local and regional trends pertaining to youth needs.
- Work with Maple Ridge Youth Services and Community Partners to deliver a survey geared to parents, legal guardians, caregivers and service providers every three years. These surveys will allow us to gage the understanding or gap between the caregivers and youth and allow us to understand the needs of the caregivers.
- Identify the top three priorities from each survey and deliver a minimal of two community information sessions or workshops annually.
- Support the Social Policy Advisory Committee (SPAC) and the City of Maple Ridge with the implementation of the Maple Ridge Youth Strategy.
- Recognize barriers and enablers to healthy lifestyles for children, youth and emerging adults and assist in developing initiatives to address them.
- Monitor trends in the health and well-being of children, youth and emerging adults and mobilize appropriate service providers to address them.
- Continue to focus on the prevention of youth homelessness, addiction and mental health.
- Meet annually with District Student Advisory Council (DSAC) to collect feedback and input.
- Provide an annual report to City Council to review the previous year's work and discuss goals for the coming year.

3. Role of individual group members

The role of the individual members of the Maple Ridge SKT includes:

- Attend meetings as required and actively participate in the group's work.
- Represent the interests of Council, the Board of Education's priorities as appropriate.
- Demonstrate a genuine interest in the initiatives and the priorities being pursued by the group.
- Being an advocate for the SKT priorities.
- Being committed to and actively involved in pursuing the SKT and Council's priorities.

4. General

4.1. Membership

- One School District No. 42 Board of Education representative.
- One City of Maple Ridge Council representative.
- Two local youth representatives.
- One City of Maple Ridge staff liaison (non-voting).
- One School District No. 42 staff liaison (non-voting).
- Project based representatives as needed.

4.2. Chair/Convenor

The group will be chaired and co-chaired alternatively by the School District No. 42 representative or the Maple Ridge Council representative. Meetings will occur bi-monthly and be convened by the Chair and supported by the Co-chair.

4.3. Agenda items

- SKT will operate with a standing agenda and special agenda items will be forwarded to the City liaison by close of business five working days prior to the next scheduled meeting. Agenda items may be submitted by voting and non-voting members.
- The agenda, with attached meeting papers, will be distributed at least five working days prior to the next scheduled meeting.

4.4. Minutes and meeting papers

- The minutes of each SKT meeting will be prepared by the City of Maple Ridge Clerks Department.
- Full copies of the minutes, including attachments, will be provided to all SKT members no later than five working days following each meeting.
- By agreement of the group, out-of-session decisions will be deemed acceptable. Where agreed by all members, all out-of-session decisions will be recorded in the minutes of the next scheduled meeting.

4.5. Frequency of meetings

The SKT will meet bi-monthly and as required.

4.6. Review

- Will meet with School District No. 42 annually..
- Will report annually to City Council.

MAPLE RIDGE YOUTH STRATEGY

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our youth and emerging adults*

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British Columbia



POLICY MANUAL

<p>Title: Committees of Council</p> <p><i>See also Council and Staff Liaison Roles Policy No. 3.10</i></p>	<p>Policy No : 3.11</p> <p>Supersedes: New</p>
<p>Authority: <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational</p> <p>Approval: <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT</p> <p><input type="checkbox"/> General Manager</p>	<p>Effective Date: January 26, 2011</p> <p>Review Date: 2012</p>
<p>Policy Statement:</p> <p>Advisory committees/commissions/panels, and task forces provide opportunities for citizens to become more actively involved in their community, and for issues to be considered in depth. The Council of the District of Maple Ridge will appoint advisory committees/commissions/panels and task forces to:</p> <ul style="list-style-type: none"> • Provide information and advice to Council and staff on issues of concern to the public and the District which Council will consider in its decision making • Educate and raise the awareness of Council and staff; and • Provide recommendations for consideration by Council and staff. <p>Unless authority to make decisions has been delegated by Council to a Committee or Commission by bylaw, it is not the role of these bodies to establish policy, but to act in an advisory capacity to Council. The decision-making responsibility and authority remains with Council.</p>	
<p>Purpose:</p> <p>To establish guidelines for the formation and operation of Committees of Council.</p>	
<p>Definition:</p> <p>Committees – Advisory committees, commissions and panels that provide on-going advice of a policy nature. Committees may also include Task Forces that have responsibility to consider issues within a bounded time period. Once finished their work, through resolution of Council, task forces cease to exist.</p> <p>Selection Committee – A committee comprised of the Mayor and/or the applicable committee Council appointee(s) and staff liaison(s), if appointed, that reviews applications for committee positions, interviews selected applicants and makes recommendations to Council on appointed positions.</p>	

KEY AREAS OF RESPONSIBILITY:	
Action to Take	Responsibility
<p>1. Functions The functions of the committees of Council are to:</p> <ul style="list-style-type: none"> a) respond to issues referred by Council and staff; b) listen to and report on the community's views; c) gather necessary facts, information, and opinions; d) educate and raise the awareness of Council and staff; e) in the case of advisory committees/commissions/panels, offer longer term visions of the community;; f) provide advice and recommendations to Council, staff and the public; g) raise issues to Council and staff that need to be addressed further. <p>2. Council Expectations Committees are expected to:</p> <ul style="list-style-type: none"> a) respond to the issues referred by Council and by staff; b) within their mandates, raise issues to Council and staff that committee members believe need to be addressed; c) give well-considered and timely responses to Council's need for advice; d) work within the strategic directions as outlined in Council's annual business plan; e) prepare an annual business plan (excluding task forces); f) carry out their work effectively, efficiently, and creatively. <p>3. Committee Expectations Committees can expect from Council and staff:</p> <ul style="list-style-type: none"> a) Sufficient information on the issues being addressed; b) consistent and effective staff support (where provided), within the budgetary limits of the district; c) orientation and training; d) prompt feedback on the outcomes of their advice and recommendation; e) a commitment from Council to refer issues for committee consideration as they arise. <p>4. Committee Opportunities Committees can expect opportunities to:</p> <ul style="list-style-type: none"> a) learn more about their community, and the issues that need to be addressed; b) engage with other people in dialogue and debate about the community and its issues; c) create broad visions of the community over the longer term; d) make recommendations to Council and staff. <p>Council acknowledges that it is vital that committee members feel that they are making a real difference in the life of their community.</p>	<p style="text-align: center;">Council</p> <p style="text-align: center;">Staff</p> <p style="text-align: center;">Council</p>

determine if other citizens should be appointed because their background and skill set is more suitable to the upcoming work of the Committee/Commission.

Members of Council may nominate individuals whom they know are interested in serving on a respective committee. Such nominees are to be advised that they will be required to follow the same application procedures as others and will be assessed against other candidates who have responded to the advertisings.

The Clerk's Department will prepare an alphabetical list of applicants that will specify where an individual is a sitting member of another Committee. If an individual applies for more than one Committee, the Clerk's Department will identify with the applicant the most appropriate Committee.

Applications will be reviewed by the Selection Committee to determine if an interview process is required and who will be interviewed. Generally an interview will be required even if there is only one candidate to ensure the candidate is suitable for the position. Interviews should also be conducted if a sitting member has reapplied and others have applied so that fair consideration can be given to all candidates. The Clerk's Department will arrange the interviews.

Following the interviews, the Selection Committee will forward a report to a Closed meeting of Council with their recommendations for appointment to the Committee. The report is to be accompanied by resumes of the candidates under consideration. Council will vote to appoint members to the committee and announce the results at a subsequent Regular Council meeting. The term of the appointment will be specified in the resolution. A full orientation will be provided to new committee members.

Council may remove a member at any time.

In general, it is the policy of Council not to appoint any individual to serve on more than one committee simultaneously. It is the intent of Council to afford the opportunity for as many interested citizens as possible to serve on Committees.

9. Conflict of Interest

A conflict of interest exists where:

- a) a committee member is a director, member or employee of an organization seeking a benefit from the District of Maple Ridge upon which the committee will make a recommendation;
- b) the committee member has a direct or indirect pecuniary interest in the outcome of committee deliberations.

Clerk's Department

Selection Committee

Clerk's Department

Selection Committee

Council

<p>A conflict of interest does not exist if:</p> <ul style="list-style-type: none"> a) the pecuniary interest of the member is a pecuniary interest in common with members of the municipality generally, or b) the pecuniary interest is so remote or insignificant that it cannot reasonably be regarded as likely to influence the member in relation to the matter. <p>Where a conflict of interest exists, committee members:</p> <ul style="list-style-type: none"> a) are not entitled to participate in the discussion of the matter or to vote on a question in respect of the matter; b) must declare to the committee that a conflict exists; and c) must absent themselves from the meeting during consideration of the issue to which the conflict relates. <p>The member's declaration of a conflict and their exit from and return to the meeting shall be noted in the minutes.</p> <p>Where a perceived conflict of interest might exist, the member may note that a perception of conflict might exist but need not declare a conflict and exit the meeting if in the member's view there is no actual conflict of interest.</p> <p>Where in the opinion of a committee a member is in a conflict of interest and has not so declared, the committee may ask for a review of the matter by the Corporate Officer. The matter, if unresolved, may then be referred for Council review.</p>	<p>Committee Members</p>
<p>10. Council Appointee</p> <p>Council will appoint at least one Council member and an alternate to the Committee. The role of the appointee includes:</p> <ul style="list-style-type: none"> a) ensuring that Council is adequately briefed as to the development of issues; b) communicating Council's position and policy; c) facilitating a clear and open dialogue between Council and the community committee; d) clarifying when they are stating their personal opinions. <p><i>See also Council and Staff Liaison Roles Policy No. 3.10</i></p>	<p>Council Appointee</p>
<p>11. Staff Liaison</p> <p>The Chief Administrative Officer may provide staff support on a case-by-case basis. The role of staff in supporting committees of Council includes:</p> <ul style="list-style-type: none"> a) providing information and professional advice; b) supporting the chairperson in developing agendas, arranging meetings, and promoting effective committee functioning; 	<p>Staff Liaison</p>

<p>c) assisting with the preparation reports to Council; d) assisting with the creation of the annual Business Plan; e) providing an annual orientation to Committee members on the work of the committee, the structure of the District, and Council’s annual Business Plan and budgeting process.</p> <p>12. Reporting The committees of Council are appointed by and report directly to Council.</p> <p>a) They are consultative groups. b) Council has the responsibility for making final decisions. c) Committee members will not misrepresent themselves as having any authority beyond that delegated by Council.</p> <p>13. Reporting to Council When responding to an issue that was referred by Council, committees will submit reports directly to Council. Committees will report to Council on their activities at least twice a year either in writing or by appearing as a delegation at a meeting of Council.</p> <p>14. Annual Business Reports The committees of Council, with the exception of Task Forces, will annually submit a Business Plan to Council that is in alignment with Council’s strategic directions. The format of the plan and timelines for submissions will be provided to the committees.</p> <p>15. Minutes Committee minutes, which record the decisions made at meetings, will be submitted to the Clerk’s Department. Council and the Chief Administrative Officer will consider providing clerical support on a case-by-case basis.</p>	<p>Committee</p>
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