

***COUNCIL MEETING AGENDA***

***October 10, 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](http://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.

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100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

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

401      Minutes of the Regular Council Meeting of September 19, 2017

402      Minutes to the Public Hearing of September 19, 2017

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

600      ***DELEGATIONS***

601      Ridge Meadows Special Olympics Program

- Marc Fisher, Co-Local Coordinator, Ridge Meadows Special Olympics

602      **Friends in Need Food Bank - School Meal Snack Program and Perishable Food Recovery Program**

- Mary Robson, Executive Director

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Minutes of the Development Agreements Committee Meetings of September 19 and 28, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – July 19, 2017
- Community Heritage Commission – June 8, 2017
- Economic Development Committee – September 13, 2017
- Environmental Advisory Committee – July 12, 2017
- Public Art Steering Committee – July 25, 2017

702      **Reports**

703      **Correspondence**

703.1      **Metro Vancouver – Proposed Amendments to the GVS&DD Fraser Sewerage Area Boundary**

Letter dated September 25, 2017 from Chris Plagnol, Corporate Officer, Metro Vancouver providing information on proposed amendments to the GVS&DD Fraser Sewerage Area Boundary requested by the City of Maple Ridge.

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

800      ***UNFINISHED BUSINESS***

900      ***CORRESPONDENCE***

1000 ***BYLAWS***

**Bylaws for Third Reading**

Note Item 1001 was deferred at the June 25, 2017 Council Meeting

1001 **2016-352-RZ, 23004 Dewdney Trunk Road**

Staff report dated October 10, 2017 recommending third reading

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016**

To amend Schedule "B" of the Official Community Plan from Urban Residential to Commercial

Third reading

1001.2 **Maple Ridge Zone Amending Bylaw No. 7289-2016**

To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above

Third reading

**Bylaws for Adoption**

1002 **2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street**

Staff report dated October 10, 2017 recommending adoption

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016**  
12159 and 12167 223 Street

To designate from Single Family Residential to Low-Rise Apartment Adoption

1002.2 **Maple Ridge Zone Amending Bylaw No. 7244-2016**

22260 and 22292 122 Avenue and 12159 and 12167 223 Street

To rezone from LUC (Land Use Contracts) Registration #H33588 & #P108265 and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) and terminate Land Use Contracts Registration numbers #33588 and #P108265

Adoption

1002.3 **22260 & 22292 122 Avenue, 12159 & 12167 223 Street Housing Agreement Bylaw No. 7359-2017**

To allow the City of Maple Ridge to enter into a Housing Agreement to secure new dwelling units as rental housing in perpetuity

Adoption

- 1003     **2013-107-SD, Fern Crescent Local Area Service Bylaw No. 7382-2017**  
To authorize enhanced landscape costs to be levied on the benefitting properties  
Adoption

- 1004     **Maple Ridge Tax Exemption Bylaw No. 7368-2017**  
To exempt certain types of properties from municipal property taxation  
Adoption

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

- 1101     **2017-124-RZ, 12516, 12555, 12599 240 Street and 12511 241 Street, RS-3 to RS-2**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7343-2017 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 31 lot subdivision and a 1.2 hectare (3 acre) park dedication be given first reading and that the applicant provide further information as described on Schedules A, B, F and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

- 1102     **2017-140-RZ, 23953 Fern Crescent, RS-2 to RS-1b**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7390-2017 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow a subdivision of four single family lots be given first reading and that the applicant provide further information as described on Schedules A, C and F of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

- 1103     **2017-161-RZ, 22362 St. Anne Avenue, RS-1 to CRM**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7384-2017 to rezone from RS-1 (One Family Urban Residential) to CRM (Commercial/Residential) to permit a four storey, 40 unit apartment building plus one penthouse unit 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.



**1104 2017-184-RZ, 23585 128 Avenue, Text Amendment**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7392-2017 to allow a text amendment to the RS-2 (One Family Suburban Residential) zone with density provisions to create a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

**1105 2017-271-RZ, 11970 Glenhurst Street, RS-3 to RT-1**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7361-2017 to rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex be given first reading and that the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

**1106 2017-306-RZ, 22229 Brown Avenue, CD-1-00 to RM-2**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment Residential) to permit three 5-storey, 233 unit condominium buildings be given first reading and the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**1107 2017-319-RZ, 13589 232 Street, RS-3 to RS-1b**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7387-2017 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for a five lot single family subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

**1108 2017-320-RZ, 12327 203 Street, RS-1 to R-1**

Staff report dated October 10, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7380-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision and construction of two single family dwellings be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

**1109 2013-086-RZ, 13704 232 Street, Housing Agreement Bylaw**

Staff report dated October 10, 2017 recommending that a Housing Agreement be authorized along with its accompany covenant and that 13704 232 Street Housing Agreement Bylaw No. 7295-2016 to restrict two units as rental units in perpetuity be given first, second and third reading.

**1110 2016-052-DVP, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DVP to vary exterior side yard, rear yard, interior side yard and front yard setbacks and to reduce parking requirements.

**1111 2016-052-DP, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-052-DP to permit construction of a 288 unit rental apartment building in the Town Centre.

**1112 2017-368-DVP, 25608 Bosonworth Avenue**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-368-DVP to exempt the construction of 256 Street south of the current cul-de-sac due to steep terrain.

**1113 2017-369-DVP, 25638 112 Avenue**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-369-DVP to vary the requirement for the construction of 256 Street due to excessive slope.

**1114     2017-274-DP, 25638 112 Avenue, Wildfire Protection Development Permit**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-274-DP to issue a Wildfire Protection Development Permit to allow a subdivision of four RS-2 (One Family Suburban Residential) lots and one remnant RS-3 (One Family Rural Residential) lot.

**1115     2017-275-DP, 25608 Bosonworth Avenue, Wildfire Protection Development Permit**

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-275-DP to issue a Wildfire Protection Development Permit to allow for three RS-2 (One Family Suburban Residential) lots.

**1116     2017-169-SD, 13704 232 Street, 232A Street Local Area Service Bylaw**

Staff report dated October 10, 2017 recommending that a Local Area Service Bylaw be authorized and that 232A Street Local Area Service Bylaw No. 7393-2017 to permit enhanced landscape maintenance of bioswales along newly proposed 232A Street and some riparian planting along 232 Street and 132 Avenue be given first, second and third readings.

**1117     2016-441-SD, 5% Money in Lieu of Parkland Dedication, 23055 117 Avenue**

Staff report dated October 10, 2017 recommending that the owner of land proposed for subdivision at 23055 117 Avenue, under application 2016-441-SD, shall pay to the City of Maple Ridge an amount that is not less than \$115,000.00.

**Financial and Corporate Services (including Fire and Police)**

**1131     Option for 9 (nine) Council Members**

Staff report dated October 10, 2017 providing an option for the establishment of an increase in the current size of Council to mayor and 8 councillors or for maintaining the status quo.

**1132 Award of Audit Services Contract**

Staff report dated October 10, 2017 recommending that the contract for audit services be awarded to BDO Canada LLP and that the Corporate Officer be authorized to execute the contract.

**1133 Proposed Cellular Communications Tower at 27002 Lougheed Highway**

Staff report dated October 10, 2017 recommending that satisfactory completion of the public consultation process by Freedom Mobile be acknowledged.

**Parks, Recreation & Culture**

1151

**Administration**

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

Staff report dated October 10, 2017 recommending that the Corporate Officer be authorized to execute Partnering Agreements with Tomax Enterprises Ltd. under building permit numbers 17-108760 and 17-108753.

**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](mailto:clerks@mapleridge.ca).

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

***COUNCIL MEETING MINUTES***

September 12, 2017

The Minutes of the City Council Meeting held on September 12, 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.

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***PRESENT***

***Elected Officials***

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

***Absent***

Mayor N. Read

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
C. Carter, Director of Planning  
D. Denton, Acting Corporate Officer  
A. Gaunt, Confidential Secretary

***Other staff as required***

G. Goddard, Manager of Development and Environmental Services  
D. Pollock, Municipal Engineer  
D. Hall, Planner 2  
M. Baski, Planner 1  
R. MacNair, Manager of Bylaw & Licensing Services

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Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

The meeting was live streamed and recorded by the City of Maple Ridge

Note: Councillor Robson served as Acting Mayor in Mayor Read's absence

100 ***CALL TO ORDER***

200 ***AMENDMENTS TO THE AGENDA***

300 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.



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

- 401      Minutes of the Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017.

R/2017-386

It was moved and seconded

**That the minutes of the Regular Council Meeting of July 25, 2017, the Regular Council Meeting of July 25, 2017 and the Special Council Workshop Meeting of August 1, 2017 be adopted as circulated.**

CARRIED

- 402      Minutes of the Public Hearing of July 18, 2017

R/2017-387

It was moved and seconded

**That the minutes of the Public Hearing of July 18, 2017 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS***

601      **The ACT Arts Centre Season Preview**

- Karen Pighin, Communications and Development Manager
- Philip Hartwick, Acting Executive Director

Mr. Hartwick introduced Ms. Pighin, spoke to events at the ACT and provided a video previewing the upcoming season at the ACT Arts Centre.

602      **Robert Lonon**

- **Concerns pertaining to Application 2017-113-RZ, 12912 232 Street**

Mr. Lonon outlined his concerns with rezoning Application 2017-113-RZ. His concerns included how he has been dealt with by the current landlord and on being displaced as his home sits on the property in the application. He requested that Council enforce the bylaw for displacing mobile homes as it was written and as it was intended.

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1      Minutes of the Development Agreements Committee Meetings – July 12, July 25, July 28, August 1, August 23 and August 29, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel - June 13, 2017
- Public Art Steering Committee - May 30, 2017

702      ***Reports***

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

Staff report dated September 12, 2017 recommending that the disbursements for the month ended July 31, 2017 be received for information.

703      ***Correspondence*** – Nil

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

*From the July 25, 2017 Closed Council Meeting*

Item 04.02 - Purchase of 22160 121 Avenue for Future Park

Item 04.04 - Public Art Steering Committee Membership – 2017/2018  
Term Appointment of Don Miskiman

R/2017-388

It was moved and seconded

**That Items 701.1, 701.2, 702.1 and 704 on the “Items for Consent” agenda be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE*** – Nil

1000   ***BYLAWS***

**Bylaws for Adoption**

1001      **2015-279-RZ, 22833 122 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7182-2015**  
Staff report dated September 12, 2017 recommending adoption  
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special  
Amenity Residential District) to permit subdivision into 3 lots not less than  
278 m<sup>2</sup>  
Adoption

R/2017-389

It was moved and seconded

**That Bylaw No. 7182-2015 be adopted.**

CARRIED

1002      **2016-448-CP, Area 1: 256 Street Lands, Area 2: Lougheed Lands**

1002.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016**  
**(Area 1: 256th Street Lands)**  
To re-designate the properties identified as Area 1: 256th Street Lands  
from Suburban Residential, Rural Resource, and Institutional to  
Conservation, Industrial, Park, Estate Suburban Residential, Suburban  
Residential, Industrial Reserve and Rural Resource and to introduce a new  
Industrial Reserve land use designation for the Official Community Plan  
Adoption

R/2017-390

It was moved and seconded

**That Bylaw No. 7299-2016 be adopted.**

CARRIED

**1002.2 Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017  
(Area 2: Loughheed Lands)**

To re-designate the properties identified as Area 2: Loughheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential, to expand the Albion Industrial Area for an Industrial (Business Park category) future, to re-designate four parcels located near 240 Street and the Loughheed Highway to Commercial and to identify that certain residential properties along River Road, south of the Loughheed Highway, are to be re-designated to Rural Residential  
Adoption

R/2017-391

It was moved and seconded

**That Bylaw No. 7335-2017 be adopted.**

CARRIED

Councillor Masse, Councillor Robson - OPPOSED

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

**Public Works and Development Services**

**1101 2017-113-RZ, 12912 232 Street, RS-2 to C-1**

Staff report dated September 12, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7334-2017 to rezone from RS-2 (One Family Suburban Residential) to C-1 (Neighbourhood Commercial) to allow for commercial use including retail space in a one storey format with a proposed child care centre be given first reading and that the applicant provide further information as described on Schedules C, D, and G of the Development Procedures Bylaw No. 5879-1999.

D. Hall, Planner provided the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Site Plan

R/2017-392

It was moved and seconded

1. That Bylaw No. 7334-2017 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D, & G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102     **2017-154-SD, 10501 Jackson Road, Local Area Service Bylaw**

Staff report dated September 12, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs to be levied on benefitting properties and that McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

R/2017-393

It was moved and seconded

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'McVeety', and per the Community Charter, Part 7, Division 5, 211 (1)(a), be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That McVeety Local Area Service Bylaw No. 7367-2017 be given first, second and third readings.

CARRIED

1103     **2012-065-DVP, 10501 Jackson Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-065-DVP to vary the subdivision servicing requirement for underground wiring to allow overhead wiring to remain along the 245B Street frontage, to increase maximum retaining wall height and to reduce front yard setbacks and minimum required lot width for specified lots.

R/2017-394

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2012-065-DVP respecting property located at 10501 Jackson Road.

CARRIED

**1104     2014-016-DVP, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-016-DVP to waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring.

R/2017-395

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-016-DVP respecting property located at 23908 and 23920 Dewdney Trunk Road.**

CARRIED

**1105     2015-279-DVP, 22833 122 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-279-DVP to reduce minimum lot width on lots 1, 2 and 3.

R/2017-396

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-279-DVP respecting property located at 22833 122 Avenue.**

CARRIED

**1106     2017-282-DVP, 25171 117 Avenue**

Staff report dated September 12, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-282-DVP to reduce the rear yard setback for the building face and deck and the roof overhang for a future home.

R/2017-397

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-282-DVP respecting property located at 25171 117 Avenue.**

CARRIED

Note: Councillor Duncan left the meeting at 7:47 p.m.

**1107 2016-163-SD, 5% Money in Lieu of Parkland Dedication, 23908 and 23920 Dewdney Trunk Road**

Staff report dated September 12, 2017 recommending that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.

R/2017-398

It was moved and seconded

**That pursuant to Council's policy regarding 5% Parkland Dedication or payment of Money In Lieu, be it resolved that the owner of land proposed for subdivision at 23908 and 23920 Dewdney Trunk Road, under application 2016-163-SD, shall pay to the City of Maple Ridge an amount that is not less than \$130,000.00.**

CARRIED

**1108 Award of Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation)**

Staff report dated September 12, 2017 recommending that Contract ITT-EN17-52: 232 Street (132 Avenue to Birch Avenue – Paradise Creek Relocation) be awarded to Double M Excavating, that a construction contingency be approved to address potential variations in field conditions, that the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be amended to increase the budget for environmental services during construction and that the Corporate Officer be authorized to execute the contracts.

R/2017-399

It was moved and seconded

**That Contract ITT-EN17-52, 232 Street (132 Avenue to Birch Avenue) – Paradise Creek Relocation, be awarded to Double M Excavating Ltd. in the amount of \$566,777.97 excluding taxes; and**

**That a construction contingency of \$60,000.00 be approved to address potential variations in field conditions; and**

**That the McElhanney Consulting Services Ltd. contract for Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road), be amended to increase the budget by \$33,000.00 for environmental services during construction; and further**

**That the Corporate Officer be authorized to execute the contracts.**

CARRIED

Note: Councillor Duncan returned to the meeting at 7:50 p.m.

**Financial and Corporate Services (including Fire and Police)**

**1131 2018 Permissive Tax Exemptions**

Staff report dated September 12, 2017 recommending that Maple Ridge Tax Exemption Bylaw No. 7368-2017 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

R/2017-400

It was moved and seconded

**That Bylaw No. 7368-2017 be given first, second and third readings.**

CARRIED

Note: Councillor Robson excused himself from discussion of Item 1132 at 7:54 p.m. as his wife is an employee of the Food Bank. Councillor Bell chaired the meeting.

**1132 2017 Community Grants**

Staff report dated September 12, 2017 recommending that the proposed allocation of Community Grants for 2017 be approved.

R/2017-401

It was moved and seconded

**That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated September 12, 2017 titled 2017 Community Grants be approved.**

CARRIED



Note: Councillor Robson returned at 7:55 p.m. and resumed the Chair.

### **1133 Loan Authorization Bylaws**

Staff report dated September 12, 2017 recommending that nine loan authorization bylaws pertaining to Parks and Recreational Facilities be given first, second and third readings, that the Corporate Officer be directed to submit the bylaws to the Ministry of Community Services for review and approval by the Inspector of Municipalities, that following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process, that the Alternative Approval Process Elector Response Forms be approved and that the advertisement of the Alternative Approval Process be approved.

R/2017-402

It was moved and seconded

1. That Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 be given first, second and third readings;
2. That Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 be given first, second and third readings;
3. That Albion Community Centre Loan Authorization Bylaw No. 7372-2017 be given first, second and third readings;
4. That Silver Valley Neighbourhood Gathering Places Loan Authorization Bylaw No. 7373-2017 be given first, second and third readings;
5. That Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 be given first, second and third readings;
6. That Whonnock Lake Canoe and Kayak Facility Improvements Loan Authorization Bylaw No. 7375-2017 be given first, second and third readings;
7. That Maple Ridge Secondary School Track Facility Upgrades Loan Authorization Bylaw No. 7376-2017 be given first, second and third readings;
8. That Ice Sheet Addition Loan Authorization Bylaw No. 7377-2017 be given first, second and third readings;
9. That Outdoor Pool Construction Loan Authorization Bylaw No. 7378-2017 be given first, second and third readings;

10. That the Corporate Officer be directed to submit Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017 to the Ministry of Community Services for review and approval by the Inspector of Municipalities;
11. That following approval of the bylaws by the Inspector of Municipalities, approval of the electors be sought through the Alternative Approval Process in relation to Bylaw Nos. 7370-2017, 7371-2017, 7372-2017, 7373-2017, 7374-2017, 7375-2017, 7376-2017, 7377-2017 and 7378-2017
12. That the Alternative Approval Process Elector Response Forms be approved (Attachments J-R of the report dated September 12, 2017);  
AND
13. That the advertisement for the Alternative Approval Process be approved (Attachment S of the report dated September 12, 2017).

CARRIED

**1134 Proposed Amendments to Bylaw Enforcement – Management of Records Policy 5.29**

Staff report dated September 12, 2017 recommending that Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.

R/2017-403

It was moved and seconded

**That Bylaw Enforcement – Management of Records – Policy 5.29 be adopted as amended.**

CARRIED

**1135 Award of Contract, Architectural Design Services, Maple Ridge Fire Hall No. 4 & Training Ground**

Staff report dated September 12, 2017 recommending that the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture & Planning, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

R/2017-404

It was moved and seconded

1. That the Architectural Consulting Services: Fire Hall & Training Facility (RFP-FD17-48) be awarded to Johnston Davidson Architecture + Planning Inc. for a contract price of \$725,660 (excluding GST), and;
2. That a contingency of 20% in the amount of \$145,132 (excluding GST) be established for this project; and;
3. That the Corporate Officer be authorized to execute the contract.

CARRIED

*Parks, Recreation & Culture* – 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*

**Kim Engle**

Ms. Engle referred to a recent announcement in the newspaper pertaining to the Salvation Army building and asked whether taxpayers will be asked to provide input into the decision for the location of another shelter. She also asked whether individual voting records on a shelter will be released and when a consultation process will be brought forward to the public.

The Chief Administrative Officer provided information in terms of proposed locations of a shelter. He advised that the Province has been asked to prepare a consultation plan.

Ms. Engle asked whether consultation will be held after a location is chosen or prior to location, model and structure decisions being made.

The Chief Administrative Officer advised that early consultation has been requested of the Provincial Government.

Ms. Engle commented on issues taken to closed meetings and reiterated her question on access to individual voting records should a shelter be voted on in a Closed Council meeting.

The Chief Administrative Officer advised on voting and the release of voting records.

**Diane Guthrie**

Ms. Guthrie requested that Question Period be moved to the beginning of Council meetings or that Question Period be split between the beginning and the end of each meeting. She asked for an explanation as to why this cannot be done.

Ms. Guthrie was advised that the topic has been previously discussed and can be revisited.

1600     ***ADJOURNMENT*** – 8:18 p.m.

---

G. Robson, Acting Mayor

Certified Correct

---

D. Denton, Acting Corporate Officer

402 Minutes of the Public Hearing

City of Maple Ridge

***PUBLIC HEARING***

September 19, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 19, 2017 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

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

*Appointed Staff*

P. Gill, Chief Administrative Officer  
L. Darcus, Manager of Legislative Services  
C. Goddard, Manager of Development and Environmental Services  
D. Hall, Planner 2  
A. Gaunt, Confidential Secretary

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Mayor Read called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on September 19, 2017.

The Mayor then called upon the Planner to present the following items on the agenda:

- 1) **2016-320-RZ  
11295 and 11307 Maple Crescent**  
Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497;  
Lot 573, District Lot 279, Group 1, New Westminster District Plan 114;

**Maple Ridge Official Community Plan Amending Bylaw No. 7356-2017**

Schedule "A" of the Official Community Plan shall be amended as follows:  
Chapter 10, Area Planning, Section 10.5 HAMMOND AREA PLAN is amended as follows:

APPENDIX A–ZONING MATRIX, Section 2. Zoning Matrix: Hammond Area Plan Land Use Designation, Infill General Employment, is amended by adding the following into the Zones Column: M-3 (Business Park) zone is only permitted for the properties located at Lot 573 District Lot 279 Group 1 New Westminster District Plan 114 and Lot 1 District Lots 278 and 279 Group 1 New Westminster District Plan 60497.

**Maple Ridge Zone Amending Bylaw No. 7274-2016**

To rezone from C-3 (Town Centre Commercial) to M-3 (Business Park) the current application is to permit the future construction of a Mini-Warehouse.

D. Hall, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Hammond Ara Plan Context
- Neighbourhood Plan Context
- Official Community Plan Context
- Site Characteristics
- Development Proposal
- Site Plan
- Elevations/Exterior Finishes
- Landscape Plan
- Terms and Conditions

The Manager of Legislative Services advised that correspondence expressing concern with the application was received from Jeff Chenatte, Rory Dafoe, Marcus and Natalina Sabathil, Jan and Ian McDonald and Diane Saunders and that correspondence in favour of the application was received from David Lane,

The Mayor called for speakers a first time.

**Eric Phillips**

Mr. Phillips is not in favour of the application. He expressed concern that the public meetings were not adequate. He stated that the proposed development does not fit into the area as it does not have a heritage design which was to be part of the Hammond Plan. He also expressed concern with the impact of traffic and felt that the proposal will not create employment in the community.

**Genevieve Schmidt**

Ms. Schmidt is opposed to the proposed project in that there will be very few economic benefits, residents will be negatively impacted and the building is an eye sore. She expressed concern with the impact on traffic and on the safety of children walking in the area. Ms. Schmidt feels that the application does not fit with the heritage aspect of Hammond.

**Marcus Sabathil**

Mr. Sabathil advised that he has a petition opposing the development and rezoning. He spoke in opposition to the application. He stated that the proposed development does not fit with the character of the Hammond neighbourhood due to the design, size and scale of the building. Mr. Sabathil is not against business however he feels incoming businesses should be appropriate for the area and incorporate a heritage aspect. Mr. Sabathil expressed concern with the consultation process held by the applicant.

**Leanne Koehn**

Ms. Koehn stated that she had taken part in the Hammond Area Plan process which she felt identified the Hammond area as one of the last remaining heritage areas in Maple Ridge. She spoke in opposition to the application as she feels it is a step in the wrong direction in that it does not fit with the heritage style of the neighbourhood. Ms. Koehn expressed concern with the public engagement process held by the applicant.

**Susanne Jorgensen**

Ms. Jorgensen spoke in opposition to the application. She would like the Hammond area to maintain its heritage character. She feels that the area is family oriented and that residents would like to see it remain the way it is.

The Mayor called for speakers a second time.

The Mayor called for speakers a third time.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:22 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Darcus, Corporate Officer



700     *ITEMS ON CONSENT*



## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

September 19, 2017  
Mayor's Office

CIRCULATED TO:

Gordy Robson, Acting Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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**1. 17-122802 BG**

LEGAL:	Lot A District Lot 247 Group 1 New Westminster District Plan LMP42977
LOCATION:	21412 River Road
OWNER:	Sandra Bissky
REQUIRED AGREEMENTS:	Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122802 BG.**

**CARRIED**

**2. 16-122700 BG**

LEGAL:	South 781.1 Feet of Parcel "B" (Reference Plan 5199) of the East Half of the North East Quarter Section 15 Township 12 New Westminster District
LOCATION:	11906 246 Street
OWNER:	Deborah & Grant Russell
REQUIRED AGREEMENTS:	Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-122704 BG.**

**CARRIED**

**3. 17-117327 BG**

LEGAL: Lot 10 District Lot 241 Group 1 New Westminster District  
Plan EPP50932

LOCATION: 12228 207A Street

OWNER: Lindi & Brian Scrivens

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-117327 BG.

CARRIED

**4. 2016-039-RZ**

LEGAL: South Half Lot "B" Section 16 Township 12 New Westminster  
District Plan 7528;  
North Half Lot "B" Except: Parcel A (Reference Plan 85320)  
Section 16 Township 12 New Westminster District Plan 7528

LOCATION: 11951 240 Street & 23988 Dewdney Trunk Road

OWNER: JAAF Holdings Ltd.

REQUIRED AGREEMENTS: Rezoning Servicing Agreement;  
Covenants:

- Stormwater Management;
- Minimum Distance from Property Line to Building.

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-039-RZ.

CARRIED

5. 17-118272 BG

LEGAL: Lot 5 West Half Section 20 Township 12 New Westminster  
District Plan 23392

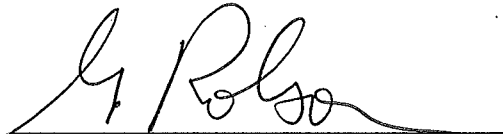

LOCATION: 12157 227 Street

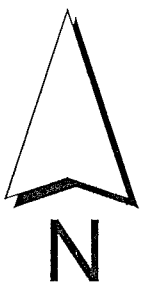
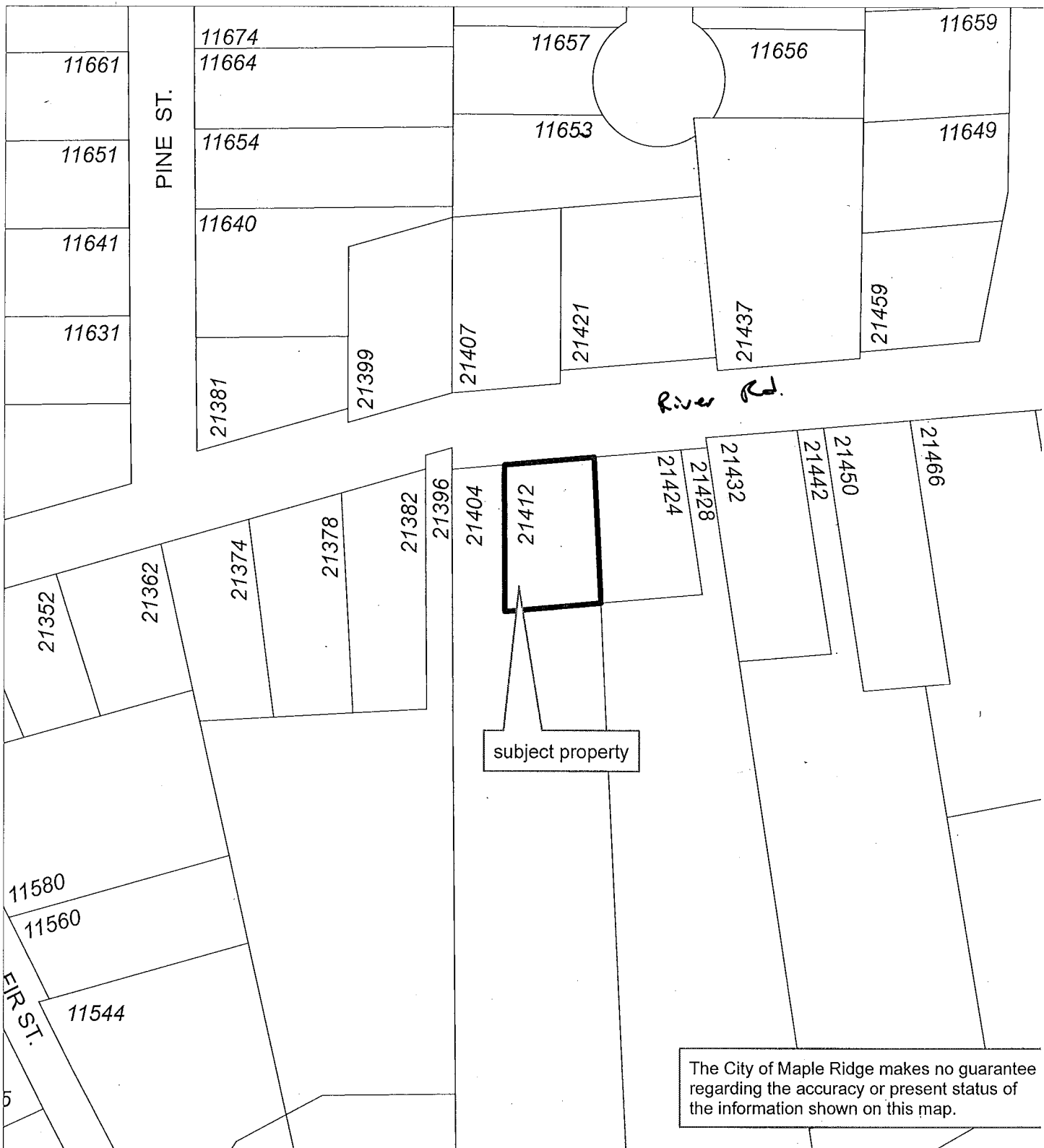
OWNER: XUP Development Inc.

REQUIRED AGREEMENTS: Covenants: Stormwater Management; Secondary Suite

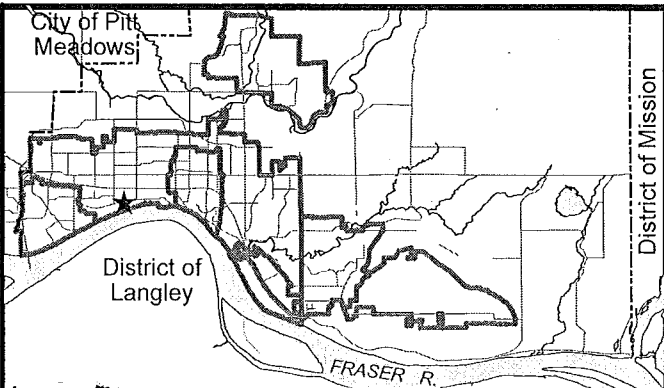
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 17-118272 BG.

CARRIED

  
Gordy Robson, Acting Mayor  
Chair  
Paul Gill, Chief Administrative Officer  
Member

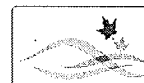


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21412 River Road

LICENCES, PERMITS & BYLAWS DEPT.

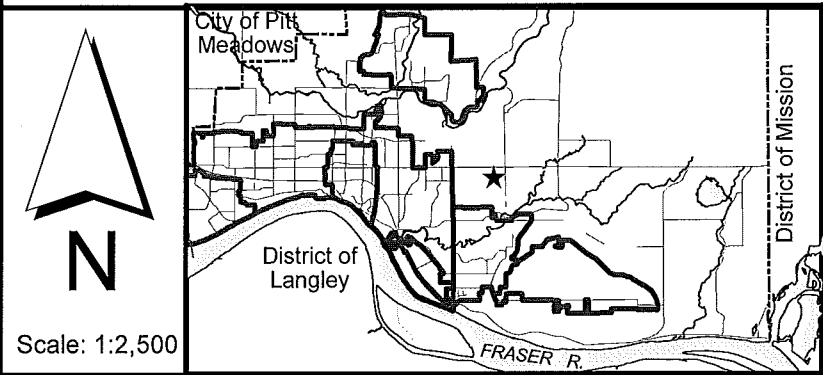
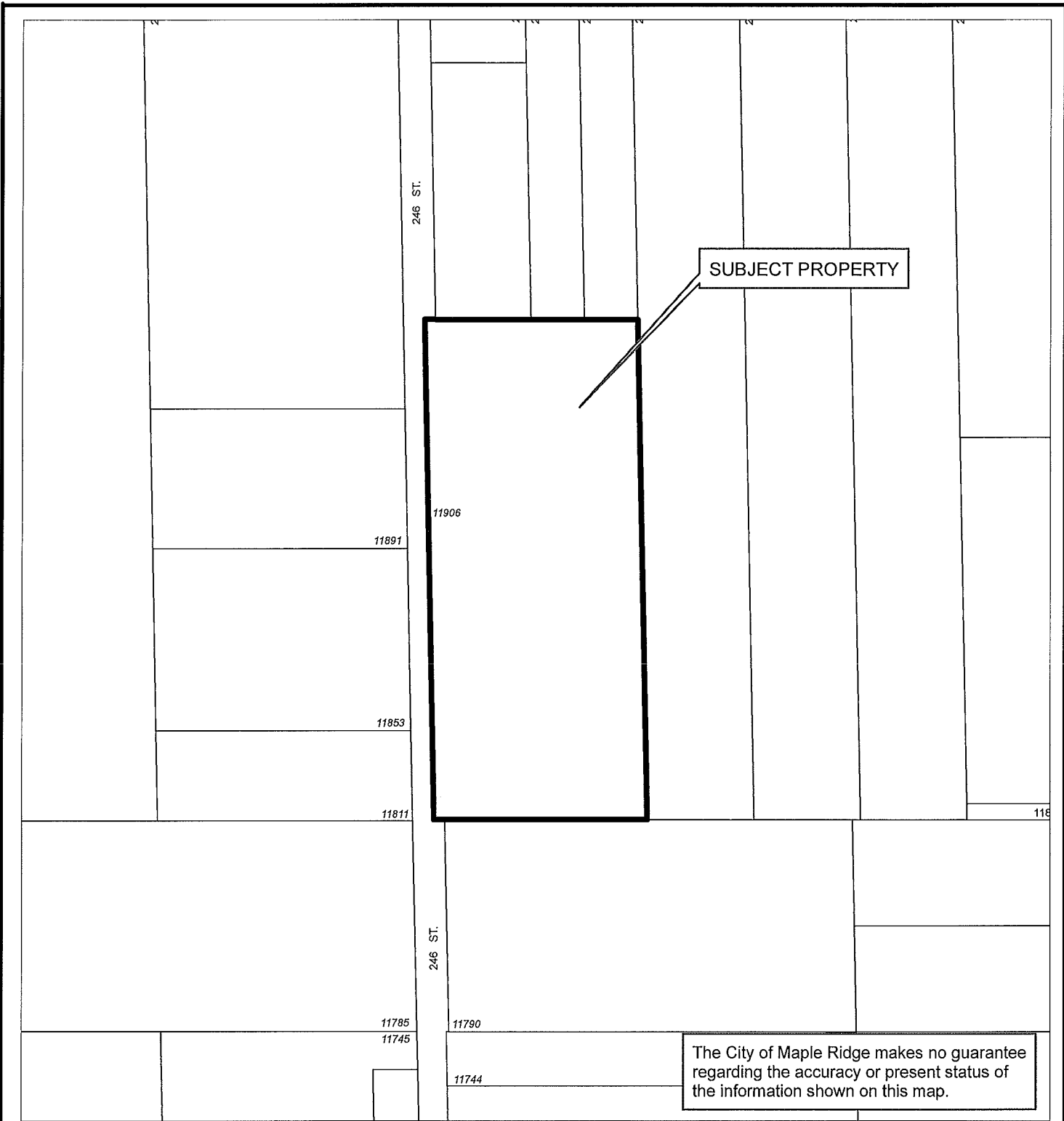


**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Sep 12, 2017

BY: CB



## 11906 246 St

ENGINEERING DEPARTMENT

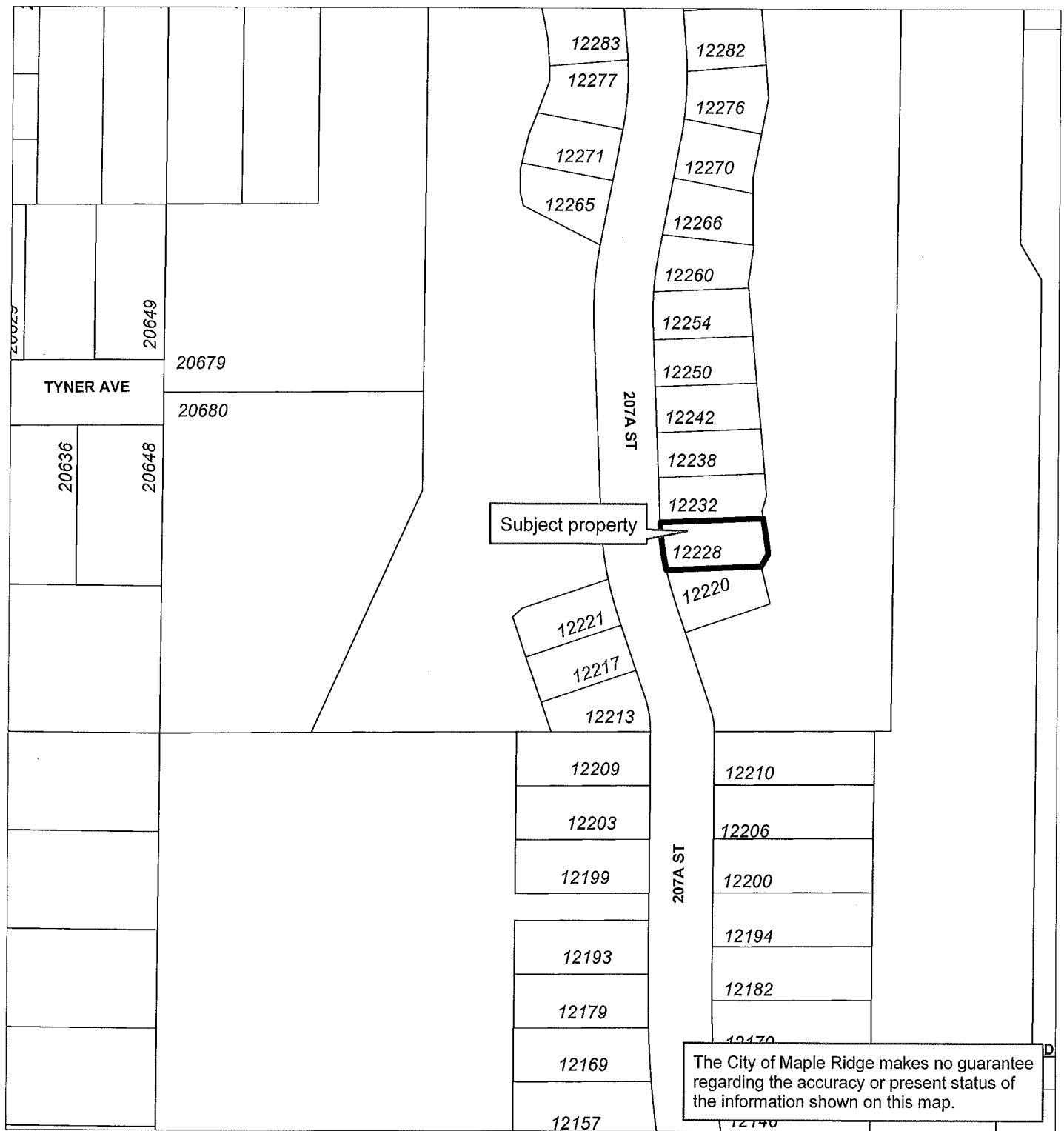
**MAPLE RIDGE**  
British Columbia

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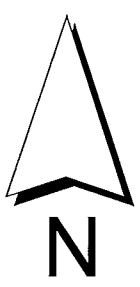
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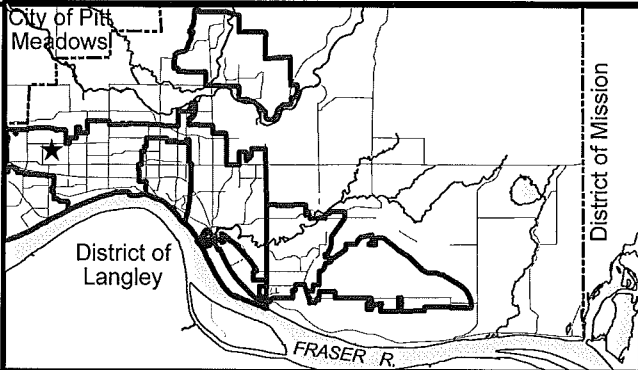


Subject property

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



Scale: 1:1,500



12228 207A ST

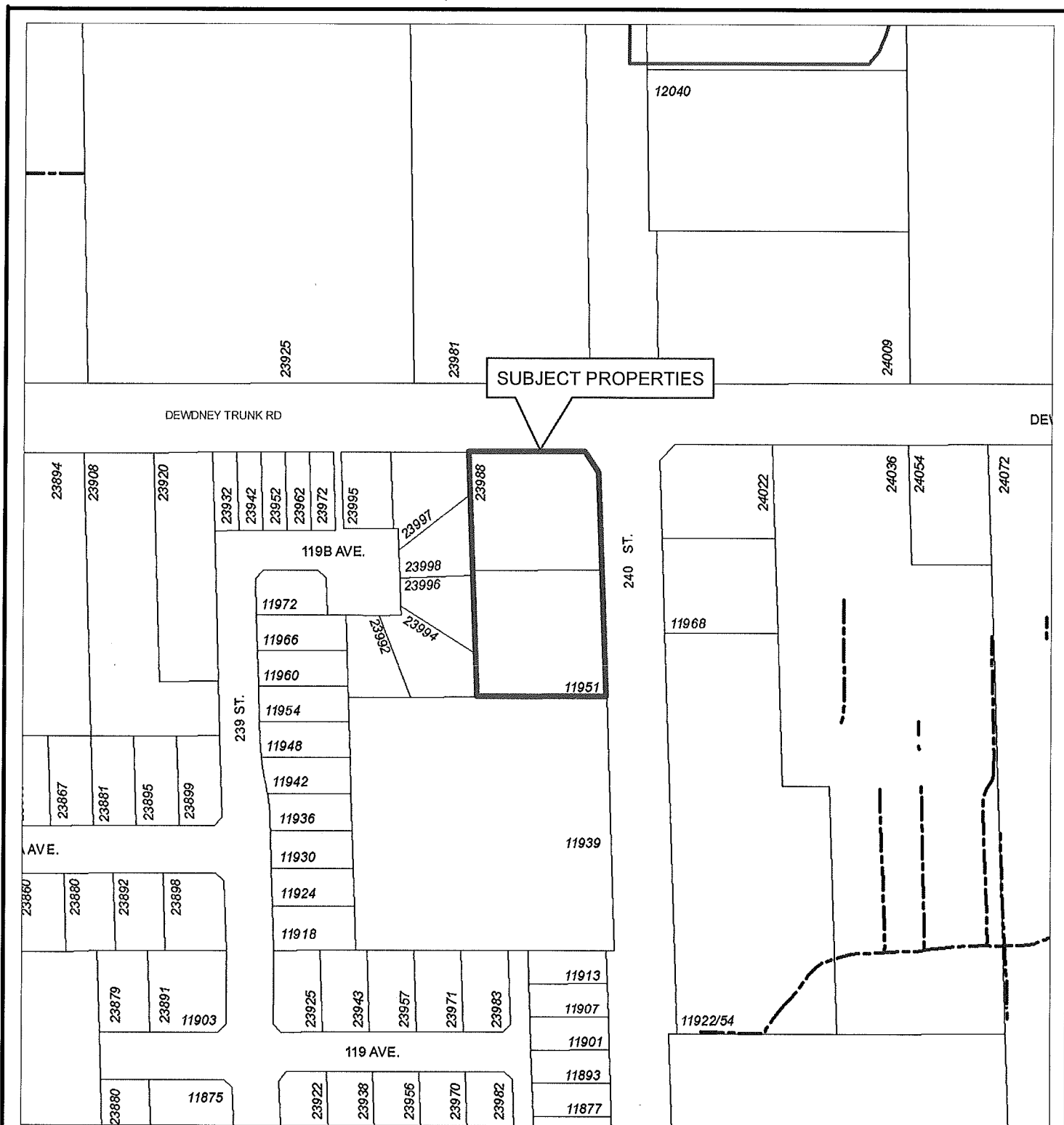
ENGINEERING DEPARTMENT

British Columbia

**mapleridge.ca**



FILE: Untitled  
DATE: Sep 15, 2017

BY: MC



Scale: 1:2,000

### Legend

-  Stream
-  Ditch Centreline

11951 240 STREET &  
23988 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT

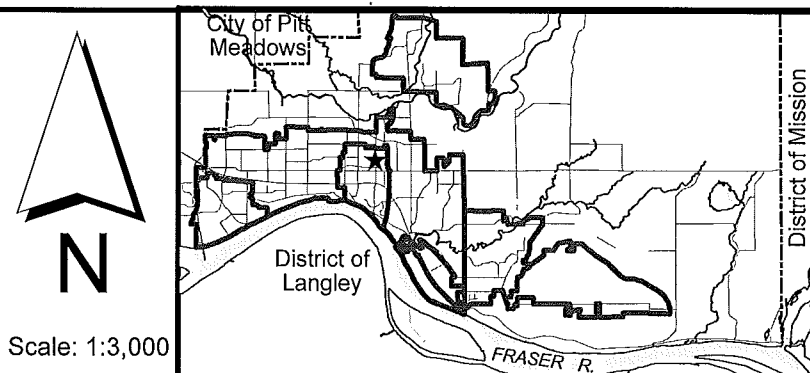
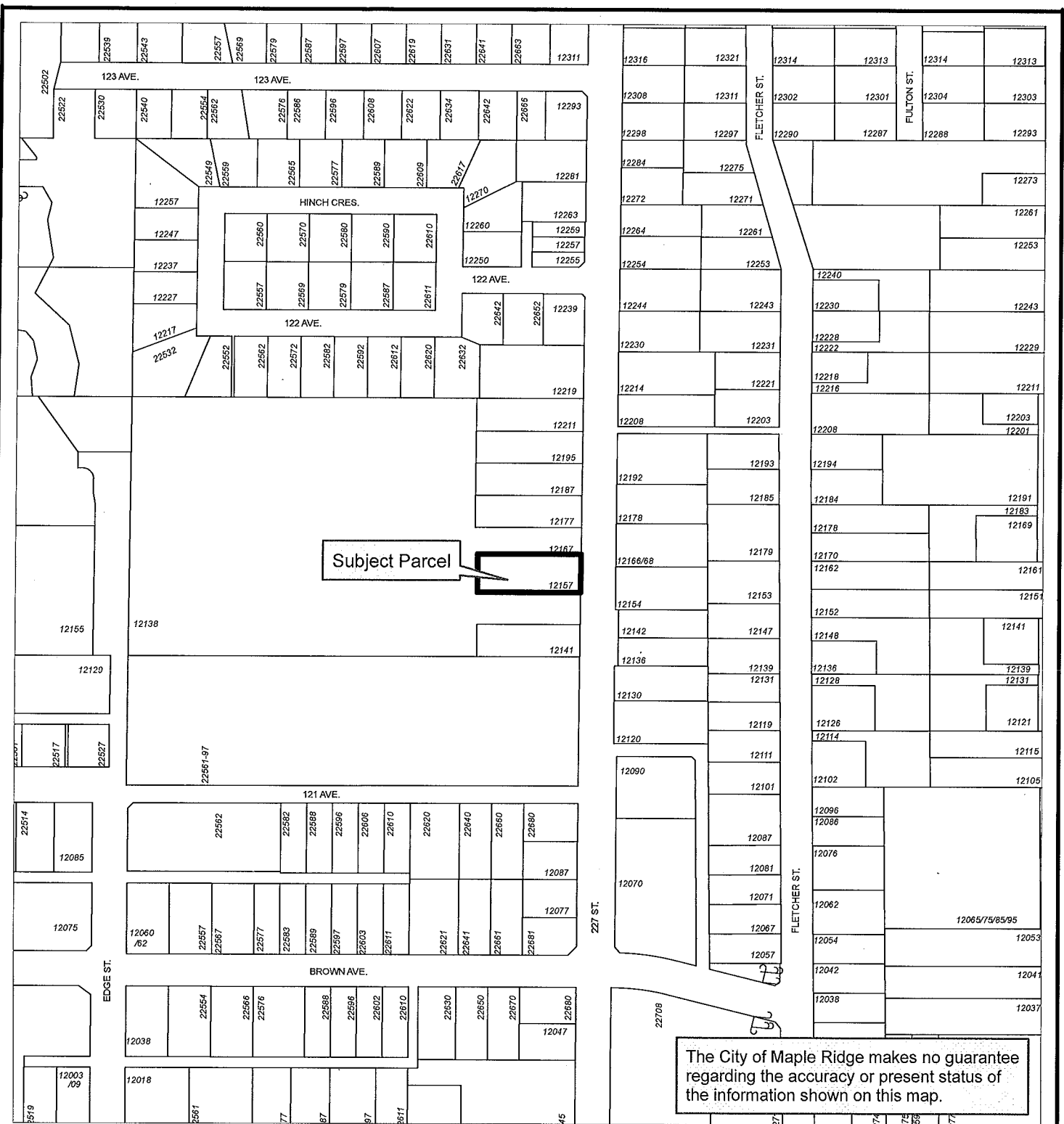


**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2016-039-RZ  
DATE: Sep 19, 2017

BY: PC



## 12157 227 St. Section 219 Covenants: Storm Water Management/ Secondary Suite

LICENCES, PERMITS & BYLAWS DEPT.



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Sep 18, 2017

BY: ML

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

September 28, 2017  
Mayor's Office

**CIRCULATED TO:**

Gordon Robson, Acting Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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**1. 17-123922 BG**

LEGAL: Lot 13 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23873 103A Avenue

OWNER: Morningstar Homes Ltd.

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-123922 BG.**

**CARRIED**

**2. 17-122240 BG**

LEGAL: Lot 8 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23944 104 Avenue

OWNER: Morningstar Homes 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 17-122240 BG.**

**CARRIED**

3. 17-122238 BG

LEGAL: Lot 9 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23948 104 Avenue

OWNER: Morningstar Homes 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 17-122238 BG.

CARRIED

4. 17-120731 BG

LEGAL: Lot 10 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23952 104 Avenue

OWNER: Morningstar Homes 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 17-120731 BG.

CARRIED

5. 17-110541 BG

LEGAL: Lot 3 Section 11 Township 12 New Westminster District  
Plan EPP60956

LOCATION: 24971 109 Avenue

OWNER: 1097635 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 17-110541 BG.

CARRIED

**6. 17-110782 BG**

LEGAL: Lot 4 Section 11, Township 12 New Westminster District  
Plan EPP60956

LOCATION: 24977 109 Avenue

OWNER: 1093880 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 17-110782 BG.**

**CARRIED**

**7. 17-110510 BG**

LEGAL: Lot 1 Section 11 Township 12 New Westminster District  
Plan EPP60956

LOCATION: 24955 109 Avenue

OWNER: Sahil Contracting 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 17-110510 BG.**

**CARRIED**

**8. 2013-107-SD**

LEGAL: Future Lots 1- 34, all of Section 22 Township 12 New  
Westminster District Plan EPP72767

LOCATION: Folio 63435-0112-0

OWNER: CIPE Homes Inc.

REQUIRED AGREEMENTS: Statutory Right of Way (Lots 33 and 34);  
Covenants:

- Tree Protection (Lots 12 and 19);
- Stormwater Management (Lots 1-34).

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2013-107-SD.**

**CARRIED**

**9. 2013-086-RZ**

LEGAL: Lot 1 Section 33 Township 12 New Westminster District  
Plan EPP60071

LOCATION: 13704 232 Street

OWNER: SV 232 Street Developments Ltd.

REQUIRED AGREEMENTS: Housing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2013-086-RZ.

CARRIED

**10. 2016-352-RZ**

LEGAL: Parcel A (Reference Plan 7941) Lot 1 Except: Part Dedicated  
Road Plan NWP87590 Section 17 Township 12 New  
Westminster District Plan 3179

LOCATION: 23004 Dewdney Trunk Road

OWNER: Wasti Holdings Ltd.

REQUIRED AGREEMENTS: Housing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2016-352-RZ.

CARRIED

**11. 2012-109-SD**

LEGAL: Lot A Section 11 Township 12 New Westminster District  
Plan 23702

LOCATION: 24979 108 Avenue

OWNER: 0939988 BC Ltd.

REQUIRED AGREEMENTS: Statutory Right of Way;  
Covenants:

- No Build;
- Stormwater Management.

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2012-109-SD.

CARRIED

12. 17-122241 BG

LEGAL: Lot 5 District Lot 405 Group 1 New Westminster District  
Plan EPP56457

LOCATION: 23922 104 Avenue

OWNER: Morningstar Homes 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 17-122241 BG.

CARRIED

13. 17-120729 BG

LEGAL: Lot 3 District Lot 405 Group 1 New Westminster District  
Plan EPP56457



LOCATION: 23886 104 Avenue

OWNER: Morningstar Homes Ltd.

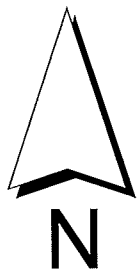
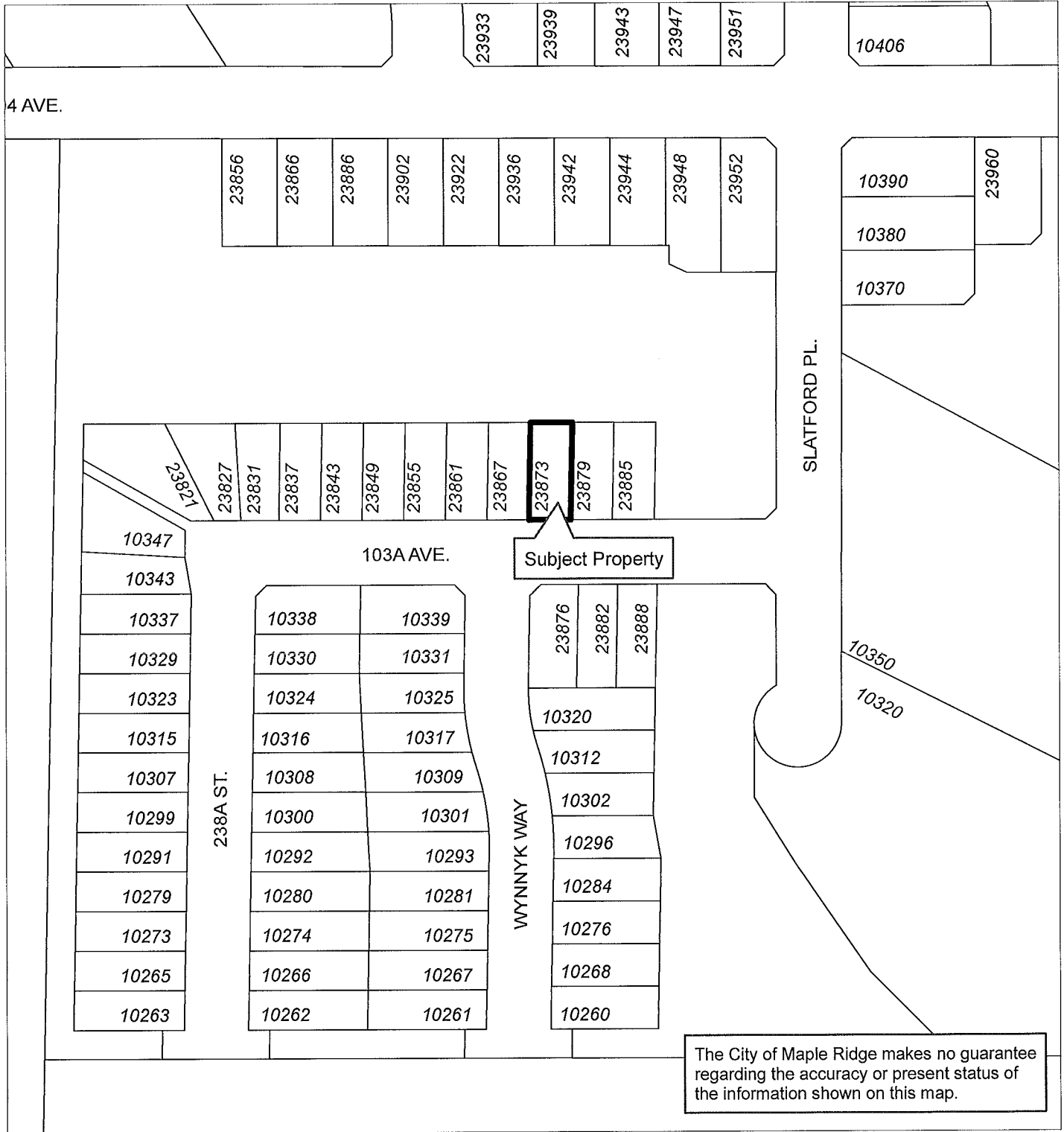
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-120729 BG.

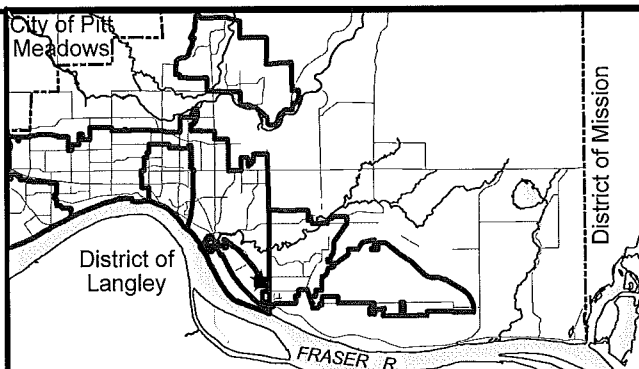
CARRIED

  
\_\_\_\_\_  
Gordon Robson, Acting Mayor  
Chair  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member





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23873 103 A Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

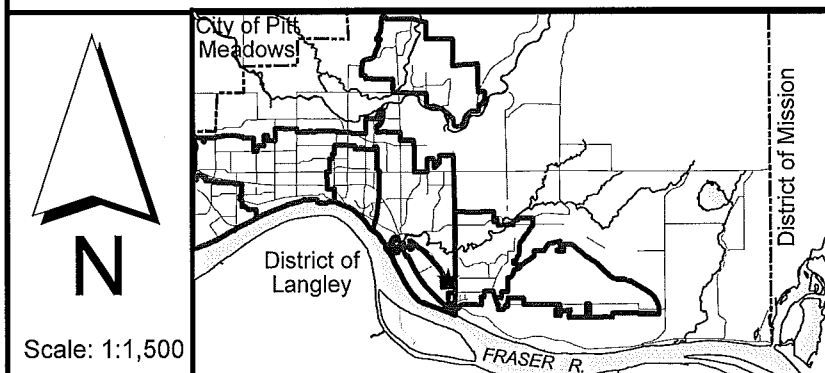
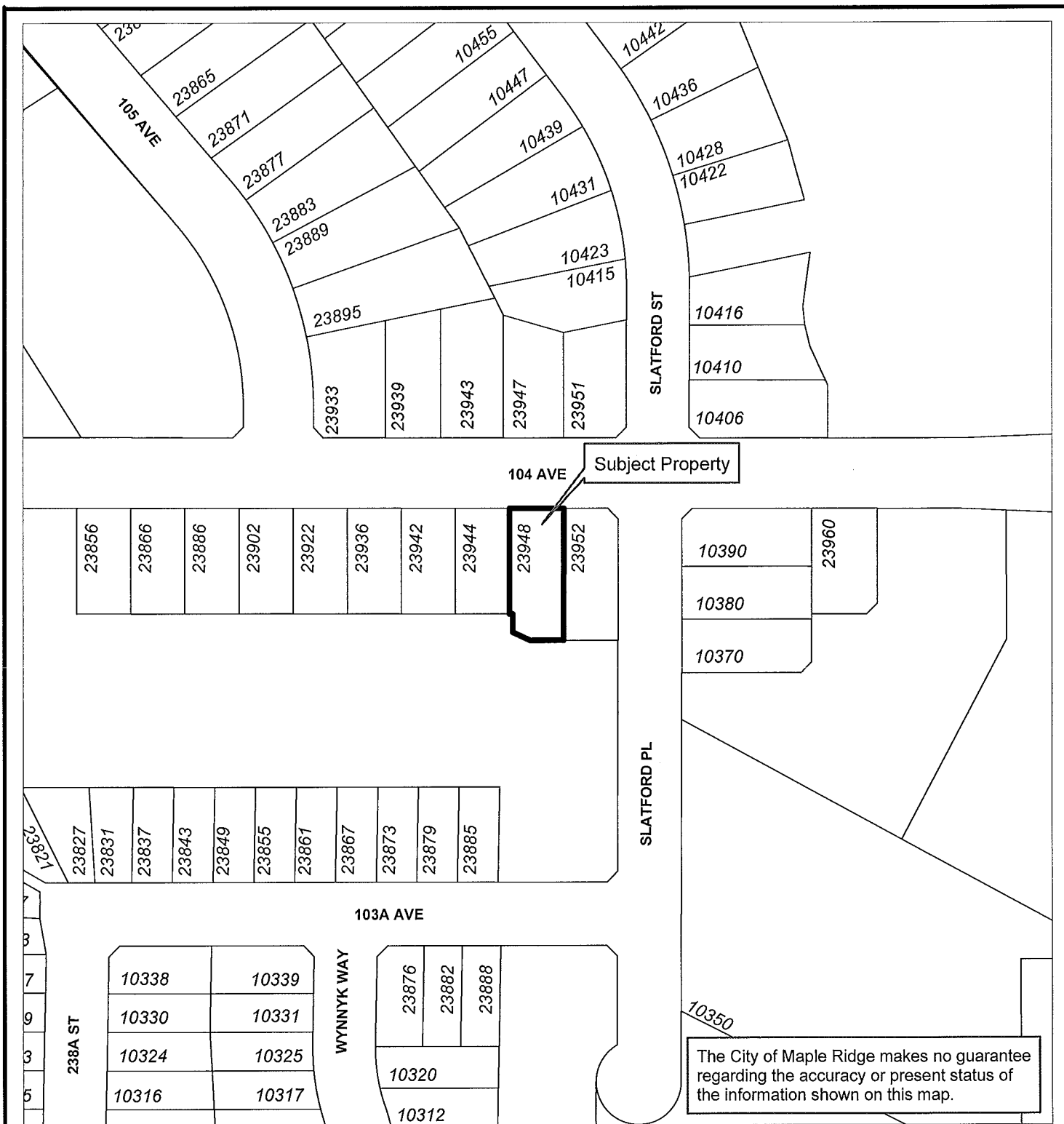
British Columbia

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DATE: Sep 19, 2017

BY: MC





23948 104 Ave

ENGINEERING DEPARTMENT



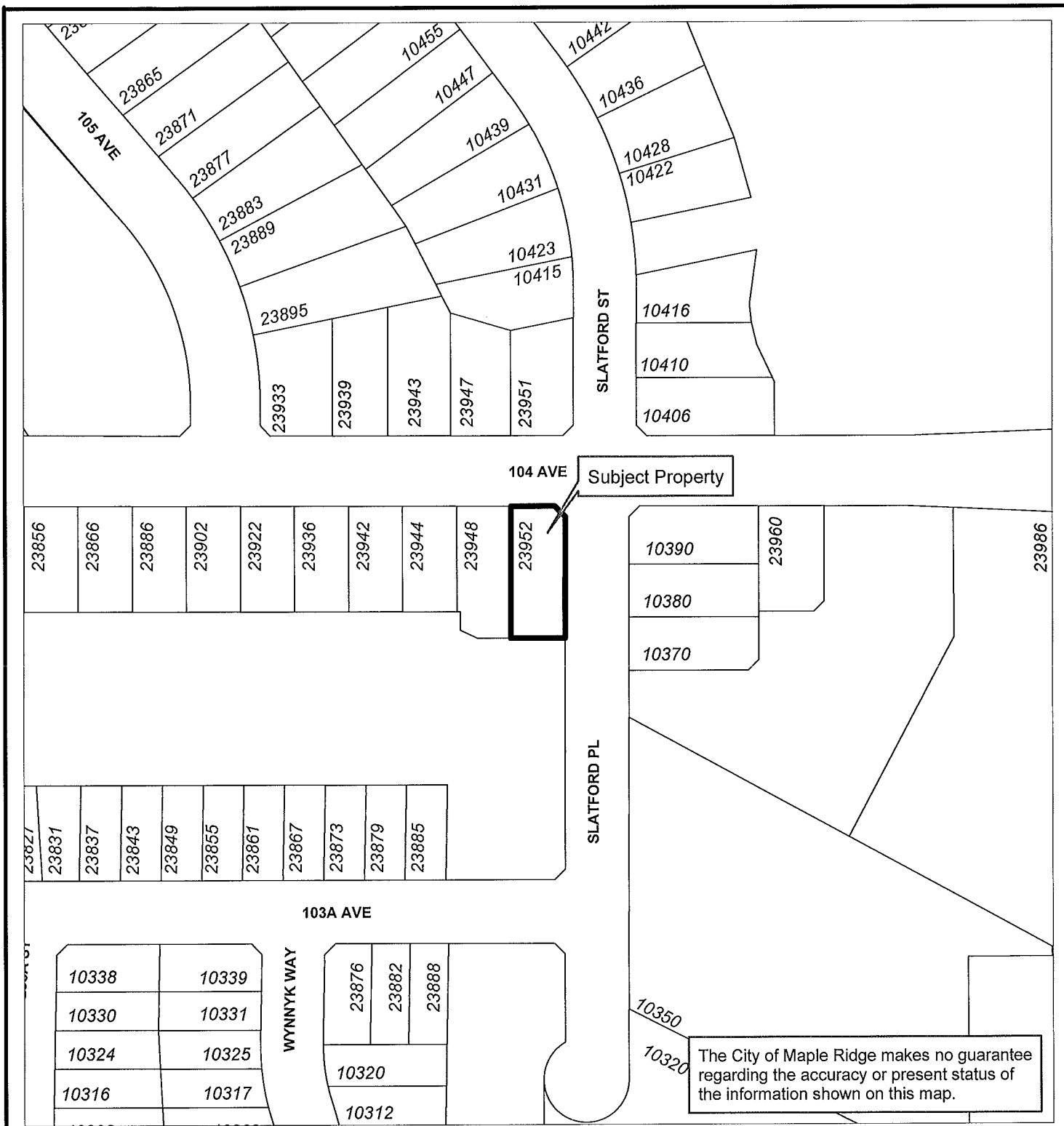
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British Columbia

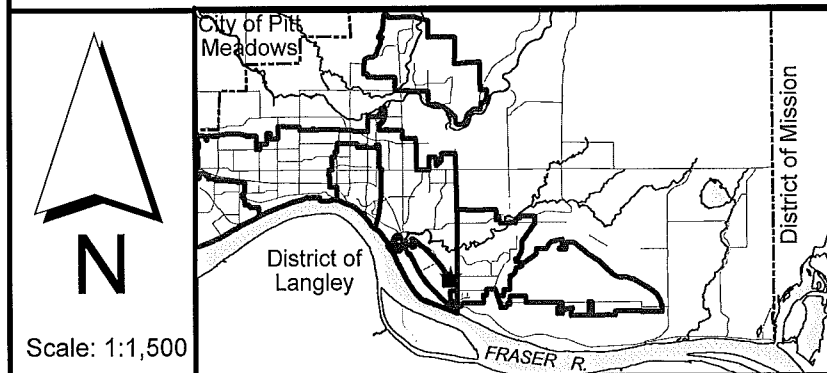
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BY: MC



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## 23952 104 Ave

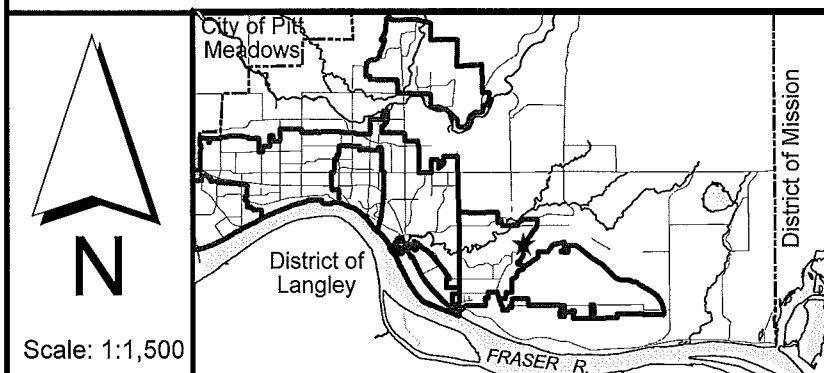
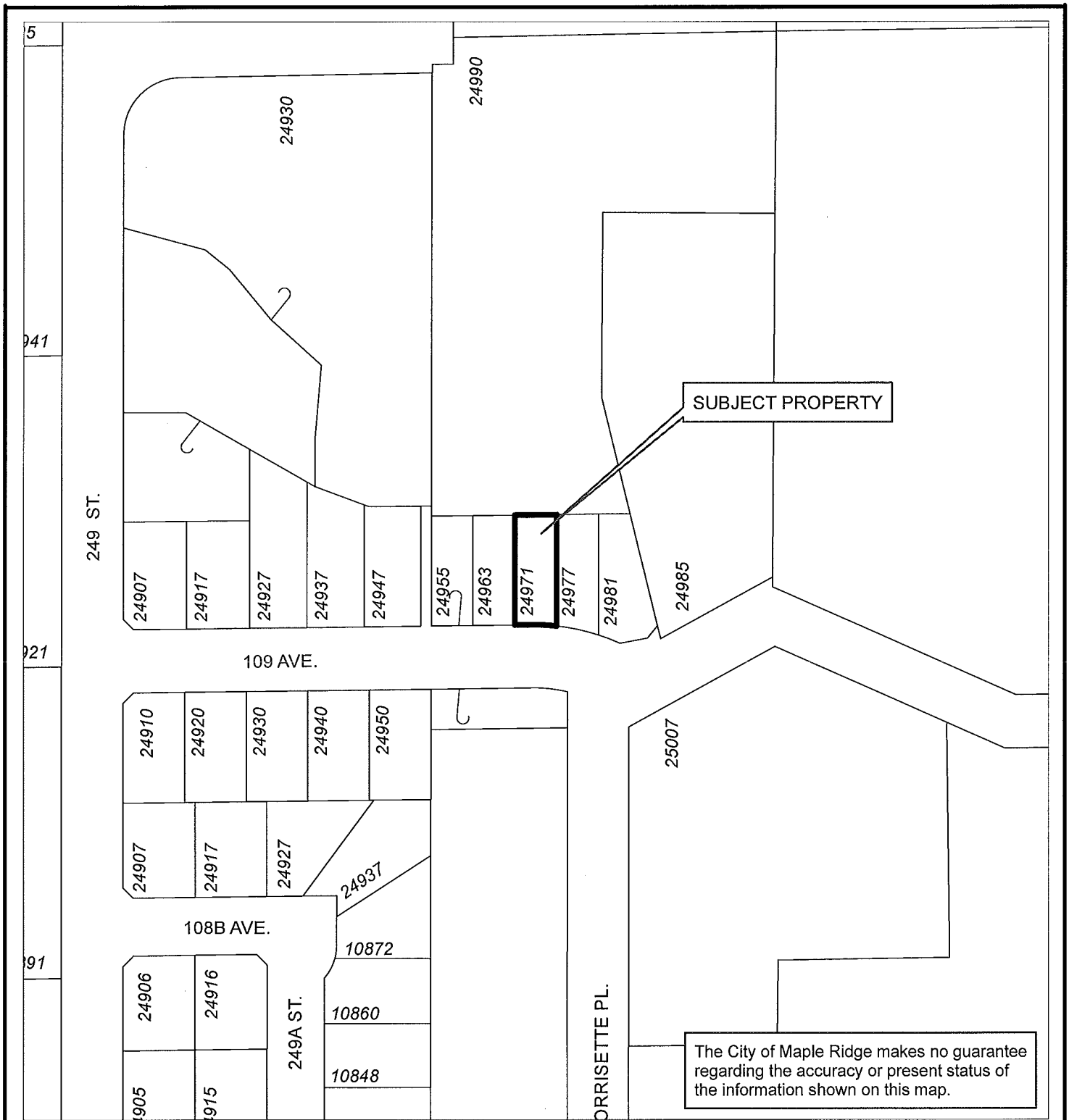
ENGINEERING DEPARTMENT

**MAPLE RIDGE**

British Columbia

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FILE: Untitled  
DATE: Sep 21, 2017  
BY: MC



## 24971 109 Ave

ENGINEERING DEPARTMENT

**MAPLE RIDGE**

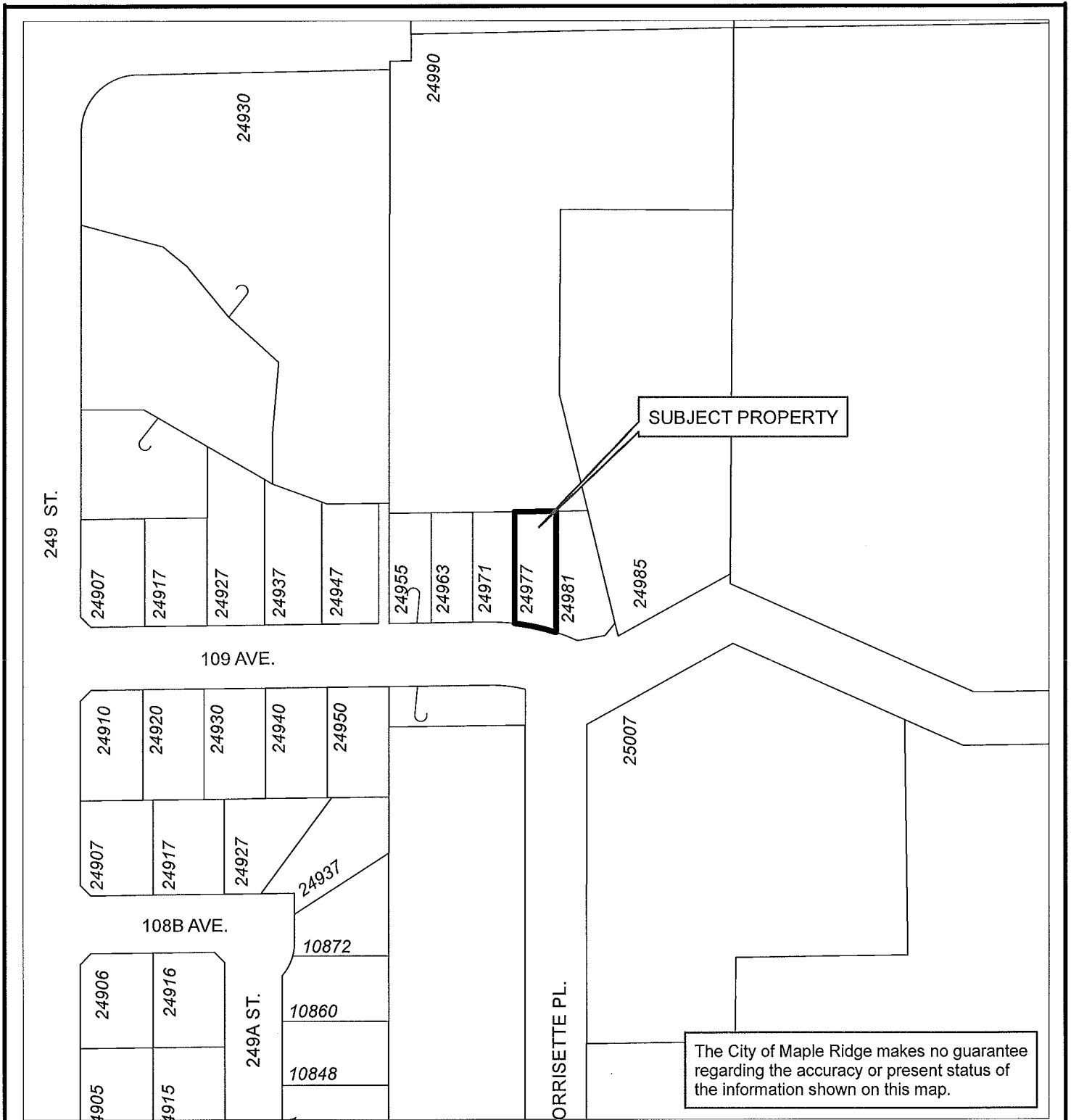
British Columbia

**mapleridge.ca**

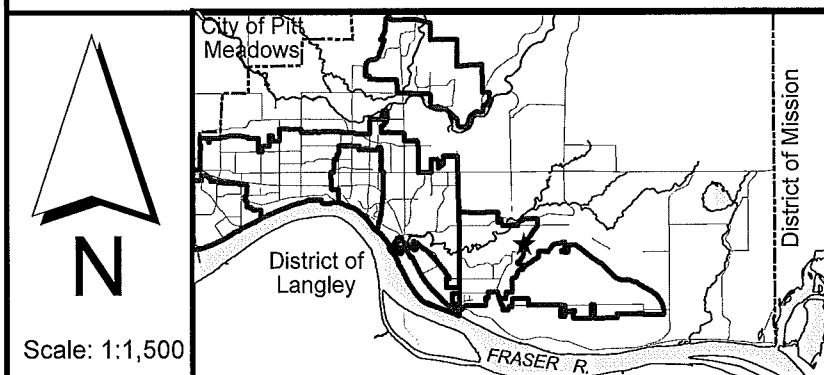
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DATE: Sep 25, 2017

BY: NV



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24977 109 Ave

ENGINEERING DEPARTMENT

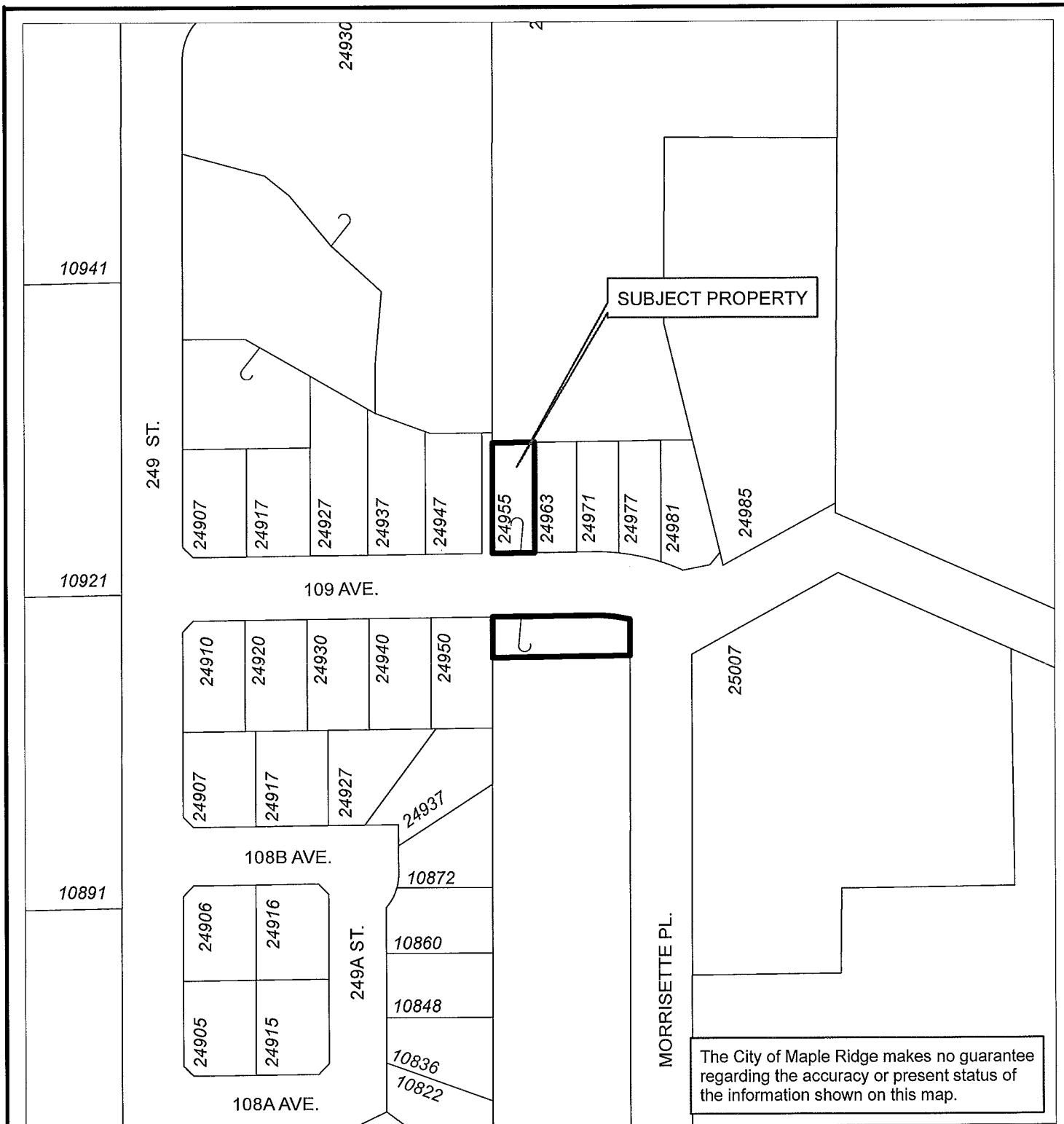


**MAPLE RIDGE**  
British Columbia

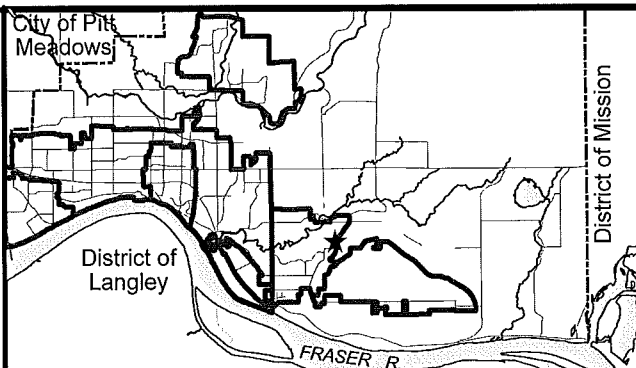
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DATE: Sep 25, 2017

BY: NV



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24955 109 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

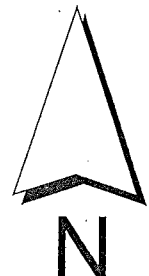
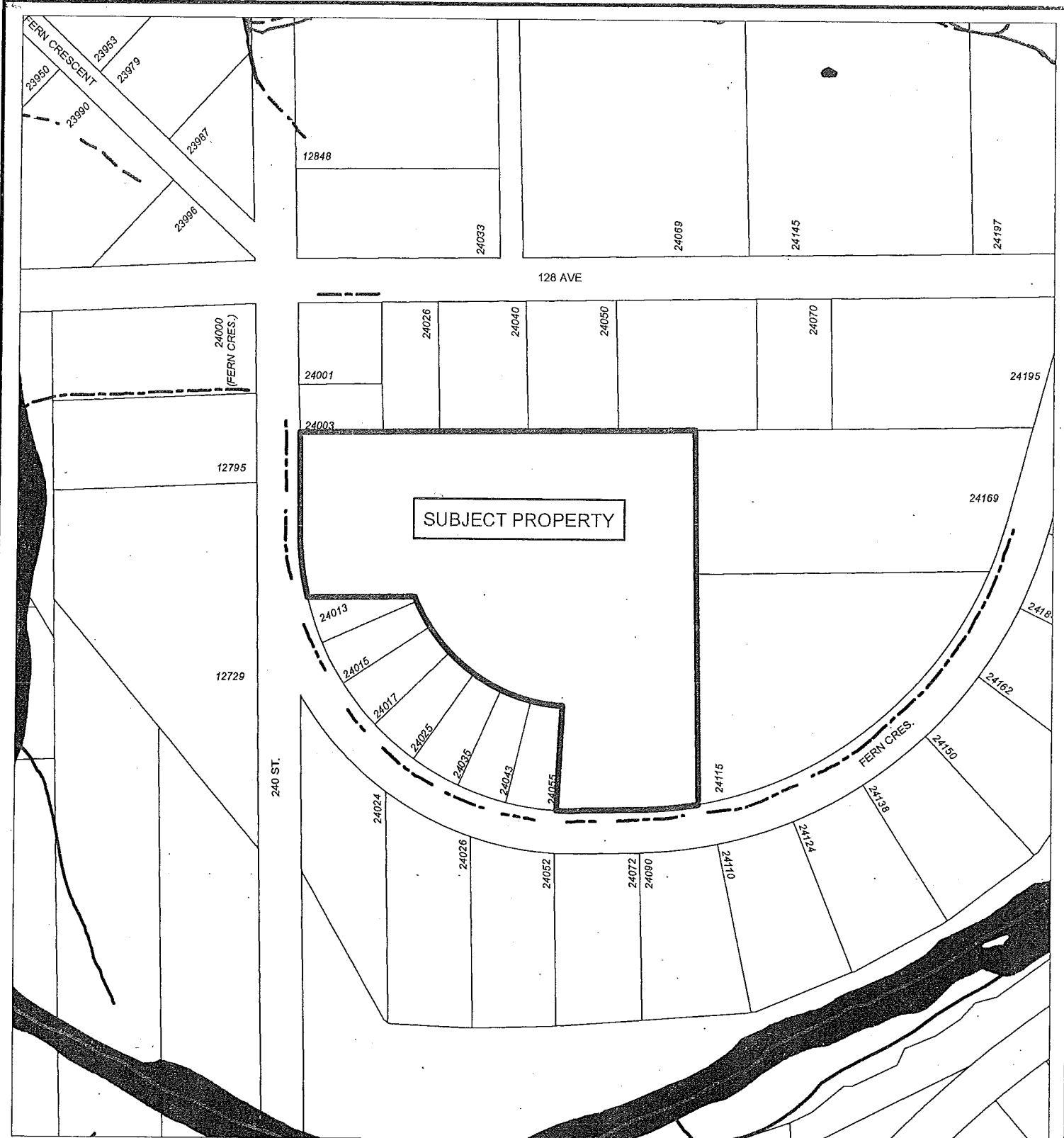
British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled

DATE: Sep 25, 2017

BY: NV



Scale: 1:2,500

**Legend**

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

**FOLIO #63435-0112-0**  
**FERN CRESCENT**

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

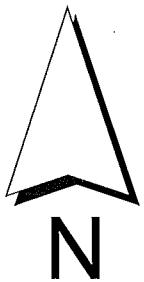
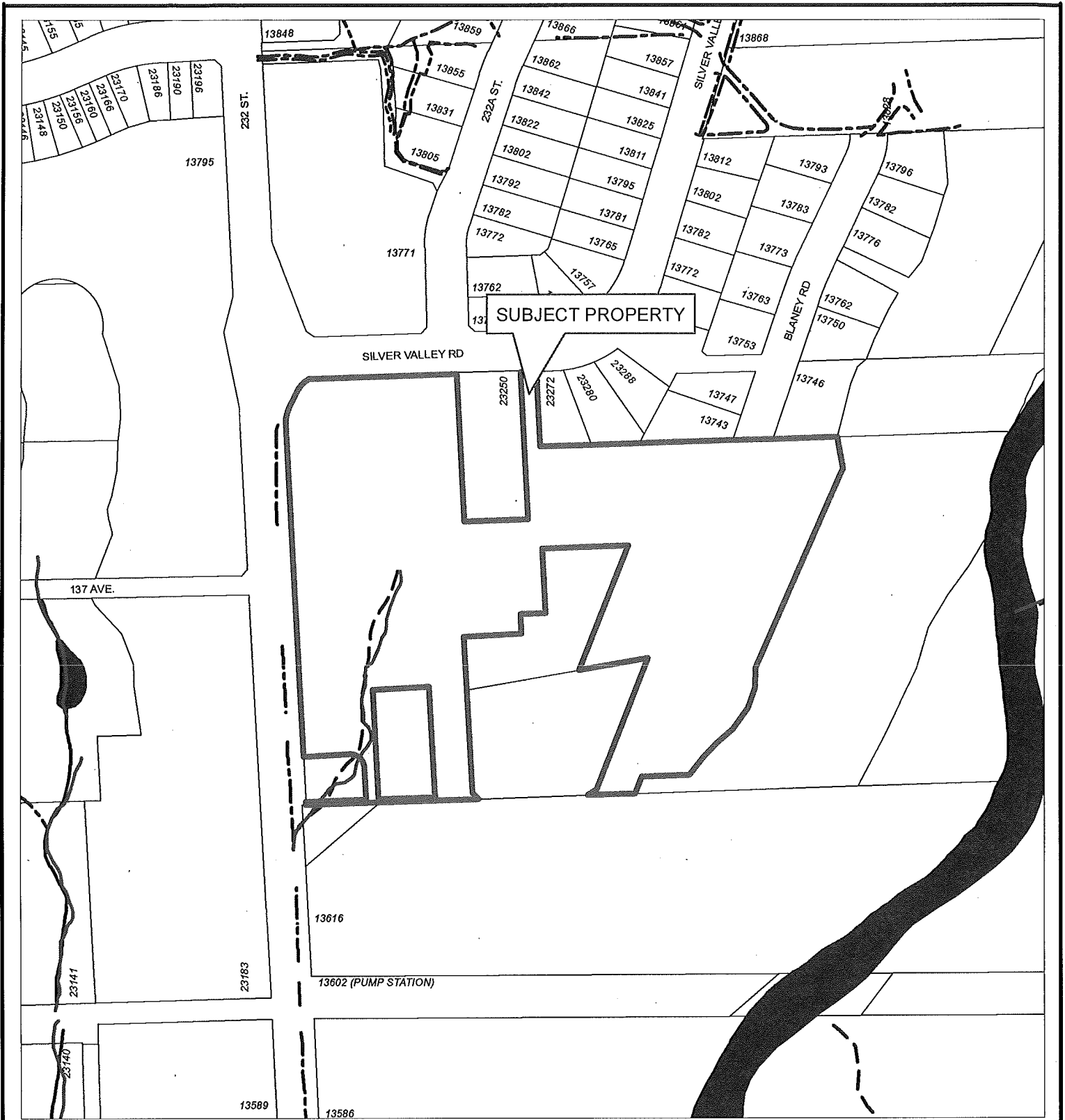
**mapleridge.ca**

FILE: 2013-107-SD

DATE: Aug 21, 2017

BY: PC





Scale: 1:2,500

### Legend

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

13704 232 STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**

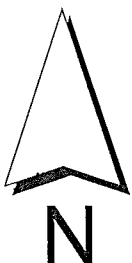
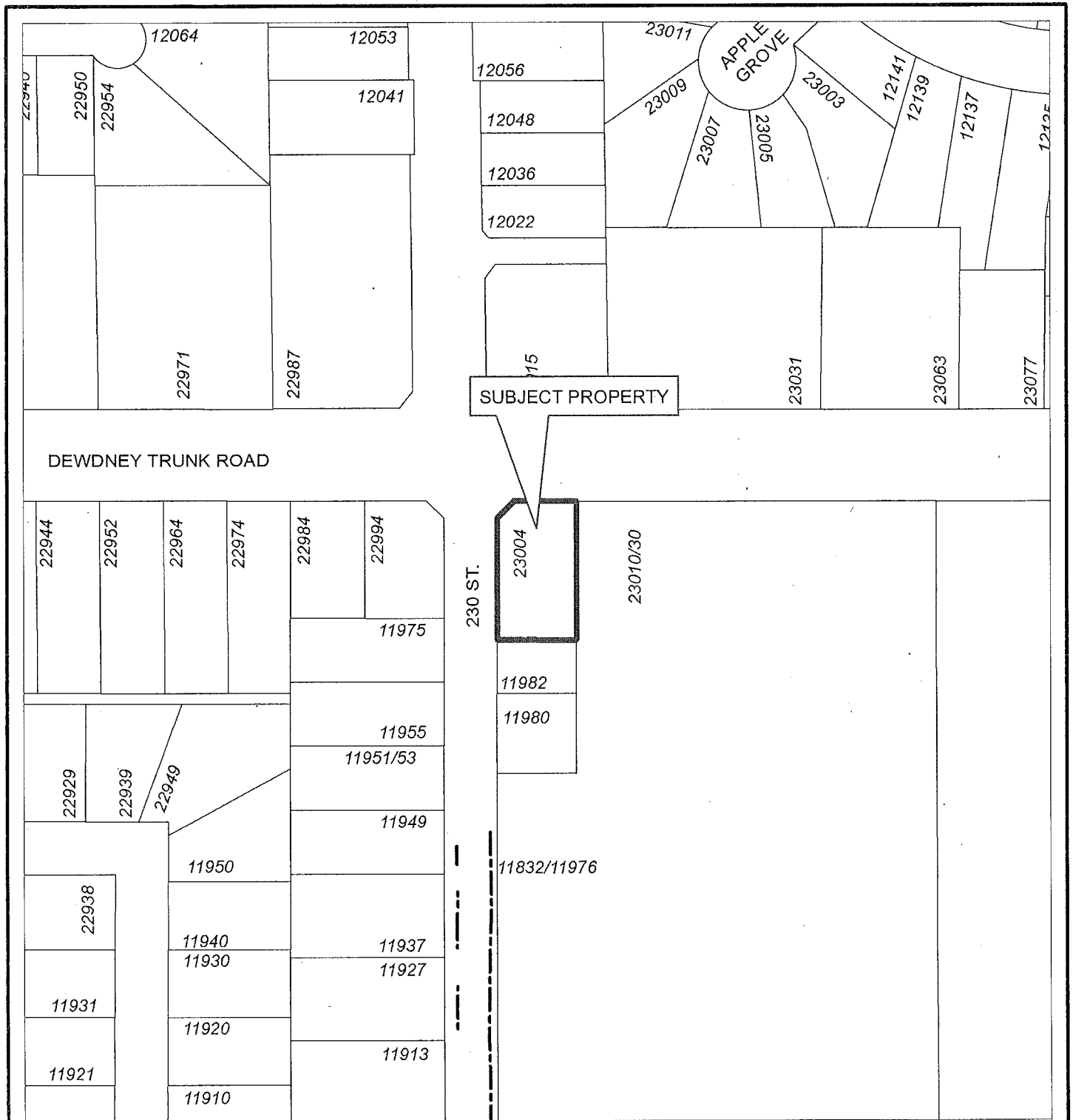
British Columbia

**mapleridge.ca**

FILE: 2013-086-RZ




DATE: Sep 22, 2017

BY: PC



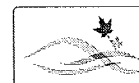
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## Legend

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

23004 Dewdney Trunk Road

PLANNING DEPARTMENT



MAPLE RIDGE

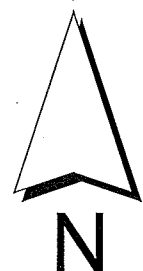
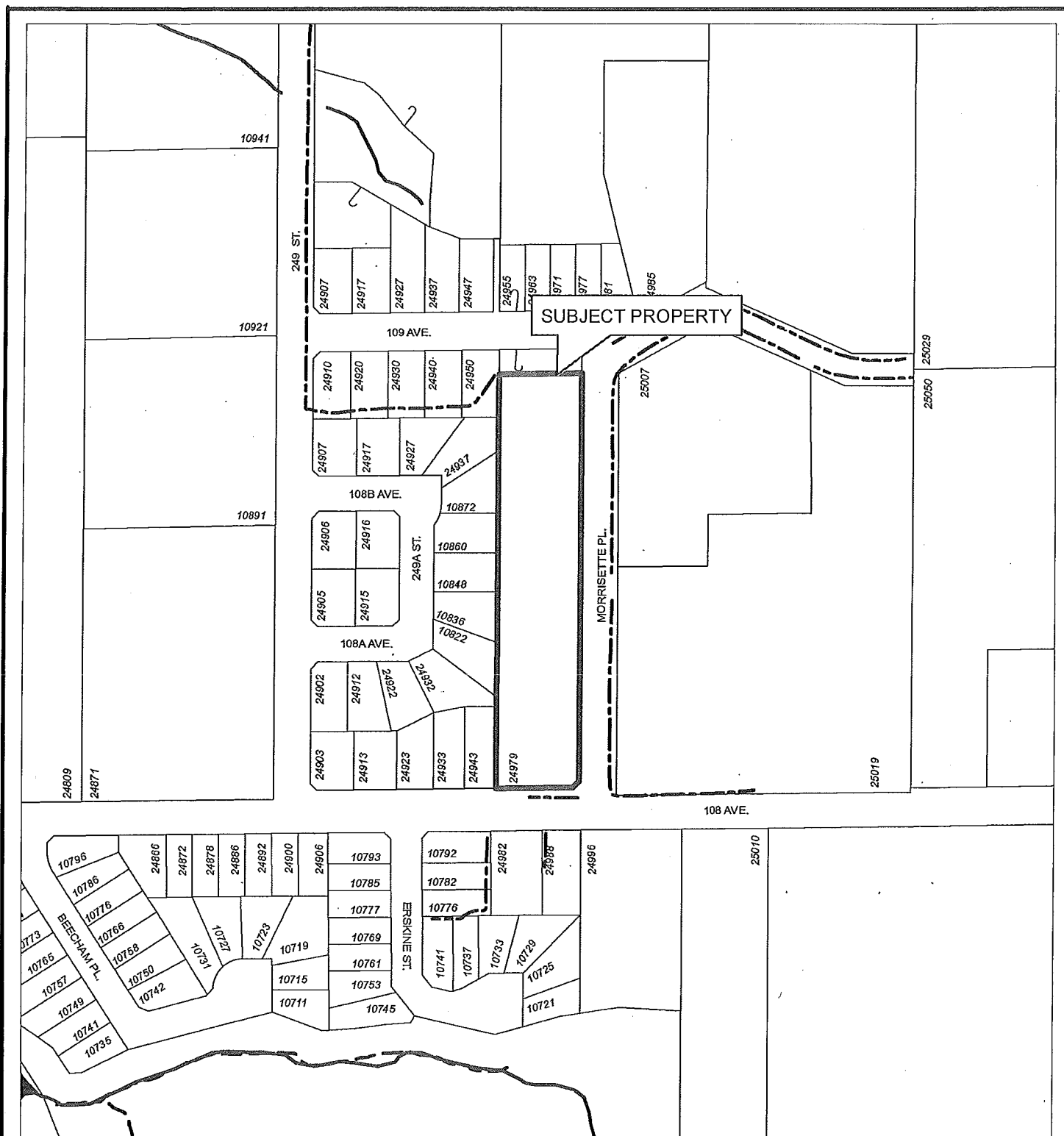
British Columbia

[mapleridge.ca](http://mapleridge.ca)

2016-352-RZ





DATE: Sep 9, 2016

BY: JV



Scale: 1:2,500

### Legend

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

24979 108 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

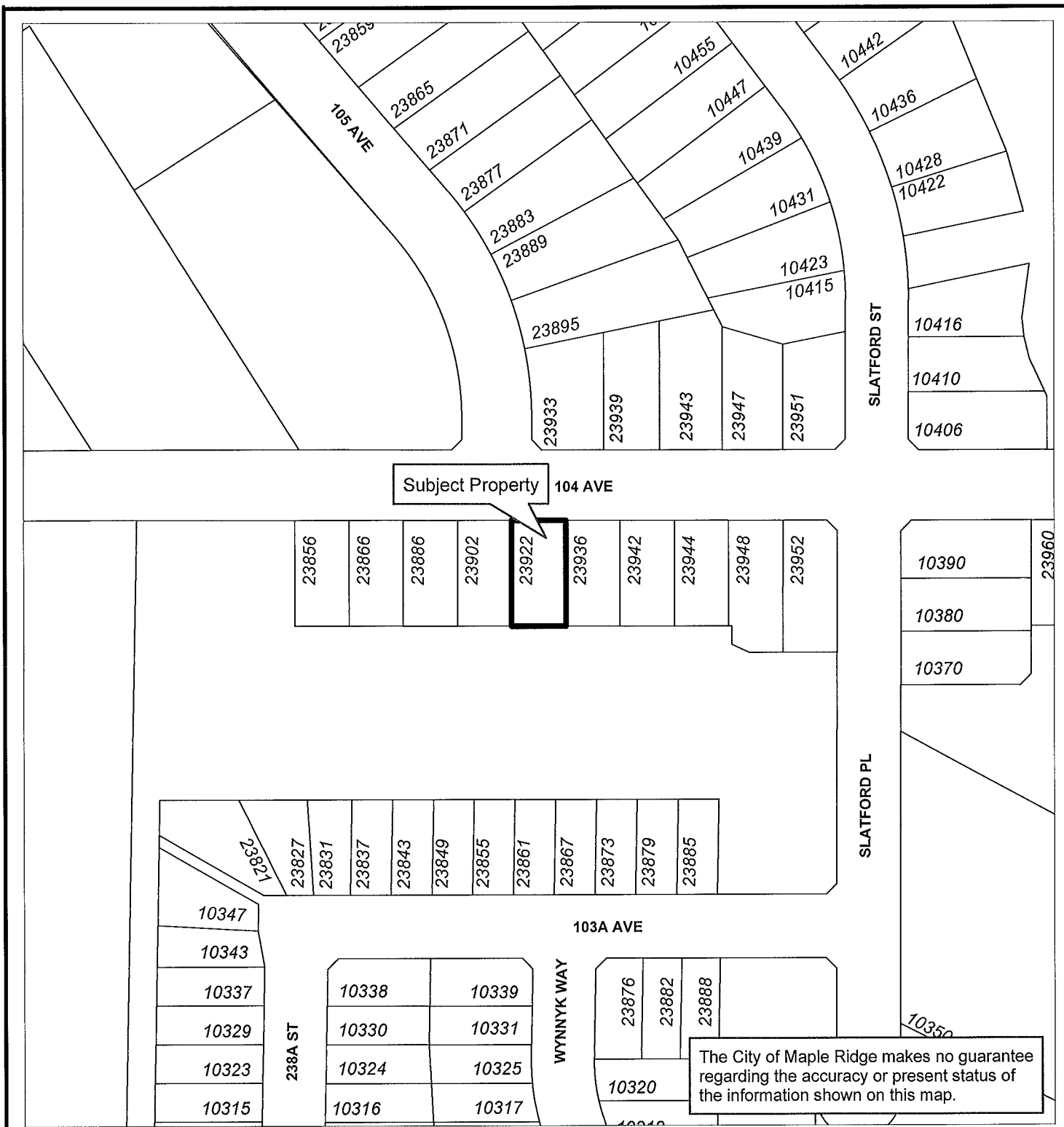
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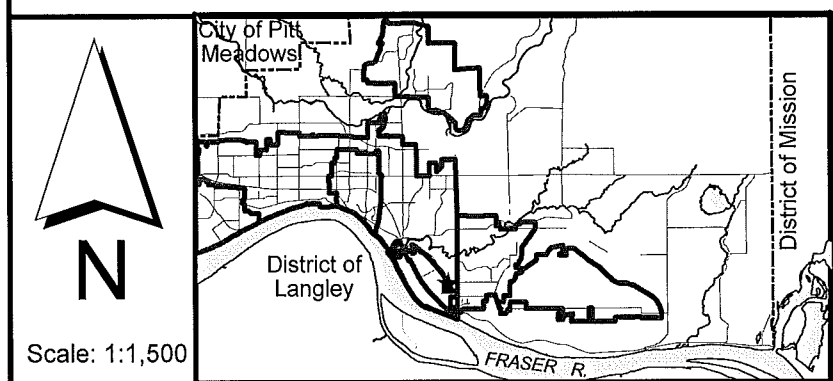
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DATE: Aug 29, 2017

BY: PC




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



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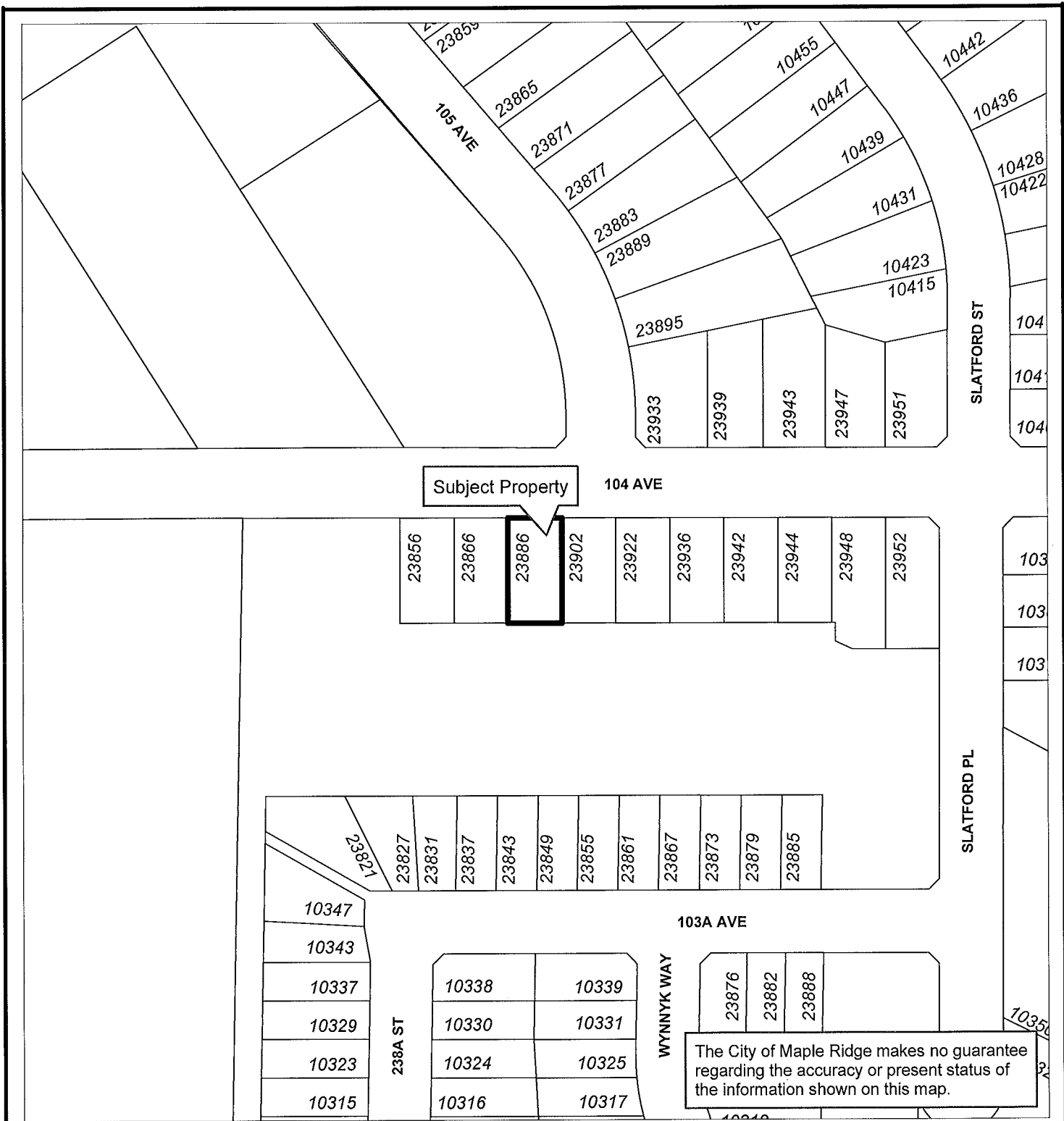
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

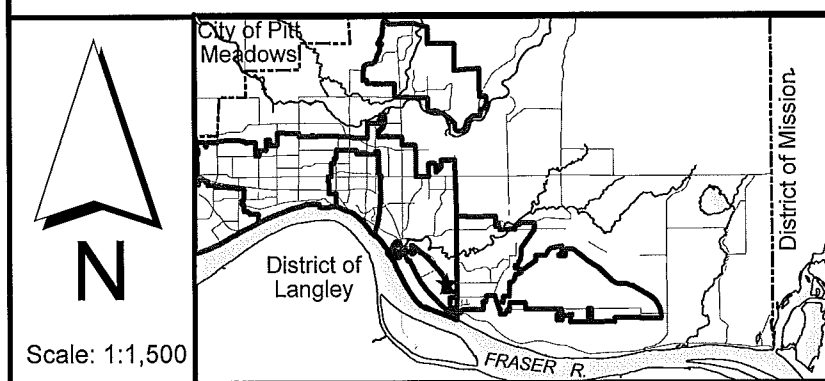
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FILE: Untitled  
DATE: Sep 27, 2017

BY: MC




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



**23886 104 Ave**

ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Sep 27, 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 Coho Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, July 19, 2017 at 4:00 pm.

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**COMMITTEE MEMBERS PRESENT**

Andrew Igel	Architect
Craig Mitchell	Architect
Kyoung Bae Park, Vice-Chair	Landscape Architect
Roger Amenyogbe, Chair	Architect

**STAFF MEMBERS PRESENT**

Adrian Kopystynski	Staff Liaison
Sunny Schiller	Committee Clerk

**REGRETS**

Shan Tennyson	Landscape Architect
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**1. CALL TO ORDER**

The Chair called the meeting to order at 4:10 pm.

**2. AGENDA ADOPTION**

R/17-029

It was moved and seconded

**That the agenda dated July 19, 2017 be adopted.**

CARRIED

**3. MINUTE ADOPTION**

R/17-030

It was moved and seconded

**That the minutes dated June 13, 2017 be approved.**

CARRIED

#### 4. PROJECTS

##### 4.1

**Development Permit No:** 2017-243-DP  
**Applicant:** Peter Uy  
**Project Architect:** Joseph Park  
**Project Landscape Architect:** Patrica Cambell -PMG  
**Owners:** Currently- Norman and Maureen Owen  
**Proposal:** To Build a Gold's Gym with associated parking  
**Location:** 21710 and 21728 Lougheed Hwy  
**File manager:** Wendy Cooper

R/17-031

It was moved and seconded

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

**Landscape:**

1. Enhance pedestrian pathway from rain garden to building using different materials, border lights, and raised crosswalk if possible.
2. Consider different texture at parking stalls abutting the building.
3. Introduce patterns and colours to the pathway around the building.
4. Pedestrian crossing along Lougheed Highway to be demarcated with alternate paving materials across the drive aisle.
5. Consider saving neighbouring trees at northwest corner near crosswalk if feasible.
6. Consider variety of plant materials at the bioswale location.
7. Light fixture on south side to be located to the north side.
8. Provide outdoor benches.
9. Consider providing additional bike racks.
10. Provide rain water management plan for after lane construction.
11. Provide preliminary site grading and drainage plan.

**Architectural:**

1. Consider wrapping the east wall with elements of the north façade.
2. Provide some articulation and graphic signage (or public art) on the east wall with sports theme.
3. Consider more glazing on the north side facing Lougheed.
4. Articulate better sense of entry.
5. Consider providing skylights.
6. Consider adding more corner glazing elements.
7. The jog in elevations should be more pronounced at grid line 5 and E and at grid lines C 10 and 1.
8. Mechanical units should be screened both on the roof and at grade from street.

CARRIED



#### 4.2

<b>Development Permit No:</b>	<b>2016-145-DP</b>
<b>Applicant:</b>	Rob Delves (Quantum Properties)
<b>Project Architect:</b>	Wes Friesen (Points West Architecture)
<b>Project Landscape Architect:</b>	
<b>Owners:</b>	Quantum Properties Sienna Inc.
<b>Proposal:</b>	Rental Apartment Building
<b>Location:</b>	11749/61 Burnett Street
<b>File manager:</b>	A Kopystynski

R/17-032

It was moved and seconded

**That the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:**

**Architecture:**

1. Provide protection over exit stairs on west side.
2. Show through wall flashings on building elevation.
3. Show operable windows on elevation.
4. Review slope of entrance canopy
5. Show where rain water leader are located on all elevations.
6. Demonstrate that the elevator meets emergency requirements.

**Landscaping:**

1. Landscape plan and site are not coordinated and need to be reviewed by both consultants.
2. Provide details discussed, including the following:
  - a section showing transition from grass to planting bed.
  - a hardscape schedule for paving materials.
  - the guard rail.
  - the fence.
  - the garbage enclosure in regards to materials, finishes and green roof over garbage enclosure.
3. Storm water management to be coordinated with the landscape plan.
4. Provide vertical landscape structure in outdoor amenity area.
5. Remove grass strip between amenity space and private unit.
6. Provide arborist report including protection methodology for the tree to be retained.

**Site and Other:**

1. Elaborate on the public art.
2. Enhance the entrance to the underground parkade. Coordinate with the entrance canopy.
3. Review ramp slope elevation and transition from the main street.
4. Raise walkway along ramp while maintain the required ramp width.
5. Provide building identification signage.
6. Consider outdoor visitor bike rack.

CARRIED

**5. PRELIMINARY REVIEW**

- 5.1 Development Permit No: 2017-230-RZ**  
Deferred to September meeting.

**6. UNFINISHED BUSINESS**

- 6.1 Cladding Materials Discussion**  
Review of guidelines used by other municipalities in regards to cladding materials. Further comments should be forwarded to the Staff Liaison.

**7. CORRESPONDENCE - Nil**

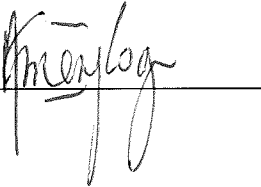
**8. ADJOURNMENT**

It was moved and seconded

**That the meeting be adjourned at 7:21 p.m.**

Chair

/ss

A handwritten signature in black ink, appearing to read "K. M. Long", is written over a horizontal line. The signature is cursive and stylized.



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Thursday, June 8, 2017 at 7:00 pm

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**COMMISSION MEMBERS PRESENT**

Brenda Smith, Chair	Maple Ridge Historical Society
Eric Phillips	Member at Large
Julie Koehn	Maple Ridge Historical Society
Kevin Bennett	Member at Large
Len Pettit	Member at Large
Lindsay Foreman	Member at Large
Russell Irvine	Member at Large
Steven Ranta, Vice-Chair	Member at Large

**STAFF PRESENT**

Lisa Zosiak	Staff Liaison, Community Planner
Sunny Schiller	Committee Clerk

**GUESTS**

Cees van de Mond	Community Member – Geocaching Project Participant
Erica Williams	President, Maple Ridge Historical Society

**REGRETS/ABSENT**

Councillor Craig Speirs	Council Liaison
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**1. CALL TO ORDER**

There being a quorum present, the Chair called the meeting to order at 7:10 pm and introductions were made.

**2. AGENDA ADOPTION**

R17-018

It was moved and seconded

That the agenda dated June 8, 2017 be amended to add Item 8.8.2 Report on Meeting with Don Cramb and to remove Item 4.1 Facilities Update Presentation and be adopted as amended.

CARRIED

**3. MINUTES APPROVAL**

R17-019

It was moved and seconded

That the Minutes of the May 2, 2017 meeting be approved.

CARRIED

**4. DELEGATIONS - Nil**

**5. FINANCE**

**5.1 Financial Update**

Russell Irvine provided a report on current financial allocations.

**6. CORRESPONDENCE**

**6.1 Invitation to GETIFest 2017**

R17-020

It was moved and seconded

**That the CHC participate in “Join us on Main Street” GETIFest on September 16, 2017.**

**CARRIED**

Kevin Bennett, Len Pettit and Steven Ranta volunteered to work on the project. Promotion of the Geocaching project and Heritage Week were suggested for GETIFEST.

**6.2 Parks contact re: Heritage Plaque Database**

Update from Valoree Richmond, Manager of Parks Planning & Operations, regarding use of the Heritage Plaque Database by the Parks, Recreation and Culture Department.

**6.3 New Museum and Archives Progress**

Message from Don Cramb, Senior Recreation Manager, regarding New Museum and Archives Progress.

**7. NEW & UNFINISHED BUSINESS**

**7.1 Membership**

**7.1.1 Calendar of Events**

The Chair led a discussion regarding the legislative training session recently provided by the City. The Commission Calendar of events was reviewed.

**7.1.2 CHC Meeting Schedule**

R17-021

It was moved and seconded

**That the CHC will meet on the second Thursday of the month until the end of 2017.**

**CARRIED**

**7.2 Cultural Plan Update**

The Chair reported the Cultural survey is still accepting entries. The Cultural Champions Summit event is coming up on June 26.

**7.3 Tourism Strategy**

Russell Irvine shared details of two upcoming tourism forums. The June 12 session will focus on adventure tourism and the June 19 session will center on culture based tourism including heritage.

**7.4 Canada 150**

The Chair reminded the Commission that matching funds for federal government grants received for Canada 150 celebration events are now due.

Kevin Bennett reported on the successful launch of the Geocaching project. Seven heritage related geocaching sites were setup around the community and were launched on June 4<sup>th</sup> as part of the Culture Walk event. Two additional geocaches will be launched on July 12 as part of Play Nights in the Park. The website used to manage the geocaches was demonstrated ([www.geocaching.com](http://www.geocaching.com)). Maintenance for this project will ongoing. Cees van de Mond and Kevin Bennett were thanked for all their work launching the project.

The recent Culture Walk event was reviewed.

**7.5 Private Members Bill Tax Credit**

The recommendation by the CHC to support Bill C-323 was approved by Council on May 24. A letter of support from Council will be presented to MP Dan Ruimy.

**7.6 Haney House Conservation Work**

The Chair provided an update on the implementation of the Haney House Conservation Plan. A Request for Proposal for roof and windows work has been issued and submissions will be reviewed at an upcoming meeting. Lindsay Foreman shared details of the review of Haney House she is carrying out. Ms. Foreman reported the roof is in dire need of replacement A maintenance plan and increased security were also suggested. The Chair shared information on funds available for conservation work.

**7.7 Intersections Event**

Planning is underway for the Advisory Committee Intersections event in the fall.

**8. SUBCOMMITTEE REPORTS**

**8.1 Communications Subcommittee**

The Consultant has delivered templates for business cards, the newsletter and brochures. Items for the next newsletter should be forwarded to the Chair.

**8.1.1 Request to Council for Communications Support**

A report to Council requesting additional Communications support is being drafted.

**8.2 Recognitions Subcommittee**

**8.2.1 Heritage Week Subcommittee**

The Staff Liaison reported a 2018 Heritage Subcommittee has been formed and includes Lisa Zosiak, Julie Koehn, Kevin Bennett, Lindsay Foreman, and Brenda Smith. Plans for 2018 include increased event promotion, inviting other community groups to participate, a different location.

**8.2.2 Nominations - Haney House**

R17-022

It was moved and seconded

**That the Haney House Conservation Plan be nominated for a Heritage BC recognition award.**

DEFEATED

**8.2.3 Heritage Nominations 2018 Brochure**

The 2018 Heritage Nominations brochure is in progress.

**8.3 Education Subcommittee**

**8.3.1 Local Voices**

Lindsay Foreman reported on a May meeting with Library staff to plan fall Local Voices sessions. Suggestions for participants or topics can be emailed to Ms. Foreman.

**8.3.2 Heritage BC Webinars**

Lindsay Foreman will follow up to see if previously aired Heritage BC webinars are available for sale.

**8.3.3 BC Heritage Fairs**

Lindsay Foreman reported on communications with BC Heritage Fairs.

Ms. Foreman encouraged members to share ideas for engaging youth in heritage related education events and shared some of her thoughts. Steven Ranta volunteered to sit on the Education subcommittee.

**8.4 Maple Ridge Oral History Project**

Steven Ranta shared a project update. It was suggested the municipal Youth Council could be project participants.

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**8.5 Digitization Project Subcommittee**

A meeting is scheduled for June 15<sup>th</sup> with City staff to discuss software needs for the project.

**8.6 Heritage Inventory Project Update**

The subcommittee will meet prior to the July 11<sup>th</sup> presentation to Council to review the consultant's report.

**8.7 Robertson Family Cemetery Project Subcommittee**

The Staff Liaison reported a surveyor has been selected and shared next steps.

**8.8 Museum and Archives Update**

**8.8.1 BCMA Site Visit**

The Chair reported the Program Officer with the BC Museums Association has offered to visit Maple Ridge for a historic tour.

**8.8.2 Report on Meeting with Don Cramb**

The Chair reported on her meeting with Don Cramb, Senior Recreation Manager, which included an update on proposals received to develop the concept plan for the museum and archives facility.

**9. LIAISON UPDATES**

**9.1 BC Historical Federation**

The Chair reported on the BCHF Conference.

R17-023

It was moved and seconded

That the CHC maintain its membership in the Federation and encourage other CHCs to participate as a unique networking support for heritage work;  
And that the CHC submit recommendations for Certificates of Recognition to honour Maple Ridge citizens for their achievements in history and heritage promotion.

CARRIED

**9.2 Heritage BC**

R17-024

It was moved and seconded

That the CHC communicate local needs to Laura Saretsky, Heritage BC Program Manager;  
And that the CHC develop an education program that utilizes useful Heritage BC initiatives;  
And that the CHC support the Heritage BC interest in developing heritage advisory committee and heritage commission capacity;  
And that the CHC continue its membership in Heritage BC;  
And that the CHC invite Heritage BC to host the next CHC networking conference in Maple Ridge.

CARRIED

**9.3 BC Museums Association**

No update.

**9.4 Maple Ridge Historical Society**

Julie Koehn provided an update including feedback on the Tourism Challenge and the June 4<sup>th</sup> Cultural Walk. Brian Croft is booked October 25, 2017 for the speaker series at the ACT. MRHS will participate in History goes to Market at the Haney Farmers Market on June 10.

**9.5 Council Liaison**

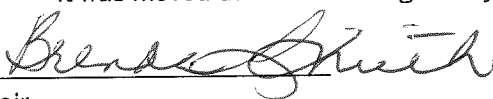
No update.

**10. QUESTION PERIOD**

**11. ROUNDTABLE**

**12. ADJOURNMENT**

It was moved that the meeting be adjourned at 9:30 pm.

  
Chair

/ss

**City of Maple Ridge**  
**ECONOMIC DEVELOPMENT COMMITTEE**  
**REGULAR MEETING**

The Minutes of the Regular Meeting of the Economic Development Committee, held in the  
Bridges Boardroom, Economic Development Office, Maple Ridge on Wednesday,  
September 13, 2017 at 5:00 pm.

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**COMMITTEE MEMBERS PRESENT**

Josef Lara, Chair	Community at Large
Tom Meier	Community at Large
Chrislana Gregory	Community at Large
Alex Wells	Community at Large
Nicole Archer	Community at Large
Councillor Shymkiw	City of Maple Ridge

**STAFF MEMBERS PRESENT**

Lino Siracusa	Staff Liaison / Manager Economic Development
Karen Hansen	Administrative Assistant, Economic Development

**REGRETS**

Oliver Perez	Community at Large
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**1. INFORMAL DINNER, PROVIDED**

**2. CALL TO ORDER, Josef Hans Lara**

There being a quorum present the Chair called the meeting to order at 5:10 pm.

**3. AGENDA ADOPTION**

R17-001

It was moved and seconded

**That the Agenda be amended to add item 4.6 Renewal of EAC participation for another term and to be adopted as amended.**

CARRIED

**4. MINUTE ADOPTION**

R17-002

It was moved and seconded

**That the Minutes of May 3, 2017 be adopted.**

CARRIED

**5. ONGOING AND NEW BUSINESS**

**5.1 Innovation Week, Lino Siracusa**

A meeting was held in the MP's office with the Technology Task Force. Discussion centered on the possibility of holding a 1-2 day event with local business and partners in Technology. The idea would be to invite Technology companies as well as local businesses and youth to bring forward new innovations that could be used in Maple Ridge. Lino had further discussions about this idea with Ruby Campbell who shared her experience with last year's Innovation week held in New Westminster and the event coming up again this year. A draft schedule of events



for the New Westminster event was shared in order to provide a sample of the types of speakers, workshops and activities to include. Due to the ACT being heavily booked, only one day was available during the preferred time period. April 4, 2018, from 8 am to 2:00 pm, has been reserved for a one day Innovation event.

R17-003

It was moved and seconded

**That we hold an Innovation Event in Maple Ridge.**

**CARRIED**

## **5.2 EDC 2018 Business Plan**

R17-004

It was moved and seconded

**That the action items from the Task Forces be included in the business plan.**

**CARRIED**

## **5.3 Tourism Task Force**

Ms. Archer provided a summary of the recent activities of the Tourism Task Force. Since the Tourism Strategy was met with a mixed reception when it was presented in March, the Tourism Task Force has been busy with several different initiatives. Two fora took place back in June. Different types of tourism such as agricultural, recreational, outdoor, cultural, and cycling were discussed at these fora and additional community engagement took place at the Haney Farmer's Market.

The tourism consultants are working with the local hoteliers on the proposal to introduce the Municipal and Regional District Tax (MRDT) and the draft tourism strategy. The goal is to present an updated draft tourism strategy to council in November.

## **5.4 Tech Task Force,**

Joseph Lara and Todd Kane are assisting the City in developing an RFI.

## **5.5 Home Based Business Task Force**

The Task Force will be holding their Open House with regards to the changes in the Home Based Business By-law on September 13th. An expansion of the types of businesses, size of the floor area and the number employees are a few of the regulations being recommended.

## **5.6 Renewal of EDC committee**

The positions on the EDC committee will be advertised in the fall. Everyone was asking to give thought to whether they would like to continue for another term.

## **6. Updates and other Business - Nil**

## **7. Adjournment - Next Meeting, Wednesday, November 15th, 2017**

City of Maple Ridge  
**ENVIRONMENTAL ADVISORY COMMITTEE**  
**MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, July 12, 2017 at 7:00 pm

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**COMMITTEE MEMBERS PRESENT**

**VOTING MEMBERS AND ALTERNATES**

Betty von Hardenberg	TAPS Rep
Councillor Masse	Council Liaison
Gerry Pinel	CEED Centre Rep
Ken Stewart	ARMS Rep
Kim Day	Ridge Meadows Recycling Society - Alternate
Klaus von Hardenberg	TAPS Rep – Alternate
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Ross Davies	KEEPS Rep
Terryl Plotnikoff	Member at Large

**GUESTS**

Laurie Stott, Jace Standish	BCIT Forestry and Fish, Wildlife and Recreation Programs
Julia Alards-Tomalin	

**STAFF MEMBERS PRESENT**

Rodney Stott	Staff Liaison / Environmental Planner
Sunny Schiller	Committee Clerk

**REGRETS/ABSENTS**

**VOTING MEMBERS**

David Neufeld	Environmental Professional
Dennis Kinsey, Vice-Chair	Member at Large
Janice Jarvis	Environmental Professional

**NON-VOTING MEMBERS**

Ashley Doyle	Kwantlen First Nation
	BC Conservation Officer Service
Bob D'Eith	MLA – Maple Ridge-Mission
Dan Ruimy	Member of Parliament
Lisa Beare	MLA – Maple Ridge-Pitt Meadows
	Metro Vancouver
Pam McCotter	Katzie First Nation

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**1. CALL TO ORDER AND INTRODUCTIONS**

There being a quorum present, the Chair called the meeting to order at 7:04 pm and introductions were made.

## 2. AGENDA ADOPTION

R17-010

It was moved and seconded

That the agenda dated July 12, 2017 be adopted.

CARRIED

## 3. MINUTE APPROVAL

R17-011

It was moved and seconded

That the minutes dated June 14, 2017 be approved.

CARRIED

## 4. DELEGATIONS

### 4.1 Overview of BCIT & Maple Ridge Natural Asset Inventory Grant

The Staff Liaison gave an overview of natural asset inventory and evaluation initiatives. The Staff Liaison shared information on work done by the City in partnership with BCIT and thanked BCIT for their work.

The BCIT delegation made a presentation and explained the joint projects between the Forestry and Fish, Wildlife and Recreation programs and the City have provided students with important field experience and have provided the City with useful data. Data collection methods and data collected from Maple Ridge were shared. Potential uses for the data were discussed.

## 5. NEW & UNFINISHED BUSINESS

### 5.1 Update on EMS Recommendations Report to Council

The Staff Liaison provided an update on the report scheduled to go before Council in the fall.

### 5.2 Communications and Outreach Opportunities for EAC members

The Chair led a discussion on communication and outreach opportunities for the Committee. The current EAC webpage was reviewed and discussed. The idea of an EAC events display was raised.

R17-012

It was moved and seconded

That a Communications and Outreach Subcommittee be created.

CARRIED

Individuals interested in participating on the Communications and Outreach subcommittee should contact the Chair via email ([leanne@rmrecycling.org](mailto:leanne@rmrecycling.org)).

### 5.3 Multi-Cultural/Environmental Task Group – Heritage, Arts, and Environment

The Chair and Committee Clerk shared details of Intersections 2.0 coming up in the fall. The Staff Liaison shared information on a potential project around water courses that could involve a number of stakeholders.

### 5.4 Discussion of Opportunities to work with SD 42

The Committee held a follow up discussion on the SD 42 presentation at the June meeting.

6. CORRESPONDENCE - Nil

7. ROUNDTABLE

Councillor Masse provided information on a proposed Solar Garden project in New Westminster and shared his thoughts on how a similar project might work for Maple Ridge.

Ken Stewart provided an update on ARMS activities. The hatchery is doing well. Rivers Day is coming up on September 24<sup>th</sup>.

Klaus von Hardenberg discussed well monitoring in the Thornhill area. The topic of shared wells was raised. Mr. von Hardenberg shared information on new developments in gold mining techniques.

Betty von Hardenberg shared the experience of TAPS in gathering aquifer data and working with the provincial authorities. Ms. von Hardenberg voiced her concerns about the municipal use of pesticides.

Note: Terryl Plotnikoff left at 8:32 pm.

Ross Davies reported the Kanaka Creek Watershed Stewardship Centre is open. Mr. Davies shared that KEEPS has engaged over 3,400 participants in their programs so far in 2017. Coming up is an educational series starting in September that will include a bear awareness session.

The positive impact of Bear Awareness programs was discussed. Only one bear has been killed in 2017.


Gerry Pinel shared details on the Tiny Home Community initiative being developed by GETI and the CEED Centre. Plans to reduce the environmental footprint of the community were shared. A presentation on the topic was recently made to Council and the groups are working with the City to move the project forward.

The Chair reported Ridge Meadows Recycling Depot Tours are coming up on August 2<sup>nd</sup> and are very popular with the public. Ms. Koehn reminded the group of the opportunity to suggest delegations as well as to make presentations about the organizations they represent at EAC meetings.

8. QUESTION PERIOD - Nil

9. ADJOURNMENT

It was moved and seconded that the meeting be adjourned at 8:58 pm.



Chair

/ss

City of Maple Ridge  
**PUBLIC ART STEERING COMMITTEE MEETING MINUTES**

The Minutes of the Regular Meeting of the Public Art Steering Committee, held in the  
Coho Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on  
Tuesday, July 25, 2017 at 3:00 p.m.

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**COMMITTEE MEMBERS PRESENT**

Barbara Duncan	Arts Council Representative / Curator, ACT Art Gallery
Donald Luxton	Cultural Resource Management Consultant
Leanne Koehn, Vice-Chair	Community at Large Member
Wan-Yi Lin	Artist
Wayne Bissky, Chair	Architect

**STAFF MEMBERS PRESENT**

Sunny Schiller	Committee Clerk
Yvonne Chui	Manager, Arts and Community Connections

**REGRETS/ABSENTS**

Councillor Duncan	City of Maple Ridge
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**1. WELCOME AND INTRODUCTIONS**

There being a quorum present the Chair called the meeting to order at 3:07 pm.

**2. AGENDA ADOPTION**

R17-011

It was moved and seconded

That the agenda dated July 25, 2017 be amended to add Item 6.6 Subject of Fountains in  
Memorial Peace Park and be adopted as amended.

CARRIED

**3. MINUTES APPROVAL**

R17-012

It was moved and seconded

That the minutes dated May 30, 2017 be approved.

CARRIED

**4. DELEGATIONS - Nil**

**5. QUESTION PERIOD - Nil**

## **6. NEW & UNFINISHED BUSINESS**

### **6.1 PASC Appointment Update**

The Staff Liaison provided an update on the recommendation to appoint a new member to PASC.

### **6.2 Canada 150 Update**

The Staff Liaison reported on the installation and unveiling of the public art project at the Thomas Haney Action Park. Photos of the work were reviewed. Barbara Duncan shared details of the First Nations artists who will be participating in the "Modern Legends" exhibit this fall at the ACT. A Modern Legends promotional poster was reviewed. Culture Days will be September 29 and 30 and October 1 this year. Details available at [www.mapleridge.ca/1757](http://www.mapleridge.ca/1757)

### **6.3 Cultural Plan Update**

The Staff Liaison provided an update on the development of the ten year Cultural Plan. Recent decisions regarding the proposed cultural facilities for Maple Ridge were discussed and ideas for future proposals were shared.

### **6.4 BC Public Art Network Joint Initiatives for Metro**

#### **a. Redball Vancouver 2018/2019**

The Staff Liaison shared information on a proposed temporary experiential art project under consideration by the BC Public Art Network. Additional details will be provided to the Committee in the fall for consideration.

#### **b. Speaker and panel discussion on public art and urbanization with SFU City Program**

The Staff Liaison provided an update on a potential educational series.

### **6.5 Business Plan 2018**

The Staff Liaison shared details of the 2018 business planning process including potential public art projects.

### **6.6 Fountain in Memorial Peace Park**

Barbara Duncan raised the issue of the life cycle of the fountains installed in Memorial Peace Park. The future of the site was discussed by the Committee. The fountain is considered park infrastructure and is maintained by the Parks Department. The Committee discussed higher level plans for the civic centre and suggested visioning and planning processes.

## **7. ROUNDTABLE**

Leanne Koehn reported on plans for next year's Earth Day. The theme is "DIY – Make It, Grow It, Fix it, Share It". Repair Cafes are planned as part of the celebrations and are confirmed for March 24, 2018 at the Maple Ridge Senior's Activity Centre, and April 21, 2018 at the Earth Day celebration. In response to a question from Ms. Koehn the Staff Liaison confirmed the deadline for 2018 Community Public Art grants is October 30, 2017.

Don Luxton reported work is starting on the roof and windows at Haney House. Mr. Luxton shared some details of the Haney House Conservation Plan and confirmed the date of the original construction was 1883.

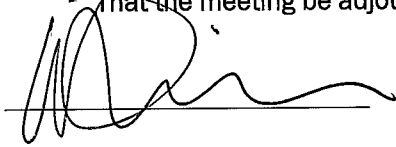
Wayne Bissky shared details of a recent visit to a London gallery.

Yvonne Chui shared details of her recent visit to the Burnaby Art Gallery and encouraged members to visit the current Canada 150 exhibition. Ms. Chui shared plans for the next couple of months. The next Committee meeting will be in September.

## 8. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 5:03 pm.

A handwritten signature in black ink, appearing to be 'M. Chui', is written over a horizontal line.

Chair

/ss

703     *Correspondence*



SEP 25 2017

File: CR-12-01  
Ref: RD 2017 Sep 22

Laurie Darcus, Corporate Officer  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9  
**VIA EMAIL:** [ldarcus@mapleridge.ca](mailto:ldarcus@mapleridge.ca)

Dear Ms. Darcus:

**Re: Proposed Amendments to the GVS&DD Fraser Sewerage Area Boundary**

At its September 22, 2017 regular meeting, the Board of Directors of the Metro Vancouver Regional District ('Metro Vancouver') adopted the following resolutions:

**City of Maple Ridge – Proposed Amendment to the GVS&DD Fraser Sewerage Area Boundary at 12248 244 Street**

*That the MVRD Board:*

- a) resolve that adjustment of the GVS&DD Fraser Sewerage Area boundary within the residential property at 12248 244 Street in the City of Maple Ridge is consistent with the provisions of Metro Vancouver 2040: Shaping Our Future; and*
- b) forward the Fraser Sewerage Area boundary amendment application to the GVS&DD Board for consideration.*

**City of Maple Ridge – Proposed Amendment to the GVS&DD Fraser Sewerage Area Boundary at 12224 240 Street**

*That the MVRD Board:*

- a) resolve that adjustment of the GVS&DD Fraser Sewerage Area Boundary within the Meadowridge School property at 12224 240 Street in the City of Maple Ridge is consistent with the provisions of Metro Vancouver 2040: Shaping Our Future; and*
- b) forward the Fraser Sewerage Area expansion application to the GVS&DD Board for consideration.*

This is for Council information.

**703.1**

Yours truly,

A handwritten signature in black ink, appearing to read 'Chis Plagnol', written over a horizontal line.

Chis Plagnol  
Corporate Officer

CP/kh

cc: Neal Carley, General Manager, Parks, Planning and Environment

23399023

1000 Bylaws

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Third Reading  
Official Community Plan Amending Bylaw No. 7288-2016  
Zone Amending Bylaw No. 7289-2016  
23004 Dewdney Trunk Road

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2016-352-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23004 Dewdney Trunk Road, from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), to permit a future medical clinic and pharmacy, with two rental units above.

Council granted first reading for Zone Amending Bylaw No. 7289-2016 on October 25, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7288-2016, second reading for Zone Amending Bylaw No. 7289-2016, and first, second and third reading for Housing Agreement Bylaw No. 7345-2017 on June 13, 2017. This application was presented at Public Hearing on July 18, 2017. On July 25, 2017, Council deferred giving third reading to Official Community Plan Amending Bylaw No. 7288-2016 and Zone Amending Bylaw No. 7289-2016. The applicant has revised the development to provide a significant increase in parking for the development and is requesting third reading for Official Community Plan Amending Bylaw No. 7288-2016 and Zone Amending Bylaw No. 7289-2016.

### RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7288-2016 be given third reading;
2. That Zone Amending Bylaw No. 7289-2016 be given third reading; and
3. 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 "B";
  - iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - iv) Registration of a Restrictive Covenant for protecting the Stormwater Management Plan;

- v) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the two residential units above the commercial ground floor will be restricted to residential rental units; and
- 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

An application has been received to rezone the subject property, located at 23004 Dewdney Trunk Road (see Appendices A and B), from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), to permit a future medical clinic and pharmacy, with two rental units above.

Council granted first reading for Zone Amending Bylaw No. 7289-2016 on October 25, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7288-2016, second reading for Zone Amending Bylaw No. 7289-2016, and first, second, and third reading for Housing Agreement Bylaw No. 7345-2017 on June 13, 2017 (see Appendix C).

This application was presented at Public Hearing on July 18, 2017, and on July 25, 2017, Council deferred giving third reading to Official Community Plan Amending Bylaw No. 7288-2016 and Zone Amending Bylaw No. 7289-2016.

The applicant has since revised the development proposal to provide a level of underground parking, resulting in 9 additional parking spaces for the development (see Appendix D). This level of underground parking will come at a significant cost to the applicant; however they hope that in providing the additional parking, the neighbourhood will be less impacted by on-street parking.

Additional comments from the Public Hearing included concerns regarding the status of 230 Street; however, it was stated at the Council meeting of July 25, 2017, that an asphalt pathway would be constructed along the east side of the ditches along 230 Street. This is a Capital Works project being conducted through Operations as an interim solution to address the growing needs of the community. This pathway is currently under construction and is scheduled to be completed by October 13, 2017. The proposed development will complete the servicing upgrades required along their road frontages, as is required for any new development.

As the building footprint and density remain the same, the requirements for the C-2 (Community Commercial) zone are being met, and the requirements for the *Off-Street Parking and Loading Bylaw No. 4350-1990* were originally being met and are now being exceeded, the application does not need to go back to Public Hearing.

## CONCLUSION:

As the applicant has made significant efforts to address concerns coming from the Public Hearing, it is recommended that third reading be given to Official Community Plan Amending Bylaw No. 7288-2016 and Zone Amending Bylaw No. 7289-2016.

“Original signed by Michelle Baski”

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**Prepared by:** Michelle Baski, ASCT, MA  
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

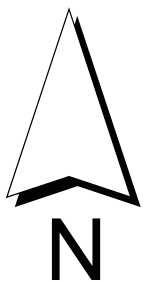
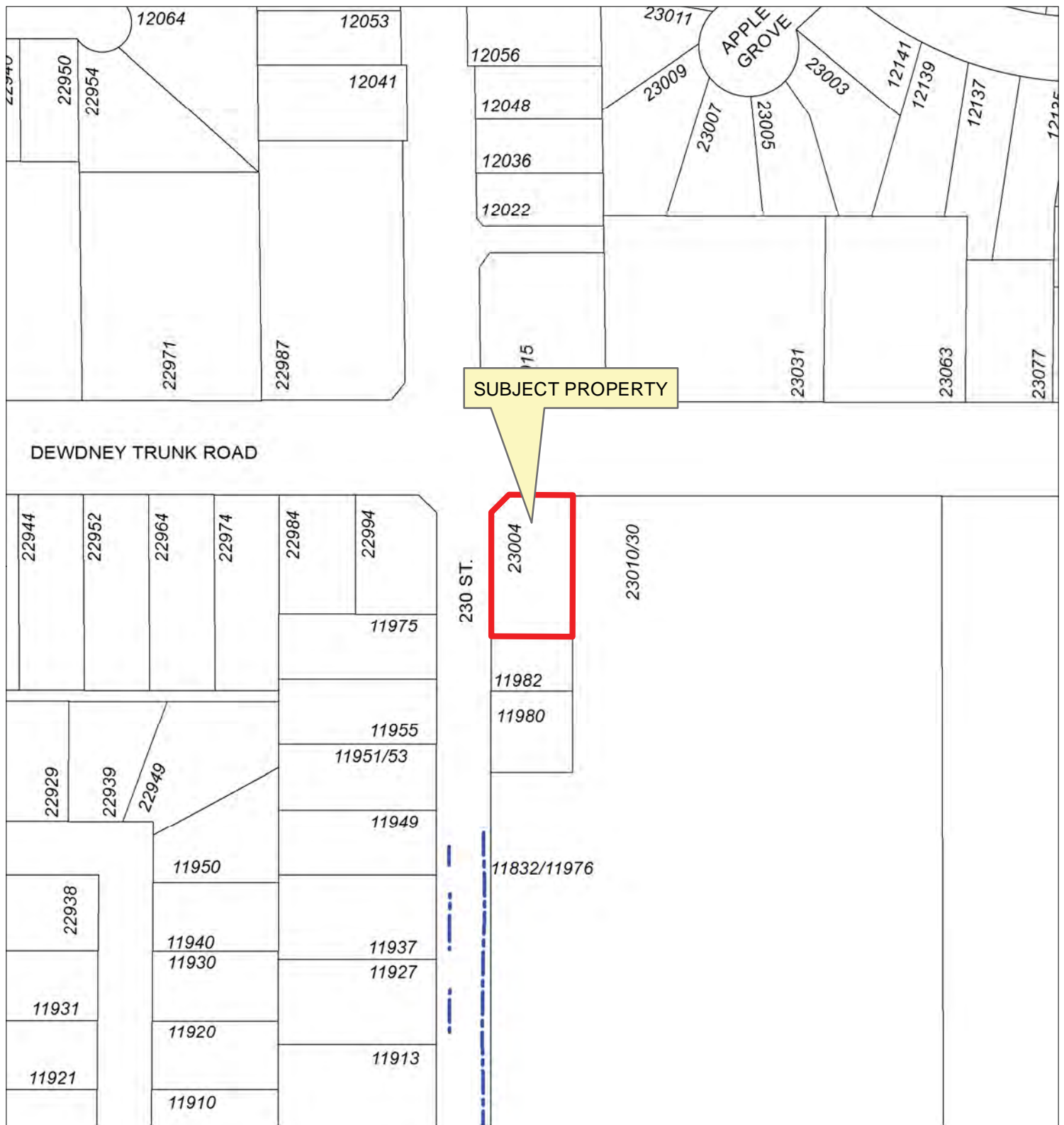
“Original signed by Paul Gill”

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Second Reading Report dated June 13, 2017  
Appendix D – Revised Site Plan



Scale: 1:1,500

## Legend

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

23004 Dewdney Trunk Road

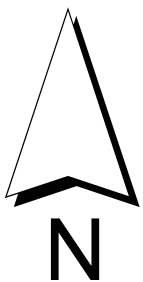
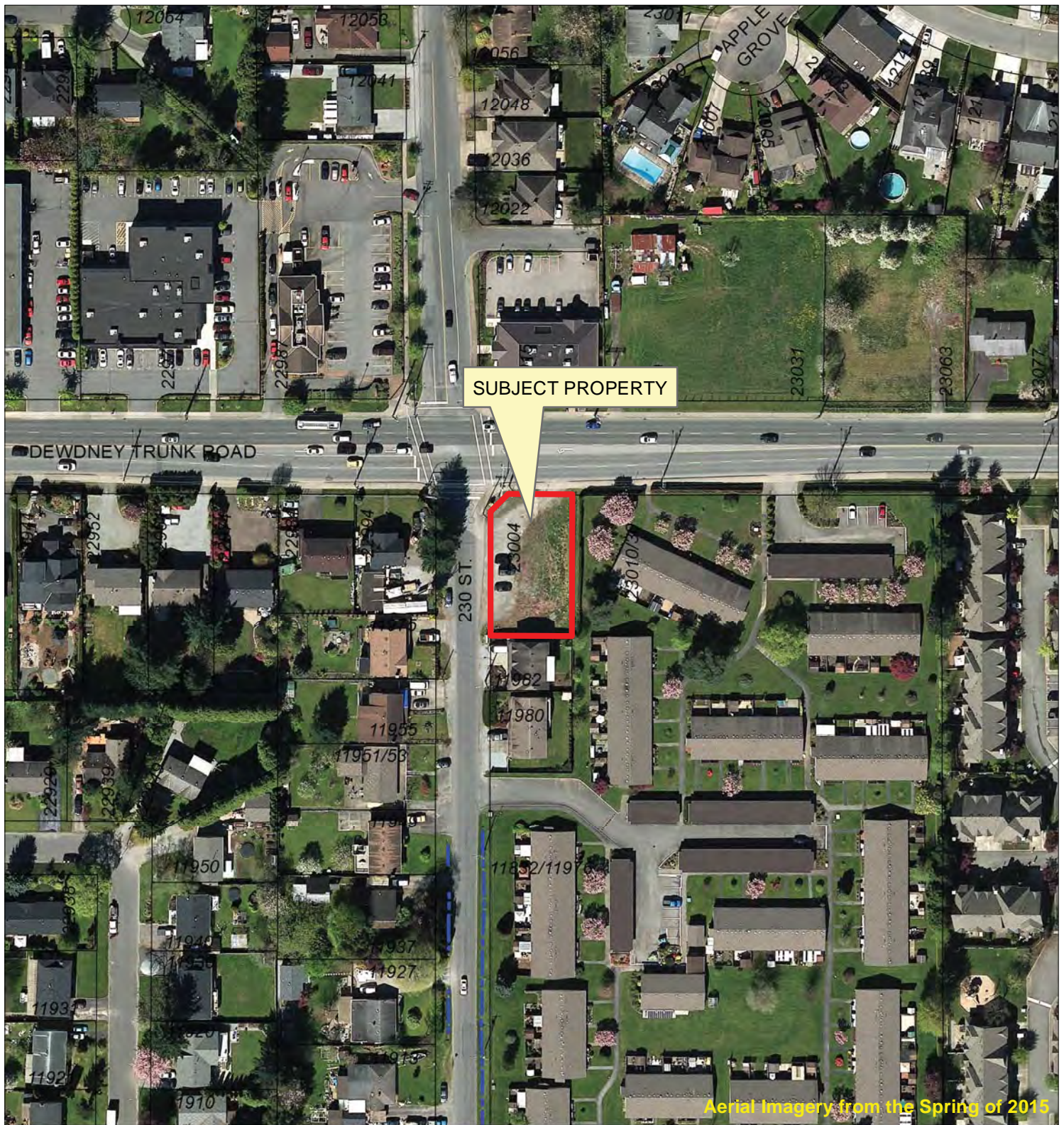
PLANNING DEPARTMENT



2016-352-RZ  
DATE: Sep 9, 2016





BY: JV





Scale: 1:1,500

## Legend

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

23004 Dewdney Trunk Road



2016-352-RZ  
DATE: Sep 9, 2016

BY: JV



**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. 7288-2016 and  
Second Reading  
Zone Amending Bylaw No. 7289-2016  
First, Second, and Third Reading  
Housing Agreement Bylaw No. 7345-2017  
23004 Dewdney Trunk Road

**MEETING DATE:** June 13, 2017  
**FILE NO:** 2016-352-RZ  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 23004 Dewdney Trunk Road, from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), to permit a future medical clinic and pharmacy, with two rental units above.

Council granted first reading to Zone Amending Bylaw No. 7289-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on October 25, 2016.

This application requires an amendment to the Official Community Plan (OCP) to redesignate the land use from *Urban Residential* to *Commercial*.

Pursuant to Council policy, this application is exempt from the Community Amenity Contribution Program as the development is for commercial purposes, and is providing two rental units which will be secured through a Housing Agreement with the City.

**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. 7288-2016 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. 7288-2016 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. 7288-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7288-2016 be given first and second readings and be forwarded to Public Hearing;

- 5) That Zone Amending Bylaw No. 7289-2016 be given second reading, and be forwarded to Public Hearing;
- 6) That 23004 Dewdney Trunk Road Housing Agreement Bylaw No. 7345-2017 be given first, second and third readings; and
- 7) 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 "B";
  - iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
  - iv) Registration of a Restrictive Covenant for protecting the Stormwater Management Plan;
  - v) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that the two residential units above the commercial ground floor will be restricted to residential rental units; and
  - 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 property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### 1) Background Context:

Applicant:	B. Chadwick
Legal Description:	Parcel A (Reference Plan 7941) Lot 1, Except: Part Dedicated Road Plan NWP87590, Section 17, Township 12, NWD Plan 3179
OCP:	
Existing:	Urban Residential
Proposed:	Commercial
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Commercial (Optometrist, Spa, Office)
	Zone: CD-2-95 (Comprehensive Development)
	Designation: Commercial
South:	Use: Single Family Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Urban Residential
East:	Use: Seniors' Housing
	Zone: RE (Elderly Citizens Residential)
	Designation: Urban Residential

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

Existing Use of Property:	Vacant
Proposed Use of Property:	Medical Office, Pharmacy, Two Rental Dwelling Units
Site Area:	892 m <sup>2</sup> (0.2 acres)
Access:	230 Street
Servicing requirement:	Urban Standard
Companion Applications:	2016-352-DP/DVP

## 2) Project Description:

The subject property, located at 23004 Dewdney Trunk Road, is relatively flat and is bounded by Dewdney Trunk Road to the north, 230 Street to the west, single family residential to the south, and a seniors' housing development to the east (see Appendices A and B).

The applicant has requested to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial), for the development of a medical office, pharmacy and two rental dwelling units above. Pursuant to Council policy, this application is exempt from the Community Amenity Contribution Program as the development is for commercial purposes, and is providing two rental units which will be secured through a Housing Agreement with the City.

## 3) Planning Analysis:

The subject property is currently designated *Urban Residential – Major Corridor*. The proposed rezoning to C-2 (Community Commercial) is not a compatible zone for the *Urban Residential – Major Corridor* designation; therefore, an OCP amendment application is required to re-designate the subject property from *Urban Residential* to *Commercial – General Commercial* category (see Appendix C). Although commercial expansion along Dewdney Trunk Road is not taken lightly, this OCP amendment could be supported for a number of reasons. The *General Commercial* category is consistent with other *General Commercial* lands that are identified in the OCP, along Dewdney Trunk Road, east of the Town Centre. In keeping with Policy 6-20 of the OCP, the subject property, which is located on the corner of a major corridor, is located such that it has “*suitable linkages to other commercial centres and nodes, and residential neighbourhoods. Linkages include an adequate transportation system, which considers transit, trails, bikeways, pedestrian corridors and roadways.*”

Principle 19 of the OCP also states that:

*“There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities ‘fit’ within the community context.”*

As there are existing commercial developments to the north-east and north-west, the additional commercial development on the subject property would fit with the existing context.

The applicant intends to provide two dwelling units above the professional service use as rental housing units in perpetuity, and the owner will enter into a Rental Housing Agreement with the City of Maple Ridge (see Appendix D). This OCP amendment is supported by the Housing Action Plan, *Strategy #4 – Create New Rental Housing Opportunities*, which includes the following action:

*“Facilitate the development of new rental units above commercial developments or as other forms of secured market rental housing. The widening of the District’s (City’s) residential-over-commercial zoning regulations to more zones, especially for zones that apply to areas of density transition, along with the use of density bonusing, reduction in permit fees, or parking relaxations can be used to encourage this type of investment. The units can be restricted for the purposes of market rental use by way of a housing agreement and covenant on title.”*

OCP policy 3-32 also supports the rental units, as follows:

*“Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District (City). Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.”*

Additionally, on August 29, 2016, Council directed staff to develop a policy to support rental units above commercial development, and this forms part of the Planning Department’s 2017 Work Program.

#### **Commercial and Industrial Strategy:**

The Commercial and Industrial Strategy Report 2012-2042, endorsed by Council in 2014, categorized the subject property geographically with the Town Centre for the purpose of commercial space demand forecasting. This “Town Centre Fringe” area was not expected to be a significant contributor to commercial land supply in the Town Centre. As this development proposes a “mixed use”, combining office space development with rental accommodation, the forecasting provided by GP Rollo and Associates for office space developments are pertinent:

*“The location of office space within mixed-use formats is the most likely means by which additional speculative office space will be added to the Town Centre, given that current and projected office lease rates are likely insufficient to allow for an economically feasible stand-alone office project (at least in the near-term).”*

Additionally, it is noted that *“the sectors with the most growth potential in Maple Ridge include: Business Services, Manufacturing, Retail, Education, as well as Health and Welfare/Public Administration”* and one strategy would be to:

*“Continue to support the Economic Development office and their work to attract entrepreneurs, businesses and employees.”*

The Health and Welfare sector is forecasted to employ 5,100 people by 2041. As the population grows, employment in the Health and Welfare sector will grow. An aging population will also increase jobs in Health and Welfare.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) (see Appendix E) to permit the development of a medical office, pharmacy and two rental dwelling units above (see Appendix F). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Currently, the C-2 (Community Commercial) zone permits accessory apartment use; however, an apartment is defined in the Zoning Bylaw as *“a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units.”* By this definition, the two proposed dwelling units could not be considered as “apartment”, as it is less than three units.

In order to accommodate one or two dwelling units above a commercial development, a text amendment is proposed for the C-2 (Community Commercial) zone to allow for one or two dwelling units as permitted accessory uses (see Appendix E).

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

The *Off-Street Parking and Loading Bylaw* requires 1 parking space per 30m<sup>2</sup> gross floor area for a retail and/or professional service use; 1 concealed parking space per dwelling unit for the apartment use; and 0.2 concealed parking spaces per dwelling unit to be designated for visitor parking spaces. The gross floor area of the retail and professional service uses is 291m<sup>2</sup>, requiring 10 parking spaces. The two apartment units require 2 concealed parking spaces for residents and one concealed space for visitors. For this development, 11 parking spaces are provided for the retail and professional service uses, two concealed parking spaces are provided for the residents, and one un-concealed parking space is provided for visitors. A variance is required for the un-concealed visitor parking space, which will be the subject of a future Council report.

It should be noted that the main concern expressed at the Development Information Meeting, held on May 24, 2017, was that patients coming to the clinic would be parking along 230 Street and be a nuisance to the residents in the area. The developer explained that the clinic is not intended to be a walk-in clinic, therefore the parking would be regulated by appointment schedules. On-street parking is intended to be for the general public.

**ii) Proposed Variances:**

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

- *Zoning Bylaw No. 3510 -1985, Section 403 (4) (e) (i) Where a use on lands designated Commercial abuts a use on lands designated Residential, a landscape screen of a minimum of 2.0m in height and a maximum of 3.6m in height shall be provided along common property lines between the abutting uses.*

The C-2 (Community Commercial) zone does not have an interior lot line setback requirement; therefore this development is proposed to have a 0m setback along the eastern property line. The existing RE (Elderly Citizens Residential) zoned development to the east currently has a cedar hedge along the property line which will serve as a landscape buffer between the proposed development and the property to the east. A 2.0m cedar fence is proposed along the south-eastern and southern property lines, along with landscaping to serve as a landscape screen.

- *Off-Street Parking and Loading Bylaw No. 4350 -1990, requires 0.2 concealed spaces per dwelling unit designated for visitors.*

The visitor's parking space for the two residential units is not concealed; however, the parking space will be identified as a parking space for residential use and a restrictive covenant will be registered

on Title to ensure that the parking space remains a visitor parking space for the residential dwelling units.

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

**iii) Development Permits:**

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's ability to foster attractive commercial areas that are compatible with adjacent development and enhance the unique character of the community. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

**iv) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 14, 2017 (see Appendices G and H).

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that the following concerns be addressed and digital versions of revised drawings and memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

1. Provide a locked garbage enclosure, coordinate appropriately with the architecture of the building. Cannot be a shared space with visitor parking.
2. Enhance the walkway from the parkade to the residential entrance.
3. Direct water to the bioswale from parking lot, walk ways and from the roof.
4. Provide site furniture or landscape structure for seating.
5. Use landscape elements to define pedestrian entrance to the site.
6. Provide large trees to complement the magnolia trees.
7. Provide bike rack.
8. Clarify the locations of the underground tank for grey water from the clinic and retention tank for the site.
9. Provide architectural feature and public art to enhance the truncated corner of the building.
10. Provide a way finding element for pedestrians in the surface treatment and landscaping edges on the site.
11. Provide canopies at the main entrances to the clinic and the pharmacy.
12. Recess the pharmacy doors on Dewdney Trunk Road.
13. Provide access door from garage to the stairs.
14. Express the residential entrances more clearly.
15. Provide skylight above the residential stairwell.
16. Locate skylight at the 90 degree corner at residential level; a minimum 2 feet from the wall.
17. Provide canopies for the residential entrances.
18. Gas meter location to be identified and properly screened.
19. Provide canopy over outdoor patio or terrace. Enhance and provide details of screen and canopy at residential terrace.
20. Provide lighting design for the site and the exterior of the building.

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

**v) Development Information Meeting:**

A Development Information Meeting was held at the Maple Ridge Leisure Centre Preschool Room, on May 24, 2017. Three 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:

- Concerns with additional people parking along 230 Street;
- Enquired about the landscaping screening along the eastern and southern property lines; and
- Concerned about HVAC units taking up a potential parking space.

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

- As discussed above in the Off-Street Parking and Loading Bylaw section, the clinic is not intended to be a walk-in clinic, so parking will be somewhat regulated by appointment schedules. Parking along streets is for the general public.
- A 2.0m cedar fence in addition to landscaping will be provided along the southern and south-eastern property lines.
- The developer had proposed to have the HVAC units along 230 Street, next to the sidewalk. This is not a desirable location from a pedestrian's perspective, so the City had requested for the units to be placed on the roof. The developer was not willing to revise their roof plan to accommodate this; therefore they moved the HVAC units next to the building, which will keep the units away from the pedestrian realm and allow for an additional parking space.

**4) Interdepartmental Implications:**

**i) Engineering Department:**

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Required servicing will include:

- Concrete curb and gutter across the site frontage on the east side of 230 Street.
- Upgrading of 230 Street to an urban collector standard.
- A 1.5m wide concrete sidewalk across the site frontage on the east side of 230 Street.
- The existing driveway letdown on Dewdney Trunk Road will need to be removed.
- The storm sewer will need to be extended along the 230 Street frontage from the existing main on Dewdney Trunk Road
- Onsite storm sewer services to be designed to meet the three-tier criteria for stormwater management, as outlined in the *Watercourse Protection Bylaw* and the *Subdivision and Development Services Bylaw*.
- A street light design is required for 230 Street.
- A street tree design is required for 230 Street and Dewdney Trunk Road.

- A new water service connection will need to be installed by the City before the road improvement works are constructed on 230 Street.
- Asphalt widening along the west side of 230 Street to allow for a 1.2m wide asphalt walkway and repaint crosswalks.

ii) **License, Permits and Bylaws Department:**

The Licences, Permits and Bylaws Department has reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be reviewed again at the Building Permit stage.

iii) **Fire Department:**

The Fire Department has provided comments to the developer regarding fire safety plans, architectural plans, fire alarm information, fire department connection, and address visibility, which will be addressed at the Building Permit stage.

5) **School District No. 42 Comments:**

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on February 28, 2017 and a response was received on March 3, 2017, as follows:

*"Golden Ears Elementary has an operating capacity of 526 students. For the 2016-17 school year, the student enrolment at Golden Ears Elementary is 484 students (93% utilization) including 154 students from out of catchment.*

*Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2016-17 school year, the student enrolment at Thomas Haney Secondary School is 1098 students (91.5% utilization), including 707 students from out of catchment."*

As this proposed mixed-use commercial development involves only two residential units, it's not expected to have a significant impact on the School District catchment areas.

6) **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 amend the land use designation from *Urban Residential* to *Commercial*, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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



## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7288-2016, that second reading be given to Zone Amending Bylaw No. 7289-2016, that first, second and third reading be give to the Housing Agreement Bylaw No. 7345-2017, and that application 2016-352-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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**Prepared by:** Michelle Baski, ASCT, MA  
Planner 1

“Original signed by Christine Carter”

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

“Original signed by David Pollock” for

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

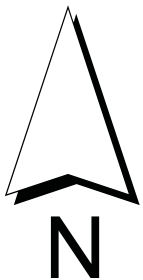
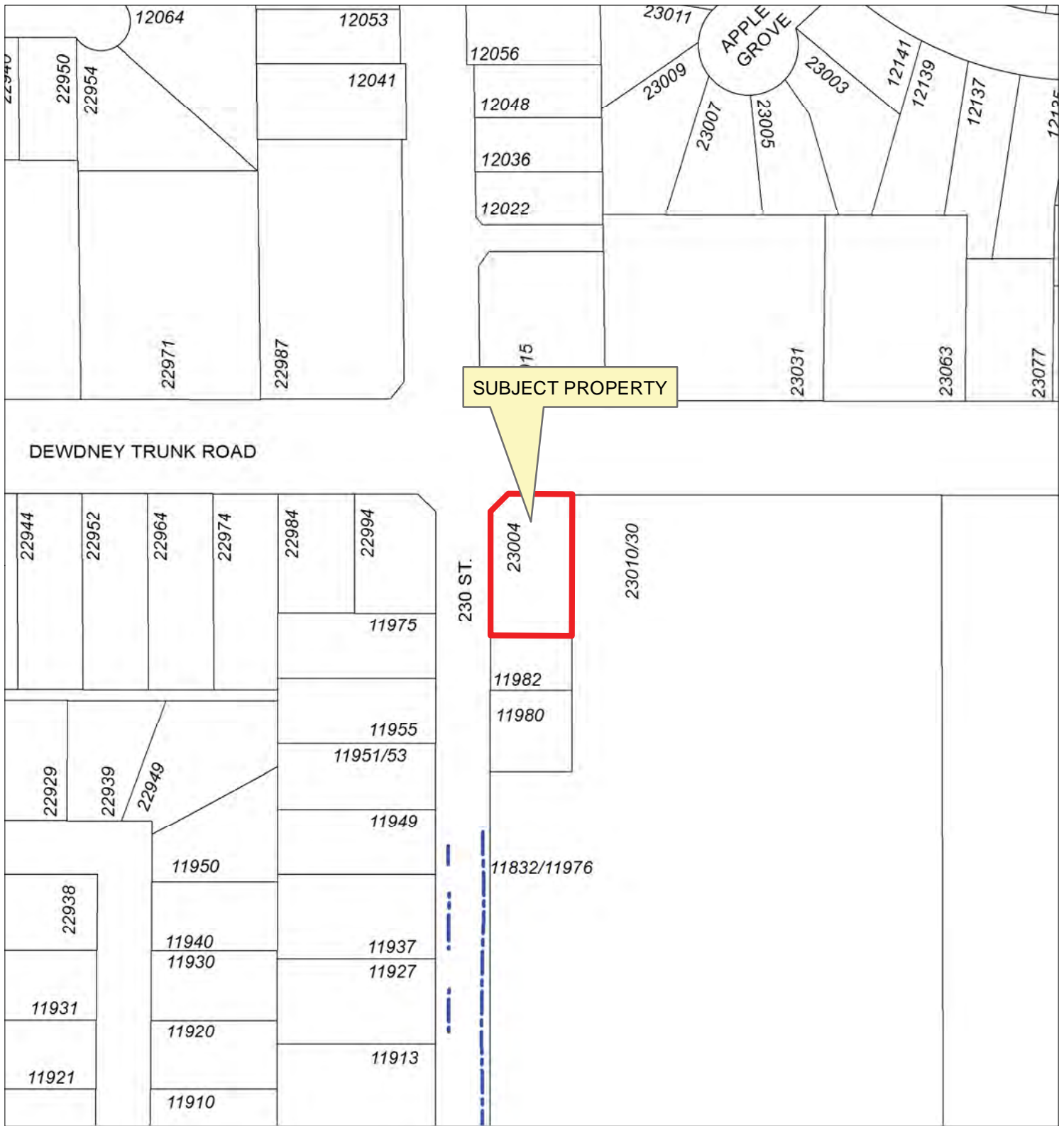
“Original signed by E.C. Swabey”

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**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. 7288-2016  
Appendix D – Housing Agreement Bylaw No. 7345-2017  
Appendix E – Zone Amending Bylaw No. 7289-2016  
Appendix F – Site Plan  
Appendix G – Building Elevations  
Appendix H – Landscape Plan



Scale: 1:1,500

## Legend

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

23004 Dewdney Trunk Road



2016-352-RZ  
DATE: Sep 9, 2016

BY: JV





**CITY OF MAPLE RIDGE**

**BYLAW NO. 7288-2016**

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 Schedule "B" 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. 7288-2016."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel A (Reference Plan 7941) Lot 1 Except: Part dedicated Road Plan NWP87590;  
Section 17 Township 12 New Westminster District Plan 3179

and outlined in heavy black line on Map No. 936, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 13<sup>th</sup> day of June, 2017

**READ** a second time the 13<sup>th</sup> day of June, 2017

**PUBLIC HEARING** held the 18<sup>th</sup> day of July, 2017

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

**ADOPTED**, the            day of            , 20 .

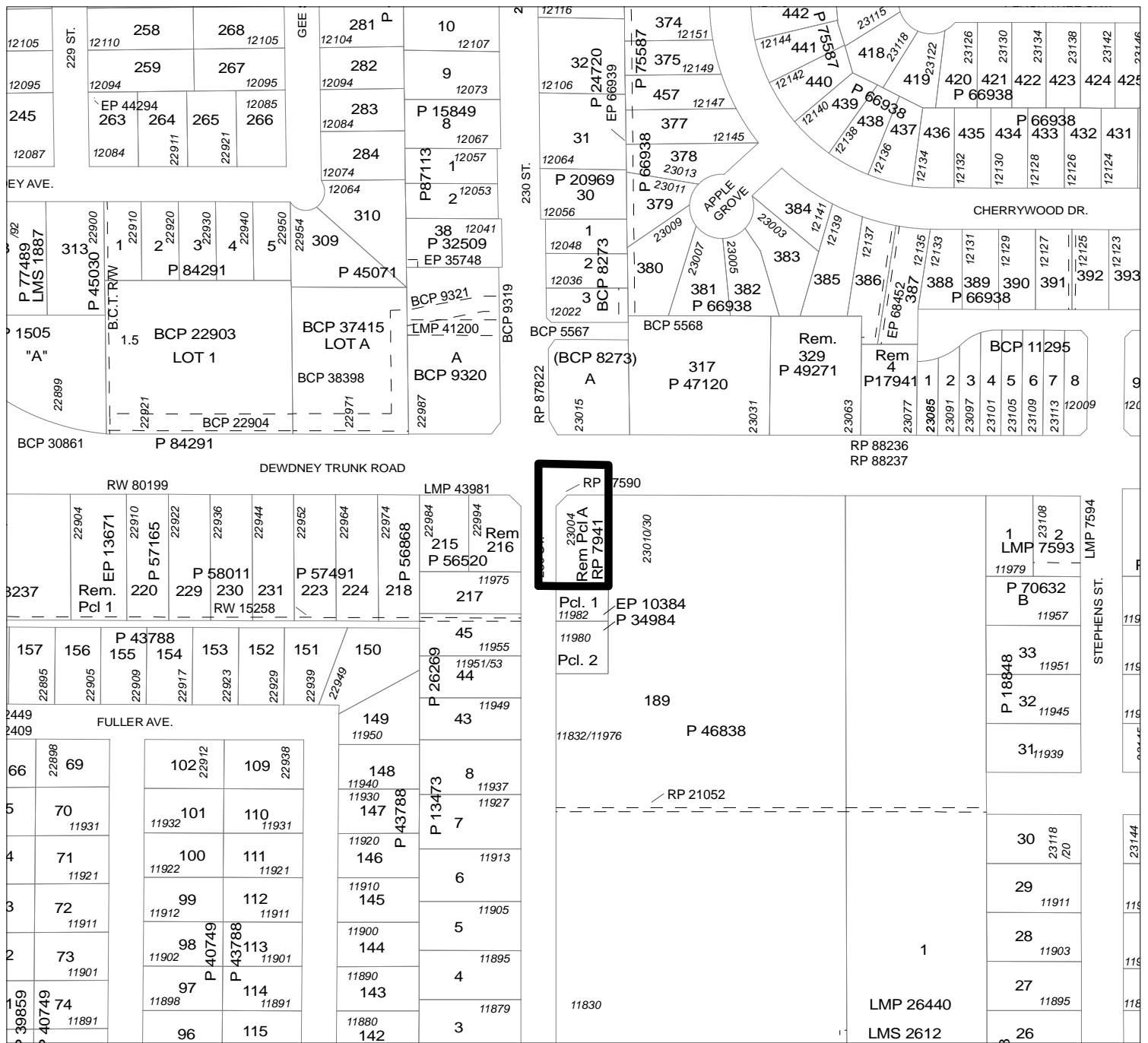
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**PRESIDING MEMBER**

---

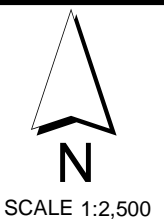
**CORPORATE OFFICER**





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7288-2016  
 Map No. 936  
 From: Urban Residential  
 To: Commercial



**CITY OF MAPLE RIDGE  
BYLAW NO. 7289-2016**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7289-2016."
2. That PART 7 COMMERCIAL ZONES, 702 COMMUNITY COMMERCIAL: C-2 2) PERMITTED ACCESSORY USES is amended by adding:  
  
item e) one or two dwelling units
3. That PART 7 COMMERCIAL ZONES, 702 COMMUNITY COMMERCIAL: C-2 8) OTHER REGULATIONS a) is amended as follows:  
  
a) A principal or accessory apartment use or one or two dwelling unit use shall:
4. That parcel or tract of land and premises known and described as:  
  
Parcel A (Reference Plan 7941) Lot 1 Except: Part dedicated Road Plan NWP87590;  
Section 17 Township 12 New Westminster District Plan 3179  
  
and outlined in heavy black line on Map No. 1697 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).
5. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 25<sup>th</sup> day of October, 2016.

**READ** a second time the 13<sup>th</sup> day of June, 2017

**PUBLIC HEARING** held the 18<sup>th</sup> day of July, 2017

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

**ADOPTED**, the            day of            , 20

---

PRESIDING MEMBER

---

CORPORATE OFFICER

**1001.2**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7289-2016

Map No. 1697

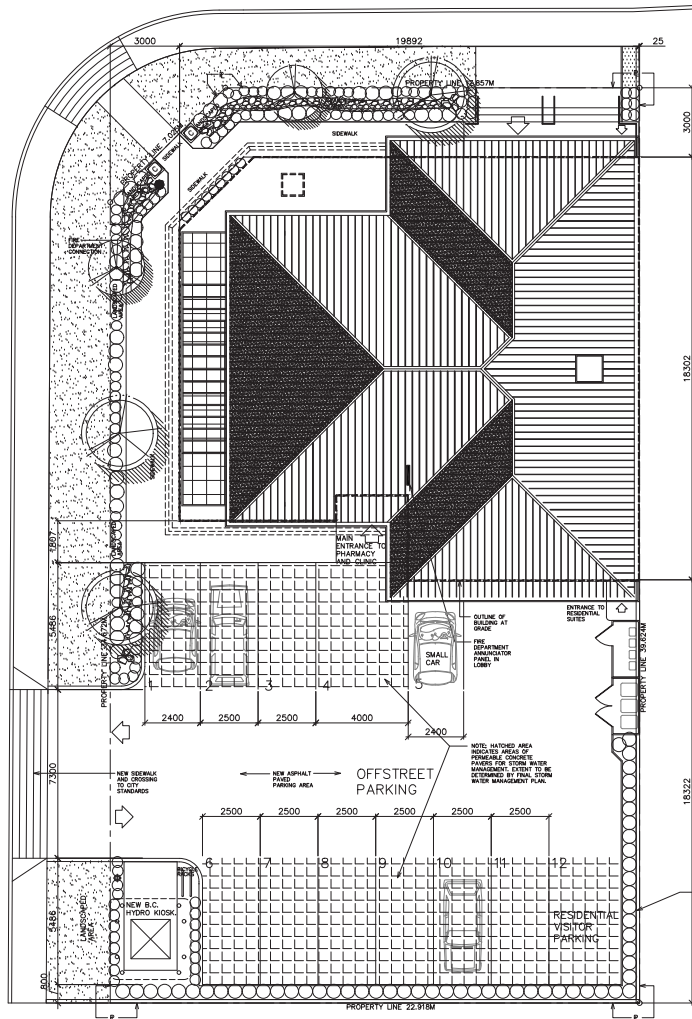
From: RS-1 (One Family Urban Residential)

To: C-2 (Community Commercial)



SCALE 1:2,500

# PROPOSED NEW COMMERCIAL/RESIDENTIAL BUILDING: MAPLE MEDICAL CENTER AND PHARMACY 23004 DEWDNEY TRUNK RD, MAPLE RIDGE, BC



SITE PLAN/ROOF PLAN

Scale 1:100



## STREET ADDRESS:

23004 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, B.C.

## LEGAL ADDRESS:

SECTION 17, TOWNSHIP 12, PLAN NWP3179

## NOTES:

1. LOT AREA: 892.2 SQ. METERS.
2. MAX LOT COVERAGE: 70%
3. FRONT SETBACK (DEWDNEY TRUNK ROAD) 3 METERS
4. REAR SETBACK 6 METERS
5. EXT SIDE YARD SETBACK: 3 METERS

PARKING STALLS ACHIEVED: 10 STALLS FOR FIRST FLOOR USES  
PLUS 1 VISITOR'S SPACE PLUS 2 CONCEALED PARKING STALLS FOR  
RESIDENTIAL PLUS 1 STALL FOR DISABLED.

## BREAKDOWN OF FLOOR AREAS PROVIDED:

### FIRST FLOOR:

DOCTORS CLINIC:	1796 S.F. / 166.85 SQ. METERS
RETAIL PHARMACY:	883 S.F. / 82.03 SQ. METERS
LOBBY:	96 S.F. / 8.91 SQ. METERS
GARAGE/SERVICES:	578 S.F. / 53.69 SQ. METERS
TOTAL FLOOR AREA:	3353 S.F. / 311.50 SQ. METERS

257.79 SQ. METERS/30 = 8.59 = 9 PARKING STALLS REQ'D

### SECOND FLOOR:

RESIDENTIAL SUITE A:	1326 S.F. / 123.19 SQ. METERS
RESIDENTIAL SUITE B:	1326 S.F. / 123.19 SQ. METERS
TOTAL, SECOND FLOOR:	2652 S.F. / 246.37 SQ. METERS

GROSS FLOOR AREA (FIRST AND SECOND): 557.87 SQ. METERS  
PRELIMINARY CODE REVIEW: BCBC 2012  
OCCUPANCIES: GROUP D & E: MEDICAL OFFICES AND PHARMACY.  
GROUP C: RESIDENTIAL APARTMENTS

CLASSIFICATION FOR CONSTRUCTION: 3.2.2.61 (GROUP D UP TO  
TWO STORIES SPRINKLERED).

SECOND FLOOR SUITE OUTDOOR DECKS, ONE PER SUITE AT 205  
S.F. / 19 SQ. METERS EACH

## DRAWING INDEX

- 1.0 COVER
- 2.0 OVERALL BUILDING PLANS
- 2.1 FIRST FLOOR PLAN
- 2.2 SECOND FLOOR PLAN
- 3.0 EXTERIOR ELEVATIONS
- 4.0 BUILDING SECTIONS
- 4.1 PROPERTY SECTIONS AND SITE SERVICES

NOTE:  
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREIN.

REVISIONS	DATE
1.0 COVER	06/05/17
2.0 OVERALL BUILDING PLANS	06/05/17
2.1 FIRST FLOOR PLAN	06/05/17
2.2 SECOND FLOOR PLAN	06/05/17
3.0 EXTERIOR ELEVATIONS	06/05/17
4.0 BUILDING SECTIONS	06/05/17
4.1 PROPERTY SECTIONS AND SITE SERVICES	06/05/17

CONSULTANT:  
**D.A. HORVATH CONSULTANTS INC.**  
2738 - 158TH STREET, UNIT #46  
SURREY, BC V3Z 3K3  
604.538.2496  
doug@horvathid.com

ARCHITECT:  
**Barrie Chadwick  
Architect Inc. a/c**  
5010 Bore Sound Lane, Unit 103  
Maple Ridge, BC V2X 2G7  
Tel: 604-465-1987  
email: barrie@barrie.ca

PROJECT:  
**MAPLE MEDICAL CENTRE  
AND PHARMACY**  
23004 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, BC

SHEET TITLE:  
**COVER**

SCALE/DATE:  
DRAWN BY: JH  
DATE OF DRAWING:  
JUN 5, 2017  
DATE OF PRINT:  
JUN 5, 2017

PROJECT No.  
629

SHEET No.  
1.0

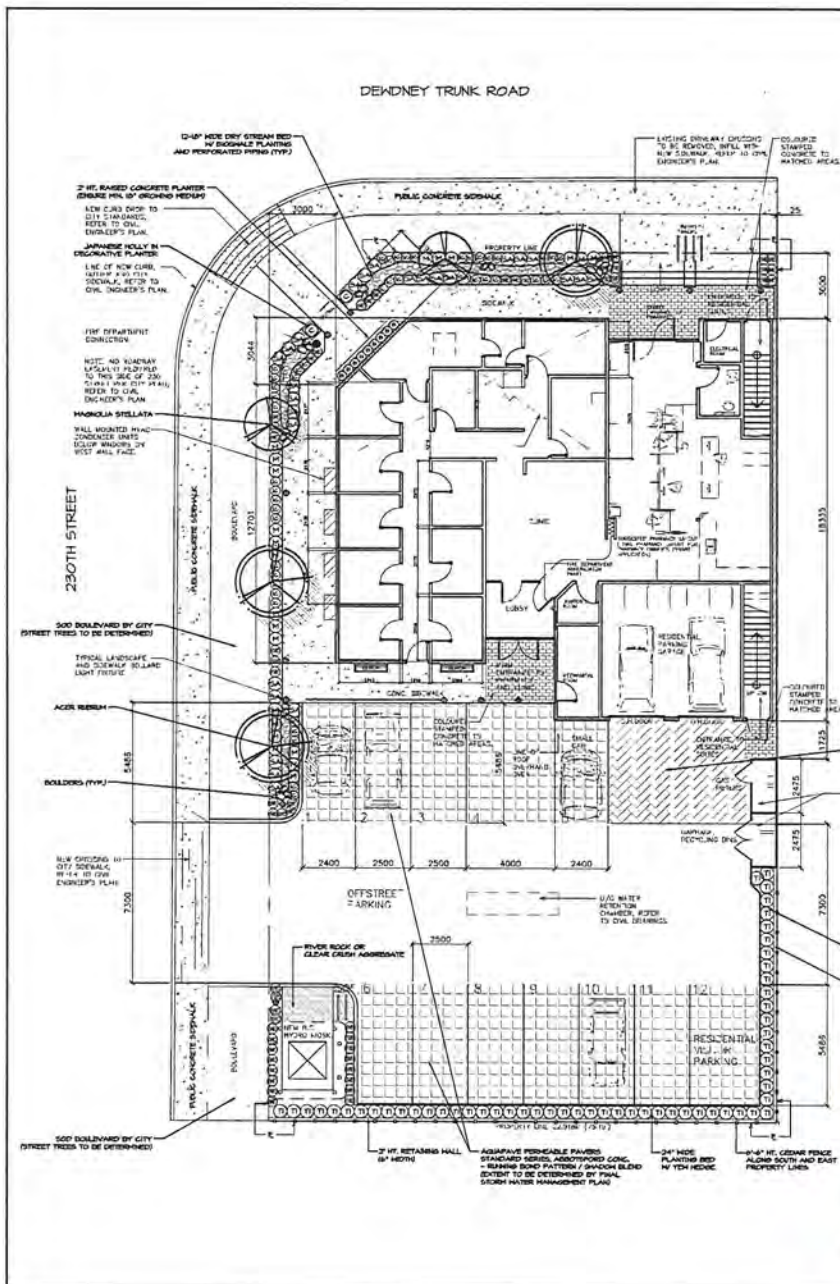








SCALE:1:50	PROJECT No.
DRAWN BY: IH	629
DATE OF DRAWING:	SHEET No.
APR 17, 2017	
DATE OF PRINT:	
APR 17, 2017	3.1



KEY	QTY	BOTANICAL NAME	COMMON NAME	MO	JOB NUMBER	10-007
1	3	ACER RUBRUM 'BONNELL'	BONNELL MAPLE	23H	10	10-007
2	2	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
3	1	WHITE CANDLE EUONYMUS	WHITE CANDLE EUONYMUS	10	10	10-007
4	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
5	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
6	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
7	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
8	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
9	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
10	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
11	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
12	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
13	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
14	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
15	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
16	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
17	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
18	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
19	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007
20	1	STAR MAGNOLIA	STAR MAGNOLIA	10	10	10-007

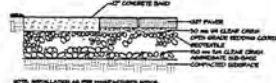
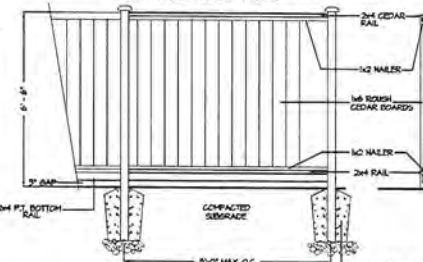
Property ID: 12100  
 Address: 23004 DEWDNEY TRUNK RD  
 City: VANCOUVER  
 State: BC  
 Zip: V6N 1C1  
 Owner: M2 LANDSCAPE ARCHITECTURE  
 Date: 10/10/2010

#### Property Report (23004 DEWDNEY TRUNK RD)



- Street Light Pole
- Utility or Antenna
- Railway
- Main Street or Lane Edge
- Main Street or Lane
- Vehicle Lot Boundary
- School
- Park
- Property
- Municipal Boundary

Scale 1:750  
 N  
 0 5 10 20 m



1 6'-6" HT. CEDAR FENCE  
 SCALE: 1/2" = 1'-0"

2 UNIT PAVER DETAIL  
 SCALE: 1/2" = 1'-0"



JAPANESE HOLLY



STAR MAGNOLIA



ACER RUBRUM



WHITE CANDLE EUONYMUS



DRY STREAM BED

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#220 - 26 Lorne Mews  
 New Westminster, British Columbia  
 V3M 3J7  
 Tel: 604.553.0044  
 Fax: 604.553.0045  
 Email: office@m2la.com



NO.	DATE	REVISION DESCRIPTION	BY
1	10/10/2010	REVISED PER CITY COMMENTS	PH
2	10/10/2010	REVISED PER CITY COMMENTS	PH
3	10/10/2010	REVISED PER CITY COMMENTS	PH
4	10/10/2010	REVISED PER CITY COMMENTS	PH
5	10/10/2010	REVISED PER CITY COMMENTS	PH
6	10/10/2010	REVISED PER CITY COMMENTS	PH
7	10/10/2010	REVISED PER CITY COMMENTS	PH
8	10/10/2010	REVISED PER CITY COMMENTS	PH
9	10/10/2010	REVISED PER CITY COMMENTS	PH
10	10/10/2010	REVISED PER CITY COMMENTS	PH

PROJECT:  
 MAPLE MEDICAL CENTRE  
 AND PHARMACY  
 23004 DEWDNEY TRUNK ROAD  
 MAPLE RIDGE, BC

DRAWING TITLE:  
 LANDSCAPE  
 PLAN

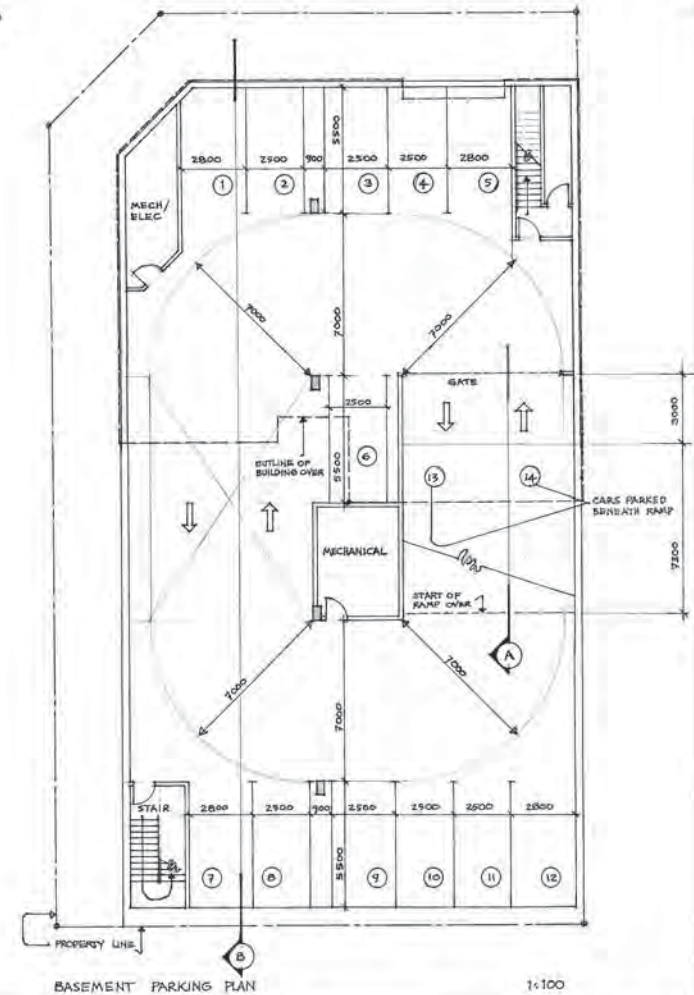
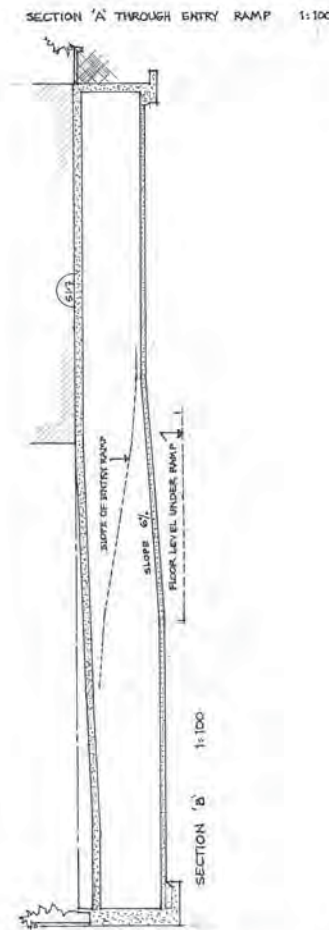
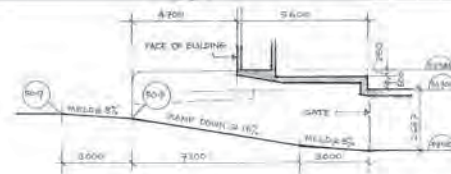
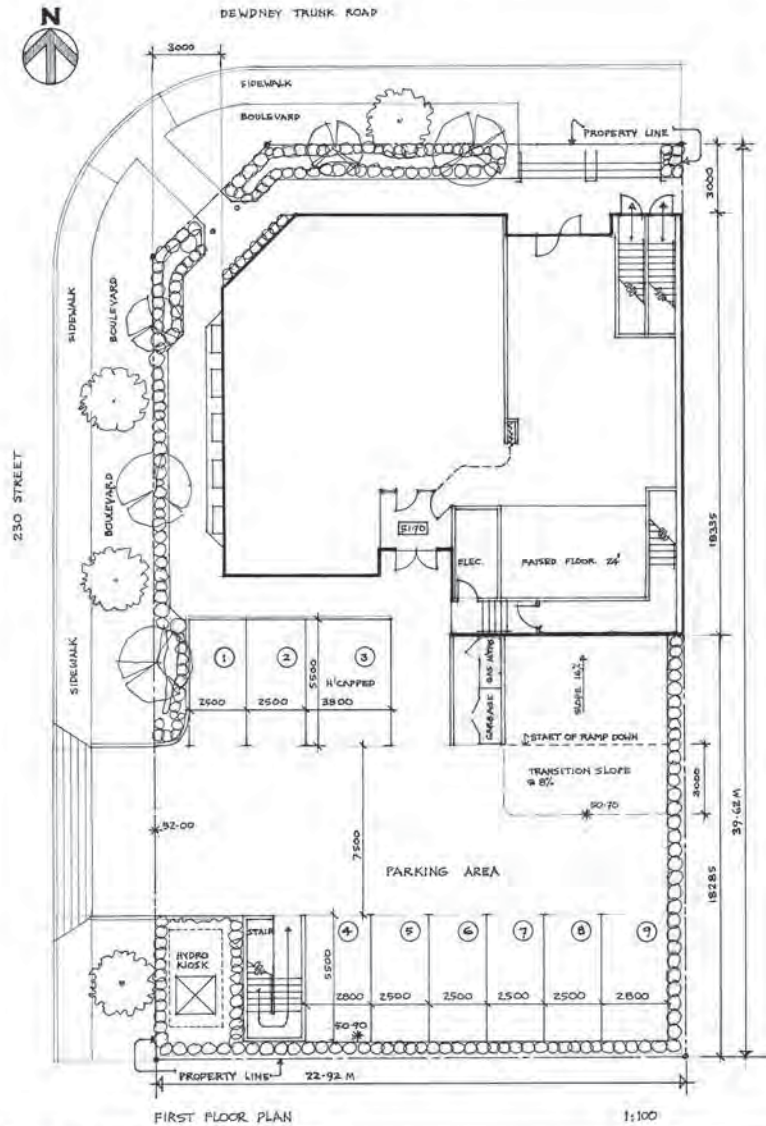
DATE: 10/10/2010	DRAWING NUMBER:
SCALE: NTD	
DRAWN: PH	
DESIGN: PH	
CHECK: PH	
M2LA PROJECT NUMBER:	JOB NO. 10-007

L1

OF 2



# APPENDIX D



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CONTRACTORS NOTE: CONTRACTORS AND TRADES ARE RESPONSIBLE FOR ON-SITE VERIFICATION OF ALL DIMENSIONS, SIZES AND IN-SITU CONDITIONS. ANY DISCREPANCIES BETWEEN THIS DRAWING AND ON-SITE CONDITIONS (OR OTHER DRAWINGS) SHALL BE DRAWN IMMEDIATELY TO THE ATTENTION OF BARRIE CHADWICK ARCHITECT INC. FOR ACTION.

REVISIONS	DATE	DESCRIPTION	LOCATION

NOTES: 1. THIS PLAN IS CITY OF MAPLE RIDGE ENGINEERING/BUILDING/PLANNING SOIL CONSULTANT STRUCTURAL/MECHANICAL/ELECTRICAL/CIVIL (CONSULTANTS) EROSION AND SEDIMENT CONTROL PLAN 2. SOIL LATER MANAGEMENT PLAN DELUGE EVENT

Architect  
Barrie Chadwick Architect Inc.  
5015 Silver Street Lane, West Vancouver, B.C. V7V 1J5  
Telephone: 604-988-1197, Fax: 604-988-1197

Consultants:

Project: MAPLE MEDICAL CENTRE AND PHARMACY  
23004 DEWDNEY TRUNK ROAD  
MAPLE RIDGE B.C.

Drawing Title: FIRST FLOOR, AND BASEMENT PARKING

Date: SEPTEMBER 05 2017  
Drawn: BC  
Scale: 1:100  
Job Number:  
Drawing: SK-01

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading:  
Official Community Plan Amending Bylaw No. 7243-2016  
Zone Amending Bylaw No. 7244-2016  
Housing Agreement Bylaw No. 7359-2017  
22260 & 22292 122 Avenue, 12159 & 12167 223 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2016-052-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Bylaws 7243-2016 and 7244-2016 have been considered by Council and at Public Hearing and subsequently were granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit the construction of a 288 unit rental apartment building.

Council granted first reading for Zone Amending Bylaw No. 7244-2016 on April 26, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7243-2016 on January 24, 2017, and second reading for Zone Amending Bylaw No. 7244-2016 on January 24, 2017. This application was presented at Public Hearing on February 21, 2017, and Council granted third reading on February 28, 2017. For the purpose of securing the dwelling units as rental housing, Council gave first, second, and third reading to Housing Agreement Bylaw 7359-2017 on July 25, 2017.

### RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7243-2016 be adopted;

That Zone Amending Bylaw No. 7244-2016 be adopted; and

That Housing Agreement Bylaw No. 7359-2017 be adopted.

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on February 21, 2017. On February 28, 2017 Council granted Third Reading to Official Community Plan Amending Bylaw No. 7243-2016 and Zone Amending Bylaw No. 7244-2016 with the stipulation that the following conditions be addressed:

- 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 Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
- iv) Road dedication on 223 Street as required;
- v) Consolidation of the subject properties;
- vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
- vii) Removal of existing vacant structure at 22292 122 Avenue and existing houses at 12159 & 12167 223 Street.
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. 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:

- 1) *Securities have been provided, along with a letter of undertaking to provide required legal works.*
- 2) *Ministry approval was granted on September 18, 2017.*
- 3) *Recommendation for adoption included in this final reading report.*
- 4) *Road dedication has been provided.*
- 5) *The site has been consolidated, with new civic address shown as 12161 223 Street, and Plan: EPP65779.*
- 6) *Housing agreement bylaw 7359-2017 was given first, second and third reading on July 25, 2017. Final approval of the housing agreement is a concurrent recommendation of this final reading report.*
- 7) *Building records indicate demolition permits have been issued and completed.*
- 8) *A Site Profile has been provided. A disclosure statement has provided certification that there is no evidence of underground tanks on the site.*

**b) Additional Information:**

The applicant has also agreed to provide additional consideration of rent concessions for tenants of the existing and still operational Sorrento building. The applicant has entered into a restrictive covenant for this purpose, which will be appended to the housing agreement

## CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Official Community Plan Amending Bylaw No. 7243-2016, Zone Amending Bylaw No. 7244-2016, and Housing Agreement Bylaw No. 7359-2017.

"Original signed by Diana Hall"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

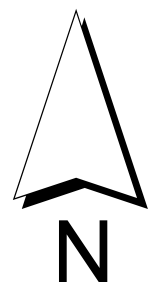
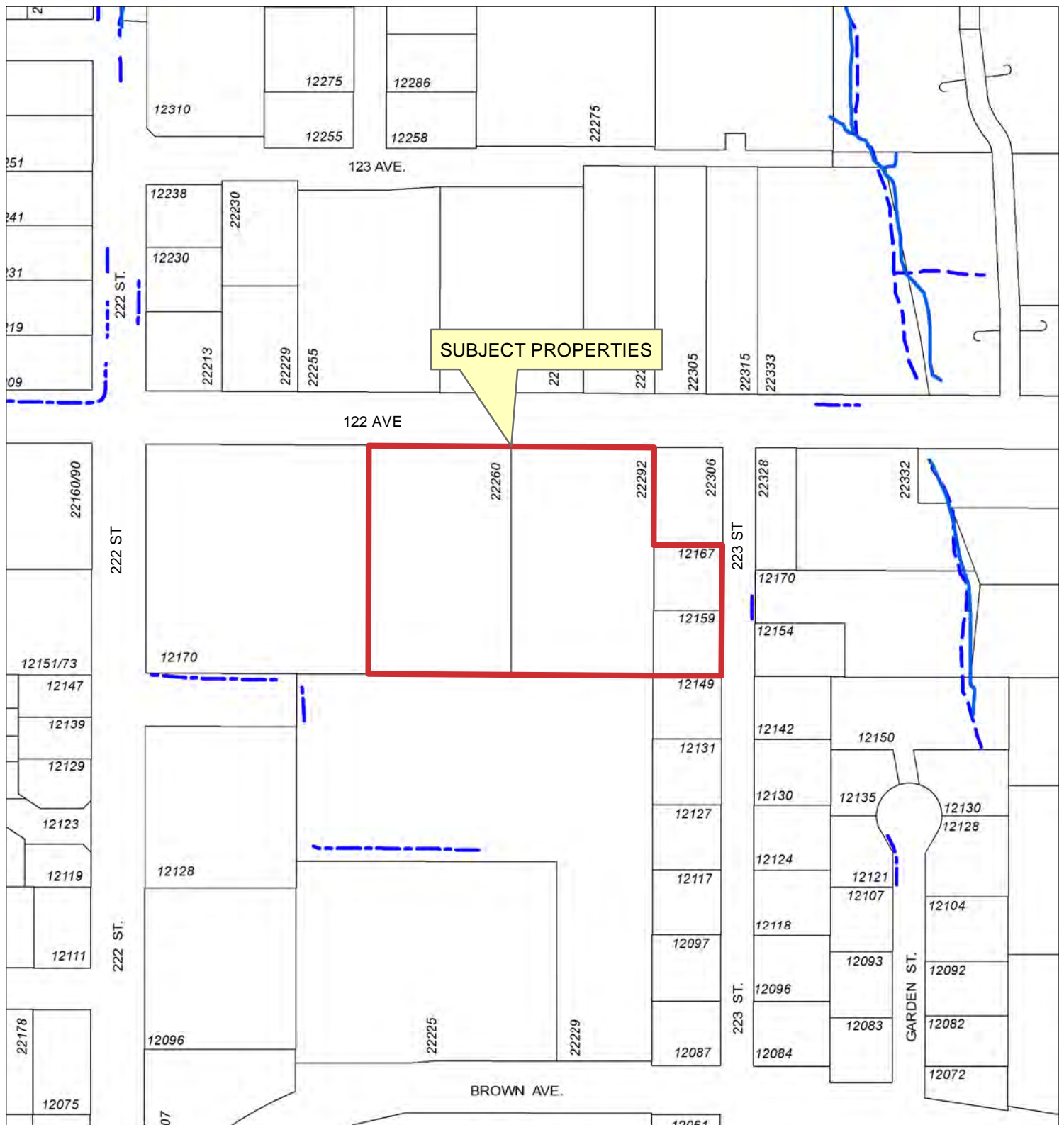
"Original signed by Kelly Swift" for

---

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Official Community Plan Amending Bylaw No. 7243-2016
- Appendix C – Zone Amending Bylaw No. 7244-2016
- Appendix D – Housing Agreement Bylaw No. 7359-2017
- Appendix E – Consolidated site plan



Scale: 1:2,000

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

**22260/92 122 AVENUE &  
12159/67 223 STREET**

PLANNING DEPARTMENT



**mapleridge.ca**

FILE: 2016-052-RZ

DATE: Feb 29, 2016

BY: PC



## CITY OF MAPLE RIDGE

### BYLAW NO. 7243-2016

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

---

**WHEREAS**, Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS**, it is deemed expedient to amend Schedule "B" 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. 7243-2016."
2. Town Centre Area Plan, Schedule 1 is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lot 399 Group 1 New Westminster District Plan 14397  
Lot 2 District Lot 399 Group 1 New Westminster District Plan 14397

and outlined in heavy black line on Map No. 924, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

**READ** a first time the 24<sup>th</sup> day of January, 2017.

**READ** a second time the 24<sup>th</sup> day of January, 2017.

**PUBLIC HEARING** held the 21<sup>st</sup> day of February, 2017.

**READ** a third time the 28<sup>th</sup> day of February, 2017.

**ADOPTED**, the            day of            , 20   .

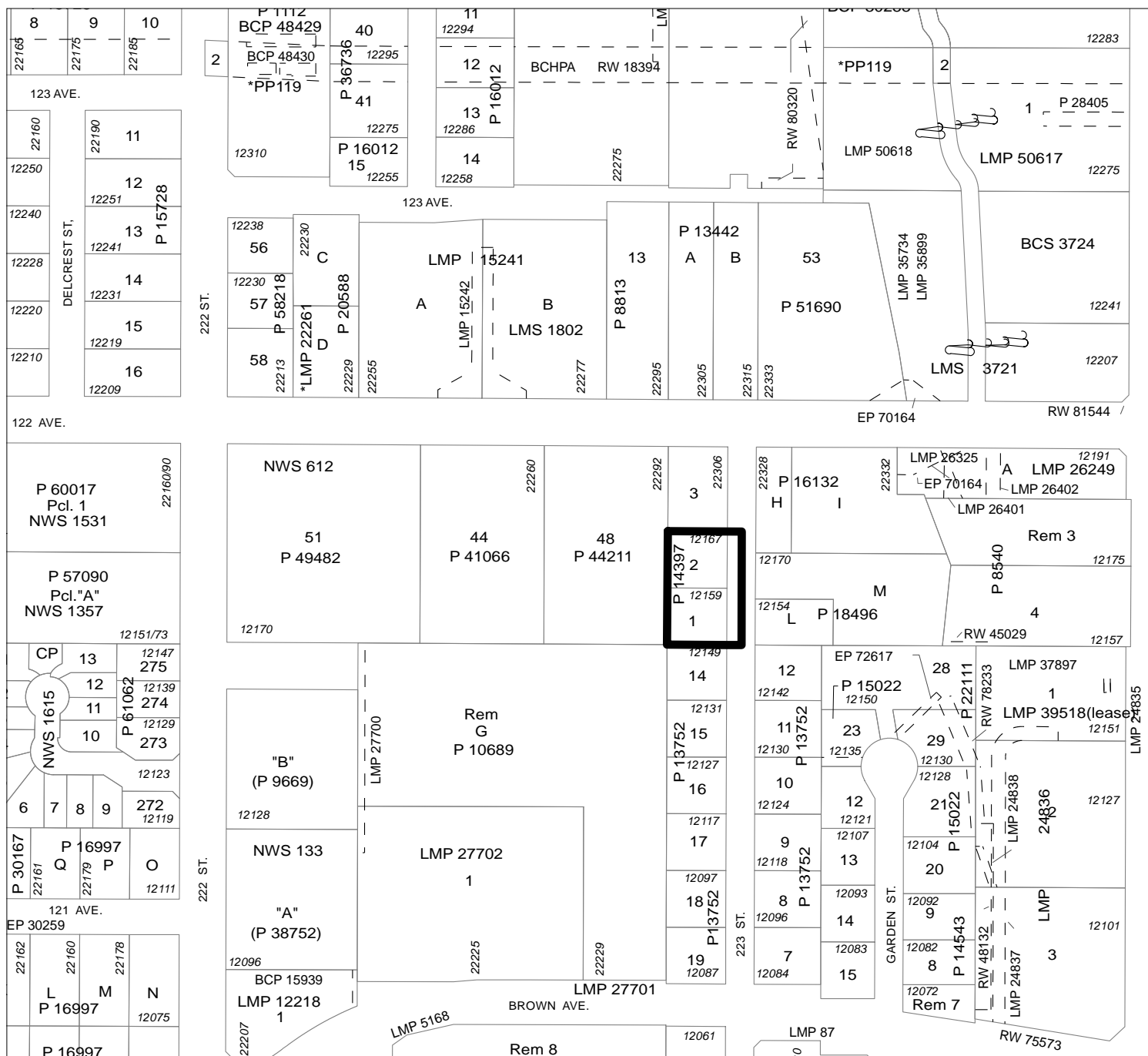
---

PRESIDING MEMBER

---

CORPORATE OFFICER

**1002.1**



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

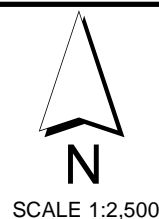
Bylaw No. 7243-2016

Map No. 924

Purpose: To Amend the Town Centre Area Plan Schedule 1

From: Single-Family Residential

To: Low-Rise Apartment



## CITY OF MAPLE RIDGE BYLAW NO. 7244-2016

A Bylaw to amend Zoning Bylaw No. 3510 - 1985 and to discharge certain Land Use Contracts

---

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

**AND WHEREAS**, a land use contract may, under s.546 of the Local Government Act, be discharged by bylaw with the agreement of the local government and the owner of any parcel of land that is described in the bylaw as being covered by the discharge; and

**AND WHEREAS**, the owner of land legally described as:

Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066 and  
Lot 48 District Lot 399 Group 1 New Westminster District Plan 44211

has agreed in writing to the discharge of the land use contracts charging each of those parcels;

**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 and Land Use Contract Discharge Bylaw No. 7244-2016."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066  
Lot 48 District Lot 399 Group 1 New Westminster District Plan 44211  
Lot 1 District Lot 399 Group 1 New Westminster District Plan 14397  
Lot 2 District Lot 399 Group 1 New Westminster District Plan 14397

as shown outlined in heavy black line on Map No. 1674 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. The land use contract registered on April 12, 1972 and assigned registration number H33588 is discharged from the land described as Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066 (PID 002-539-187).
5. The Land Use Contract registered on November 6, 1978 and assigned registration number P108265 is discharged from the land described as Lot 48 District Lot 399 Group 1 New Westminster District Plan 4421(PID 00-354-991).
6. The Corporate Officer shall register in the Land Title Office a discharge of each of the land use contracts that is subject to this bylaw, together with a certified copy of this bylaw, in accordance with the *Land Title Act* and Sections 546 and 547 of the *Local Government Act*.

**READ** a first time the 26<sup>th</sup> day of April, 2016.

**READ** a second time the 24<sup>th</sup> day of January, 2017.

**PUBLIC HEARING** held the 21<sup>st</sup> day of February, 2017.

**READ** a third time the 28<sup>th</sup> day of February, 2017

**APPROVED** by the Ministry of Transportation and Infrastructure this 15<sup>th</sup> day of September, 2017.

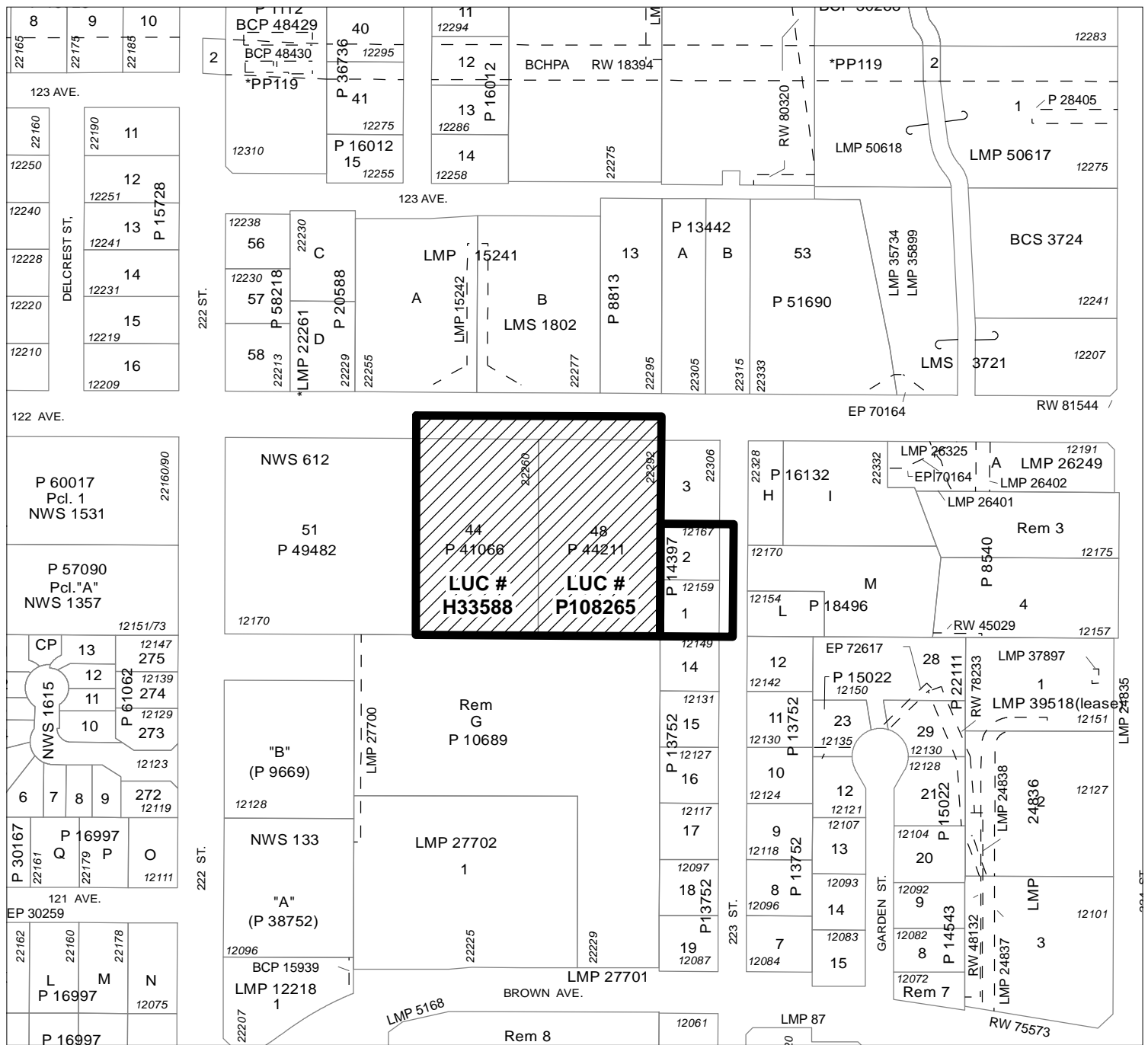
**ADOPTED**, the       day of       , 20

---

**PRESIDING MEMBER**

---


**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7244-2016

Map No. 1674

From:  LUC (Land Use Contracts) Registration #H33588 & #P108265

 RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

## CITY OF MAPLE RIDGE

### BYLAW NO. 7359-2017

**A Bylaw to authorize the City of Maple Ridge to enter into a  
Housing Agreement for 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.**

---

**WHEREAS** pursuant to Section 483 of the Local Government Act, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

**AND WHEREAS** Council and Viam Holdings Limited wishes to enter into a housing agreement for the subject property at 22260 & 22292 122 Avenue, 12159 & 12167 223 Street;

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

This Bylaw may be cited as "22260 & 22292 122 Avenue, 12159 & 12167 223 Street Housing Agreement Bylaw No. 7359-2017"

1. By this Bylaw Council authorizes the City to enter into a housing agreement with Viam Holdings Limited, in respect to the following land:

Lot 44 District Lot 399 Group 1 New Westminster District Plan 41066  
Lot 48 District Lot 399 Group 1 New Westminster District Plan 44211  
Lot 1 District Lot 399 Group 1 New Westminster District Plan 14397  
Lot 2 District Lot 399 Group 1 New Westminster District Plan 14397

2. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the City of Maple Ridge.
3. Schedule A, attached to this Bylaw, is incorporated into and forms part of this Bylaw.
4. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the 25<sup>th</sup> day of July, 2017.

**READ** a second time the 25<sup>th</sup> day of July, 2017.

**READ** a third time the 25<sup>th</sup> day of July, 2017.

**ADOPTED** the       day of       , 2017.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**TERMS OF INSTRUMENT - PART 2**

**SECTION 219 COVENANT AND HOUSING AGREEMENT  
(2016-052-RZ)**

BETWEEN:

**VIAM HOLDINGS LTD.**, a company duly incorporated under the laws of the Province of British Columbia and having its offices at Suite 500, 856 Homer Street, in the City of Vancouver, in the Province of British Columbia V6B 2W5

(hereinafter called the “**Covenantor**”)

OF THE FIRST PART

AND:

**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 certain lands situated in the Municipality of Maple Ridge in the Province of British Columbia, and more particularly known and described as:

No PID  
Lot 1  
District Lot 399  
Group 1  
New Westminster District  
Plan EPP65779  
Except Part Dedicated Road on Plan EPP60995

(hereinafter called the “**Lands**”).

- B. The City is prepared to allow construction of a multi-family development for rental housing with 288 dwelling units.
- C. 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* (British Columbia) and a housing agreement under section 483 of the *Local Government Act* (British Columbia).
- D. The City has adopted a bylaw under section 483 of the *Local Government Act* (British Columbia) 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 483 of the *Local Government Act* (British Columbia) 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, including any buildings now or hereafter located on the aforementioned land, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided;
  - (c) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act* (British Columbia) or the *Strata Property Act* (British Columbia), or otherwise, and includes the creation, conversion, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act* (British Columbia).

### Use, Occupancy, Subdivision and No Separate Sale Restrictions

2. All Dwelling Units shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.
3. All Dwelling Units 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 that meets the requirements of section 3.
5. The Lands shall not be Subdivided, except by means of a strata plan under the *Strata Property Act* (British Columbia) that includes all of the Dwelling Units within a single strata lot.

### Specific Performance

6. 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**

7. For clarity, the Covenantor acknowledges and agrees that:
- (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* (British Columbia) and a Housing Agreement entered into under section 483 of the *Local Government Act* (British Columbia);
  - (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 483 of the *Local Government Act*.

### **No Obligation to Enforce**

8. 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**

9. 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**

10. 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**

11. 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**

12. 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 waiver of any other breach of this Agreement.

#### **Interpretation**

13. 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 replace, 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**

14. The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

#### **Severance**

15. 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**

16. 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**

17. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

**Deed and Contract**

18. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by this Agreement, the Covenantor and the City have executed the *Land Title Act* (British Columbia) Form C or D, as the case may be, attached to and forming part of this Agreement.

**Schedule "B"**  
**Statutory Declaration**  
**CANADA**

PROVINCE OF BRITISH COLUMBIA  
IN THE MATTER OF A HOUSING AGREEMENT WITH  
THE CITY OF MAPLE RIDGE and ("Housing Agreement")

TO WIT:

I, MARCELLO DE COTIIS of VANCOUVER, British Columbia, do solemnly declare that:  
22292 122ND AVE, MAPLE RIDGE

1. I am the owner of 12159/1267 222<sup>ND</sup> ST (the "Multi-Family Development"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of securing Rental tenure in perpetuity.
3. All Dwelling Units in the Multi-Family Development shall only be used to provided rental accommodation and shall remain as rental accommodation in perpetuity.
4. All Dwelling Units 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.
5. No Dwelling Unit may be occupied except by an individual who occupies pursuant to a rental agreement.
6. I confirm that I will comply with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.
7. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the *Evidence Act* (British Columbia).
- 8.

DECLARED BEFORE ME at the City of Vancouver, British Columbia, this 14 day of July  
[Signature]  
A Commissioner for taking Affidavits for British Columbia

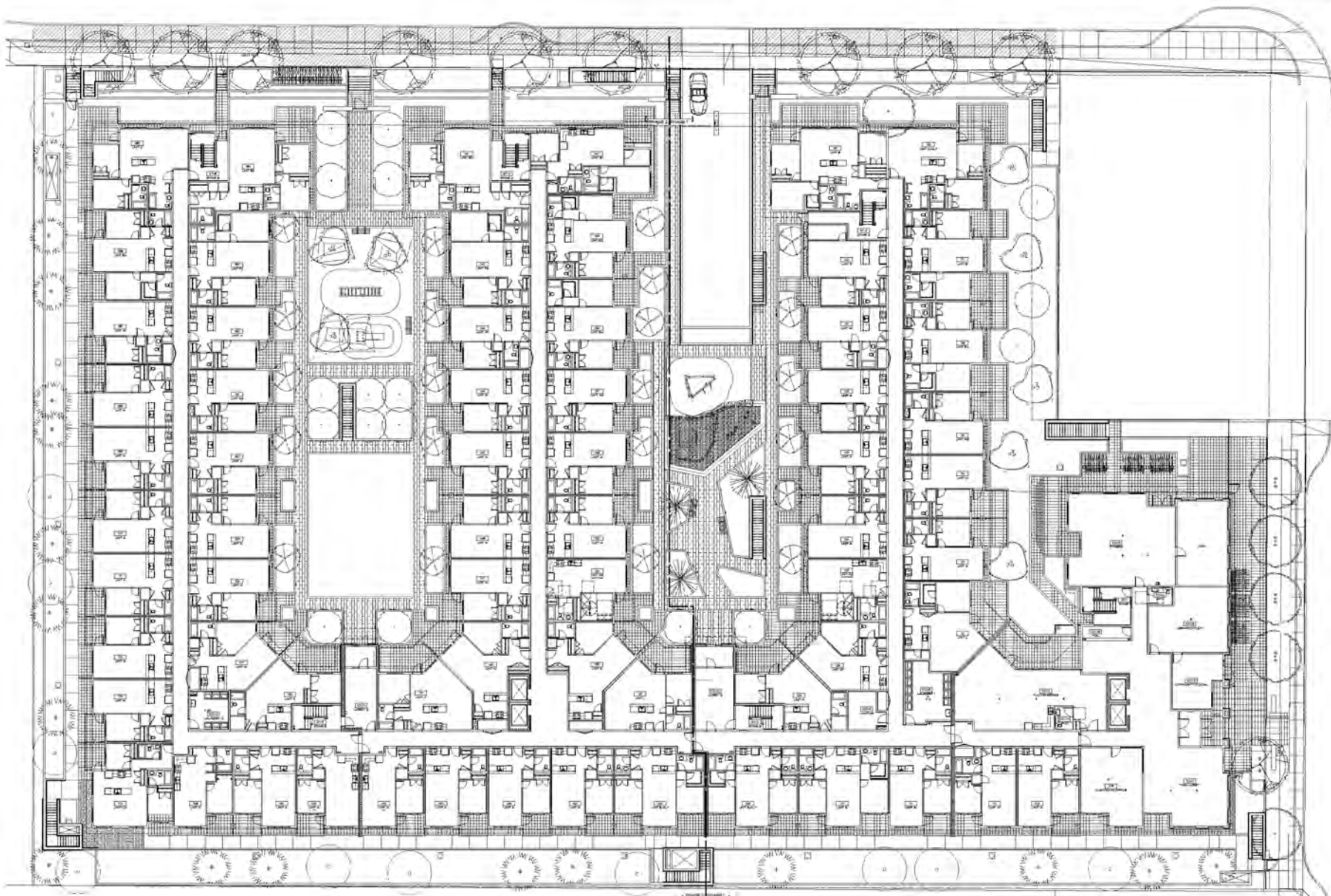
[Signature]  
MARCELLO S. DE COTIIS

**PATRICK BEECHINOR**  
Barrister & Solicitor  
**McCarthy Tétrault LLP**  
SUITE 2400 - 745 THURLOW STREET  
VANCOUVER, B.C. V6E 0C5  
DIRECT 604-643-7146

# APPENDIX E

CONSTRUCTION: THE PROPOSED BUILDING IS TO BE CONSTRUCTED AND FINISHED TO THE STANDARD OF THE CITY OF VANCOUVER. THE PROPOSED BUILDING IS TO BE CONSTRUCTED TO THE STANDARD OF THE CITY OF VANCOUVER. THE PROPOSED BUILDING IS TO BE CONSTRUCTED TO THE STANDARD OF THE CITY OF VANCOUVER.

NO.	DATE	DESCRIPTION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	ISSUED FOR PERMIT
3	10/10/10	ISSUED FOR PERMIT
4	10/10/10	ISSUED FOR PERMIT
5	10/10/10	ISSUED FOR PERMIT



**CICCOZZI**

205 - 1230 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V6J 3V3  
TEL: (604) 677-4343

**AMACON**

**SUNRISE  
APARTMENTS**

1230 AVE. E. 22ND ST  
VANCOUVER, B.C.

DATE	10/10/10
BY	AMACON
SCALE	AS SHOWN
SITE PLAN OVERALL	
PROJECT NO.	A1.00

**CITY OF MAPLE RIDGE  
BYLAW NO. 7382-2017**

**A Bylaw to authorize a municipal service to maintain enhanced landscape areas;  
to define the benefitting lands; and to establish that the cost of the municipal service shall  
be borne by the owners of real property within such defined area.**

---

**WHEREAS**, Council has been petitioned to provide a municipal service pursuant to Division 5, Section 210 of the *Community Charter* S.B.C. 2003, c.26 (the "Community Charter");

**AND WHEREAS** the Corporate Officer has certified that the petition received for the municipal services does constitute a sufficient and valid petition;

**AND WHEREAS** it is deemed expedient to proceed with the works;

**AND WHEREAS** the "Maple Ridge Local Area Service Policy", as amended, provides that the cost of providing a municipal service shall be recoverable from each of the existing parcels of land and all future lots created by subdivision of the parcels, specifically:

Lot A Section 22 Township 12 New Westminster District Plan EPP48590  
that will benefit from the service.

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

1. This Bylaw may be cited as "Fern Crescent Local Area Service Bylaw No. 7382-2017".
2. The contents of Schedules "A", "B" "C" and "D" attached hereto are hereby declared to be made an integral part of this Bylaw.
3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule "A".
4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule "B".
5. The Enhanced Landscape area planting plans "Bio-Swale Plan", drawings L-1 and L-2, by C.Kavolinas & Associates; are attached as Schedule "C".
6. The Stormwater Management engineering drawings: "Storm Water Management Plan" by WSP Canada Inc., are attached as Schedule "D".
7. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the 19<sup>th</sup> day of September, 2017.

**READ** a second time the 19<sup>th</sup> day of September, 2017.

**READ** a third time the 19<sup>th</sup> day of September, 2017.

**ADOPTED** the                      day of                      , 20

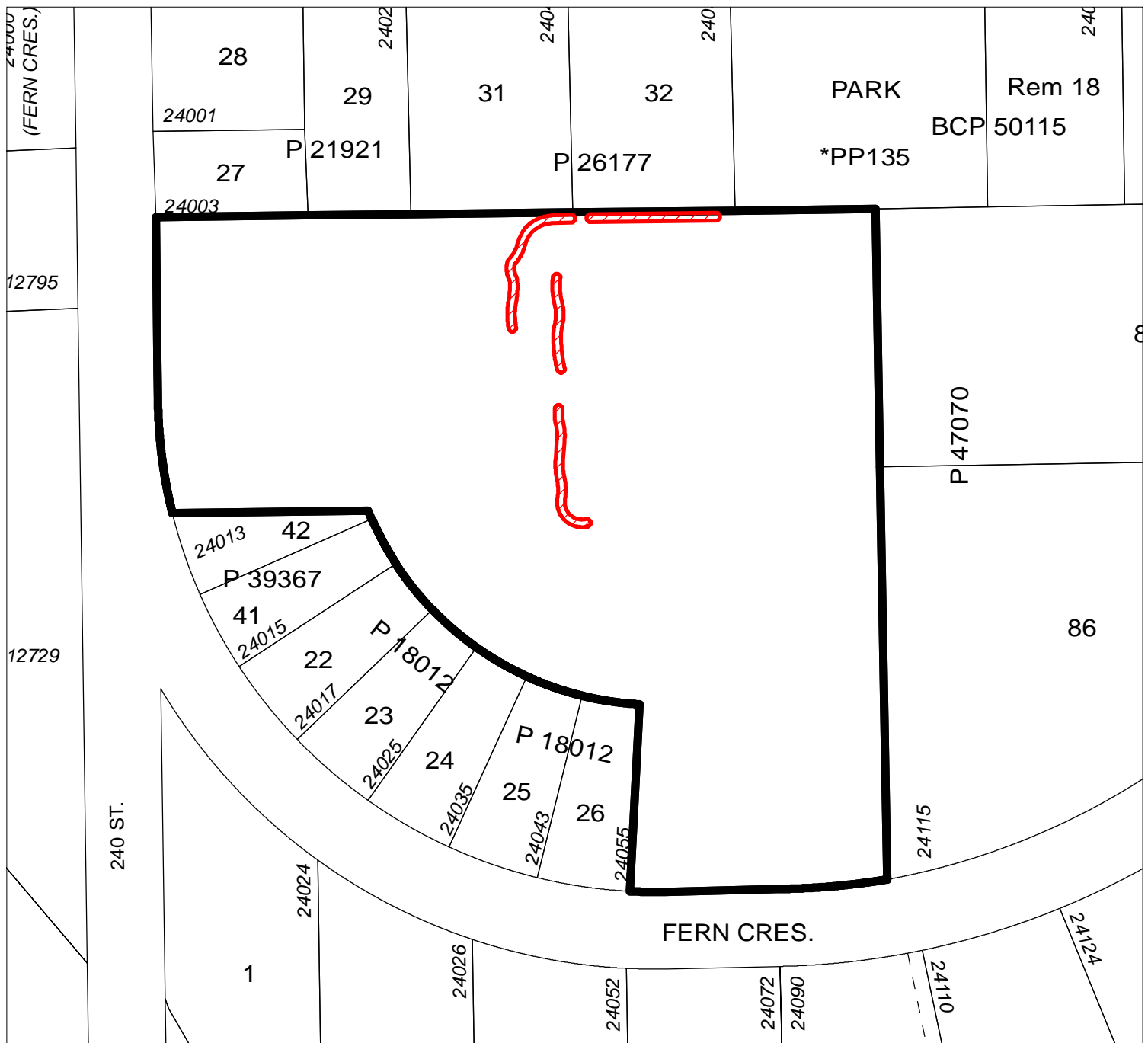
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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**1003**



# MAPLE RIDGE LOCAL AREA SERVICE BYLAW

Bylaw No. 7382-2017

 Enhanced Landscape Areas

 Original Lot Boundary



# "Schedule A"



SCALE 1:1,500



## **CITY OF MAPLE RIDGE**

### **LOCAL AREA SERVICE BYLAW NO. 7382 - 2017**

#### **SCHEDULE "B"**

##### **Class of Work:**

The establishment, maintenance and replacement of enhanced bioswales indicated by bold outline on Schedule "A" are to be maintained as per the attached recommended procedures and frequencies.

##### **Annual Charge:**

The Annual Charge is based on a per lot basis for each of the 34 lots created by the subdivision of:

Lot A Section 22 Township 12 New Westminster District Plan EPP48590

of \$88.24 starting in 2020.

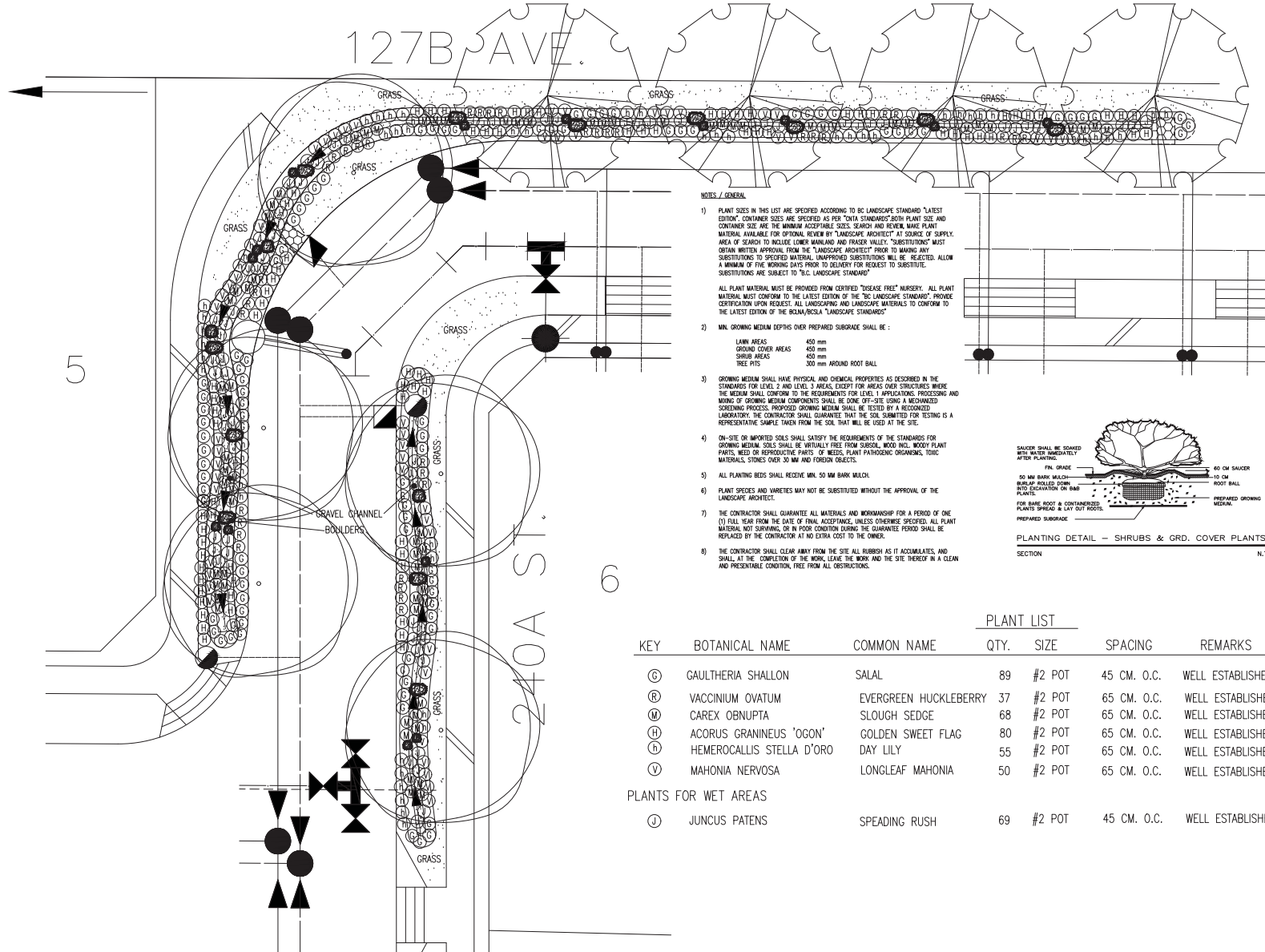
The charges established under this Bylaw shall be specifically charged against the parcels benefitting from the work, payable by a per lot basis levied year by year.

##### **The Annual Charge Adjustment:**

The annual charge will be reviewed each year by the Parks and Operations Departments, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year, as provided by Statistics Canada.



# Schedule "C"



		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
Ⓒ	GAULTHERIA SHALLON	SALAL	89	#2 POT	45 CM. O.C.	WELL ESTABLISHED
Ⓐ	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	37	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓜ	CAREX OBNUPTA	SLOUGH SEDGE	68	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓗ	ACORUS GRANINEUS 'OGON'	GOLDEN SWEET FLAG	80	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓓ	HEMEROCALLIS STELLA D'ORO	DAY LILY	55	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓥ	MAHONIA NERVOSA	LONGLEAF MAHONIA	50	#2 POT	65 CM. O.C.	WELL ESTABLISHED
PLANTS FOR WET AREAS						
ⓙ	JUNCUS PATENS	SPEADING RUSH	69	#2 POT	45 CM. O.C.	WELL ESTABLISHED

JUN/17	MAPLE RIDGE COMMENTS	1
DATE	REVISIONS	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.

BCSLA CSLA

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3C 3E8

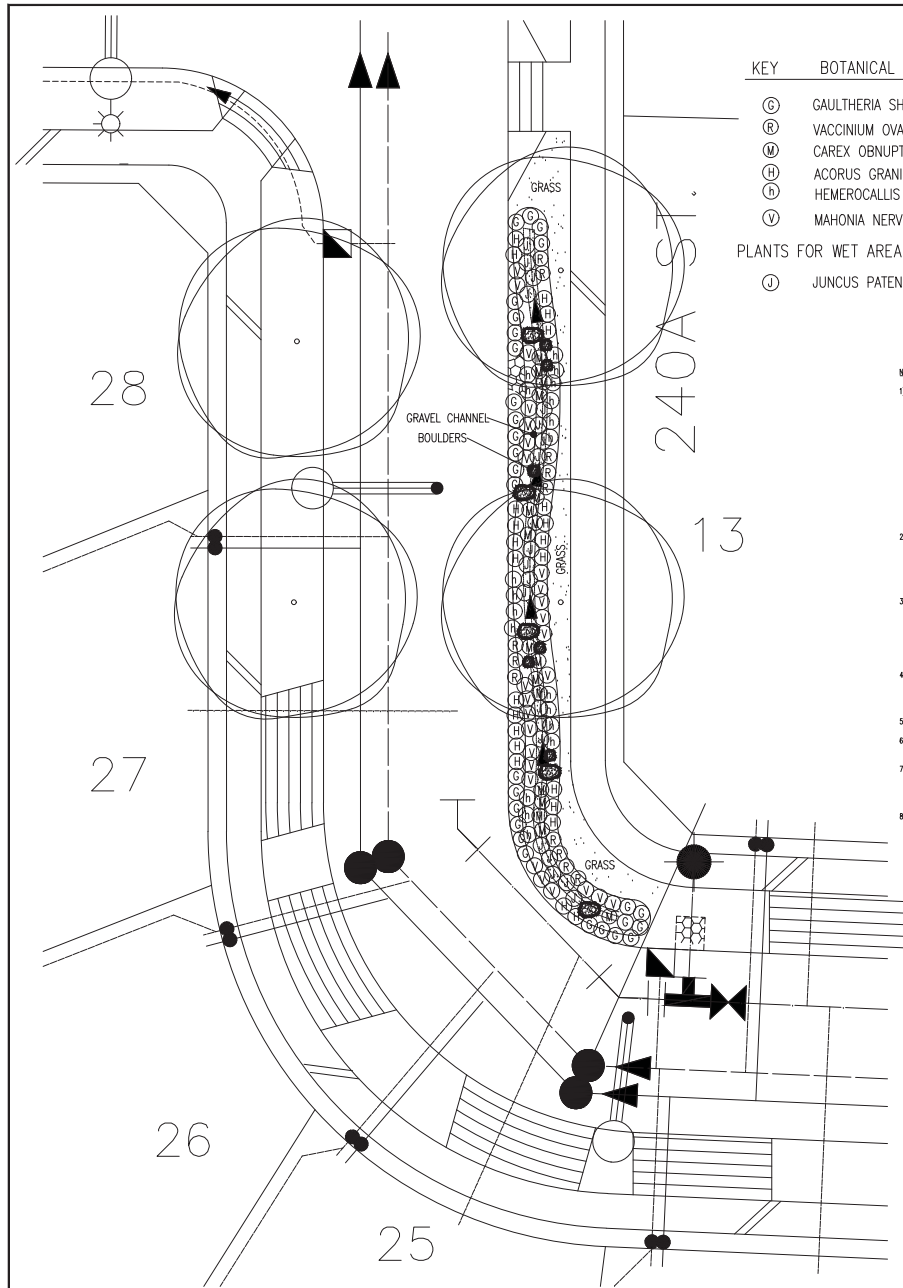
PHONE (604) 857-2376

CLIENT	EPIC HOMES c/o MR. DECLAN ROONEY WSP CANADA INC. 65 RICHMOND STREET NEW WESTMINSTER, B.C. V3L 5P5 604-525-4651
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TITLE	PLAN VIEW
BIO-SWALE PLAN 34 LOT RESIDENTIAL DEVELOPMENT	FERRY CRESCENT SILVER VALLEY NEIGHBOURHOOD MAPLE RIDGE, B.C.

SCALE 1:100	DATE OCT/16
DRAWN	CHK'D
ENL.	CHK'D
APPRO'D	48 BUILT

PRINTED	JOB No.
DRAWING No.	L-1 of 2

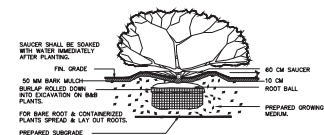


PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
Ⓒ	GAULTHERIA SHALLON	SALAL	28	#2 POT	45 CM. O.C.	WELL ESTABLISHED
Ⓓ	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	12	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓜ	CAREX OBNUPTA	SLOUGH SEDGE	17	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓗ	ACORUS GRANINEUS 'OGON'	GOLDEN SWEET FLAG	23	#2 POT	65 CM. O.C.	WELL ESTABLISHED
ⓗ	HEMEROCALLIS STELLA D'ORO	DAY LILY	19	#2 POT	65 CM. O.C.	WELL ESTABLISHED
Ⓥ	MAHONIA NERVOSA	LONGLEAF MAHONIA	26	#2 POT	65 CM. O.C.	WELL ESTABLISHED
PLANTS FOR WET AREAS						
ⓙ	JUNCUS PATENS	SPREADING RUSH	20	#2 POT	45 CM. O.C.	WELL ESTABLISHED

#### NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO B.C. LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "ONTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW WARE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE B.C./A.C.S.A. "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM GERMIN. WOOD MUL. WOOLY PLANT PARTS, WEED OR REPRODUCTIVE PARTS, OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANTING DETAIL — SHRUBS & GRD. COVER PLANTS  
SECTION N.T.S.



JUN/17	MAPLE RIDGE COMMENTS	1
DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2442 JONQUIL COURT  
ABBOTSFORD, B.C.  
V30 3E8  
PHONE (604) 857-2376

#### CLIENT

EPIC HOMES  
c/o MR. DECLAN ROONEY  
WSP CANADA INC.  
65 RICHMOND STREET  
NEW WESTMINSTER, B.C.  
V3L 5P5  
604-525-4651

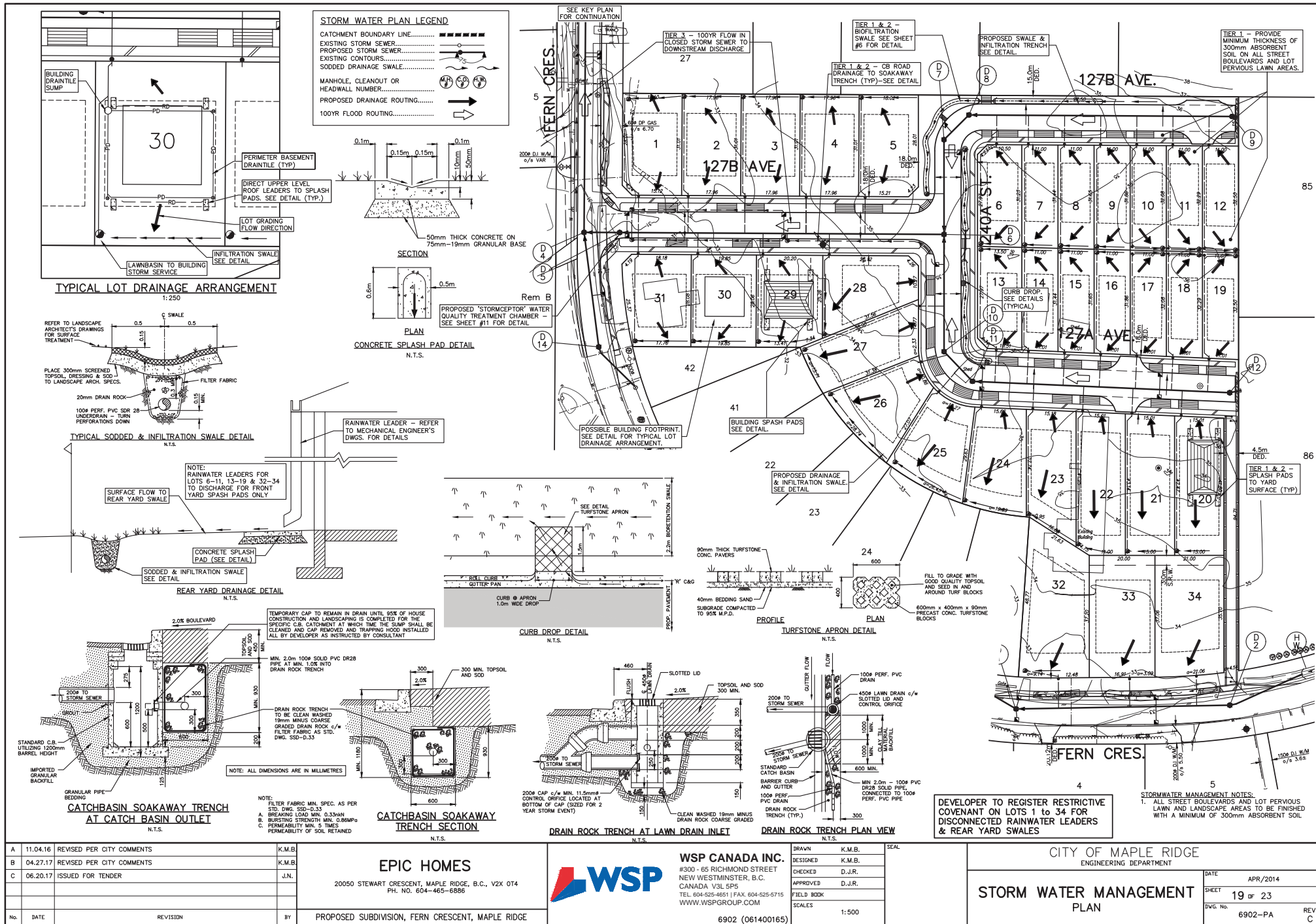
#### TITLE

PLAN VIEW  
BIO-SWALE PLAN  
34 LOT  
RESIDENTIAL DEVELOPMENT  
TERA CREEK  
SILVER VALLEY NEIGHBOURHOOD  
MAPLE RIDGE, B.C.

SCALE	1:100	DATE	OCT/16
DRAWN	CHW'S		
ENL.	CHW'S		
APPROV.	AS BUILT		

PRINTED	JOB No.
	DRAWING No.
	L-2 of 2

# Schedule "D"



**CITY OF MAPLE RIDGE  
BYLAW NO. 7368-2017**

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

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

**AND WHEREAS**, the Municipal Council deems it expedient to exempt certain land and improvements;

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

1. This Bylaw shall be cited for all purposes as "Maple Ridge Tax Exemption Bylaw No. 7368-2017".
2. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: Scout Properties (BC/Yukon) Ltd Folio: 05299-0100-0 Address: 27660 Dewdney Trunk Road	1,529,000	21,515	22,290	23,092
b) Owned By: Girl Guides of Canada Folio: 05322-0300-1 Address: 26521 Ferguson Avenue	898,500	12,643	13,098	13,570
c) Portion of Land and Improvements owned by the City of Maple Ridge Leased to: Ridge Meadows Seniors Society Folio: 52700-0001-0 Address: 12148 224 Street	3,897,000	44,094	45,681	47,326
d) Owned By: Fraternal Order of Eagles, Maple Ridge Aerie #2831 Folio: 73878-0300-6 Address: 23461 132 Avenue	751,100	10,569	10,949	11,344
e) Owned By: Ruskin Community Hall Folio: 94856-0000-8 Address: 28395 96 Avenue	474,500	6,451	6,917	7,166

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Region View Recreation Services (Public Golf Course) Folio: 21238-1001-1 Address: 20818 Golf Lane	2,266,900	30,344	31,436	32,568

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned by: City of Maple Ridge  Occupied by: Maple Ridge Search & Rescue Society Folio: 84120-0005-0 Address: 23598 105 Avenue	698,000	7,898	8,182	8,477

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Pitt Meadows Arts Council Folio: 31711-1000-0 Address: 11944 Haney Place	13,334,000	150,872	156,303	161,930
b) Owned By: Greater Vancouver Sewerage & Solid Waste Leased to: Ridge Meadows Recycling Society Folio: 84112-0001-0 Address: 10092 236 Street	1,557,000	17,617	18,251	18,908
c) Owned By: City of Maple Ridge Leased to: Katie's Place Folio: 84292-0100-0 Address: 10255 Jackson Road	240,600	2,722	2,820	2,922
d) Owned By: City of Maple Ridge Leased to: BC Society for the Prevention of Cruelty to Animals Folio: 84292-0257-0 Address: 10235 Jackson Road	3,014,000	34,103	35,331	36,602

6. That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship, be exempt from taxation:

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: Wildwood Fellowship Church Folio: 05071-0100-5 Address: 10810 272 Street	390,000	5,302	5,685	5,890
b) Owned By: Ridge Meadows Open Door Church Folio: 10622-0100-0 Address: 11391 Dartford Street	223,000	3,032	3,251	3,368
c) Owned By: BC Conference of Mennonite Brethren Churches Inc. Folio: 20762-0305-0 Address: 20450 Dewdney Trunk Road	4,830,000	65,666	70,411	72,946
d) Owned By: Christian and Missionary Alliance-Canadian Pacific District Folio: 20804-0401-1 Address: 20399 Dewdney Trunk Road	614,400	8,353	8,957	9,279
e) Owned By: St. Paul's Evangelical Lutheran Church of Haney BC Folio: 20861-0100-4 Address: 12145 Laity Street	562,600	7,649	8,202	8,497
f) Owned By: St. John the Divine Anglican Church Folio: 20920-0100-1 Address: 21299 River Road	568,900	7,734	8,293	8,592

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
g) Owned By: Generations Christian Fellowship and Colleen Findlay Foundation Folio: 21034-0000-8 Address: 11601 Laity Street	1,380,000	18,762	20,118	20,842
h) Owned By: Roman Catholic Archbishop of Vancouver Church Folio: 21140-0400-1 Address: 20285 Dewdney Trunk Road	876,000	11,910	12,770	13,230
i) Owned By: Christian Reformed Church of Maple Ridge BC Folio: 21142-3300-3 Address: 20245 Dewdney Trunk Road	569,000	7,736	8,295	8,593
j) Owned By: Burnett Fellowship Baptist Church Folio: 21190-0001-0 Address: 20639 123 Avenue	467,700	6,359	6,818	7,064
k) Owned By: Church of Jesus Christ of Latter-Day Saints in Canada Folio: 21255-0201-X Address: 11750 207 Street	604,300	8,216	8,809	9,127
l) Owned By: Maple Ridge East Congregation of Jehovah's Witnesses Folio: 21335-2200-2 Address: 11770 West Street	606,600	8,247	8,843	9,161
m) Owned By: Church of the Nazarene Folio: 41990-0000-8 Address: 21467 Dewdney Trunk Road	681,060	9,259	9,928	10,286
n) Owned By: High Way Church Folio: 42162-0000-X Address: 21746 Lougheed Highway	752,100	10,225	10,964	11,359
o) Owned By: Congregation of the Haney Presbyterian Church Folio: 42176-0000-8 Address: 11858 216 Street	844,100	11,476	12,305	12,748
p) Owned By: Trustees of the Congregation of the Golden Ears United Church Folio: 42249-0100-6 Address: 22165 Dewdney Trunk Road	2,334,200	31,735	34,028	35,253
q) Owned By: Maple Ridge Baptist Church Folio: 42331-0100-1 Address: 22155 Lougheed Highway	7,285,300	99,047	106,204	110,028
r) Owned By: Governing Council of the Salvation Army in Canada Folio: 42345-0200-0 Address: 22188 Lougheed Highway	461,600	6,276	6,729	6,971
s) Owned By: Roman Catholic Archbishop of Vancouver Folio: 52788-0000-8 Address: 22561 121 Avenue	231,100	3,142	3,369	3,490
t) Owned By: Trustees of Webster's Corners United Church Folio: 63029-0100-5 Address: 25102 Dewdney Trunk Road	410,000	5,574	5,977	6,192
u) Owned By: Parish of St. George (Maple Ridge) Folio: 63157-2001-1 Address: 23500 Dewdney Trunk Road	508,100	6,908	7,407	7,674
v) Owned By: Christian Life Assembly Folio: 63163-2300-2 Address: 11756 232 Street	1,010,000	13,731	14,724	15,254

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
w) Owned By: Lord Bishop of New Westminster Folio: 94720-0001-0 Address: 27123 River Road	619,200	8,418	9,027	9,352
x) Owned By: Foursquare Gospel Church of Canada Folio: 94803-0100-3 Address: 28304 96 Avenue	412,000	5,601	6,006	6,222
y) Owned By: Apostles of Infinite Love, Canada Folio: 94906-0000-3 Address: 27289 96 Avenue	348,000	4,731	5,073	5,256

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: 664589 BC Ltd Leased By: NorthRidge Church Folio: 63220-0000-0 Address: 22899 Dewdney Trunk Road	927,600	12,611	13,053	13,522

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (St. Andrew's United Church) Folio: 31428-0000-1 Address: 22279 116 Avenue	252,000	2,851	2,954	3,060
b) Owned By: Prince David Temple Society (Masonic Lodge) Folio: 31429-0100-0 Address: 22272 116 Avenue	485,700	6,603	6,834	7,080
c) Owned By: City of Maple Ridge Leased to: Fraser Information Society (Old Japanese School House) Folio: 31492-0000-3 Address: 11739 223 Street	456,700	5,167	5,354	5,546
d) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney House) Folio: 31790-0000-4 Address: 11612 224 Street	648,000	2,241	2,322	2,405
e) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House) Folio: 31962-0502-3 Address: 22520 116 Avenue	721,000	8,158	8,452	8,756

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

	2017 Exempt Assessed Value	Estimated 2018 Exemption	Estimated 2019 Exemption	Estimated 2020 Exemption
a) Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation Folio: 84120-0002-0 Address: 23448 105 Avenue	4,450,000	48,648	50,351	52,164
b) Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation Folio: 84120-0004-0 Address: 23588 105 Avenue	2,840,000	31,047	32,134	33,291

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

10. The exemptions from taxation are for the year 2018.
11. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME the 12th day of September, 2017.

READ a SECOND TIME the 12th day of September, 2017.

READ a THIRD TIME the 12th day of September, 2017.

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER



1100 *Reports and Recommendations*

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-124-RZ  
**MEETING:** Council  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7343-2017  
12516, 12555, 12599 240 Street, and 12511 241 Street

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) in compliance with the existing Estate Suburban land use designation. This proposal is to create a 31 lot subdivision and a 1.2 hectare (3 acre) park dedication on a site area of 8.19 hectares (20 acres). Through density bonus provisions and a text amendment to the RS-2 Zone, this application proposes smaller lot sizes than permitted under RS-2 Zoning (see Appendix C). The minimum parcel size in the RS-2 Suburban Residential Zone is 0.4 hectares (1 acre). Proposed lot sizes average 0.12 hectares (one third of an acre).

As the subject properties are within the Fraser Sewer Area, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. For this application, the justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes. An environmental assessment of the qualitative value of these areas proposed for dedication has been prepared by a qualified professional.

The issue of increased densities on qualifying properties in the Estate Suburban designation<sup>1</sup> has been discussed by Council for some time. On September 5, 2017, a report was presented to Council identifying feasible subdivision potential and the impacts to build out. The report also noted that the recently adopted Tree Bylaw provided tree protection measures that could outweigh advantages associated with density bonus measures for this purpose. In response to this report, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged (i.e. retaining the minimum lot size at 0.4 hectare (1 acre) for subdivision purposes). The Council resolution is as follows:

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

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<sup>1</sup> Council has the jurisdiction to increase residential densities on Estate Suburban properties that are designated Urban in the Regional Growth Strategy of Metro Vancouver. This regional designation roughly pertains to Estate Suburban properties west of the 244<sup>th</sup> Street alignment, south of the Silver Valley area. All other Estate Suburban parcels are designated rural and could only be subdivided with minimum parcel sizes of 0.4 hectares (1 acre), although some are currently legal non-conforming urban lots.

Based on the above Council resolution, the base density for both of these designations will remain at 0.4 hectare (1 acre) lots. Although there was not support for density changes, the Official Community Plan has a policy framework (outlined in Policy 2-9) for density bonus measures to increase residential density where community benefits may be realized. This policy framework gives Council discretion to consider density bonus options on a case by case basis, where there is an opportunity to protect a unique environmental feature.

The applicant has committed to dedicating developable area for park acquisition, and to working with the Parks and Facilities Department to developing park land adjacent to the South Alouette River. A previous application (2014-013-RZ) had proposed residential development on this portion of the site. A number of Silver Valley residents expressed concern with the proposal on this basis. The applicant has responded to these concerns by removing residential uses on the north side and instead proposing a 1.2 hectare (3 acre) waterfront park at this location. In their consideration of this application Council has the discretion and responsibility to consider if the proposed community benefit is sufficient to justify the increased density. The community benefits to be realized with this proposal will be discussed further in this report.

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

This development proposal would be subject to the provisions of the Community Amenity Contribution program, which for single family housing, amounts to \$5100.00 per lot created.

#### **RECOMMENDATIONS:**

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

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

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

That Zone Amending Bylaw No. 7343-2017 be given first reading; and

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

#### **DISCUSSION:**

##### **a) Background Context:**

Applicant:

Don Bowins

Legal Description: Lot: A, Section: 21, Township: 12, Plan: NWP9912, Lot: A, Section: 21, Township: 12, Plan: NWP9912, Lot: 2, Section: 22, Township: 12, Plan: LMP22485, Lot: A, Section: 22, Township: 12, Plan: LMP9379

OCP:

Existing: Estate Suburban Residential

Proposed: Estate Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential)

Proposed: RS-2 (One Family Suburban Residential) with density bonus provisions to reduce parcel size.

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban Residential
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential

Existing Use of Properties: Rural Residential

Proposed Use of Property: Estate Suburban Residential

Site Area: 8.35 Ha (20.6 acres)

Access: 240 and 241 Street

Servicing requirement: Urban Standard

**b) Background**

There have been 3 recent and 1 concurrent rezoning applications with reduced lot sizes for properties in the Estate Suburban Designation (attached as Appendix E), as follows:

- Application 2014-061-RZ, for the property at 24205 Alouette Road, proposed a total of 24 RS-1c sized lots (1200 m<sup>2</sup>) and 16 RS-1 sized lots (668 m<sup>2</sup>). This application did not propose any additional amenity contribution or park dedication and was denied by Council.
- Application 2014-013-RZ, for the properties at 23895 124 Avenue, and 12507, 12469, 12555, and 12599 240 Street, proposed a 166 unit modular home development. Council recognized the proposal could provide a unique form of accessible and affordable housing, and deferred the application to allow the applicant an opportunity to refine the proposal. (this application was subsequently withdrawn. The current application includes some the subject properties.)

- Application 2014-054-RZ (23598 & 23627 Dogwood), which proposed to protect significant stands of trees with park dedication, was ultimately supported by Council, although a few refinements to the original proposal were made.
- In addition to the above, concurrent Application 2017-184-RZ (23585 Dogwood) proposes the protection of significant trees with park dedication as an extension of the above noted Dogwood application.

**c) Site Characteristics:**

The four subject properties are located to the south of the Silver Valley Horse Hamlet in the vicinity of 240 Street, Fern Crescent, and 124 Avenue. The South Alouette River bisects two of the properties, with the greater portion of the lands located south of the South Alouette River. A number of watercourses are located on or adjacent to the subject properties including Latimer Creek and two indefinite watercourses. As a result, the site offers pockets of potentially developable areas that are bounded by environmentally sensitive areas. Roughly, 86% of the site is located within floodplain. A hydrological study has been prepared to review the potential for construction in the floodplain. The implications of this work are discussed further in this report. Steep slopes define the site along its east and southern boundaries.

Three of the four subject properties are currently accessed via 240 Street, constructed to a gravel road standard on the south side of the river. The fourth property is accessed from 241 Street. The 240<sup>th</sup> unconstructed road right of way is earmarked in the Major Corridor Network Plan for a possible future bridge connection to Silver Valley. Details are discussed further in this report.

**d) Project Description:**

This project proposes a bareland strata of 1 fee simple remainder lot and 30 bareland strata lots averaging 0.12 hectare (one third acre) in size. A developable portion of the site comprising 1.2 hectares (3.0 acres) north of the South Alouette River will be dedicated as parkland. An evaluation of the environmental attributes of this dedicated area compared with the Dogwood application has been prepared by a qualified professional and submitted in support of this application. Based on the applicant's development statistics, over 50% of the site will be dedicated as conservation. A combination of dedication and restrictive covenants are proposed to protect environmentally sensitive areas. A detailed site plan is attached as Appendix D.

In order to realize this development, significant servicing upgrades are required to bring sewer and water to the site. Servicing requirements and the infrastructure required to provide them will be assessed by the Engineering Department as this application progresses.

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.

## e) Planning Analysis:

### Official Community Plan:

The development site is located outside the urban area boundary and is currently designated Estate Suburban. An OCP amendment will be required to re-designate portions of the site to conservation (possibly forest) to reflect the park dedication and the environmentally sensitive portions of the site.

Policy 3-14 of the Official Community Plan states that “Urban level residential densities will not be supported in areas designated Estate Suburban Residential”. This policy direction was reaffirmed with the September 5, 2017 Council resolution noted earlier in this report. These properties are designated Urban in the Regional Growth Strategy of Metro Vancouver, and Council therefore has significant freedom in designating land uses and residential densities for these properties.

The Estate Suburban designation is characterized generally by lots of 0.4 hectare (1 acre) in size. Based on a lot area of 6.8 hectares (17.2 acres), in a bareland strata format which combines both developable and protected areas (by a restrictive covenant), a maximum of up to 17 lots could be created under the RS-2 Suburban Residential Zone for this development site. However, these lots would be dispersed across the site and north of the Alouette River.

Policy 2-9 of the Official Community Plan provides a density bonus mechanism to support higher density, as follows:

*Community Amenity Contributions and density bonuses may also be considered at Council’s discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule “A” and/or Schedule “B”, to help provide a variety of amenities and facilities throughout the municipality.*

Council’s September 5, 2017 resolution, quoted earlier, clarifies the direction for reviewing applications in the Estate Suburban designation. Within this context, the Dogwood application 2014-054-RZ, Dogwood Avenue and 232<sup>nd</sup> Street, provided an example for using density bonus measures for the exchange of density for community benefits in the Estate Suburban designation. This application was accompanied by a rationale for supporting higher density (1200 square metre lots instead of 4000 square metre lots) due to the dedication of developable area that included 100 metres of riverfront and significant stands of trees<sup>2</sup>. Based on OCP Policy 2-9, amenity contributions that could be considered for this purpose might include:

1. Dedication of additional lands for park purposes;
2. Clustering of residential development to minimize pervious surfaces, retain rural atmosphere, or offer better connectivity through subdivision design;
3. Additional contributions for amenity purposes, which could include park improvements.

Average proposed lot sizes for this bare land strata are 1200 square metres (13,000 square feet) each, which is significantly larger than most urban subdivisions in the community, and consistent with the Dogwood proposal. The density calculation based on developable area is slightly higher than Dogwood. However, the overall green space of this proposal will be 56% of the site compared with Dogwood at 38%.

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<sup>2</sup> Since approval of the Dogwood application, the adoption of the Tree Cutting Bylaw has provided greater tree protection measures, which could affect the justification for density bonus provisions for tree protection purposes.

The usual process for permitting density bonus options is to reduce the parcel size to meet the minimum requirements of a specific zone, in exchange for amenities. For instance, the Albion Area Plan allows the creation of more compact R-1 lots (371 square metres) on parcels that are designated for RS-1b as a minimum parcel size (557 square meters). In this example, the properties retain their RS-1b zoning, but the parcel size is reduced.

The subject property is not in an area where density bonus provisions are specified in the Zoning Bylaw or in the Official Community Plan. For this reason, Council must assess whether the amenities provided and the density proposed are appropriate, and supportable. Portions of the site in the riparian protection area will be designated conservation as ground truthing occurs. The proposed park could be designated as park, or forest, depending on the site context. An additional amendment could be to Appendix C of the Official Community Plan. This section provides the zoning matrix, which aligns specific zones with land use designations. The purpose of the Appendix C amendment will be to clarify that when a density bonus is granted pursuant to OCP policy 2-9 that increased densities will be regulated in the Zoning Bylaw and no OCP amendments to achieve smaller lot sizes would be required. These proposed OCP amendments will be clarified further prior to second reading.

#### **Proposed Major Corridor Network Plan:**

Figure 4 of the Official Community Plan shows a bridge connection along 240<sup>th</sup> Street linking Silver Valley with the larger urban area to its south. The Engineering Department confirms while there may be other possibilities for a north-south connector, the 240<sup>th</sup> link remains a priority. At this location, the required link would include a bridge between the subject properties along the existing 240<sup>th</sup> right of way.

The applicant has responded with this possibility by aligning all adjacent lot frontages away from the corridor to mitigate potential impacts a bridge would have on the residents in the future. A further measure to ensure resident awareness of this possibility could be the installation of signage noting that a bridge could be located on the site in the future. The proposed layout is attached as Appendix D.

#### **Zoning Bylaw:**

The current application proposes to rezone the properties located at 12511 241 Street, 12555, 12599, and 12516 240 Street from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit 30 bareland strata and 1 fee simple lot. The minimum lot size for the current RS-3 zone is 8000 m<sup>2</sup>, and the minimum lot size for the proposed RS- 2 zone is 4000m<sup>2</sup>.

A site specific text amendment will be required to the RS-2 zone in order to permit a subdivision with higher density than permitted under zoning. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Community Benefits.**

To be considered for increased residential density, the applicant will need to provide justification for a density bonus. Towards this end, the applicant has provided works by qualified professionals in support of this application. The proposed benefits relate to park development and protection of environmental assets, as outlined below.

#### **Park Development.**

The attached site plan (Appendix D) includes a new park on the lands north of the South Alouette River. This portion of the site is already used informally as a park, with the users parking along Fern

Crescent to access the Alouette River. The proposed park would improve recreational opportunities near the Horse Hamlet of the Silver Valley area, expanding on existing facilities that include Maple Ridge Park, Cross's Cabins and Davison's Pool (Hot Rocks). The applicant seeks to collaborate with the Parks and Facilities Department to develop this portion of the site, with amenities that could include:

- a pedestrian crossing over the South Alouette River (if feasible),
- a covered pavilion with Barbecue facilities,
- playground equipment, and
- on-site parking with access developed along 240<sup>th</sup> Street.

The monetary value of this proposed park and improvements would need to be professionally appraised. It should be noted that a waterfront parcel will have a relatively high value.

#### **Environmental benefits.**

An evaluation of the environmental values of the dedicated areas was provided by Letts Environmental Consultants. As demonstrated in the table below, the report findings indicate that these values compare favorably with the Dogwood example.

**Table 1:** Percentage and areas of property designated for protection for each development site

	240th Street Development		Dogwood Development	
	% of property designated for protection	Area in hectares	% of property designated for protection	Area in hectares
ESA	21.0	1.69	6.4	0.21
Park Offered	14.8	1.21	20.0	0.66
Tree Covenant	4.9	0.40	6.7	0.22
Parkette	0.0	0	5.1	0.17
Common BSL Lands	15.6	1.28	0.0	0
<b>Total Protected Area</b>	<b>56.3</b>	<b>4.58</b>	<b>38.2</b>	<b>1.26</b>

The report findings also point to the values of the retention of undisturbed and restored riparian habitats and wildlife corridors provided by this proposal. In general, the stands of significant trees on the site are located in environmentally sensitive areas and would therefore be protected as conservation lands. For this reason, the Tree Cutting Bylaw likely would offer little advantage in protecting additional trees. However, more detailed assessment of this matter would need to be provided.

A hydrological study prepared by Northwest Hydraulics Consultants evaluated flood construction levels and the potential impacts of floodproofing measures (bringing in fill) that this proposal might have on adjacent development. There appears to be little impact of increased flood risk on neighbouring properties, and filling up to 1 metre would achieve a minimum flood elevation for the proposal. The report findings also recommend that additional research is carried out, and this will be required as this application proceeds to second reading.

#### **Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. In addition, pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:



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

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

#### **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.

#### **f) Interdepartmental Implications:**

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

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

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

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

#### **g) 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.

#### **h) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G); and

## 5. A Subdivision Application.

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

### CONCLUSION:

It is expected that once complete information is received, Zone Amending Bylaw No. 7343-2017 will be amended and an OCP Amendment to adjust the Conservation boundary may be required. In addition, as noted earlier, an OCP text amendment to the Zoning Matrix may be required to recognize reduced lot sizes in the Estate Suburban designation where density bonus measures are permitted.

This application is to create a subdivision of 30 bare land strata and 1 fee simple lot. Additional amenity contributions are proposed with the dedication and development of a waterfront park in exchange for reduced lot sizes. The Official Community Plan allows for density bonus provisions to be used for this purpose, but there is no prescribed formula for allowing density bonus provisions at the site location. For this reason, Council will need to assess whether the density is appropriate and if the community benefit of the park dedication is sufficient to warrant the increased density.

If satisfied that the proposal is justified, Council may wish to grant first reading. Otherwise, Council may wish to defer the application to give the applicant the opportunity for revisions. Council also has the option to deny the application.

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

"Original signed by Diana Hall"

---

**Prepared by:** Diana Hall, M.A., MCIP, RPP  
Planner 2

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Paul Gill"

---

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

The following appendices are attached hereto:

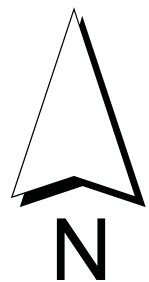
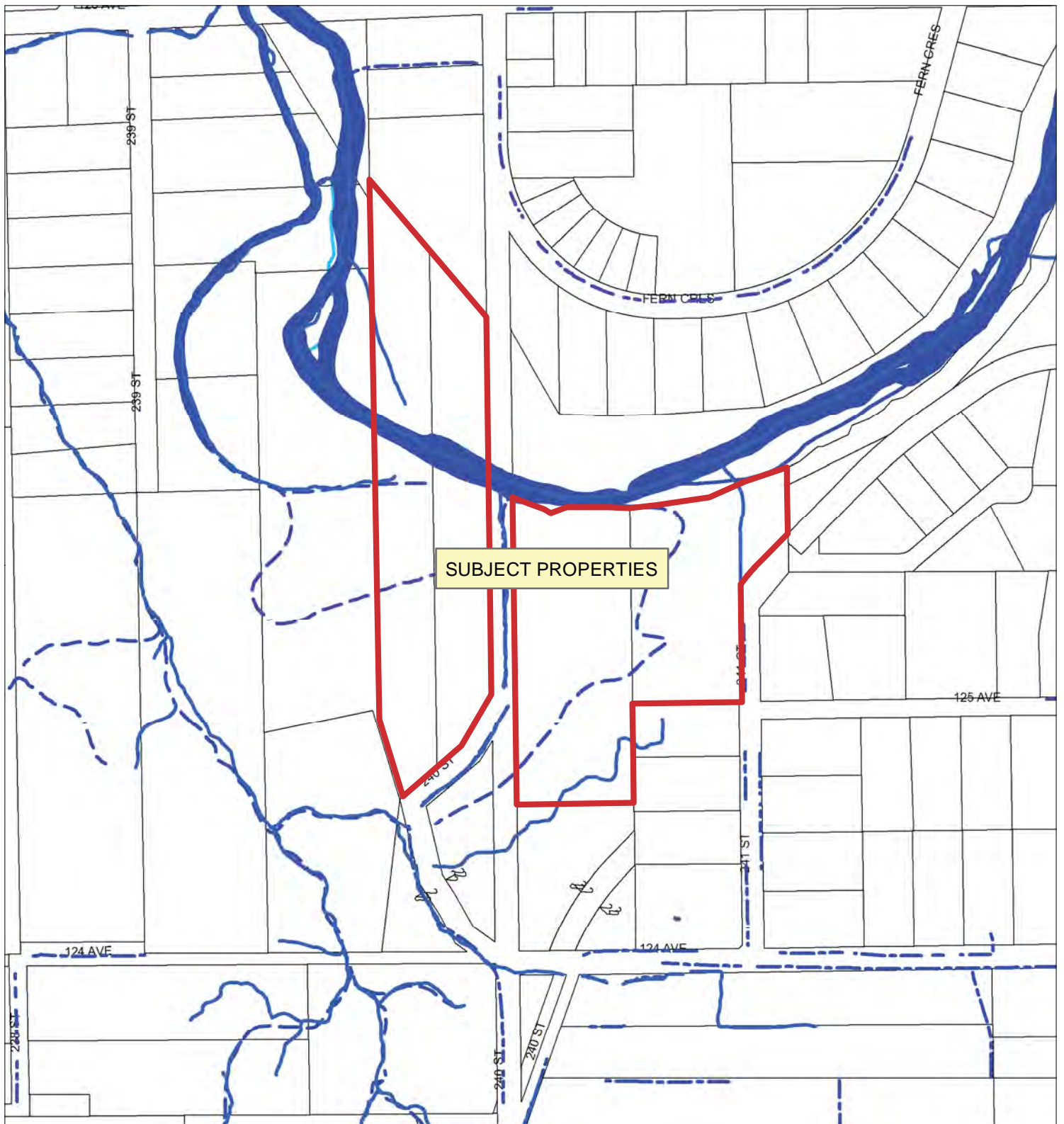
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7343-2017

Appendix D – Proposed Site Plan

Appendix E – Previous Application Subject Maps.



Scale: 1:4,500

## Legend

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

12516/12555/12599 240 ST  
12511 241 ST

ENGINEERING DEPARTMENT

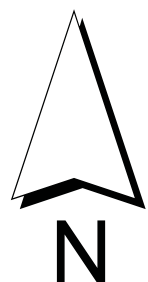
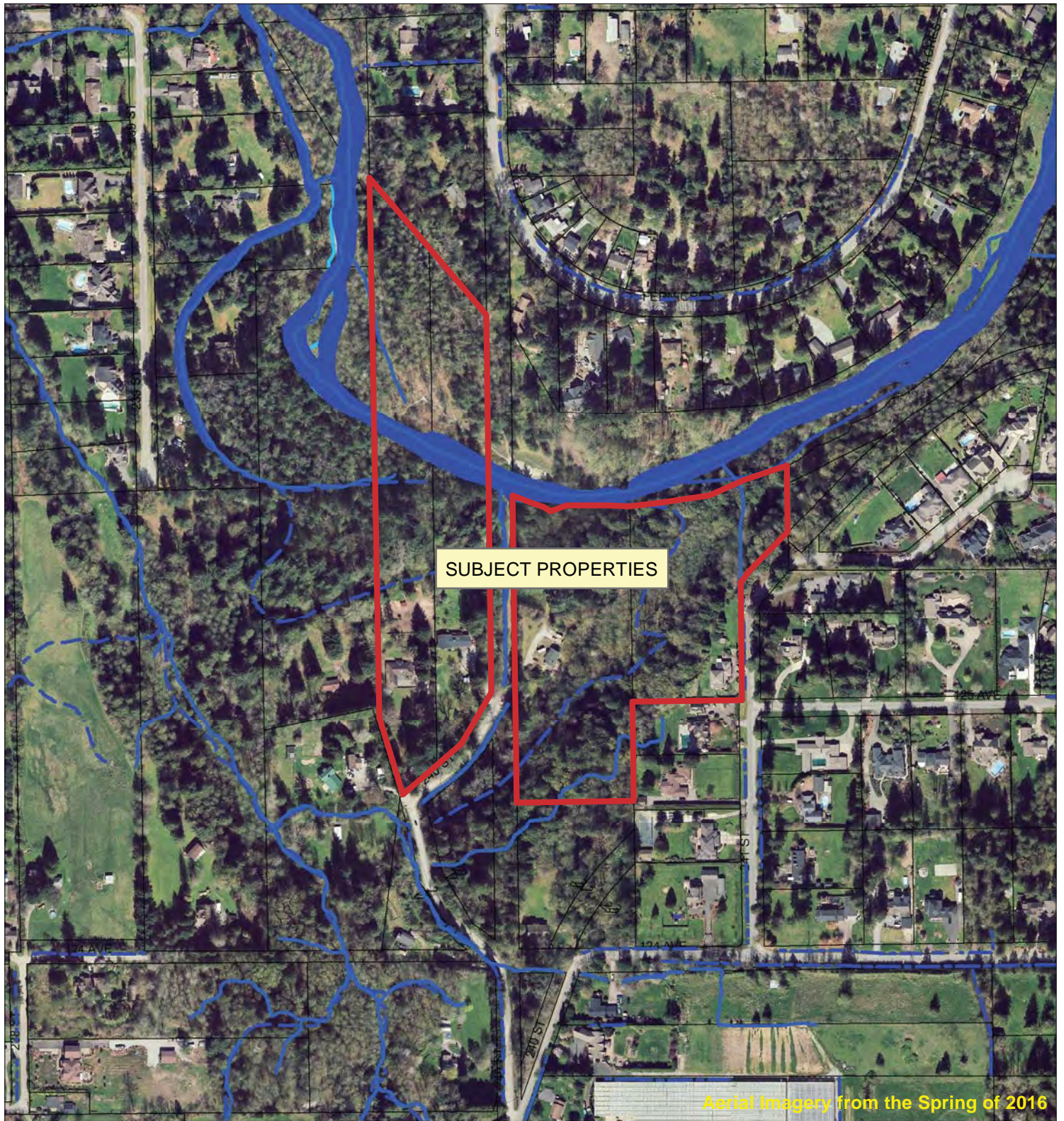


[mapleridge.ca](http://mapleridge.ca)

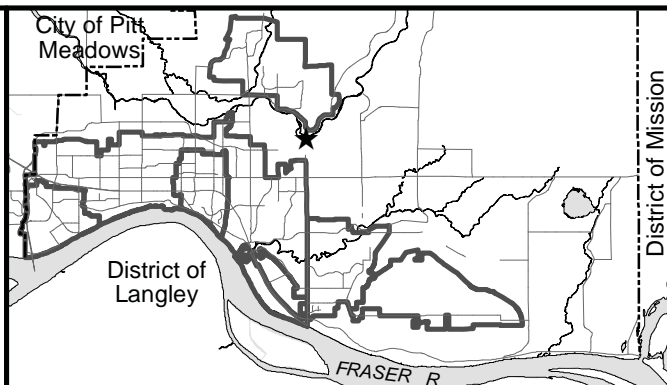
FILE: 2017-124-RZ  
DATE: Mar 31, 2017

BY: LM





Scale: 1:4,500



12516/12555/12599 240 ST  
12511 241 ST

ENGINEERING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-124-RZ  
DATE: Mar 31, 2017

BY: LM



## CITY OF MAPLE RIDGE BYLAW NO. 7343-2017

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. 7343-2017."

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

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 1715 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-2 (One Family Suburban Residential).

3. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

"(19) DENSITY BONUS REGULATIONS

(a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

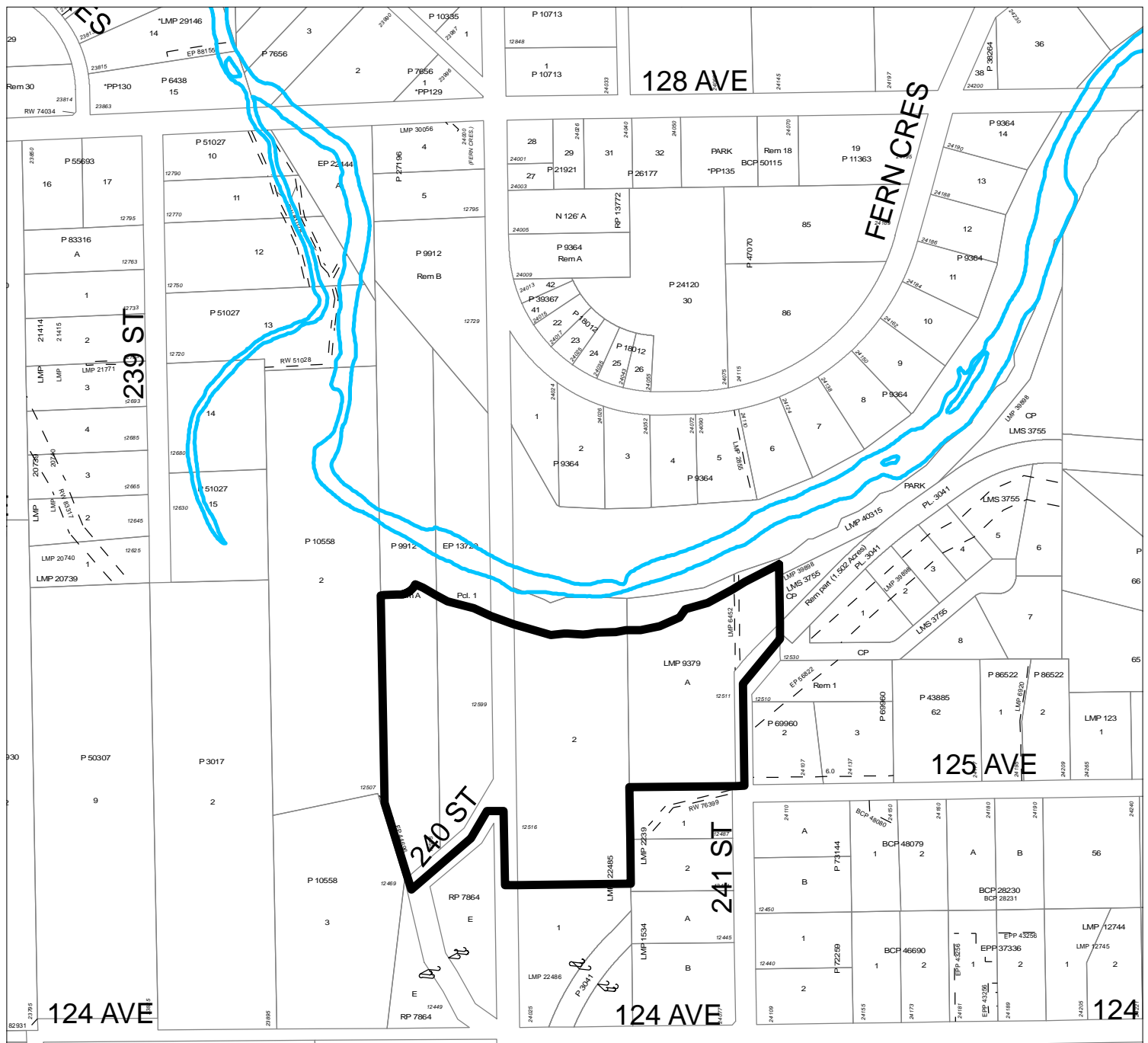
Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

Provided that in addition to park land dedication required by Local Government Act Section 510, the owner dedicates park land for the purpose of protection of environmentally sensitive lands and recreational purposes.

- READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
- READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
- PUBLIC HEARING** held the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
- READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_
- ADOPTED**, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7343-2017

Map No. 1715

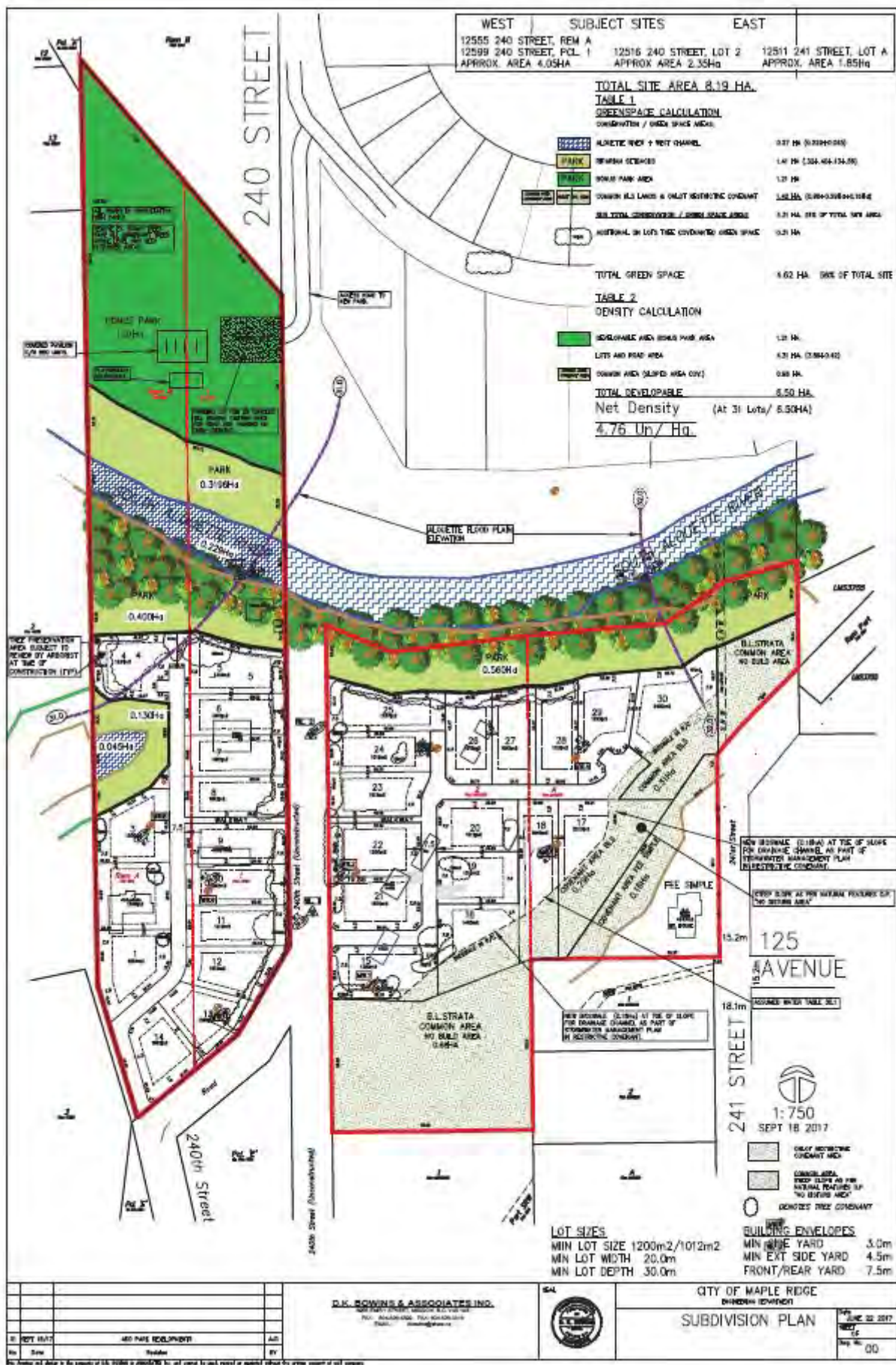
From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



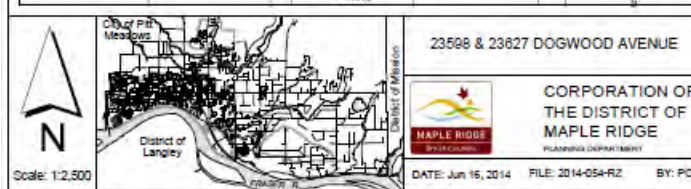
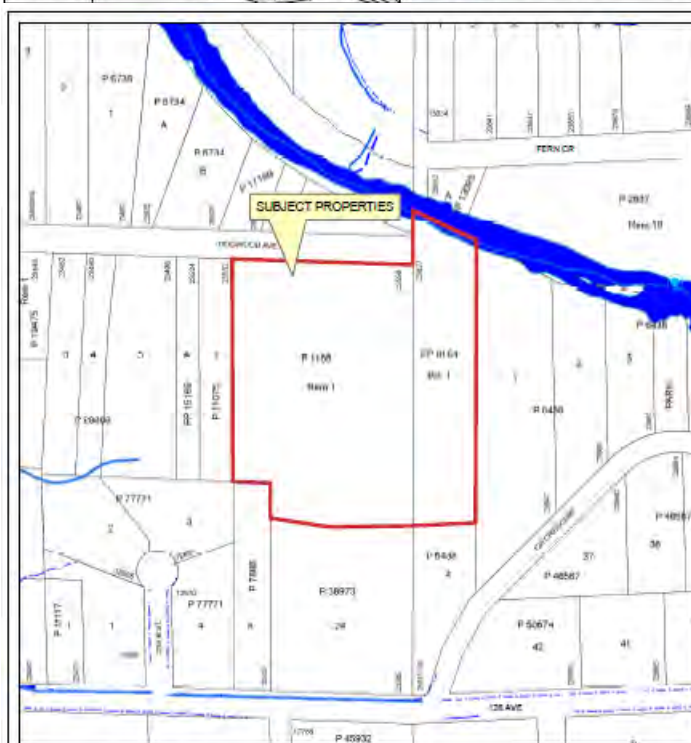
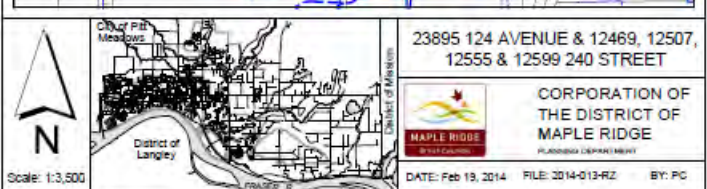
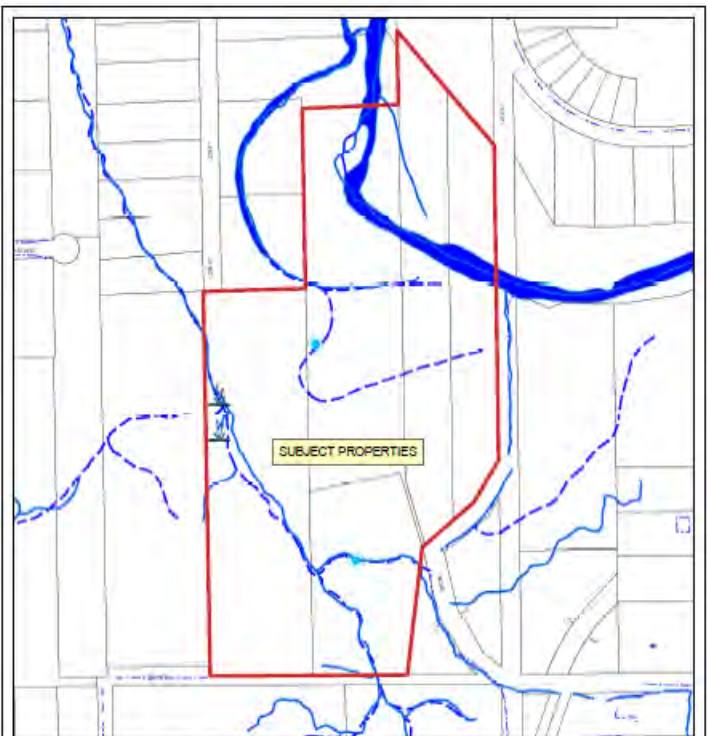
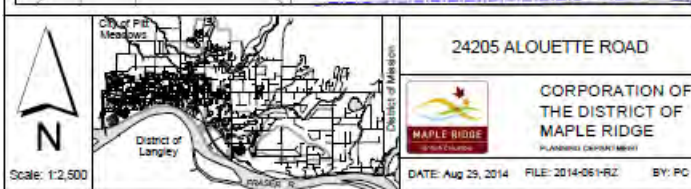
SCALE 1:5,000

## APPENDIX D





# APPENDIX E



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



**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. 7390-2017  
23953 Fern Crescent

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-140-RZ  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to allow a subdivision of four single family lots. An Official Community Plan (OCP) amendment application to adjust conservation boundaries may be required to achieve watercourse setbacks and accommodate the final subdivision layout.

As per Council Policy 6.31, a Community Amenity Contribution charge of approximately \$20,400 applies to the proposed development (\$5,100 per single family lot).

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

**RECOMMENDATIONS:**

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

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

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

That Zone Amending Bylaw No. 7390-2017 be given first reading; and

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

## DISCUSSION:

### a) Background Context:

Applicant:	D.K. Bowins & Associates Inc., Don Bowins
Legal Description:	Lot 47, Section 28, Township 12, NWP63118
OCP:	
Existing:	RLOW (Low Density Urban), CONSRV (Conservation)
Proposed:	No change
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Conservation and Medium Density Residential
South:	Use: Single Family Residential Zone: RS-2 Designation: Estate Suburban Residential
East:	Use: Single Family Residential and road right of way Zone: RS-2 Designation: Low Density Urban and Conservation
West:	Use: Single Family Residential Zone: RS-2 Designation: Low Density Urban and Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.513 ha (1.27 acres)
Access:	Sheldrake Court
Servicing requirement:	Urban Standard

### b) Site Characteristics:

The subject property, located at 23953 Fern Crescent, is a rectangular shaped lot 5,130 m<sup>2</sup> (1.27 acres) in size in the Horse Hamlet of the Silver Valley Area (see Appendix A). It is located at the corner of Fern Crescent, an arterial road and principal access for Golden Ears Provincial Park, and Sheldrake Court, a short cul-de-sac. The subject property contains a single family dwelling, and is surrounded by single family dwellings on similarly large sized lots (see Appendix B). The topography of the site is flat, and is covered by some trees and grass. Hennipen Creek, a fish bearing stream, crosses the northeast portion of the subject property while a stormwater ditch runs along its northwestern edge along Sheldrake Court.

**c) Project Description:**

The current applicant proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to accommodate the subdivision and construction of approximately four single family dwellings. The proposed preliminary subdivision sketch (see Appendix D) shows that the lots front onto Sheldrake Court.

As part of this rezoning application, road dedication of 6.9 m and corner truncation is required from the subject property's Fern Crescent frontage, 1.0 m is required from the Sheldrake Court frontage, and parkland dedication to protect Hennipen Creek is required on the northeast portion of the lot. Furthermore, a lane built to the Silver Valley Road Standard (6.0 m wide) may be required through the subject property to allow access for the neighbouring property to the southeast (23979 Fern Crescent) if the latter is redeveloped one day. Access to the neighbouring property would need to come from the lane rather than Fern Crescent, as the latter is an arterial road and future driveway access would not be allowed.

The proposed preliminary subdivision plan currently takes these dedications into account. However, the suitability of the proposed lot layout, especially with respect to the shape and area dedicated as park to protect Hennipen Creek, requires further assessment following first reading, and may be changed as a result. A more finalized subdivision layout will be presented in the second reading report.

**d) Planning Analysis:**

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.

**Official Community Plan:**

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan, which forms part of the Official Community Plan. The subject property is currently designated *Low Density Urban and Conservation*. No changes to these designations are required to support the proposed RS-1b rezoning, although an OCP amendment application may be required to adjust conservation boundaries to accommodate the final subdivision layout and required watercourse setbacks.

The following policy applies to this application:

*Policy 5.3.9 a) Low densities, ranging from 8 to 18 units per hectare, are located at the fringes of the 5 minute walking distance from the centre.*

The development proposal and RS-1b zoning are in alignment with the densities proposed in the Silver Valley Area Plan for the Horse Hamlet. The development site is within a 5 minute walking distance from the designated centre of the hamlet.

### **City-wide Community Amenity Contribution Program:**

As per Council Policy 6.31, adopted on March 14, 2016, a Community Amenity Contribution charge of approximately \$20,400 applies to the proposed development (\$5,100 per single family lot).

### **Zoning Bylaw:**

The current application proposes to rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subdivision of four single family lots. The minimum lot size for the proposed RS-1b zone is 557 m<sup>2</sup>. The proposed preliminary subdivision plan contains lots ranging from 557 m<sup>2</sup> to 601 m<sup>2</sup> in size.

No variances are known at this time. However, any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

The subject property and proposed subdivision is located within 50 metres of the top of bank of Hennipen Creek. It is also partially located within the Alouette River floodplain. For these reasons, a combined Watercourse Protection/Natural Features Development Permit application is required for this application to ensure the preservation, protection, restoration and enhancement of the natural environment and to protect the development from hazardous conditions.

### **Advisory Design Panel:**

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

### **Development Information Meeting:**

A Development Information Meeting is not required for this application because fewer than five dwelling units are being proposed.

### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) Parks Department;
- e) School District.

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

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

**f) Early and Ongoing Consultation:**

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

**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A combined Watercourse Protection/Natural Features Development Permit Application (Schedule F and G);

A subdivision application has already been received in support of this rezoning application. It will need to be updated to reflect any comments following a detailed review of this application following first reading.

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

**CONCLUSION:**

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

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

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

"Original signed by Chee Chan"

---

**Prepared by:** Chee Chan, M.U.P., MCIP, RPP, B. Sc.  
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 Paul Gill"

---

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

The following appendices are attached hereto:

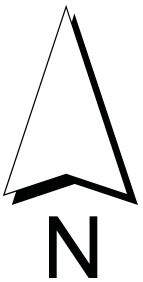
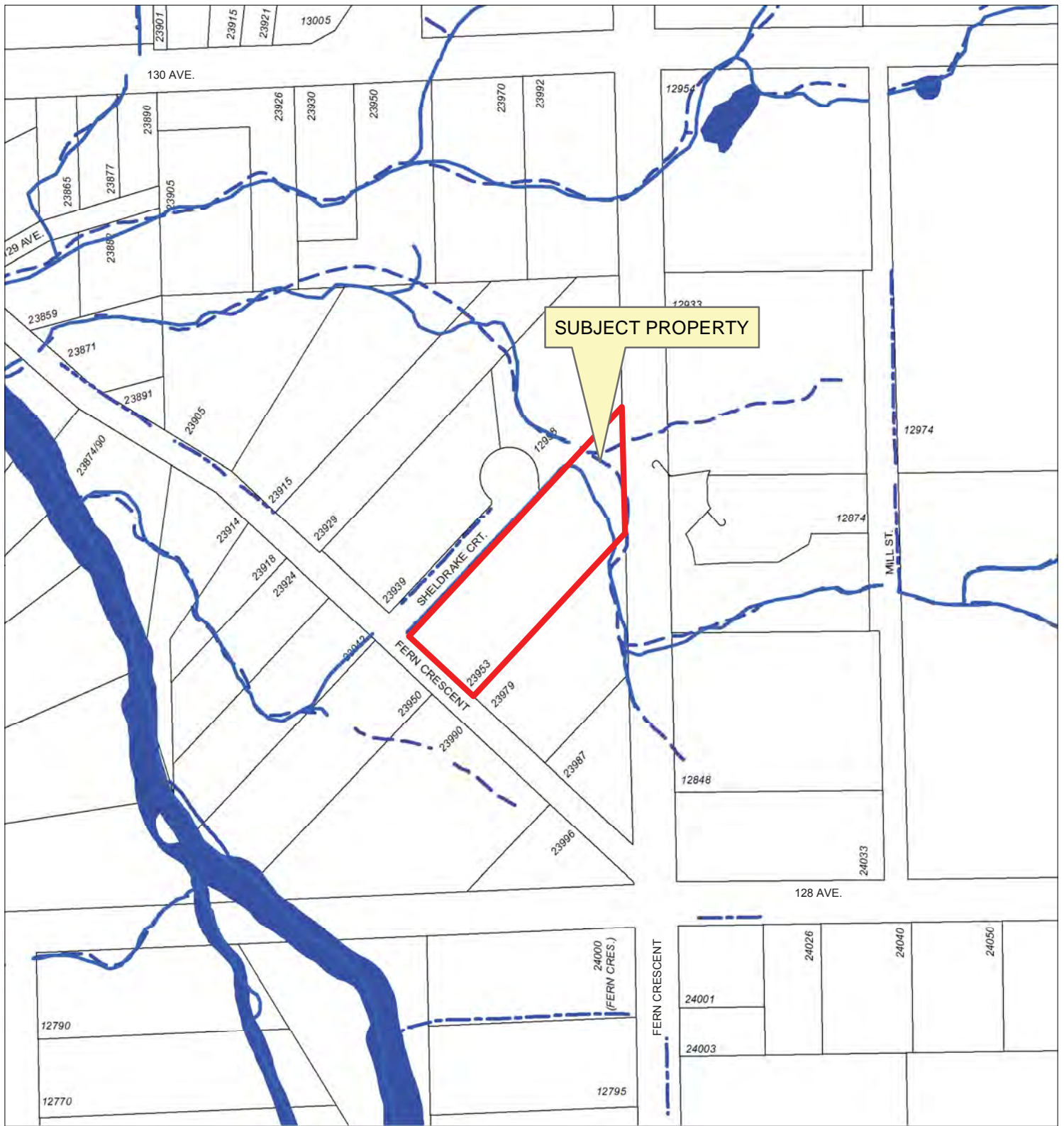
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7390-2017



Appendix D – Proposed Site Plan





Scale: 1:2,500

## Legend

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

23953 FERN CRESCENT

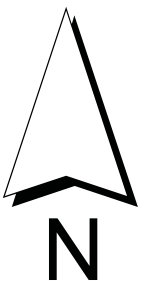
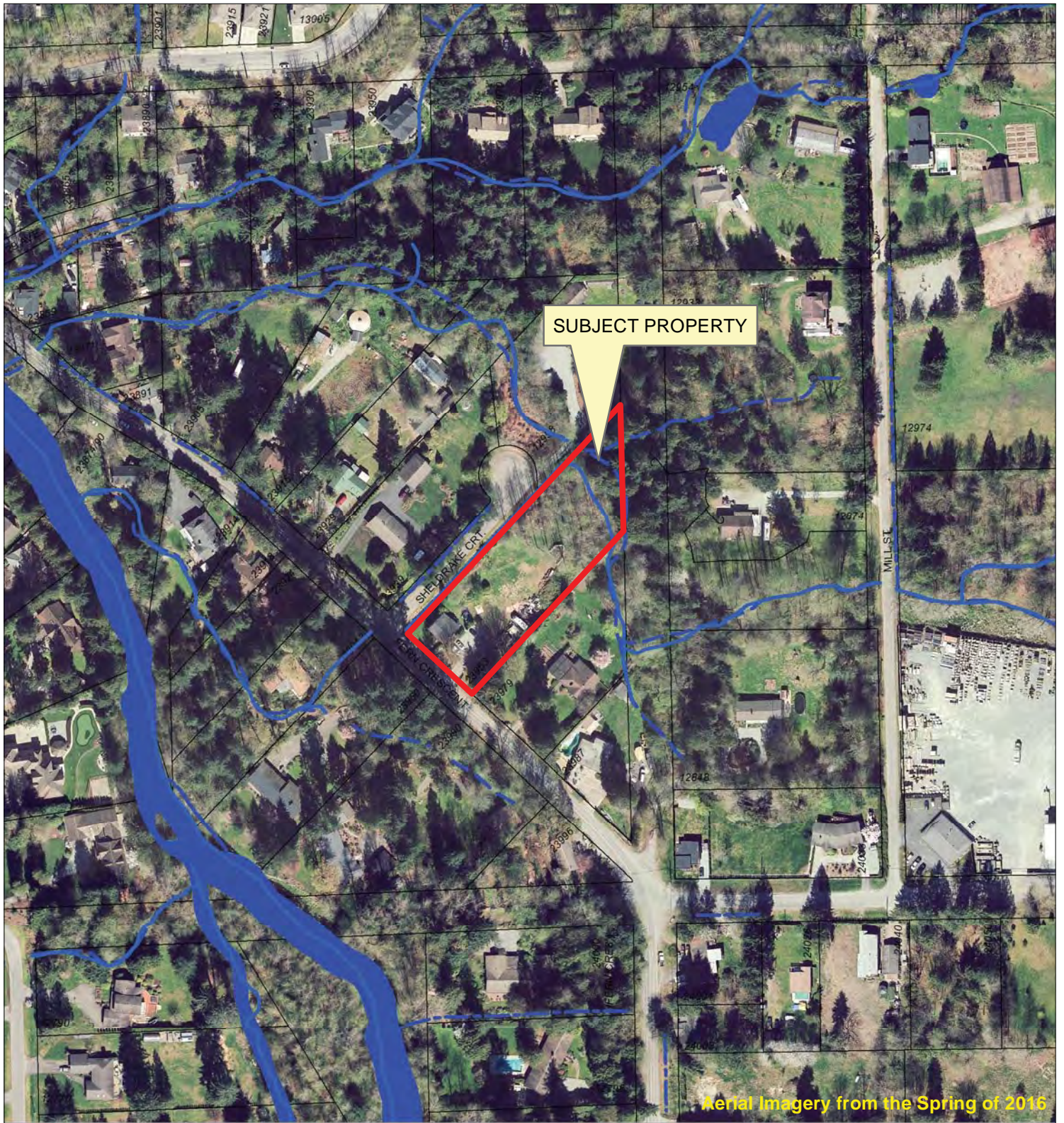
PLANNING DEPARTMENT



2017-140-RZ  
DATE: Apr 12, 2017




BY: PC





Scale: 1:2,500

## Legend

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

23953 FERN CRESCENT



2017-140-RZ  
DATE: Apr 12, 2017

BY: PC



## APPENDIX C

## CITY OF MAPLE RIDGE

**BYLAW NO. 7390-2017**

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. 7390-2017."
2. That parcel or tract of land and premises known and described as:

Lot 47 Section 28 Township 12 New Westminster District Plan 63118

and outlined in heavy black line on Map No. 1734 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

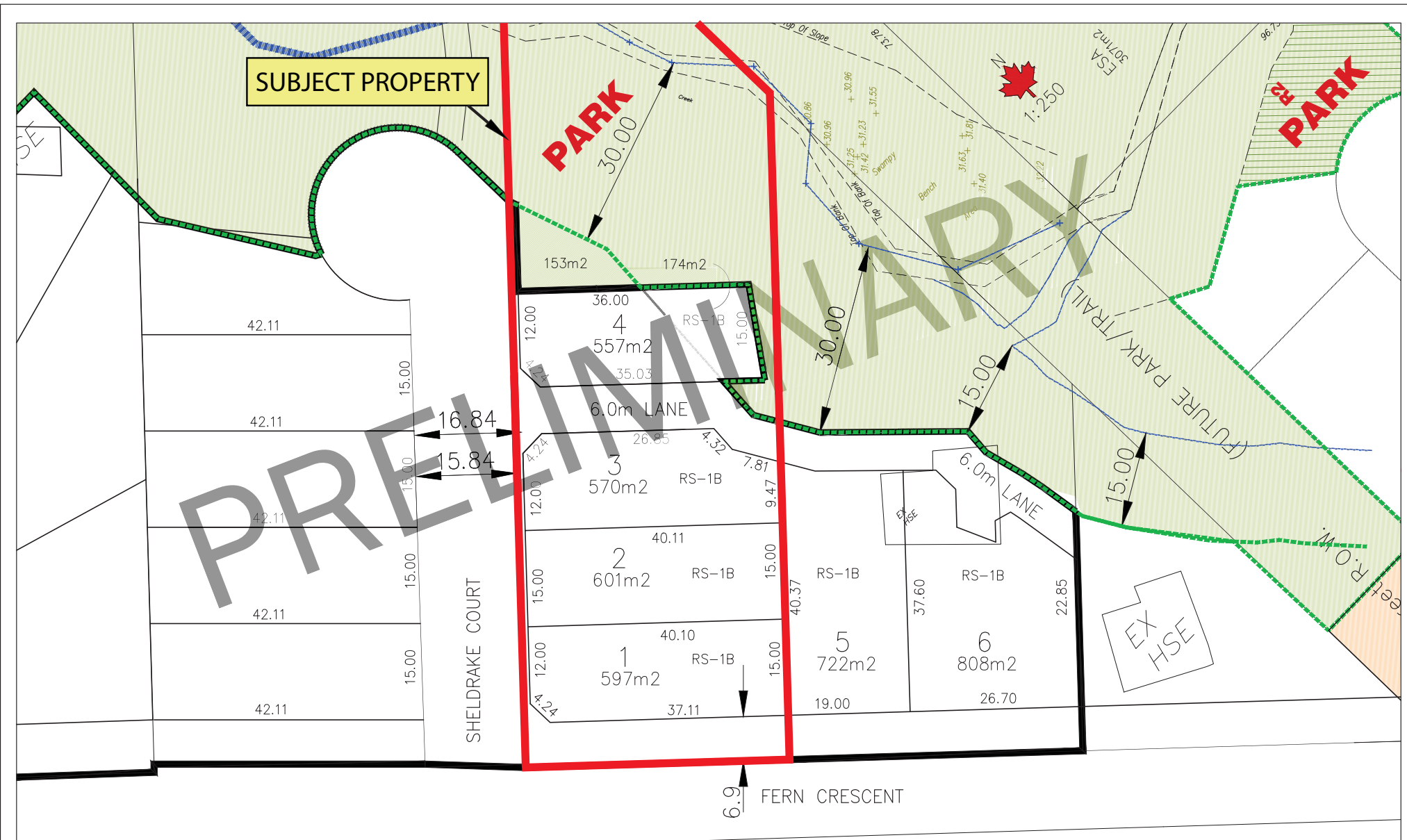
**ADOPTED,** the       day of       , 20


**PRESIDING MEMBER**

CORPORATE OFFICER



# APPENDIX D



				<p><b>Benchmark Notes:</b> Elevations Are Geodetic Referred to Monument: 84H0060 Monument Elevation: 14.70m Located At: 232nd St and 132nd Ave</p>				<p><b>EXISTING</b> PROPOSED STORM SEWER SANITARY SEWER GAS WATER U.G. LIGHTING U.G. HYDRO U.G. TELEPHONE MANHOLE CATCH BASIN WATER OR GAS VALVE</p>		<p><b>LEGEND</b> DITCH UTILITY POLE /ANCHOR FIRE HYDRANT BOX PIN BASEMENT ELEV. EDGE OF PAVEMENT FENCE SIDEWALK SURVEY MONUMENT SAN. INSPECTION CHAMBER STREET LIGHT</p>		<p><b>SYMBOLS</b> LEFT T RIGHT T UP DOWN HEDGE TREE BUILDING</p>		<p><b>DRAWN</b> A.J.D. <b>DESIGNED</b> D.K.B. <b>CHECKED</b> <b>APPROVED</b> <b>FIELD BOOK</b> <b>SCALES</b> HORIZ. 1:250 <b>VERT.</b> -</p>		<p><b>SEAL</b> </p>		<p><b>CITY OF MAPLE RIDGE</b> ENGINEERING DEPARTMENT</p> <p><b>SITE PLAN RS-1B</b> <b>SHELDRAKE COURT &amp;</b> <b>FERN CRESCENT</b></p>		<p>Date: AUG. 2017 SHEET: OF Dwg. No.</p>	
No	Date	Revision	BY																		

This drawing and design is the property of D.K. BOWINS & ASSOCIATES Inc. and cannot be used, reused or reprinted without the written consent of said company.

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b> October 10, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b> 2017-161-RZ
		<b>MEETING:</b> Council
<b>SUBJECT:</b>	First Reading Zone Amending Bylaw No. 7384-2017 22362 St. Anne Avenue	

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to CRM (Commercial/Residential) to permit a four storey, 40 unit apartment building, plus one penthouse unit. To proceed further with this application additional information is required as outlined below.

The subject property is located within the Town Centre Area Plan; therefore, the development is exempt from Council Policy No. 6.31, the Community Amenity Contribution Program.

### RECOMMENDATIONS:

**That Zone Amending Bylaw No. 7384-2017 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.**

### DISCUSSION:

#### a) Background Context:

Applicant:	A. Grewal Holdings 2016		
Owner:	22362 Holdings Inc		
Legal Description:	Lot 19, Block 6, District Lot 398, Group 1, New Westminster District Plan 155		
OCP:			
Existing:	Port Haney Multi-Family, Commercial and Mixed-Use		
Proposed:	Port Haney Multi-Family, Commercial and Mixed-Use		
Zoning:			
Existing:	RS-1 (One Family Urban Residential)		
Proposed:	CRM (Commercial/Residential)		
Surrounding Uses:			
North:	Use:	Older Single Family house	
	Zone:	RS-1 (One Family Urban Residential)	
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use	
South:	Use:	Callaghan Park	
	Zone:	P-1 (Park and School)	
	Designation:	Park	

East:	Use:	Older Single Family house
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
West:	Use:	Vacant land
	Zone:	CRM (Commercial/Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
Existing Use of Property:		Older Single Family house
Proposed Use of Property:		4 storey 40 unit residential building
Site Area:		0.161 hectares (0.399 acres)
Access:		Lane
Servicing requirement:		Urban Standard

**b) Site Characteristics:**

The subject property is located in the Port Haney area on the south side of St Anne Avenue. There is an existing older single family house which is similar in condition and age as the houses to the east and north of the subject property. To the west of the property is a vacant lot that is zoned CRM (Commercial/Residential). The subject property is flanked by a lane and to the south of the lane is Callaghan Park. The property slopes gently to the west.

**c) Project Description:**

The proposed rezoning is to facilitate a 4 storey, 40 unit apartment building, plus a penthouse unit within the roof structure. An underground parking structure will accommodate all resident parking. Access to the parking is being proposed from the lane (Appendix "D").

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated Port Haney Multi-Family, Commercial and Mixed Use. This designation supports a variety of forms including low rise apartment. The designation encourages low rise multi-family apartments in Port Haney to be a minimum of three (3) storeys and a maximum of four (4) storeys high, with at least 90% of required parking provide underground. The overall building height of this project will not exceed the 16m or 4 storey height limit of the CRM (Community/Residential) zone. The application is to rezone to CRM (Commercial/Residential) which is consistent with Appendix A – Zoning Matrix Port Haney Multi-Family Commercial and Waterfront OCP designation.

**Zoning Bylaw:**

The current application proposes to rezone the properties located at 22352 and 22362 St. Anne Avenue from RS-1 (One Family Urban Residential) to CRM (Commercial/Residential) to permit a four storery, 40 unit apartment plus one penthouse unit. The CRM (Commercial/Residential) zone provides for a mix of residential and commercial uses.

The CRM (Commercial/Residential) zone permits apartments up to a height of 16 metres or 4 storey height. Appendix "D" of this report contains only preliminary details of the siting, massing and scale of the possible building planned for the site. Full details will be required after first reading. Overall building lot coverage shall not exceed 90% and 95% for the underground garage.

The City has a Public Art program and the applicant is willing to contribute to the program.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The applicant will have to provide detailed architectural and landscape plans after First Reading.

Preliminary comments from the Engineering Department identified that a number of upgrades would be required to the offsite services to support the proposed development. Some of these items would include upgrades to St. Anne Avenue and the lane, as well as, confirmation of the capacity of the sanitary sewer line by the applicant's engineer. The subject property is within 800m of a controlled access highway; therefore approval from the Ministry of Transportation will be required. Any infrastructure improvements required by MOTI will need to be included in the design drawings submitted to the City. A traffic impact study will be required.

These items do not represent an exhaustive list of requirements for the Engineering Department. The applicant's engineer will need to coordinate with the Engineering Department through the approval process.

**Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit Port Haney application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre. A future Development Permit will be provided to Council detailing, the form and character of this project.

**Advisory Design Panel:**

A Town Centre Development Permit (Port Haney) is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

**Development Information Meeting:**

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

**e) Interdepartmental Implications:**

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

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

- h) Ministry of Transportation and Infrastructure;
- i) 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); and
2. A Town Centre Development Permit Application (Schedule D).

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 Wendy Cooper”

---

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

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

---

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

“Original signed by Paul Gill”

---

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

The following appendices are attached hereto:

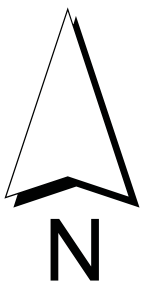
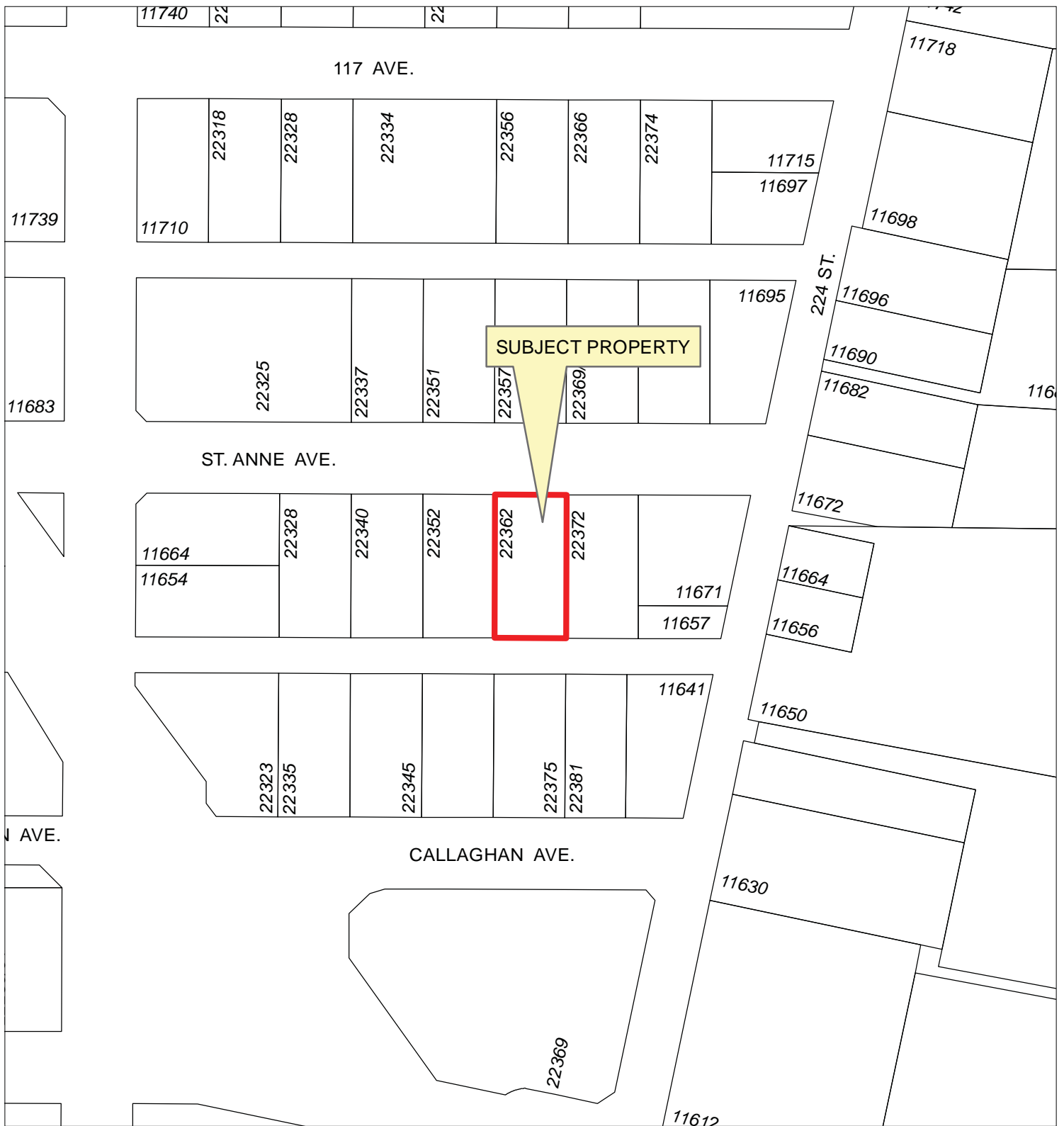
Appendix A – Subject Map

Appendix B – Ortho Map

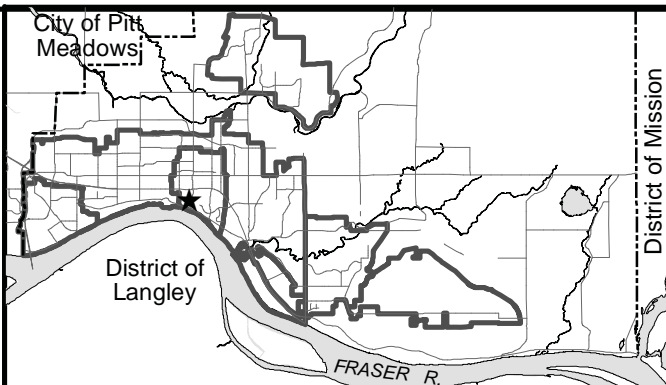
Appendix C – Zone Amending Bylaw No. 7384-2017

Appendix D – Proposed Site Plan





Scale: 1:1,500



22362 St Anne Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

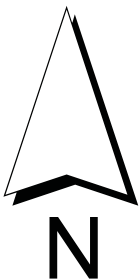
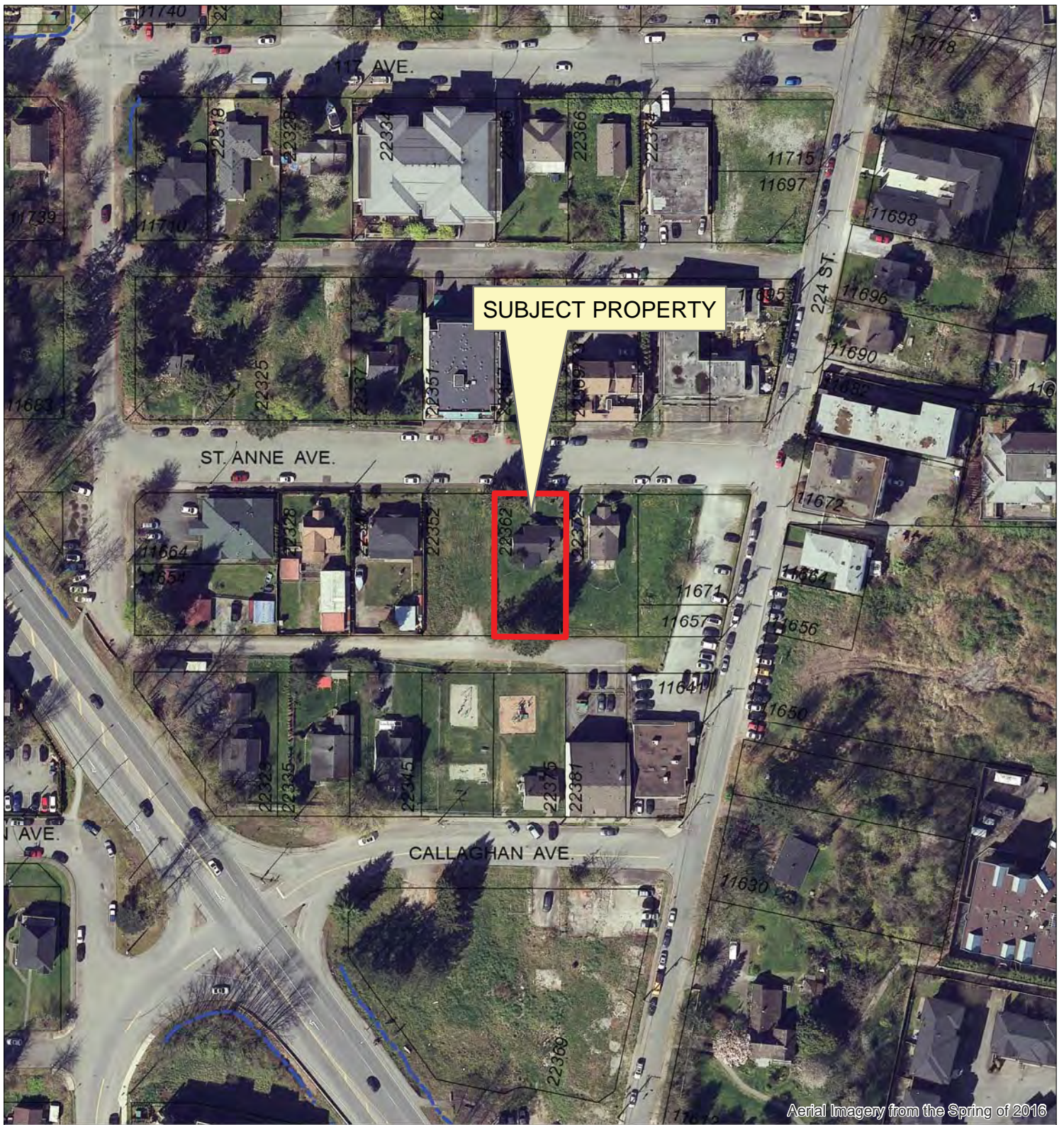
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2017-161-RZ

DATE: Oct 2, 2017

BY: PC





Scale: 1:1,500

## Legend

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

22362 ST ANNE AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2017-161-RZ  
DATE: Oct 3, 2017

BY: JV



## CITY OF MAPLE RIDGE

### BYLAW NO. 7384-2017

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. 7384-2017."

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

Lot 19 Block 6 District Lot 398 Group 1 New Westminster District Plan 155

and outlined in heavy black line on Map No. 1730 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CRM (Commercial/Residential).

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

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

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

**PUBLIC HEARING** held the       day of       , 20

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

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

**ADOPTED**, the       day of       , 20

---

**PRESIDING MEMBER**

---

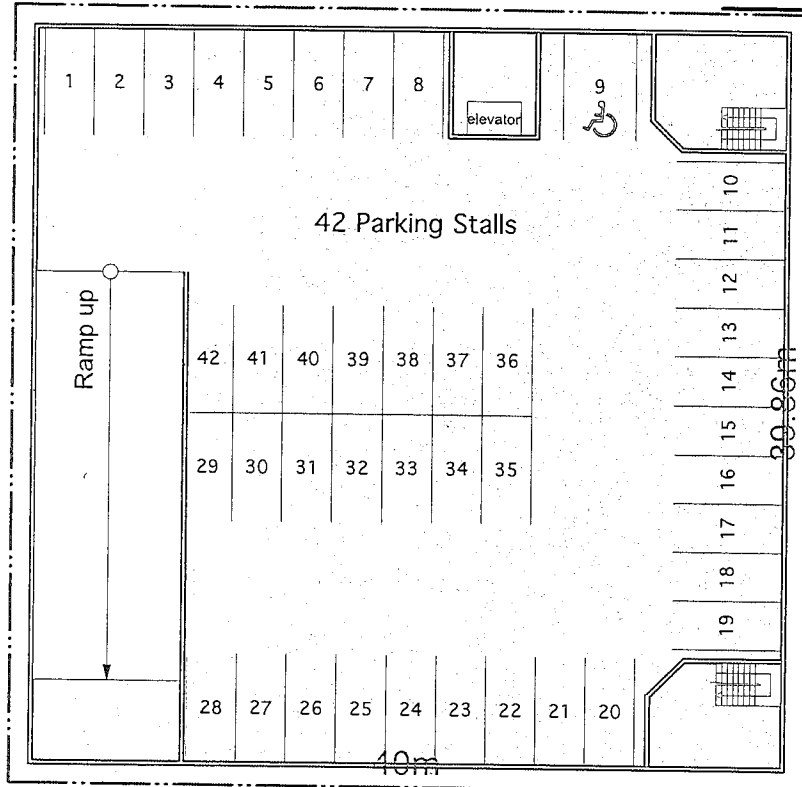
**CORPORATE OFFICER**



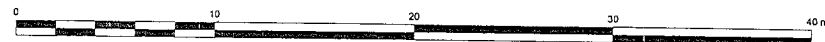
# APPENDIX D

St. Anne

40m



Lane

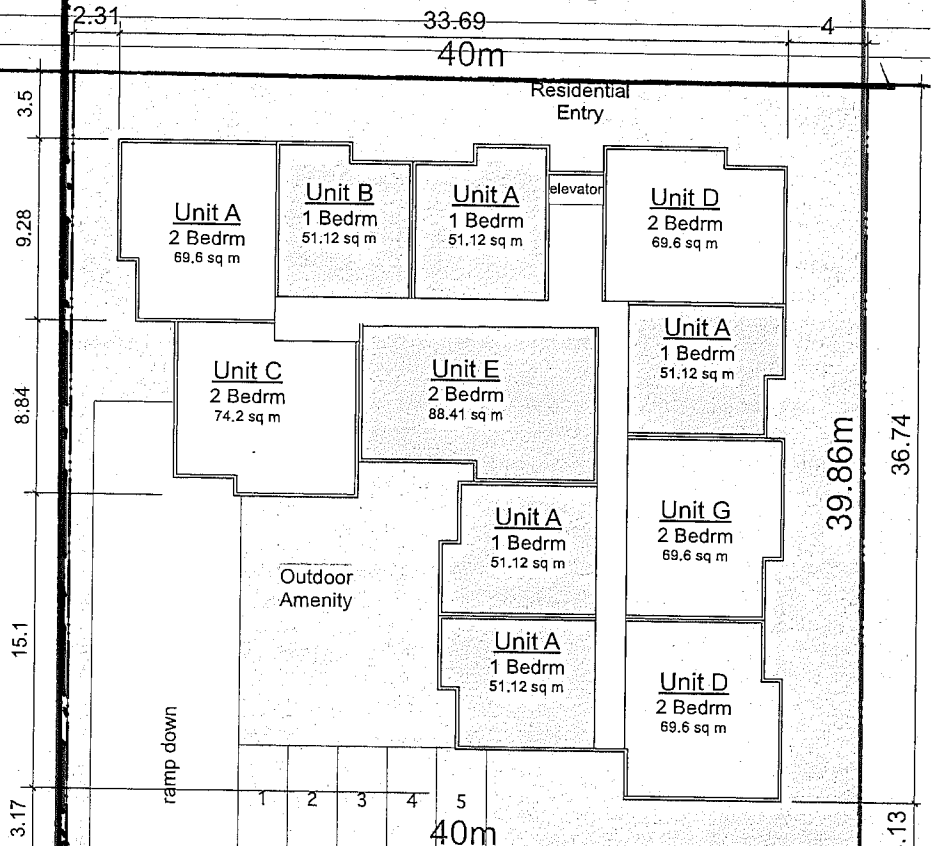


Underground Parking Plan



St. Anne

33.69  
40m



Lane



Underground Parking Plan



ISSUED DRAWINGS

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Maple Ridge/Pitt Meadows Community Services  
City Address: 11807 - 228th Street, Maple Ridge BC  
Legal Address:

Floor Plans

WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING  
11807 - 228th Street, Suite 101  
Maple Ridge, BC V2X 6Y7  
Tel: 604.463.1111  
Fax: 604.463.1112  
www.wsb-architect.com

Date: 16-12-2  
Scale: As Noted  
Drawn: JLM  
Proj #: 1241  
Sheet:

A2.2

## 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. 7392-2017  
23585 128 Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-184-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received for a text amendment to the RS-2 (One Family Suburban Residential) Zone with density bonus provisions. Density Bonus provisions are outlined in the Maple Ridge Official Community Plan and give Council the discretion to approve additional density in exchange for community benefits. The proposal is to create a 5 lot subdivision on this 1.24 ha (3 acre site). The density bonus provisions and text amendment provide a mechanism to allow smaller lot sizes than permitted under current RS-2 (One Family Suburban Residential) Zoning (see Appendix C). The minimum parcel size in the RS-2 Suburban Residential Zone is 0.4 hectares (1 acre). Proposed lot sizes average 0.12 hectares (one third of an acre). These proposed lot sizes and densities are consistent with the RS-1c Zone.

Council approved a similar application on March 8, 2016 (known as the Dogwood Application 2014-054-RZ) which voluntarily dedicated 25% of developable area for park purposes. This developable area had significant stands of mature trees, and Council recognized the benefits of allowing them to be retained with the clustered development and park dedication. The example set by the Dogwood application was the consideration of density bonus provisions in exchange for the dedication of developable area into public ownership in order to protect environmental assets. The current application and the density it proposes will be reviewed in light of this previous application and the recently adopted Tree Cutting Bylaw, which protects and retains trees in the development process.

As the subject property is within the Fraser Sewer Area, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. The applicant's justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes.

The issue of increased densities on qualifying properties in the Estate Suburban designation<sup>1</sup> has been discussed by Council for some time. On September 5, 2017, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged (i.e. retaining the minimum lot size at 0.4 hectare (1 acre) for subdivision purposes). The Council resolution is as follows:

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

---

<sup>1</sup> Council has the jurisdiction to increase residential densities on Estate Suburban properties that are designated Urban in the Regional Growth Strategy of Metro Vancouver.

Based on the above Council resolution, the base density for both of these designations will remain at 0.4 hectare (1 acre) lots. However, the Official Community Plan has a policy framework for density bonus measures to increase residential density where community benefits may be realized.

The applicant has committed to dedicating developable area for park acquisition. The question before Council in their consideration of this application is whether the proposed densities are appropriate for the site, and whether the proposed community benefits warrant the density increase. The community benefits to be realized with this proposal will be discussed further in this report.

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

This application will be subject to the Community Amenity Contribution Program which for Single Family Development would amount to \$5100.00 per lot.

#### **RECOMMENDATIONS:**

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

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

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

That Zone Amending Bylaw No. 7392-2017 be given first reading; and

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

#### **DISCUSSION:**

##### **a) Background Context:**

Applicant: Aplin & Martin Consultants David Laird

Legal Description: Lot: 24, Section: 28, Township: 12, Plan: NWP38973

##### **OCP:**

Existing: Estate Suburban Residential

Proposed: Estate Suburban Residential

##### **Zoning:**

Existing: RS-2 (One Family Suburban Residential)

Proposed: RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Single Family
	Zone:	RS-2 with density bonus provisions
	Designation:	Estate Suburban
South:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
East:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban
West:	Use:	Single Family
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban

Existing Use of Property:	Suburban Residential
Proposed Use of Property:	Suburban Residential with density bonus provisions
Site Area:	1.242 HA (3 acres)
Access:	128 <sup>th</sup> Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property is located on 128<sup>th</sup> Street, directly south of the recently developed Dogwood site, which also utilized density bonus provisions and a text amendment in the RS-2 Zone. The topography of the site is relatively flat, although a ridge transects the property on the diagonal from the southwest to the northeast corner. The applicant has provided a tree survey showing a total of 190 trees. There are over 80 trees on the site with diameters of over 0.7 metres (2'4") and over 40 trees with diameters over 1 metres (3'3"). The implications for development and tree retention will be discussed further in this report.

**c) Project Description:**

This proposal is to follow the development pattern of the Dogwood development to its immediate north with minimum lot sizes of 1200 square metres. There are 5 single family lots proposed on the 1.2 hectare (3 acre) site. The subdivision layout would connect the existing 235a Street with 235<sup>th</sup> Street to its south at 128<sup>th</sup> Avenue. The justification for the increased density and density bonus measures relates to the community benefits that would result from park dedication and the tree protection measures that this application proposes. Through park dedication and covenants, for this application the usual 5% park dedication requirements would be increased to 36.5 % of the site. The applicant estimates that the proposal will retain an additional 55 trees (with diameters equal to or greater than 70 centimeters) than would be protected with a conventional Estate Suburban subdivision with the Tree Cutting Bylaw in place. The contiguous strip of park and environmentally sensitive area on the east side of the site has been identified as a possible future trail.

For the Dogwood Application to the north of the site, the Engineering Department advised that this location may serve as a future bridge crossing for the South Alouette River, and the subject property would be similarly affected by this project. However, at this time 240<sup>th</sup> Street has been identified and remains the priority location for bridge construction in the Transportation Plan.



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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Estate Suburban designation which typically aligns with 0.4 hectare (1 acre) lots. Under the RS-2 Zone, the subdivision potential of the 1.2 hectare (3 acre) property would be limited to a 2 lot split, as road dedication would be required to connect 235 Street at 128<sup>th</sup> Avenue with 235A Street to the north of the site. In order to realize higher density than is permitted in the Official Community Plan this application proposes to utilize density bonus provisions. The subject property is designated *Estate Suburban Residential*. The majority of properties designated *Estate Suburban Residential* in the OCP are within the Metro Vancouver Urban Containment Boundary, but outside of the municipal Urban Area Boundary. The Regional Urban Containment Boundary includes the *Estate Suburban Residential* designated lands directly south of Silver Valley. In total, there are approximately 207 hectares (512 acres) of *Estate Suburban Residential* designated land within the Regional Urban Containment Boundary. The *Estate Suburban Residential* designation aligns with land that is serviceable by the regional sanitary service within the Fraser Sewer Area. Where these lands are within the Regional Urban Containment Boundary, development to higher density is possible than with *Suburban Residential* designated lands, which must rely on septic disposal. The following OCP policies guide the form and density supported in the *Estate Suburban Residential* land use designation:

*Policy 3-14      Urban-level residential densities will not be supported in areas designated Estate Suburban Residential*

*Policy 3-15      Maple Ridge will support single detached and two-family residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterised generally by 0.4 hectare lots.*

The RS-1c (One Family Urban (Low Density) Residential) allows for smaller lots (1200 square metres) than does the RS-2 Suburban Residential Zone (4000 square meters). However, the RS-1c Zone is significantly larger than most urban lots. In addition, the single detached form proposed by the applicant meet the intent of the above mentioned policies.

An OCP amendment will be required to re-designate a portion of the subject property to *Conservation* for the riparian setback area of Dogwood creek in the 128<sup>th</sup> Avenue corridor. Similar to the previous Dogwood application to the north, lands dedicated for tree conservation will be designated *Forest*. The *Forest* designation is described in the OCP as a designation *for the protection and maintenance of the ecological diversity and integrity of forested land within the District*. The preservation of forested lands is recognized as both environmentally and economically beneficial to the community, as outlined in two key OCP policies:

*Policy 5-13      Maple Ridge will promote the retention of urban and mature trees and of natural forests and woodland areas, and ensure that additional trees and plant material are*

*provided as part of all development proposals. To enhance the ecological integrity of the District, the use of native trees, plants and naturescape principles will also be encouraged.*

*Policy 6-62 To protect ecological diversity and the integrity of forested lands, Maple Ridge will retain parts of the northern slope of Thornhill as Forest. Innovative development proposals that protect unique site characteristics, ecologically sensitive areas, or amenities on lands designated Forest and within private ownership, may be considered for a density bonus. The value of the density bonus will be at Council's discretion, in return for the development providing an identified community benefit.*

In particular, Policy 6-62 speaks to a density bonus framework as a mechanism for protecting unique site characteristics, such as forested lands, that provide an identified community benefit. The density bonus structure proposed for this development application, while site-specific presently, is consistent with the previous application to its north. It is noted that the OCP supports using a density bonus framework in three specific development scenarios.

Based on the September 5, 2017 Council resolution, the base density for the Estate Suburban designation will remain at 0.4 hectare (1 acre) lots. Although there was not support for density changes, the Official Community Plan has a policy framework (outlined in Policy 2-9) for density bonus measures to increase residential density where community benefits may be realized, as follows:

*Policy 2-9 Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.*

This policy framework gives Council discretion to consider density bonus options on a case by case basis, where there is an opportunity to protect a unique environmental feature.

The subject application is supported for three important reasons. Firstly, the subject property is serviceable by sanitary sewer due to their location in the Fraser Sewer Area, and there is no Regional policy impediment that would require lot sizes to remain a 0.4 hectare (1 acre).

Secondly, the proposed development will ensure long term protection of significant stands of mature second growth trees under public ownership in dedicated parkland in alignment with Policy 6-62 of the OCP. The applicant maintains that more trees will be retained than would occur under the Maple Ridge Tree Protection and Management Bylaw. Greater analysis will need to be quantified by a qualified professional as this application proceeds.

Thirdly, the subdivision of this site from 2 to 5 lots ensures an adequate return for the applicant to construct the necessary road and service connection through the site. The completed road will significantly improve neighbourhood accessibility and the looping of municipal water service in the area. The sanitary sewer will also be extended further east with greater ease of connection for existing lots to the east that are currently on septic. In addition, the new road connection should significantly improve automobile, bike and pedestrian access to Yennadon Elementary School and to the nearby Historic Commercial Node. It is unlikely that these benefits would be realized without increased density, as the servicing costs for one additional lot would be prohibitive.

The proposed parkland and lands protected by restrictive covenant will have the effect of enclosing the developable portions of the site with greenspace, thereby buffering the site from adjacent lower density developments.

The proposed density bonus structure used to accommodate the RS-1c (One Family Urban (Low Density) Residential) zone will not require an OCP amendment; rather a Zoning Bylaw text amendment will be established to create the density bonus framework. This approach is similar to the Albion Area Community Amenity Program, with some important changes. Whereas a density bonus charge is required for all developments taking advantage of the density bonus program in Albion, this application will be providing additional parkland dedication for tree protection rather than a cash contribution.

### **Tree Cutting Bylaw**

In early 2016 Council adopted the Tree Protection and Management Bylaw to manage urban forests, and to regulate, prohibit and impose requirements in relation to tree cutting and removal in Maple Ridge. For the purposes of assessment under the tree cutting bylaw, the subject property would be considered rural. In rural areas, trees are considered significant if greater than 70 centimetres in diameter.

The bylaw establishes a permitting process for the removal of trees, and restricts issuance of a permit except under specific circumstances. In all cases, the land use and density permitted in the Zoning Bylaw would prevail. For the purpose of this application, tree removal would be required for the road, for siting the building, and for septic fields (which would be required if this proposal was a conventional Suburban subdivision). The Bylaw states that more than 50% of significant trees on the parcel are to be retained where possible with a minimum of 40 Permit Trees (more than 20 centimetres) per hectare (16 trees/acre) retained. In addition, the bylaw establishes a system of credits for trees that are retained on a development site, and requirements for replacing trees that are to be removed. A cash in lieu option is available for development sites that do not provide replacement trees.

The recent introduction of this bylaw means that applications that propose to protect trees should not be given special consideration by Council if those trees would have been protected under the bylaw anyways. But Council may wish to consider density bonus provisions for applications that offer tree protection above what would have possible under current zoning.

The applicant estimates that an additional 55 trees of greater than 70 centimetres in diameter will be retained with this proposal than would be with a 2 lot split of 0.4 hectare (1 acre) lots. It should also be noted that a large number of these trees will be preserved in public ownership. In order to provide sufficient justification for a density bonus, a thorough professional assessment is to be provided by the applicant. These details will be provided in the second reading report.

### **Zoning Bylaw:**

The current application proposes a text amendment to the RS-2 (One Family Suburban Residential) to allow a smaller lot size, minimum width and area which mirrors the RS-1c (One Family Urban (Low Density) Residential) zone. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application are required for all developments within 50 metres of the top of bank of all watercourses and wetlands; and for all development activity in identified floodplain areas and forest lands shown on Schedule “C” of the OCP. The purpose of these development permits is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas; and for development that is protected from hazardous conditions.

### **Development Information Meeting:**

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

### **e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Fisheries & Oceans Canada;
- h) Ministry of Environment; and
- i) Canada Post.

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

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

### **f) Early and Ongoing Consultation:**

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

### **g) Development Applications:**

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

1. A complete Rezoning Application (Schedule B or Schedule C);
2. A Watercourse Protection Development Permit Application (Schedule F);

3. A Natural Features Development Permit Application (Schedule G);
4. A Subdivision Application.

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

#### **CONCLUSION:**

This application for a 5 lot subdivision on a 1.2 hectare (3 acre) site in the Estate Suburban designation can only proceed if Council considers that the proposal provides sufficient community benefit to justify density bonus provisions, with smaller lots and greater density. The proposed lot layout and parcel sizes are consistent with the development to the north, and the proposed infrastructure improvements (road dedication, water, and sewer) will benefit adjacent properties. It is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

It is expected that once complete information is received, Zone Amending Bylaw No.7392-2017 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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

"Original signed by Diana Hall"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

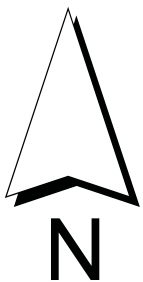
"Original signed by Kelly Swift" for

---

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7392-2017
- Appendix D – Proposed Site Plan



Scale: 1:2,500

## Legend

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

23585 128 AVENUE

PLANNING DEPARTMENT



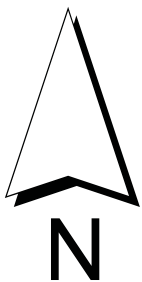
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FILE: 2017-184-RZ

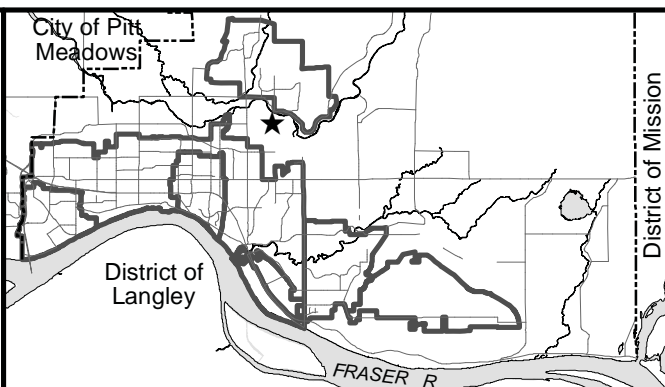
DATE: May 5, 2017

BY: PC





Scale: 1:2,500



23585 128 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-184-RZ  
DATE: May 5, 2017

BY: PC



## CITY OF MAPLE RIDGE

### BYLAW NO. 7392-2017

A Bylaw to amend the text of Maple Ridge 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. 7103 - 2014."
2. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

“(19) DENSITY BONUS REGULATIONS

(a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

23585 128<sup>th</sup> Avenue Lot: 24, Section: 28, Township: 12, Plan: NWP38973  
provided that the owner dedicates park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and park dedication required by Local Government Act Section 510 Provision of Park Land.

(b) The base density is a minimum subdivision lot area of 4,000 m<sup>2</sup>, minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:

(i) The owner must dedicate as park land at least 2922 m<sup>2</sup> in any subdivision containing one or more lots with an area of less than 4,000 m<sup>2</sup>, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the parent parcel.

(ii) The maximum density bonus is:

- A) Minimum lot area of 1,200 m<sup>2</sup>
- B) Minimum lot width of 24 m
- C) Minimum lot depth of 36 m

3. Zoning requirements for the RS-1c zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19.”



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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

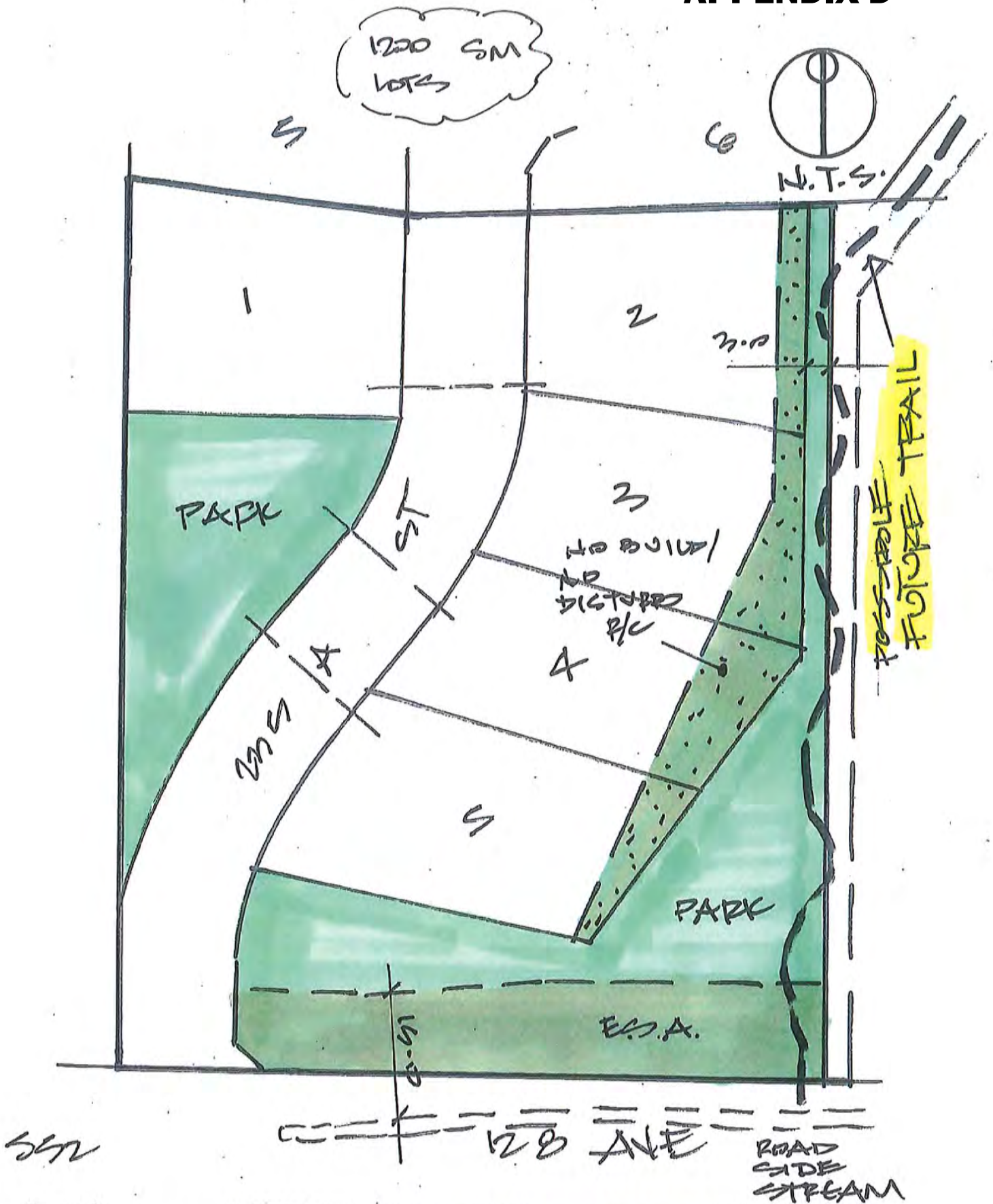
**APPROVED** by the Ministry of Transportation and Infrastructure this       day of  
                , 20\_\_\_\_\_

ADOPTED, the            day of            , 20

## PRESIDING MEMBER

CORPORATE OFFICER

# APPENDIX D



## 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. 7361-2017  
11970 Glenhurst Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-271-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11970 Glenhurst Street, from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex.

This application is not subject to the Community Amenity Contribution (CAC) Program Policy 6.31, because duplex applications where only one building is being constructed are exempt. To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7361-2017 be given first reading; and
2. That the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

### DISCUSSION:

#### a) Background Context:

Applicant: Silver Valley Homes Limited, Gordon W. Knuttila  
Owner: Harry M. Suchlandt

Legal Description: Lot 21, Section 16, Township 12, NWP18232

OCP:  
Existing: Urban Residential  
Proposed: No change

Zoning:  
Existing: RS-3 (One Family Rural Residential)  
Proposed: RT-1 (Two Family Urban Residential)

Surrounding Uses:  
North: Use: Single family dwelling  
Zone: RS-3 (One Family Rural Residential)  
Designation: Urban Residential

South:	Use:	Single family dwelling
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential
East:	Use:	Single family dwelling
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
West:	Use:	Single family dwelling
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single family dwelling
Proposed Use of Property:		Duplex
Site Area:		0.109 ha (0.269 acres)
Access:		Glenhurst Street
Servicing requirement:		Urban Standard

**b) Site Characteristics:**

The subject property, located at 11970 Glenhurst Street, is a rectangular shaped lot that is 1,090 m<sup>2</sup> (0.269 acres) in size. The subject property and surrounding lots are characterized by single family dwellings of one to two storeys in height. The existing house on the property will require removal as part of the rezoning approval. The subject property is relatively flat with a few trees spread across the lot.

**c) Project Description:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential), to permit the development of a duplex. The subject property is larger than the minimum lot size, 891 m<sup>2</sup>, required by the current RT-1 zone.

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

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is designated *Urban Residential*. The following OCP policies apply to the current application:

*Policy 3-1 encourages growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures.*

*Policy 3-19 Neighbourhood Residential Infill, and 3-21 Compatibility Criteria.* They require development to be compatible with the surrounding neighbourhood with regards to size, scale, massing and architectural elements. They also require development to reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to setbacks and lot configuration with the existing pattern of development in the area.

*Policy 3-19* supports a change in unit type and specifically cites duplexes as well as triplexes as compatible.

The proposed rezoning to RT-1 (Two Family Urban Residential) is in conformance with the *Urban Residential* designation and OCP policies listed above. The applicant strongly prefers to pursue the development of a duplex over a triplex.

#### **Housing Action Plan**

The Housing Action Plan was endorsed in 2014, and includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of duplex housing include: “To improve housing choice for all current and future households”. Strategy #1 Housing Action Plan relates to housing mix and innovation and reads “support the development of a mix of housing forms”. The current application for a duplex development aligns with the intent of the Housing Action Plan.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject property at 11970 Glenhurst Street from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8,000 m<sup>2</sup>, and the minimum lot size for the proposed RT-1 (Two Family Urban Residential) zone is 891 m<sup>2</sup>. Therefore, the subject property's size, 1,090 m<sup>2</sup>, meets the existing RT-1 zone's lot size requirement. It is also larger than several in stream RT-1 zone amending bylaw applications that would further reduce the minimum lot size to 750 m<sup>2</sup>.

At this time, the current application does not require any variances from the RT-1 zone's requirements. However, any variations from the requirements of the proposed zone that may subsequently arise will be presented to Council in the second reading report and will also require a Development Variance Permit application.

#### **Development Permits:**

A Development Permit is not required for this rezoning, as a duplex is exempt from the Development Permit Area Guidelines. However, a Section 219 Restrictive Covenant will be required to regulate the form and character of the duplex. The RT-1 (Two Family Urban Residential) zone does not permit secondary suites, and this restriction will be considered in the design of the building.

#### **Advisory Design Panel:**

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

#### **Development Information Meeting:**

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than 5 dwelling units.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Fire Department;
- c) Licences, Permits and Bylaw Department;
- d) 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);

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, MCIP, RPP, M.U.P.  
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

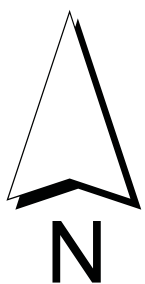
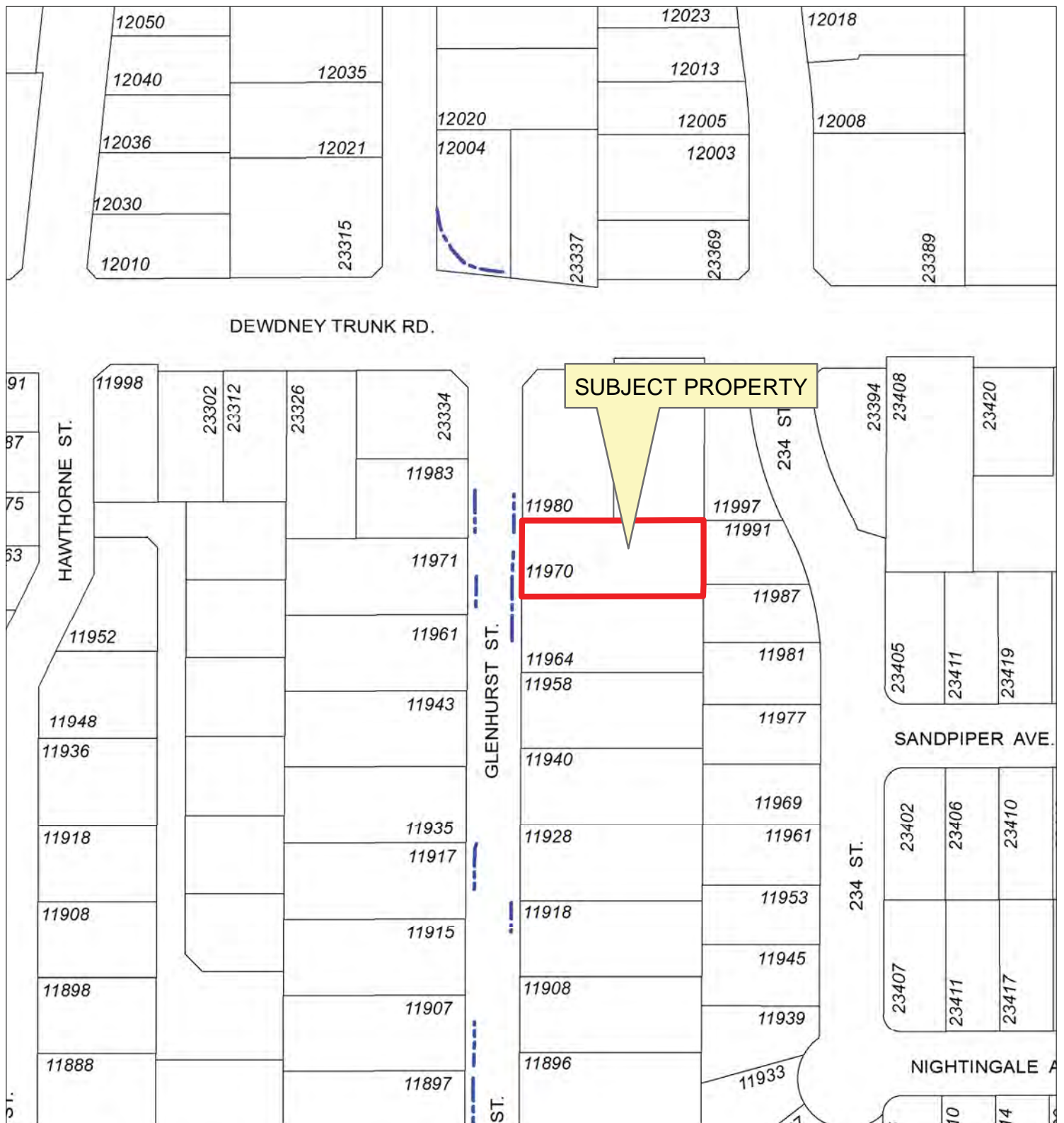
**Approved by:** Frank Quinn, MBA, P. Eng  
GM: Public Works & Development Services

"Original signed by Paul Gill"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7361-2017
- Appendix D – Proposed Site Plan



Scale: 1:1,500

## Legend

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

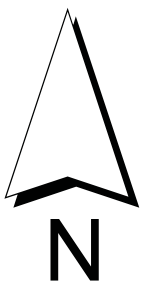
11970 Glenhurst Street



2017-271-RZ  
 DATE: Jun 23, 2017

BY: JV





Scale: 1:1,500

## Legend

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

11970 Glenhurst Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2017-271-RZ

DATE: Jun 23, 2017

BY: JV



## APPENDIX C

## CITY OF MAPLE RIDGE

**BYLAW NO. 7361-2017**

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. 7361-2017."

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

Lot 21 Section 16 Township 12 New Westminster District Plan 18232

and outlined in heavy black line on Map No. 1722 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-1 (Two Family Urban Residential).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

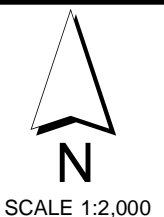
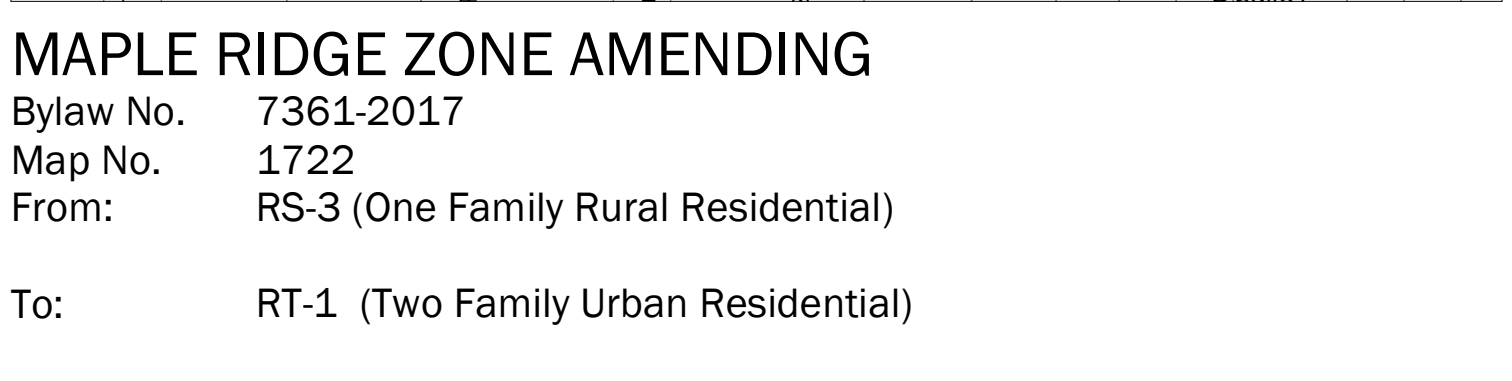
**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

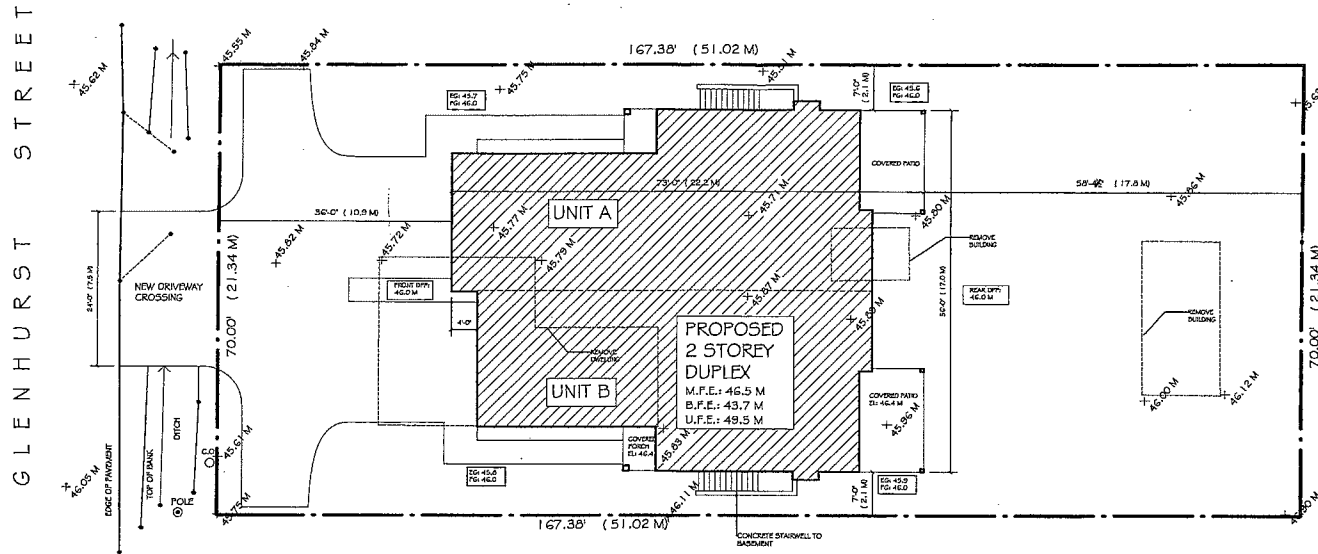
ADOPTED, the            day of            , 20

**PRESIDING MEMBER**

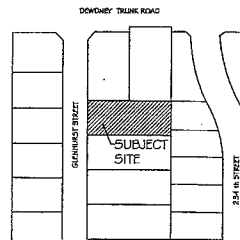
CORPORATE OFFICER



# APPENDIX D



SITE DEVELOPMENT PLAN



LOCATION PLAN  
N.T.S.

GRADING INFORMATION  
PROVIDED BY:  
WATKINS & ASSOCIATES  
LAND SURVEYING LTD.

FILE #  
DATED:

LEGAL DESCRIPTION:  
LOT 21 SEC 16  
TWP 12  
PLAN 10232 NMD

## RECONCILIATION:

EXISTING ZONING: RS3  
PROPOSED ZONING: RT1  
LOT AREA: 11716.6 SF (1088.5 M<sup>2</sup>)  
GROSS FLOOR AREA: 6072 SF (INCLUDING BASEMENT)  
LOT COVERAGE: 29.5% (3462 SF INCLUDING COVERED DECKS)  
FRONT DDP: 46.0 M  
REAR DDP: 46.0 M  
BUILDING HEIGHT ALLOWED: 35.0' (11.0 M)  
BUILDING HEIGHT PROPOSED: 29.0' (8.9 M)  
HIGHEST BUILDING FACE ALLOWED: 23.0' (7.0 M)  
HIGHEST BUILDING FACE PROPOSED: 20.16' (6.15 M)



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604-944-2188

PROPOSED  
DUPLEX RESIDENCE  
11970 GLENHURST STREET  
MAPLE RIDGE, B.C.

Drawing Title  
SITE DEVELOPMENT  
PLAN

Drawn By  
BH

Check By  
BH

Date  
MAY 2017

Scale  
1/8" = 10'

Sheet No.  
17-101

DP1

## 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. 7366-2017  
22229 Brown Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-306-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment Residential) to permit three 5-storey condominium buildings across the development site. 233 units, divided into 12 one-bedroom and 221 two-bedroom units, are proposed in three buildings. 418 off-street parking spaces (371 underground and 47 surface parking spaces) are also provided. The subject property is designated as *Low-Rise Apartments* in the Official Community Plan (OCP), 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.

This 233 unit, three building condominium project does not meet the objectives of the OCP and Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge. Following the endorsement of the Housing Action Plan (HAP), Council has been requesting that developments in the Town Centre provide some form of rental, affordable or special needs housing. However, this application does not offer any of these amenities. Given that this application is at first reading, it would be appropriate to provide feedback to the applicant regarding these housing amenities or other green building and infrastructure elements as identified in this report.

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

### RECOMMENDATIONS:

**That Zone Amending Bylaw No. 7366-2017 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.**

### DISCUSSION:

#### a) Background Context:

Applicant: Platinum Enterprises Limited, Avtar Johl

Legal Description: Lot G, Except portions in Plans 19681, 59663, 63321 and LMP27701, D.L. 399, Group 1, NWP10689

OCP:	Existing:	Low-Rise Apartment
	Proposed:	No change
Zoning:	Existing:	CD-1-00 (Seniors Apartment and Private Hospital)
	Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
North:	Use:	Apartments
	Zone:	Land Use Contracts
	Designation:	Low-Rise Apartment
South:	Use:	Maple Ridge and Pitt Meadows School District 42 Office
	Zone:	P-6 (Civic Institutional) and RM-3 (High Density Apartment Residential)
	Designation:	Institutional
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Apartments
	Zone:	Land Use Contracts
	Designation:	Low Rise Apartment
Existing Use of Property:		Vacant
Proposed Use of Property:		Apartments
Site Area:		1.194 ha ( 2.95 acres)
Access:		Brown Avenue (south) and 222 Street (West)
Servicing requirement:		Urban Standard

**b) Site Characteristics:**

The subject property, located at 22229 Brown Avenue, is an L-shaped lot (see Appendix A). The lot is currently vacant, generally flat in topography, and vegetated with grass and some trees.

The subject property is surrounded by multi-family apartment buildings to the north and west, the Maple Ridge and Pitt Meadows School District 42 office to the southwest, and a row of six (6) single family dwellings to the east (see Appendix B). The site can be accessed from the south via Brown Avenue, or from the west via 222 Street.

**c) Site History:**

The subject property was previously rezoned to CD-1-00 (Seniors Apartment and Private Hospital) on June 12, 2005 to allow the construction of three 4-storey buildings. They were intended to provide independent living, supportive living and an on-site care facility for seniors. Three Development Permit applications were made (DP/009/05, DP/070/08 and DP/068/09) over the course of several years. However, they were not completed, and no construction has taken place.

**d) Project Description:**

The development proposal is for three 5-storey condominium buildings to be built in three phases on the subject property with approximately 22,658 m<sup>2</sup> (243 888 ft<sup>2</sup>) of gross floor area. It proposes a total of 233 market condominium units comprising twelve 1-bedroom units and 221 2-bedroom

units. The first building, to be located on the southern end of the site, will include 55 condominium units, while the other two buildings will include 89 units each (see Appendix D). It is anticipated that the three buildings will be completed one after the other.

418 off-street parking spaces (371 spaces in an underground level and 47 surface parking spaces for visitors) are provided on site. This exceeds the 397 spaces required by *Off-Street Parking Bylaw 4350 – 1990*. At least 70 short term and 59 long term bicycle parking spaces, as well as six (6) handicapped parking spaces are also required. However, the quantity and location of these spaces have not been specified by the development proposal at this time, and will need to be confirmed prior to second reading.

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.

**e) Planning Analysis:**

**Official Community Plan:**

The development site is located within the North View Precinct of the Town Centre Area Plan. Development within the North View Precinct should offer a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the central business district, which in turn supports the vibrancy and viability of those shops and businesses. Higher density developments such as apartment buildings should be pedestrian-oriented with main entrances fronting public sidewalks, shallow setbacks, street-friendly facades and semi-public outdoor spaces. Adequate private and semi-private green spaces, such as front, back, and courtyards should also be included.

The subject property is currently designated Low-Rise Apartment. An OCP amendment is not required to allow the proposed RM-2 (Medium Density Apartment Residential) zoning and development.

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...,*

This project does not include any dedicated rental units. Furthermore, only twelve 1-bedroom and 221 2-bedroom units are provided. No studio or three bedroom units are currently proposed.

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

This project does not provide any rental, affordable, or special needs housing.

*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 current application does not include any of these types of units, and the applicant will be asked whether a portion of the units can be adapted for seniors or special needs.

### **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 condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District. However, beyond one and two bedroom units, it does not offer significant housing diversity in terms of unit types at this time (e.g. bachelor or three bedroom units, affordable, rental or special needs housing).

*3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:*

- a. That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcels and complies with the applicable Land Use Designations and Policies of Section 3.3 of this Plan.*
- b. The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designations and Policies of 3.3 of this Plan;*
- c. Residual abutting lots or land parcels are not isolated or left in a condition which is unsuitable for redevelopment...*

This project does not include any land consolidation. However, there is a row of six single family dwellings bordering the eastern edge of the subject property whose redevelopment potential under their land use designation, *Single Family and Compact Residential*, is significantly constrained; They do not have the required depth or area to support redevelopment under this designation. It has been the Planning Department’s position that these six lots should be consolidated with the current development site to avoid these issues. The applicant has recently made some efforts to acquire the adjacent properties. However, they have not been able to reach an agreement with the private property owners. Therefore, the applicant wishes to pursue this proposal without any of the six adjacent lots.

*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, but situated among three storey low rise apartments and buildings to its north and west, as well as a row of single family homes to its east. 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 garage in compliance with this policy.

*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.

*5-9 Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.*

A laneway can be considered on the eastern edge of this development site to support the redevelopment of the six lots to its east, should lot consolidation not occur.

In summary, this project increases the residential density within the North View Precinct, and provides for more one and two bedroom condominium units in close proximity to the central business district and its shops and services. The project's three 5-storey buildings conform with the intent of the OCP designation and character of the surrounding neighbourhood. However, the proposal's unit mix and diversity is limited, and no provision has been made for rental, affordable, seniors, or special needs housing among the 233 units being proposed.

It should be noted that the Town Centre Area Plan strives to achieve a broad range of economic, social, environmental, and transportation objectives. Early on in its implementation, Council focused on encouraging development activity in the Town Centre. This was initially achieved through the adoption of the Town Centre Incentive Program, which was largely successful in generating significant development activity. Following the Incentive Program and the subsequent endorsement of the Housing Action Plan, Council placed more emphasis on increasing the diversity and supply of rental housing stock across the City. Recent discussions with developers, including the Falcon Homes (2016-240-RZ) and Swiss Real (2017-061-RZ) applicants, have revealed challenges and concerns with the inclusion and management of rental or affordable housing units within strata buildings. Based on these discussions, staff have been tasked with exploring the possibility of applying a Community Amenity Contribution (CAC) in the Town Centre or density bonus charge to applications that could contribute to the creation of a reserve fund for rental, affordable, or special needs housing in the community. This work plan item is expected to be presented to Council in November 2017. At the same time, the Sustainability and Corporate Planning Group has been laying the groundwork to implement the provincial Step Code and other sustainability initiatives.

As noted above, the priorities for development in the Town Centre initially focused on encouraging development through incentives, but have expanded to creating more rental, affordable and special needs housing. At this point, development in the Town Centre can be considered healthy and could warrant more emphasis on the environmental components of the Town Centre Area Plan such as promoting "greener", more energy efficient and environmentally sustainable buildings and infrastructure.



This project would be a strong candidate to require the provision of these “green” elements. Without these elements, it would otherwise contribute to the increased urbanization and mineralization of the area, reducing natural features, habitat, green spaces and amenities. The subject property is also large, and the proposal currently includes none of the affordable or diversified housing elements set out by the OCP or Town Centre Area Plan. In addition to encouraging the applicant to include these housing options, the implementation of the following “green” policies could be strongly encouraged for this project:

*2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:*

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

*2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;*

*2-10 Landscaping, as described in policy 2-9 above, will be encouraged in all public and private outdoor spaces in the Town Centre. For areas with a large amount of paved surfaces, such as surface parking lots and public plazas, the installation of trees, rain gardens, raised planters, and/or living green walls, where feasible, is encouraged to provide some areas of refuge for wildlife, such as small birds, rainwater interception, cooling in summer months, reduced glare from pavement, carbon sequestration, and a more attractive urban environment.*

*2-11 Where appropriate and feasible, Maple Ridge will encourage naturescaping and urban agriculture areas be designated as part of the outdoor amenity spaces for multi-family developments.*

*2.20 Energy efficient design and Best Management Practices are encouraged in all developments in the Town Centre.*

*2-22 Maple Ridge supports the green technologies that are embedded in the Town Centre Development Permit Guidelines and encourages the incorporation of these into development.*

*2-24 Achieving a LEED, Built Green, or similar certification program is encouraged.*

These policies and the “green” elements of the Development Permit Guidelines for the Town Centre Area provide multiple opportunities for the applicant to include green and sustainable elements into this project. The applicant could be asked to demonstrate how, if any, of these elements are being incorporated into the project prior to second reading.

#### **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.

As previously mentioned, this project does not meet the objectives of the Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge.

#### **Zoning Bylaw:**

The current application proposes to rezone the subject property located at 22229 Brown Avenue from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment Residential) to permit the development of three 5-storey condominium buildings. At this time, the following variances have been requested by the applicant:

- To increase building height from four to five storeys. In other applications around the Town Centre, this variance has been supported in exchange for amenities such as rental housing;
- Reduce interior side yard setbacks from 6.89 m to 6.6 metres to accommodate larger balconies.

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.

As mentioned previously in this report, six single family dwellings border the eastern edge of the development site. These properties are currently designated as *Single Family and Compact Residential*, which supports a range of housing forms such as smaller single family dwellings, duplexes or triplexes. However, the redevelopment potential of these properties is limited because their lots' depths and/or areas do not permit any of the above housing forms without sizable variances to the setbacks (i.e. potentially resulting in significantly reduced front or back yards) or site specific zoning text amendments.

It has been the Planning Department's position that these lots should be consolidated with the current development site to avoid these issues. Furthermore, the City owns two of the six lots, which could facilitate land consolidation. However, the current application does not include any of the six lots, as the applicant has been unable to acquire the other four lots. Therefore, the approval of this application in its current form will significantly constrain the development potential of the remaining six lots to the east unless some kind of mitigation measures (e.g. reserving land for sale, lane dedication) on the current development site, or acceptance of significant variances for setbacks and building form if and when applications for redevelopment of the six lots are made.

#### **Development Permits:**

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application for the North View Precinct is required for all multifamily residential development located in the Town Centre.

#### **Advisory Design Panel:**

A Town Centre Development Permit application for the North View Precinct is required and must be reviewed by the Advisory Design Panel prior to second reading.

**Development Information Meeting:**

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

**f) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) Parks Department;
- e) School District;
- f) 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.

**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 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's land use designation. However, this rezoning application to permit a 233 unit, three building condominium project does not meet the objectives of the OCP and Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge. . Given the nature of this project, its large development area, and location close to the central business district, it would be a strong candidate to require rental, affordable and special needs housing, or a suitable contribution in lieu of this, as well as the provision of green, energy efficient, and sustainable building and infrastructure elements as part of the rezoning approval process.

Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading, and for the applicant to demonstrate how it can meet the City's housing and sustainability objectives through this proposal.

"Original signed by Chee Chan"

---

**Prepared by:** Chee Chan, M.U.P., MCIP, RPP, B.Sc.  
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

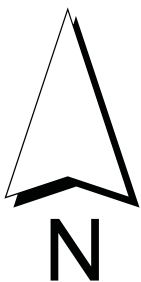
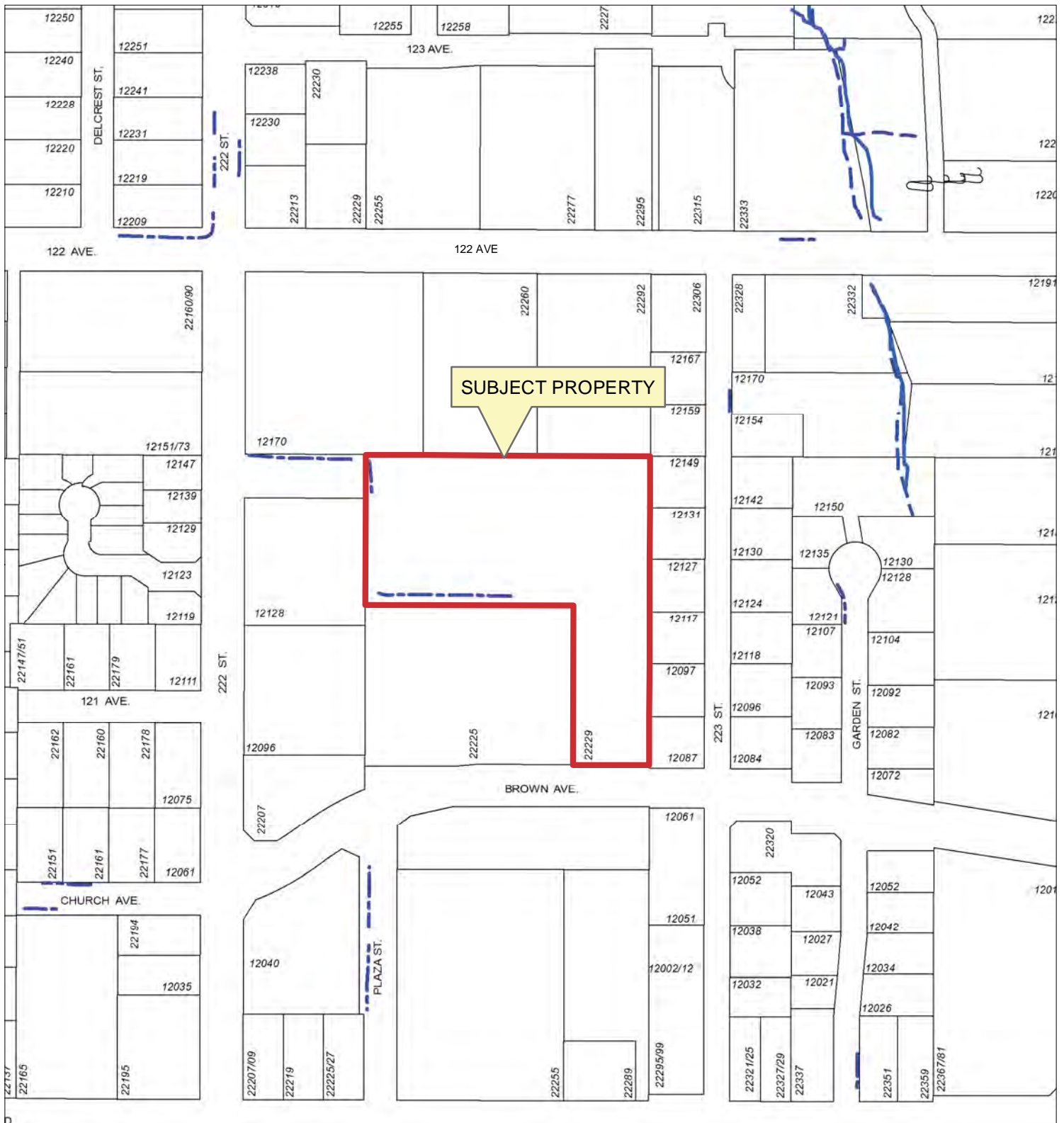
"Original signed by Kelly Swift" for

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7366-2017
- Appendix D – Proposed Site Plan



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- .- Indefinite Creek

## 22229 BROWN AVENUE

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

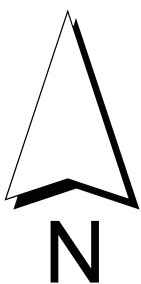
FILE: 2017-306-RZ  
DATE: Jul 14, 2017

BY: PC

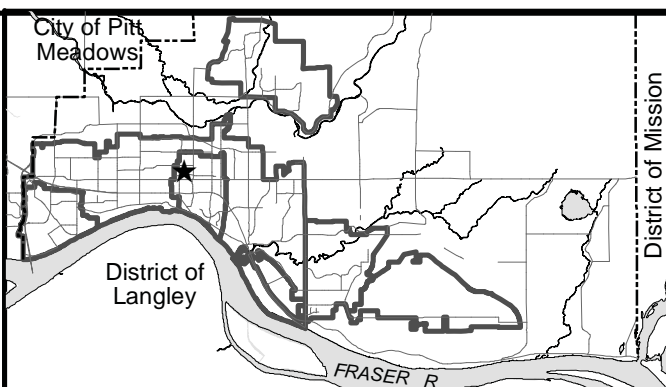




Aerial Imagery from the Spring of 2016



Scale: 1:2,500



22229 BROWN AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-306-RZ

DATE: Jul 14, 2017

BY: PC



## CITY OF MAPLE RIDGE

### BYLAW NO. 7366-2017

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. 7366-2017."
2. That parcel or tract of land and premises known and described as:

Lot "G" Except Portions in Plan 19681, 59663, 63321 and LMP27701 District Lot 399 Group 1 New Westminster District Plan 10689

and outlined in heavy black line on Map No. 1727 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

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

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

**PUBLIC HEARING** held the       day of       , 20

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

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

**ADOPTED**, the       day of       , 20

---

**PRESIDING MEMBER**

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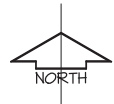
**CORPORATE OFFICER**





# APPENDIX D

222nd STREET



## CONCEPTUAL SITE PLAN

### DEVELOPMENT DATA

ZONING: RM-2  
 SITE AREA: 129,064.47 s.f. 11,990.48 s.m.  
 2.96 Ac. 1.20 Ha.  
 SITE COVERAGE:  
 PROPOSED: 36% 46,967.0 s.f. 4,363.4 s.m.  
 DENSITY:  
 TOTAL : 233 UNITS +- 79 U.P.Ac 194 U.P.Ha  
 F.A.R.:  
 ALLOWABLE: 1.8 +- (NET) 232,316.0 U.P.Ac  
 PROVIDED:  
 (NET) 1.58 204,496.0 s.f. +- 18,998.3 s.m.  
 ( NOT INCLUDING CORRIDORS, STAIRS, LOBBY)  
 (GROSS) 1.89 243,888.5 s.f. +- 22,658.0 s.m.  
 ( INCLUDES CORRIDORS, STAIRS, LOBBY)  
 PARKING:  
 REQUIRED: 1.7 / UNIT = 396 SPACES  
 (INCLUDES VISITORS)  
 PROVIDED: U/G 371 SPACES  
 SURFACE 47 SPACES  
 TOTAL: 418 SPACES  
 VARIANCES REQUIRED:  
 1. SETBACK TO DECKS = 6.6 m.  
 2. BUILDING HEIGHT FROM 4 TO 5 STOREYS

#### BUILDING 1 - 5 STOREY APARTMENT

1 BED 2 UNITS +-  
 2 BEDS 53 UNITS +-  
 TOTAL: 55 UNITS  
 FLOOR PLATE = 11,517.70 s.f.  
 x 5 FLOORS = 57,589 s.f.  
 5,350.1 s.m.

#### BUILDING 2 - 5 STOREY APARTMENT

1 BED 5 UNITS +-  
 2 BEDS 84 UNITS +-  
 TOTAL: 89 UNITS  
 FLOOR PLATE = 18,630.00 s.f.  
 x 5 FLOORS = 93,150 s.f.  
 8,653.9 s.m.

#### BUILDING 3 - 5 STOREY APARTMENT

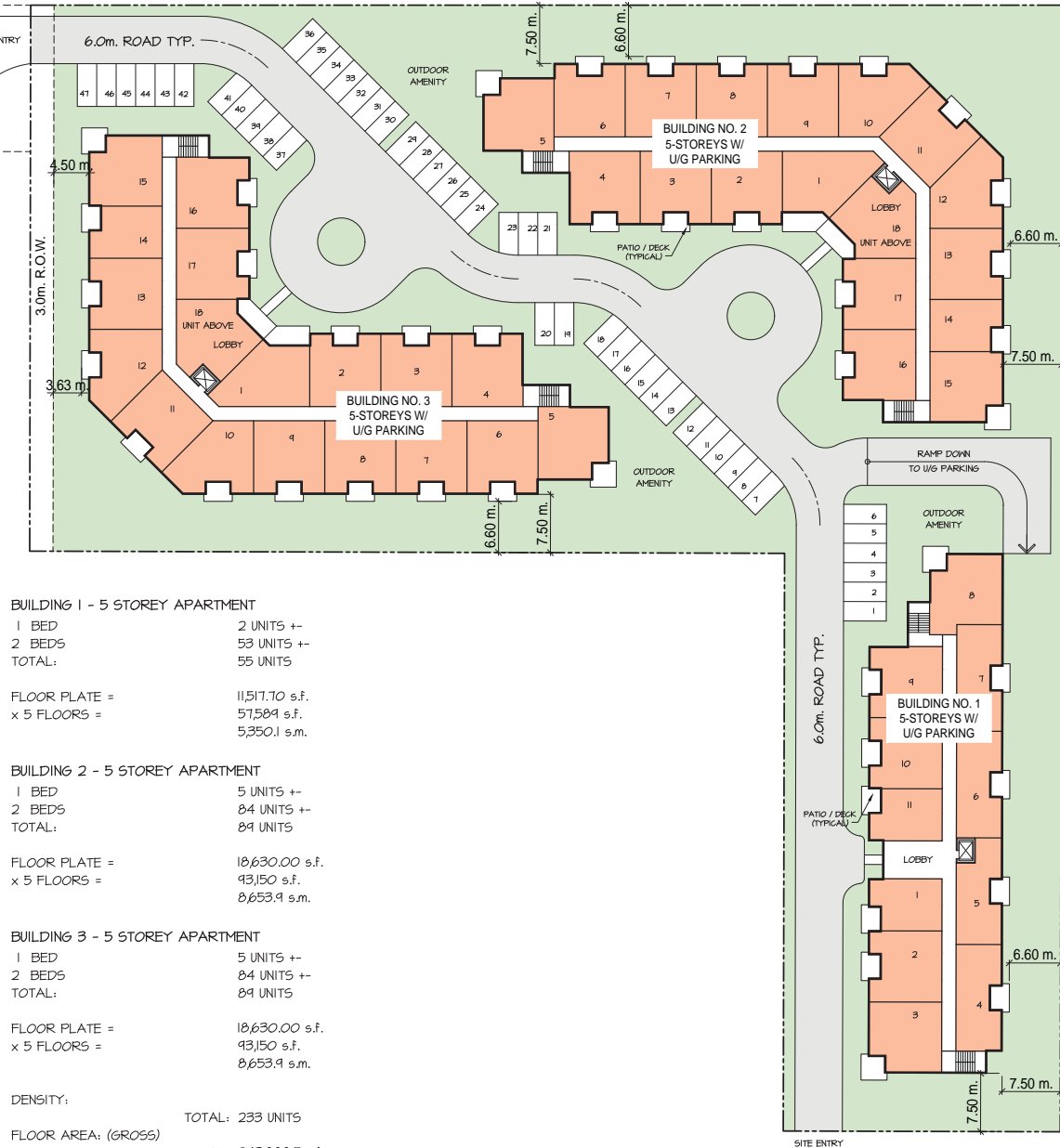
1 BED 5 UNITS +-  
 2 BEDS 84 UNITS +-  
 TOTAL: 89 UNITS  
 FLOOR PLATE = 18,630.00 s.f.  
 x 5 FLOORS = 93,150 s.f.  
 8,653.9 s.m.

DENSITY:

TOTAL: 233 UNITS

FLOOR AREA: (GROSS)

TOTAL: 243,888.5 s.f.  
 22,658.0 s.m.



BROWN AVENUE

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
REV	

DESIGN :	
DATE :	
PROJECT :	
SHEET CONTENTS :	
CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA	

barnett dembok

UNIT 135,  
 7538 130 STREET,  
 SURREY, B.C.  
 V3W 1H8

PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: mail@darkitex.com

CLIENT NO.	466
SHEET NO.	AC-1.0
PROJECT NO.	17024
REV. NO.	

**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. 7387-2017  
13589 232 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-319-RZ  
**MEETING:** C of W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 13589 232 Street, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), to allow a five lot single family subdivision. Pursuant to Council resolution, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$25,500.00.

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

**RECOMMENDATIONS:**

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

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

2. That Zone Amending Bylaw No. 7387-2017 be given first reading; and
3. That the applicant provide further information as described on Schedules A, B, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

## DISCUSSION:

### a) Background Context:

Applicant:	D. Laird, Aplin & Martin Consultants
Legal Description:	Lot 7, Section 29, Township 12, New Westminster District Plan 11173
OCP:	
Existing:	Low/Medium Density Residential, Eco Clusters and Conservation
Proposed:	Low/Medium Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family Home (under application for townhouses) Zone: A-2 (Upland Agricultural) (under application to rezone to RM-1 (Townhouse Residential)
South:	Designation: Medium/High Density Residential, Conservation, and Civic Use: Single Family Residential Zone: RS-3 (One Family Rural Residential)
East:	Designation: Eco Clusters and Conservation Use: Single Family Residential Zone: RS-3 (One Family Rural Residential)
West:	Designation: Open Space, Conservation, and Eco Clusters Use: Park Zone: RS-3 (One Family Rural Residential) Designation: Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.4 ha (1 acre)
Access:	136 Avenue
Servicing requirement:	Urban Standard

### b) Site Characteristics:

The subject property, located at 13589 232 Street, is located on the south-west corner of 136 Avenue and 232 Street and slopes from east to west towards Cattell Brook (see Appendices A and B). There is an existing single family dwelling located on the eastern side of the property, and several trees located on the western half of the property. An environmental assessment and arborist report will be required to accompany the application to determine the watercourse protection requirements and the developable areas of the property.

The property to the north of the subject property is currently under application for a townhouse development of approximately 54 units, and the property to the west is currently under application for a single-family development of approximately 10 lots.

**c) Project Description:**

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C) to allow the future subdivision of approximately five single family lots (see Appendix D). As the subject property is located within 50 m (164 ft.) of the top of bank of a watercourse and has an average natural slope of greater than 15%, and contains some slopes greater than 15%, a Watercourse Protection and Natural Features Development Permit is required (see Appendix E).

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

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan in the Official Community Plan (OCP). A strip along the western property line is designated as *Conservation*, the north half of the property is designated as *Low/Medium Density Residential* and the south half of the property is designated as *Eco Clusters*. The *Low/Medium Density Residential* designation is intended to provide 15 to 40 units per hectare, adjacent to schools, commercial uses, and civic uses. The *Eco Clusters* designation is intended to allow for a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. Eco Clusters are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which support sensitive implementation, minimal site re-grading and tree clearing, and integration of housing into a forest setting. An Eco Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single family and/or multifamily units; however, due to the property's proximity to the Hamlet Centre, a density of 15 units per hectare is appropriate.

The proposed five lots fall within the density range of both the *Low/Medium Density Residential* designation and the *Eco Clusters* designation. It is not currently known if there are any significant natural features within the *Eco Clusters* designation that should require preservation. Once an Environmental Assessment, Tree Management Plan, and Stormwater Management Plan are provided by the applicant prior to second reading, it may be determined that areas within that designation should be preserved, and a restrictive covenant may be required as a condition of the re-designation and rezoning. The strip of land along the western property line is intended to be dedicated as park, which corresponds with the *Conservation* designation. Staff are proposing an OCP amendment for housekeeping reasons to make the designation boundary consistent with the zone boundary, and a *Conservation* boundary adjustment may be required once detailed information is provided.

This OCP amendment can be supported, as it is administrative in nature and would not impact an Eco Cluster development from occurring to the south.

### **Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a five lot single family subdivision. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

### **Development Permits:**

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

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

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

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

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

### **Advisory Design Panel:**

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

### **Development Information Meeting:**

A Development Information Meeting is required for this application as there are five units proposed. 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) Licenses, Permits, and Bylaws Department;
- e) Parks Department;
- f) School District; and
- g) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing 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 OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

**g) Development Applications:**

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);
- 3. A Watercourse Protection Development Permit Application (Schedule F);
- 4. A Natural Features Development Permit Application (Schedule G);
- 5. A Wildfire Development Permit Application (Schedule J); and
- 6. A Subdivision Application.

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

**CONCLUSION:**

The development proposal is in compliance with the policies of the OCP. An OCP amendment for housekeeping reasons to make the designation boundary consistent with the zone boundary for the proposed five single family lots is supported. It is, therefore, recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading. It is expected that once complete information is received, Zone Amending Bylaw No.7387-2017 may be amended and an OCP Amendment to adjust the *Conservation* boundary may be required.

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

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

"Original signed by 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

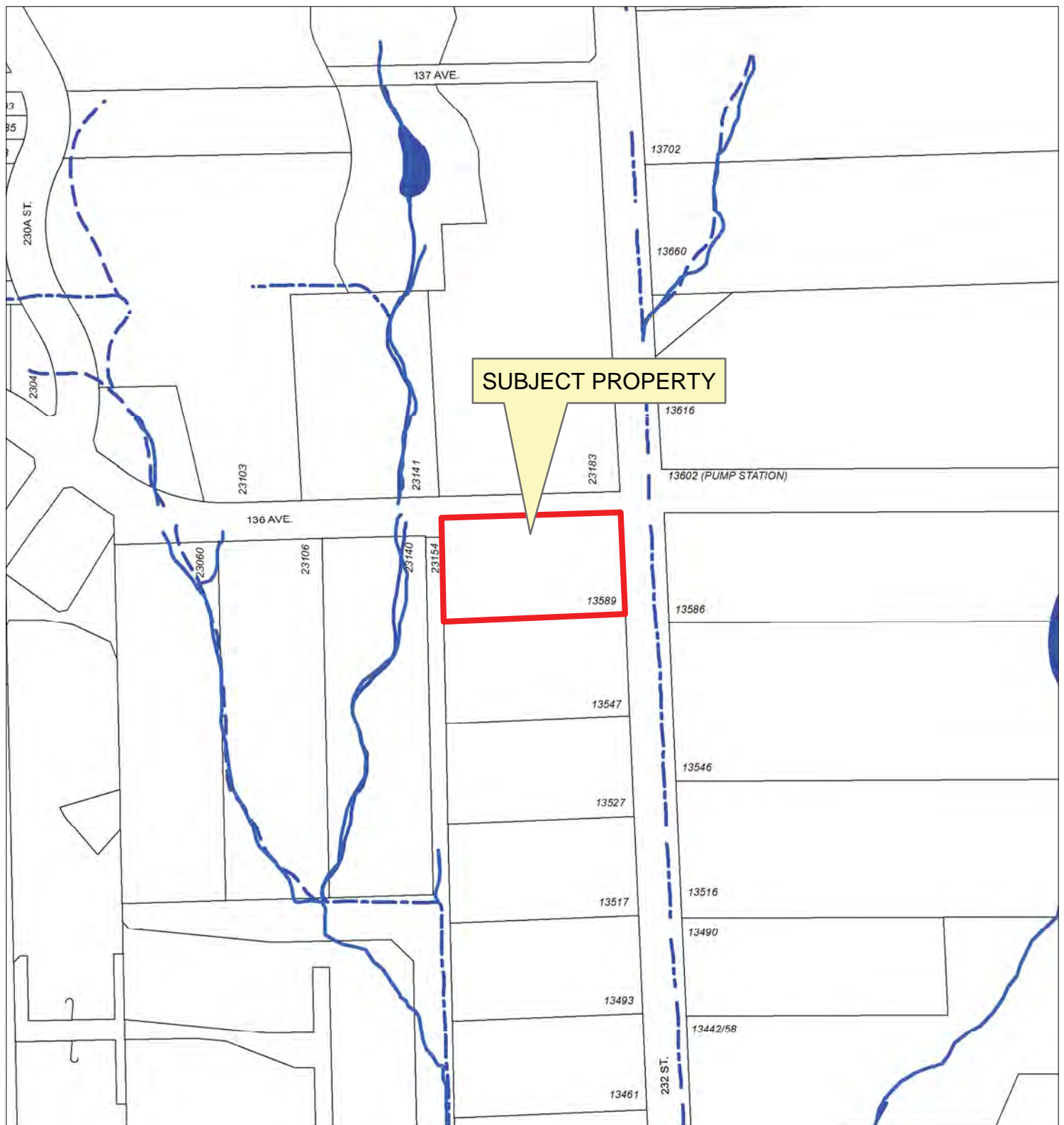
"Original signed by Paul Gill"

---

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7387-2017  
Appendix D – Proposed Site Plan  
Appendix E – Environmental Context Map



SUBJECT PROPERTY

13589

13586

13547

13527

13517

13493

13461

13546

13516

13490

13442/58



13702

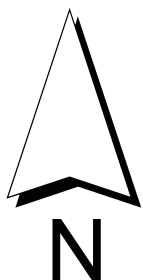
13660

13616

13602 (PUMP STATION)

## Legend

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



Scale: 1:2,500

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

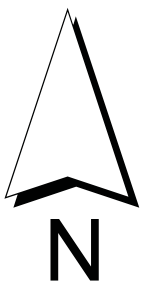
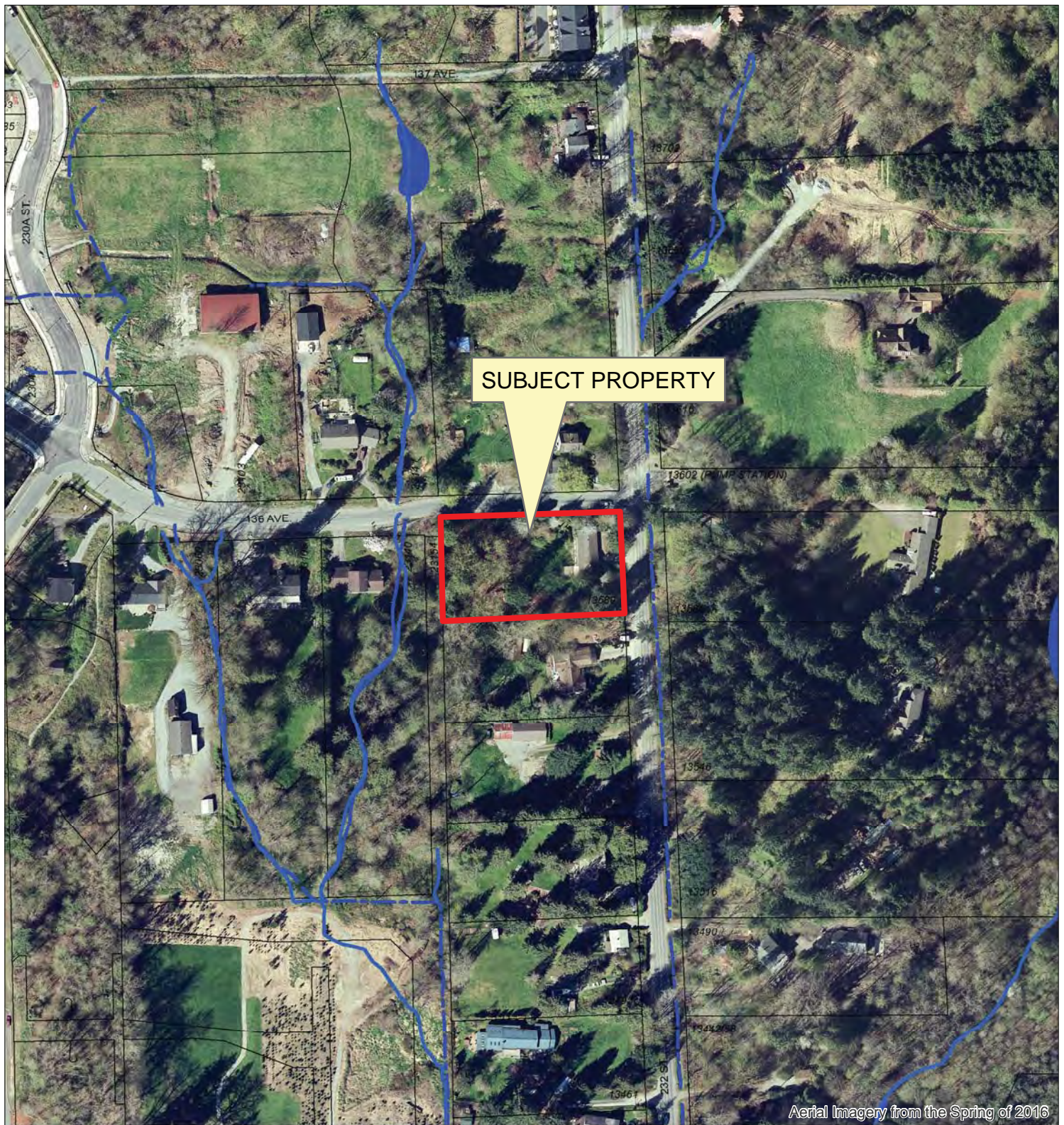
British Columbia

[mapleridge.ca](http://mapleridge.ca)

2017-319-RZ  
DATE: Jul 26, 2017

BY: JV





Scale: 1:2,500

## Legend

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

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2017-319-RZ  
DATE: Jul 26, 2017

BY: JV



## APPENDIX C

## CITY OF MAPLE RIDGE

**BYLAW NO. 7387-2017**

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. 7387-2017."
2. That parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 1732 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

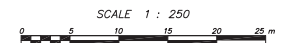
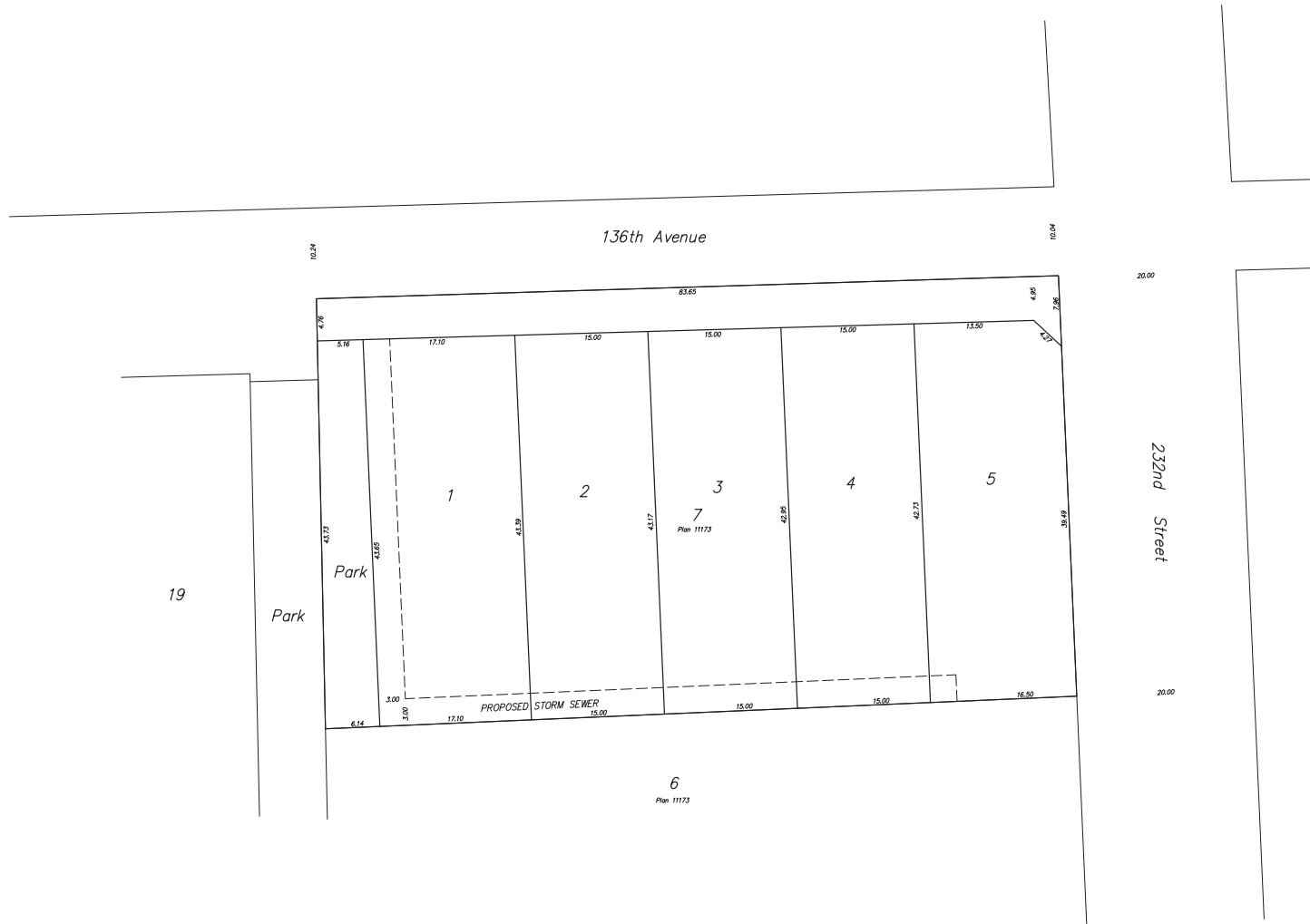
**ADOPTED,** the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER

SCALE 1:2,500

# APPENDIX D



**Terra Pacific**  
Land Surveying Ltd  
22371 St. Anne Avenue, Maple Ridge, BC  
Phone: 604-463-2509 Fax: 604-463-4501

**Client:** Urban Legacy Development Inc.

**Project:** 13589 232nd Street  
Maple Ridge, BC

**Drawing Title:**  
Proposed Subdivision Plan With Contours Of  
Lot 7 Section 29 Township 12  
NWD Plan 11173

**Certified Correct**  
This 5th Day of July, 2017.

Mike Bernemann, B.C.S.

**Notes:**

Lot dimensions are base on current legal survey.

**Benchmark Notes:**

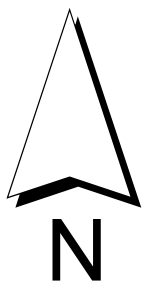
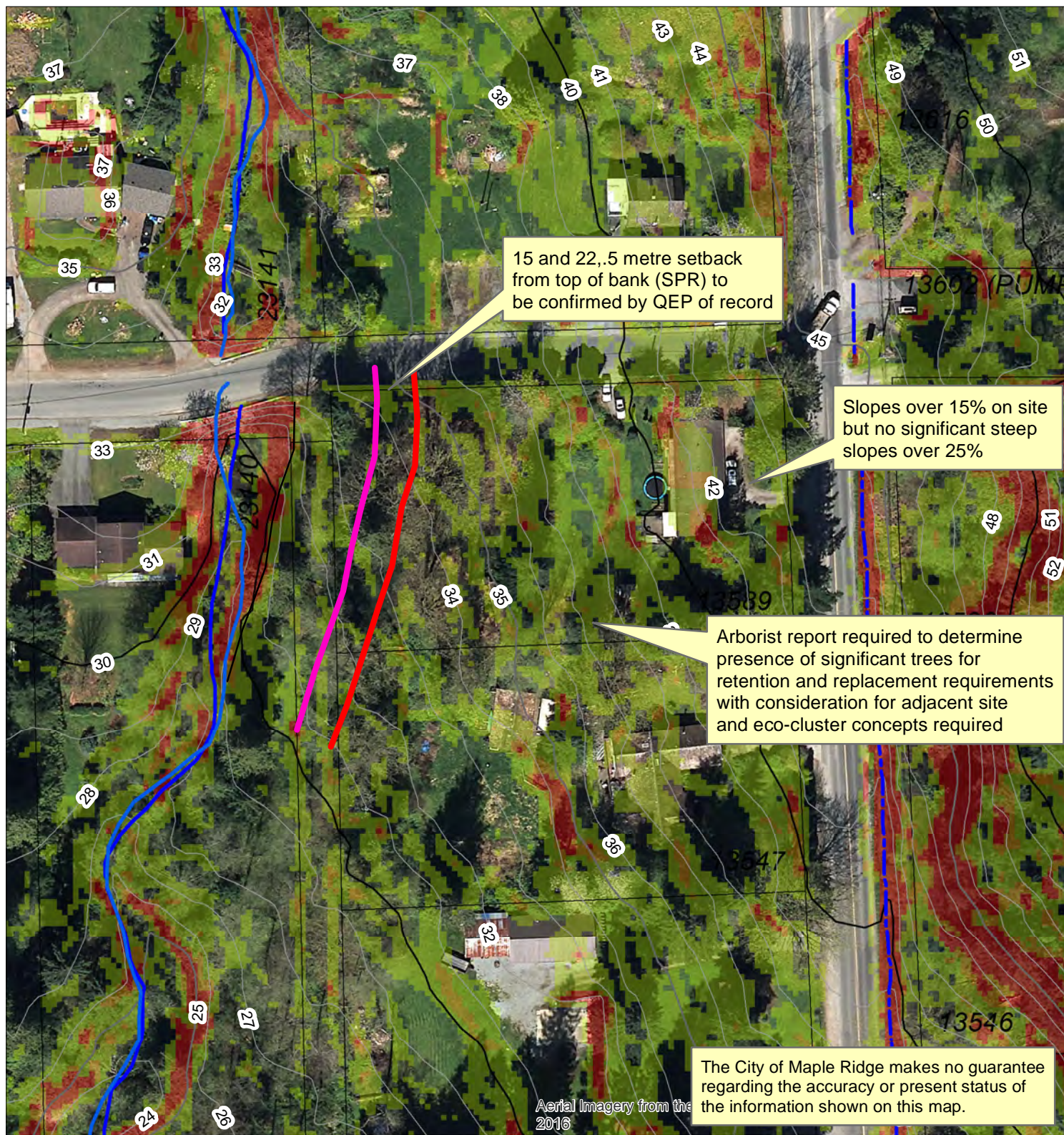
Elevations Are Geodetic  
Referred to Monument: 84H0062  
Monument Elevation: 39.225 m

**Paper Size:** 22" x 34"

**Date:** September 19, 2017

**File:** MR17-740SUB





Scale: 1:1,000

## Legend

— Stream

## Slope (2014 LiDAR)

### Percent

0 - 14  
15 - 25

26 - 30  
30+

13589 232 St.  
Site Context Map

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

FILE: Untitled  
DATE: Sep 25, 2017

BY: RS

## 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. 7380-2017  
12327 203 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-320-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision and construction of two single family dwellings. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

This application is not subject to the Community Amenity Contribution Program because single family subdivisions proposing fewer than three lots are exempt. To proceed further with this application additional information is required as outlined below.

### RECOMMENDATIONS:

That Zone Amending Bylaw No. 7380-2017 be given first reading; and

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

### DISCUSSION:

#### a) Background Context:

Applicant:	Aplin & Martin Consultants, David Laird
Owner:	Deepak Sethi, Parminder K Sharma, Nishant Monga
Legal Description:	Lot 14, D.L. 263, Group 1, NWP19098
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)



**Surrounding Uses:**

North:	Use:	Single family dwelling
	Zone:	RS-1
	Designation:	Urban Residential
South:	Use:	Single family dwelling
	Zone:	RS-1
	Designation:	Urban Residential
East:	Use:	Single family dwelling
	Zone:	RS-1
	Designation:	Urban Residential
West:	Use:	Single family dwelling
	Zone:	RS-1
	Designation:	Urban Residential

Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Two single family dwellings
Site Area:	916 m <sup>2</sup> (0.226 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard

**b) Site Characteristics:**

The subject property, located at 12327 203 Street, is a square shaped corner lot that is 916 m<sup>2</sup> (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by low (i.e. one to two storey) single family dwellings in a well established residential neighbourhood (see Appendix B). The subject property is flat with a few trees on the lot, and a tall hedge around the property. A bike lane on 203 Street runs along the property's eastern edge.

**c) Project Description:**

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision and construction of two single family dwellings. Driveway access to the two single family dwellings would be provided from 123 Avenue, a local street (see Appendix D).

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

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the urban area boundary near the western edge of Maple Ridge. It is currently designated *Urban Residential*. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP because it is located adjacent to 203 Street, an arterial street and Major Corridor. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area.

While the R-1 zone will allow smaller lots than the surrounding RS-1 zoned properties, the single family dwellings on these two lots would not significantly alter the character of the surrounding neighbourhood. Furthermore, the proposed R-1 (Residential District) zone is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the OCP.

**Zoning Bylaw:**

The current application proposes to rezone the subject property located at 12327 203 Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision and construction of two single family dwellings. The minimum lot size for the current RS-1 zone is 668 m<sup>2</sup>, while the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. No variations from the proposed R-1 zone are required at this stage. However, any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

A Development Permit is not required for this rezoning, as the single detached residential dwellings proposed by this application are exempt from the Development Permit Area Guidelines.

**Advisory Design Panel:**

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

**Development Information Meeting:**

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than 5 dwelling units.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Fire Department;
- c) Licences, Permits and Bylaw Department;
- d) Canada Post.

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

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



**f) Development Applications:**

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

1. A complete Rezoning Application (Schedule C);
2. A Subdivision Application.

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

**CONCLUSION:**

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

“Original signed by Chee Chan”

---

**Prepared by:** Chee Chan, MCIP, RPP, M.U.P.  
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 Paul Gill”

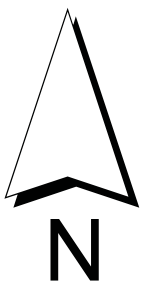
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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:





Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7380-2017  
Appendix D – Proposed Site Plan

## **APPENDIX A**



Scale: 1:2,000

## Legend

-  Stream  
 Indefinite Creek  
 River  
 Major Rivers & Lakes

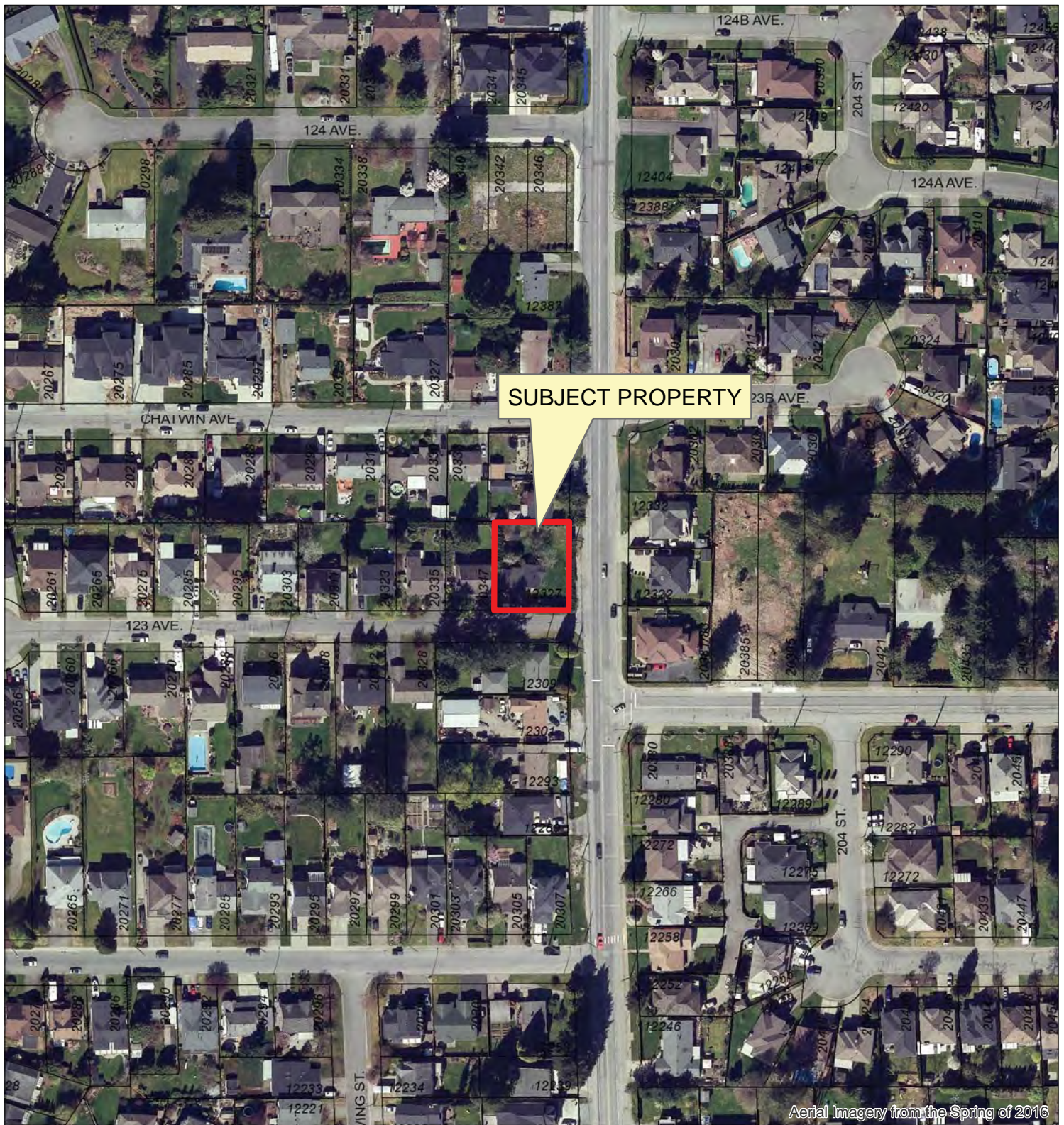
12327 203 Street



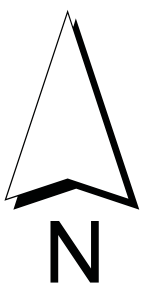
2017-320-RZ  
DATE: Jul 25, 2017

BY: JV








Aerial Imagery from the Spring of 2016



Scale: 1:2,000

## Legend

-  Stream
-  River
-  Major Rivers & Lakes

12327 203 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2017-320-RZ

DATE: Jul 25, 2017

BY: JV

## APPENDIX C

## CITY OF MAPLE RIDGE

## BYLAW NO. 7380-2017

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. 7380-2017."
2. That parcel or tract of land and premises known and described as:

Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098

and outlined in heavy black line on Map No. 1729 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

**READ** a first time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**READ** a second time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

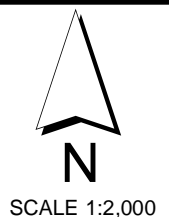
**APPROVED** by the Ministry of Transportation and Infrastructure this       day of  
                                 . 20

ADOPTED, the            day of            , 20

### **PRESIDING MEMBER**

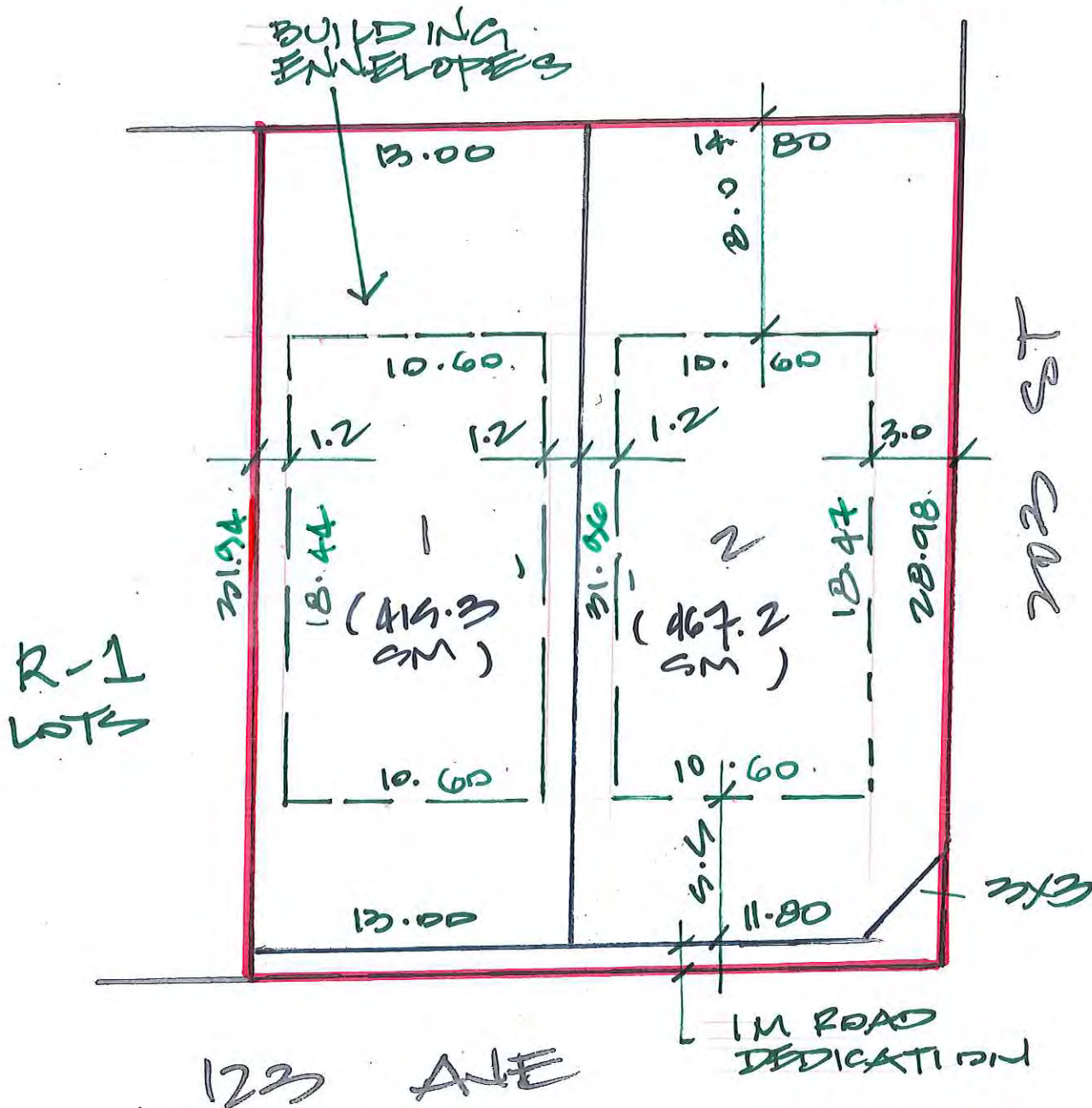
CORPORATE OFFICER





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

13.9.17

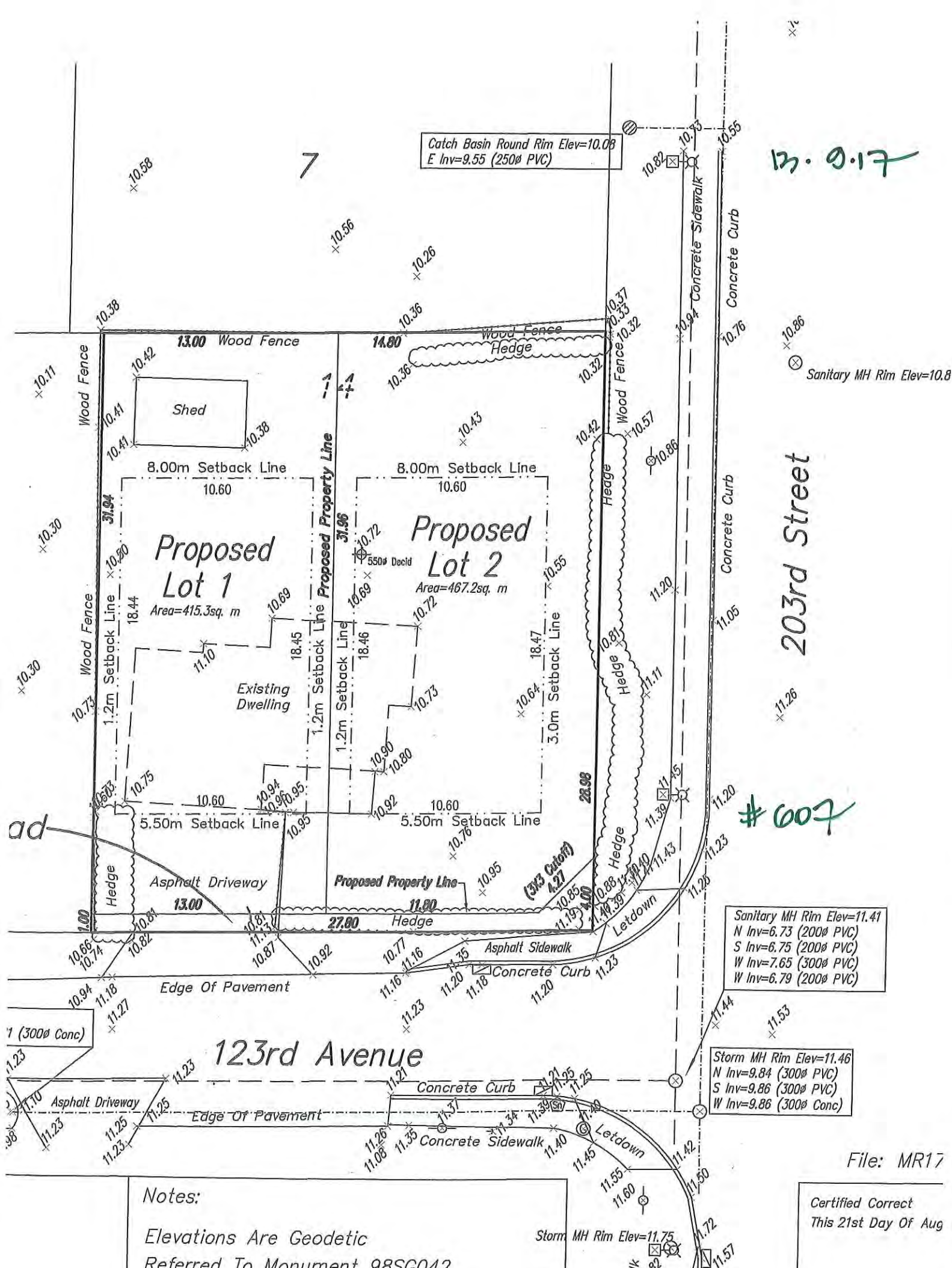
 $1:240$ 

2017-320-PZ

12327  
2025

\* 6 to 7







## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First, Second, and Third Reading  
13704 232 Street Housing Agreement Bylaw No. 7295-2016  
13704 232 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2013-086-RZ  
**MEETING:** C of W

---

### EXECUTIVE SUMMARY:

This application to rezone the property, located at 13704 232 Street (previously four lots: 23262 Silver Valley Road, 13738, 13702 and 13660 232 Street which have been consolidated), from RS-3 (One Family Rural Residential) to permit twenty R-3 (Special Amenity Residential District) zoned lots; ten R-1 (Residential District) zoned lots; four RS-1b (One Family Urban (Medium Density) Residential) zoned lots; eight RS-1 (One Family Urban Residential) zoned lots; sixteen RST-SV (Street Townhouse-Silver Valley) zoned lots; one C-5 (Village Centre Commercial) zoned lot; and some P-1 (Park and School) zoned park land. The rezoning application is currently at third reading. A condition of final reading is the registration of a Housing Agreement for rental units. A Housing Agreement Bylaw must be approved by Council under the authority of Section 483 of the *Local Government Act, R.S.B.C. 1996, c. 323*, to authorize this Agreement.

### RECOMMENDATIONS:

1. That a Housing Agreement, under the provisions of Section 483 of the *Local Government Act, R.S.B.C. 1996, c. 323* be authorized along with its accompanying covenant; and
2. That Housing Agreement Bylaw No. 7295-2016 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

The ability for the City to enter into a Housing Agreement with an owner of land is derived from Section 483 of the *Local Government Act, R.S.B.C. 1996, C. 323*, which states:

- (1) A local government may, by bylaw, enter into a housing agreement under this section.
- (2) A housing agreement may include terms and conditions agreed to by the local government and the owner regarding the occupancy of the housing units identified in the agreement, including but not limited to terms and conditions respecting one or more of the following:
  - (a) the form of tenure of the housing units;

**b) Desired Outcomes:**

This Housing Agreement will restrict the two units as rental units in perpetuity and will run with the land regardless of a change in ownership, and will be enforceable by the City.

**c) Citizen Implications:**

This Housing Agreement will increase the rental stock in Maple Ridge and allow the City to enforce the conditions under Section 483 of the *Local Government Act*, R.S.B.C 1996, c. 323.

**CONCLUSION:**

The applicant proposes to maintain in perpetuity 2 residential rental apartment units in exchange for site considerations. The mechanism to do so is a Covenant and Housing Agreement passed by Bylaw under Section 483 of the *Local Government Act*. The attached Housing Agreement Bylaw is consistent with Council policy, past practice and direction. The bylaw has also been reviewed and approved by the City's solicitor. Therefore, it is recommended that first, second and third readings be given to Housing Agreement Bylaw No. 7295-2016.

"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 Paul Gill"

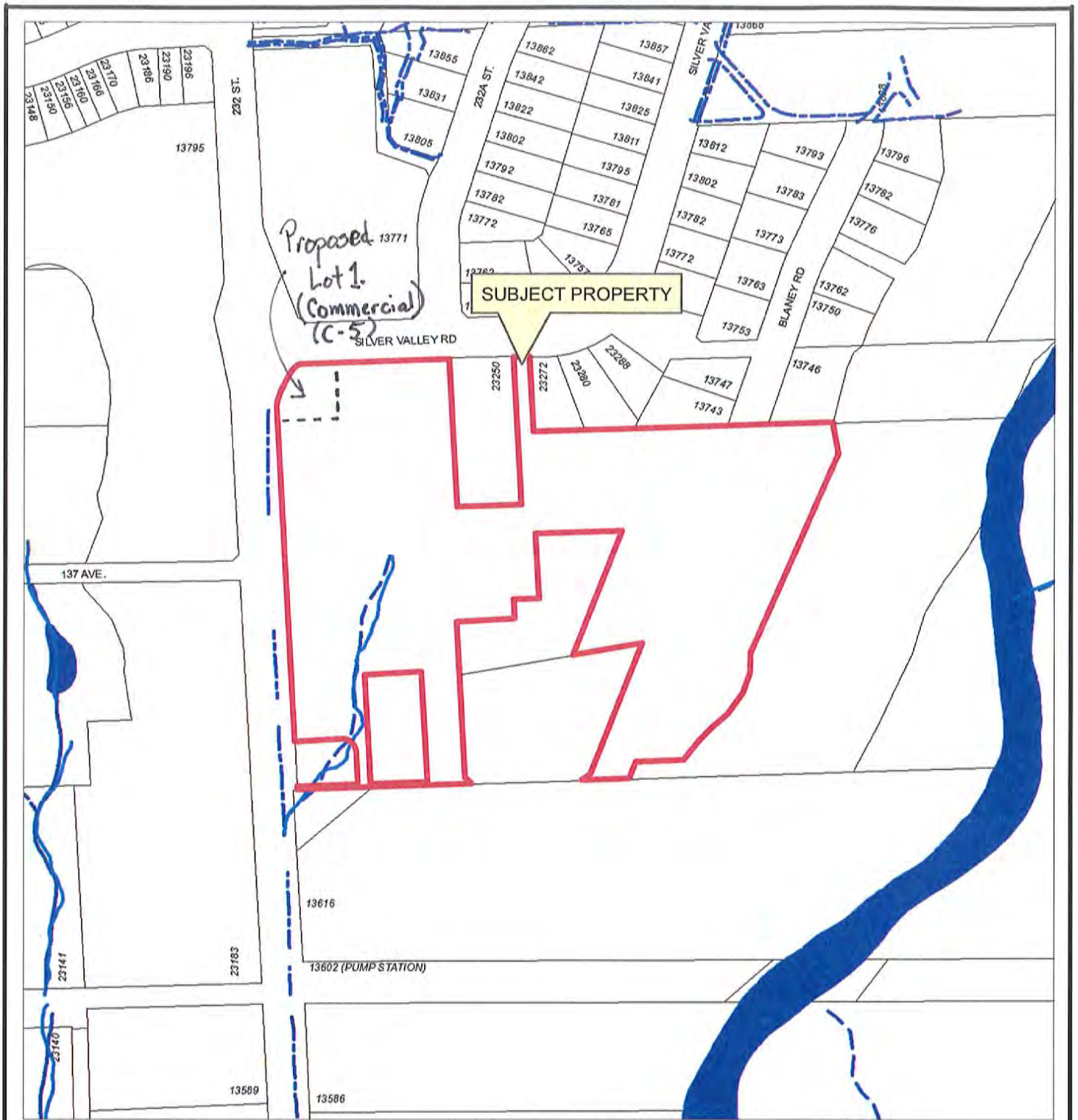
---

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Housing Agreement Bylaw No. 7295-2016  
Appendix D – Proposed Site Plan

## APPENDIX A



Scale: 1:2,500

### Legend

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

13704 232 STREET

PLANNING DEPARTMENT



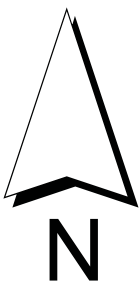
**MAPLE RIDGE**  
British Columbia

mapleridge.ca

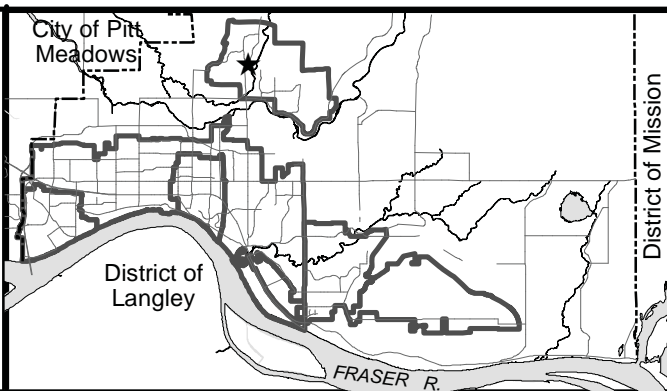
FILE 2013-086-RZ  
DATE: Sep 22, 2017

BY: PC





Scale: 1:2,500



13704 232 STREET



FILE: 2013-086-RZ  
DATE: Sep 22, 2017

BY: PC



**CITY OF MAPLE RIDGE  
BYLAW NO. 7295-2016**

**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;

**NOW THEREFORE**, the Municipal Council of the Corporation of the City of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

- Lot 1 Section 33 Township 12 New Westminster District Plan EPP60071

**ADOPTED** the day of , 201.

CORPORATE OFFICER

# Housing Agreement

THIS AGREEMENT dated for reference this 22<sup>nd</sup> day of **September, 2017**.

BETWEEN:

**SV 232 STREET DEVELOPMENT LTD. (Inc. No. BC 0639138)**

having its registered address at  
#304 – 1200 Lonsdale Avenue  
North Vancouver, BC V7M 3H6

(hereinafter called the "**Covenantor**")

OF THE FIRST PART

AND:

**CITY OF MAPLE RIDGE**

11995 Haney Place,  
Maple Ridge, British Columbia, V2X 6A9

(hereinafter called the "**City**")

OF THE SECOND PART

## WHEREAS:

- A. The Covenantor is the registered owner of those certain lands in the City of Maple Ridge and described as:  
  
Parcel Identifier: 030-201-161  
Lot 1 Section 33 Township 12 New Westminster District Plan EPP60071  
  
(the "**Parent Property**")
- B. The Covenantor intends to subdivide the Parent Property in accordance with subdivision plan EPP60118, a copy of which is attached hereto as Schedule "A" ("the **Subdivision Plan**").
- C. The City is prepared to allow construction of a mixed use residential/commercial development on Lot 1 of the Subdivision Plan (hereinafter referred to as the "**Lands**".)
- 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, in accordance with 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* (2015) 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 two (2) residential dwelling units to be constructed within a mixed use residential/commercial building to be built upon 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 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, including any buildings now or hereafter located on the aforementioned land, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided; and as set out in Recital C of this Agreement;
- (c) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act*.

### **Use, Occupancy, Subdivision and No Separate Sale Restrictions**

- 2. All Dwelling Units shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.
- 3. All Dwelling Units 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 that meets the requirements of section 3.
5. 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.

### **Specific Performance**

6. 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**

7. 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 483 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 483 of the *Local Government Act*.

### **No Obligation to Enforce**

8. 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**

9. 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**

- 10. 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**

- 11. 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**

- 12. 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 waiver of any other breach of this Agreement.

### **Interpretation**

- 13. 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 replace, 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**

- 14. The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

### **Severance**

- 15. 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**

- 16. 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**

- 17. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

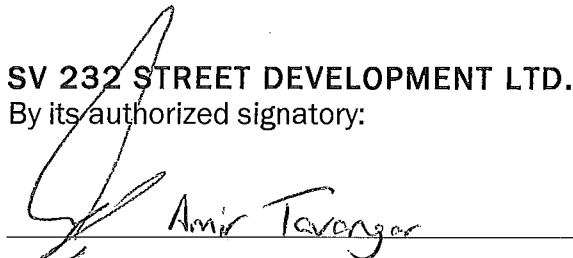
### **Deed and Contract**

- 18. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement below:

**SV 232 STREET DEVELOPMENT LTD.**

By its authorized signatory:



Amir Tavanger

**CITY OF MAPLE RIDGE**  
by its authorized signatory(s):

---

---

**Schedule "A"**  
**Plan EPP60118**

See attached.

## Plan EP-60118

© 1997 by the American Psychological Association, 0893-3200/97/\$12.00  
DOI: 10.1037/0893-3200.11.4.475

Integrated Survey Area No. 26, North Page, 94003 (2003) 40.2.001.0007

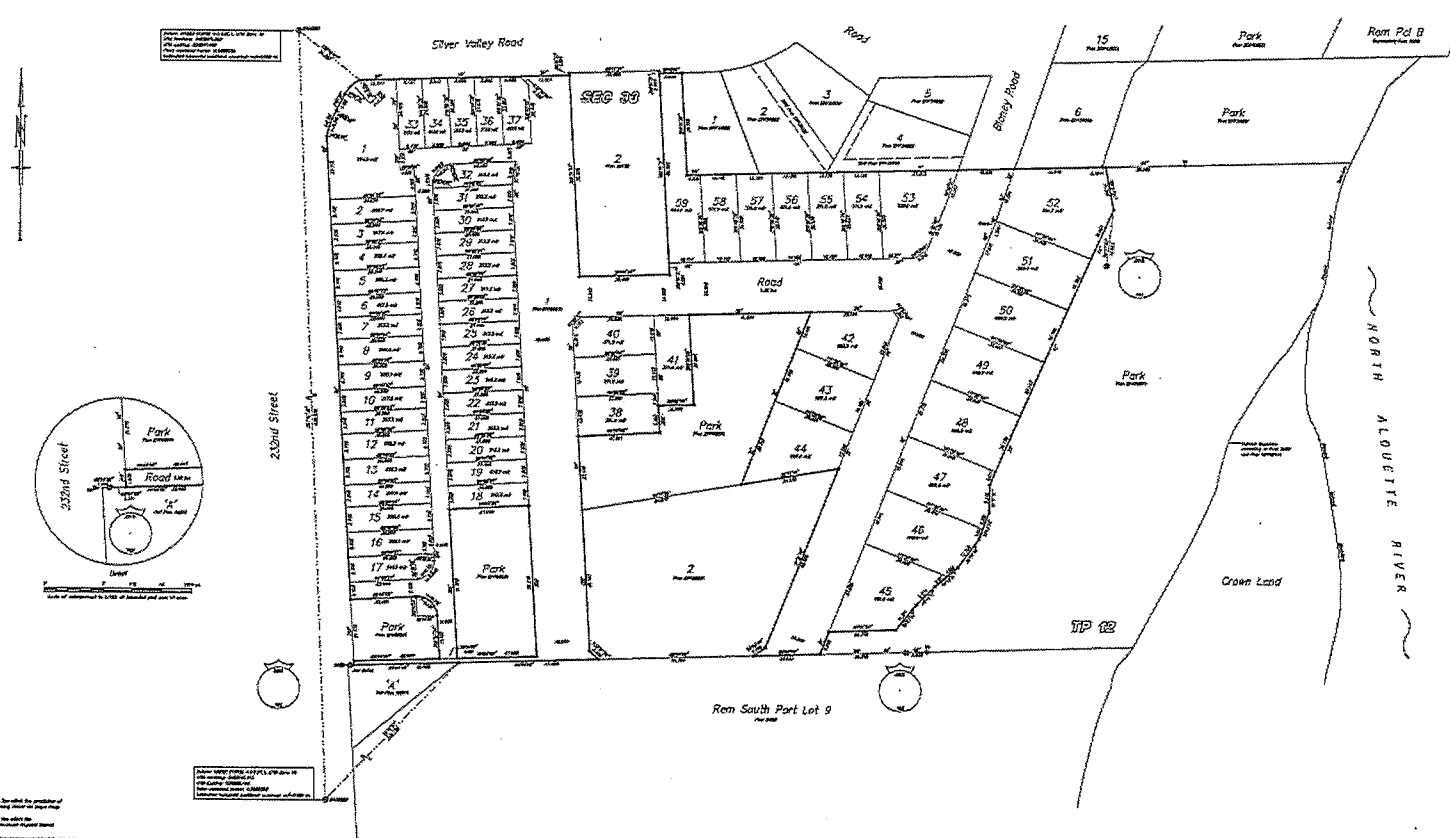
[illegible]

1040

- Scatter Plot
- Correlation Coefficient
- Regression Line
- Residuals
- Standard Error of Estimate

**Note:** The gap between the blind and the door frame is sealed with a special material called the blind sealant.

*Adjusted compensation, full-time employees for 2006 follows:*



For the latest regional forecasts, see our website at [www.dhs.gov](http://www.dhs.gov)

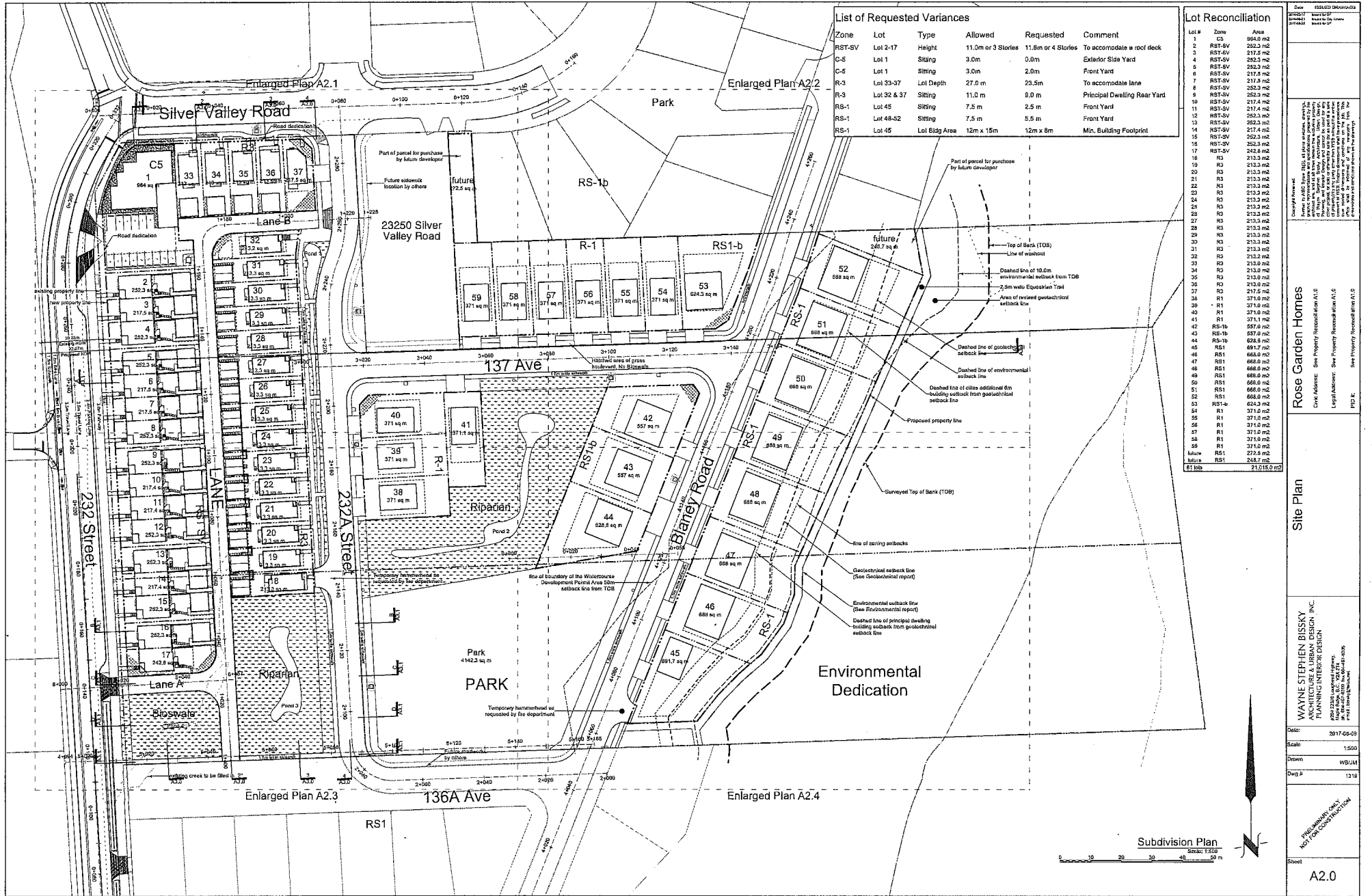
Year 2000 Land Surveyed 34

100% 100% 100%

COP 502 HWK-20-415

# APPENDIX D

PRELIMINARY ONLY NOT FOR CONSTRUCTION





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
22260 & 22292 122 Avenue, 12159 & 12167 223 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2016-052-DVP  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Development Variance Permit application (2016-052-DVP) has been received in conjunction with a rezoning application to build a 288 unit rental apartment building in the Town Centre. The requested variances are to:

1. To vary the exterior side yard, rear yard, interior side yard and front yard setbacks;
2. To reduce parking requirements.

Council will be considering final reading for rezoning application 2016-052-RZ on October 10, 2017.

It is recommended that Development Variance Permit 2016-052-DVP be approved.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-052-DVP respecting property located 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.

### DISCUSSION:

#### a) Background Context

Applicant: Ciccozzi Architecture Shannon Seefeldt

Legal Description: Lot: 44, D.L.: 399, Plan: NWP41066,  
Lot: 48, D.L.: 399, Plan: NWP44211,  
Lot 1; D.L.: 399 NWD; Plan: NWP14397,  
Lot 2; D.L.: 399; NWD; Plan NWP14397

OCP:  
Existing: APTL (Low-Rise Apartment) and Single Family  
Proposed: Medium and High-Rise Apartment

Zoning:  
Existing: LUC (Land Use Contracts) and RS-1 One Family Urban Residential  
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:  
North: Use: Apartment and Single Family uses  
Zone: RM-2 Medium Density Apartment Residential,  
RM-5 Low Density Apartment Residential, and  
RS-1 One Family Urban Residential  
Designation: Apartment and Ground Oriented Multi-Family

South:	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
	Designation:	Low Rise Apartment
East:	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Ground Oriented Multi-Family
West:	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment
Existing Use of Property:		Vacant, Rental Apartment, and Single Family
Proposed Use of Property:		Rental Apartment
Site Area:		1.03 HA. (2.5 acres)
Access:		122 Avenue and 223 Street.
Servicing requirement:		Urban Standard

#### **b) Project Description:**

This proposal will assemble 4 properties fronting 223 Street and 122 Avenue into this development, which will replace, rebuild, and expand on existing or previous rental accommodation along 122 Avenue. A total of 288 dwelling units are proposed, with a mix of 1, 2 and 3 bedroom units, and a projected floor area of approximately 200,000 square feet.

#### **c) Variance Analysis:**

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

The requested variances and rationale for support are described below):

##### **1. Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section 604, 6. a:**

- a. To vary the exterior side yard setback: (North property line along 122 Avenue) from the required 7.5 metres to 6.0 metres.
- b. To vary the rear yard setback: (West property line) from the required 7.5 metres to 6.0 metres.
- c. To vary the interior side yard setback (South property line) from the required 7.5 metres to 6.0 metres.
- d. To vary the front yard setback: (East property line along 223rd Street) from 7.5 metres to 3.6 metres.

**Rationale.** The justification for these reduced setbacks are as follows:

- The proposed setbacks will be larger than those of the existing Sorrento and the demolished Sunrise building that this project will replace.
- The design of the building includes recessed areas along the building face that will offer visual interest and breakup the appearance of a solid wall.
- These setbacks are supportable due to the community benefits that the rental housing proposal will provide.
- Other multi-family developments in the area also have reduced setbacks.
- The more extensive variance request for the front yard setback (from 7.5 metres to 3.6 metres) has arisen as this multi-family proposal triggered a reclassification of the 223<sup>rd</sup> Street Corridor to a collector standard, requiring additional dedication.

The development proposal will remain within permissible levels for Floor Space ratio.

2. *Maple Ridge Off Street Parking and Loading Bylaw No 4350 -1990, Schedule "A", Section 1.0 c) Multi-family residential uses:*

- a. To reduce required parking from 548 stalls (1.7 per unit, and 0.2 Visitor stalls per unit) to 288 stalls.

**Rationale.** The parking provided (288 stalls) generally complies with requirements in the Central Business District for non-market housing. However, parking requirements for the site, which is within 300 metres, but not within the CBC, are significantly higher, as noted above. The supporting documents for this variance include:

1. the recommendations of the Maple Ridge Housing Action Plan for rental housing,
2. the applicant's submission of parking utilization rates for other rental housing developments in Metro Vancouver, and
3. the parking reduction study, by Bunt and Associates, that has been commissioned by the applicant to justify this variance.

**Maple Ridge Housing Action Plan.** The Housing Action Plan, endorsed by Council on September 15, 2014, identifies rental housing as a priority. Strategy 4 of the Housing Action Plan is to Create New Rental Housing Opportunities. Strategy 4 notes that Municipalities can support the development of new rental housing through a set of incentives, such as a reduction in parking requirements or waiving permitting fees. The units could be "secured" as market rental housing, with a covenant on title.

A number of incentives are being considered to facilitate the development of rental housing. The 2017 Planning work program includes consideration for relaxation of parking standards to reduce construction costs to facilitate affordable housing. Reducing the amount of parking required per dwelling unit enables a higher potential dwelling unit count relative to site area, and reduced constructions costs, particularly in large multi-family buildings with underground parking. Of particular relevance to this application, the relaxation of parking requirements is supported in the Housing Action Plan as a means to facilitate the development of rental housing. In Maple Ridge, this practice is currently negotiated during the development process on a case by case basis. The development of a transparent formal process using defensible criteria, such as proximity to services and transit, should be considered as a possible incentive.

As this proposed development will increase the amount of rental housing stock in the community, this proposal will meet the objectives of the Housing Action Plan. The parking provisions it proposes comply with the requirements of the Central Business District of the Town Centre for non-market housing. This development is close (within 300 metres) but not within the Central Business District and therefore does not qualify for this reduced parking requirement. However, as it is consistent with the policy direction of the Housing Action Plan and proposes rental housing that is near services and transit, a parking reduction may be supportable through a development variance permit or other mechanisms. The applicant has agreed to secure this supply of rental housing in perpetuity through a housing agreement and a restrictive covenant registered on title<sup>1</sup>

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<sup>1</sup> Council has requested information on rental rates and how existing tenants will be accommodated with the transition to new housing. Dialogue with the applicant reveals concessions are being considered as follows:

- Right of first refusal in new building
- Offer of available unit in other buildings owned by the applicant (one of these is within Maple Ridge)
- Financial compensation to all tenants to assist with relocation.

The Off Street Parking and Loading Bylaw establishes that 1.5 parking stalls and 0.2 visitor stalls are required for each dwelling unit in the RM-2 Zone. For the 288 housing units proposed, the full complement of parking would be 548 stalls (1.7 per dwelling unit and 0.2 per unit visitor parking). The parking provided is consistent with requirements for non-market multi-family development in the Central Business District of the Town Centre. This required parking relaxation is supportable due to the proximity of the site to transit services along Dewdney Trunk Road and the rental tenure of the proposed housing stock.

**Information provided by the applicant.** Parking information provided by the applicant indicate that their existing rental buildings consistently have more parking than is used. The following table shows three rental housing developments managed by the applicant. Two of these are within the Maple Ridge Town Centre but out of the Central Business District (one of these is the existing Sorrento building on the subject site). The other building is in the City of Coquitlam.

Parking stalls used in 3 rental housing developments in Maple Ridge and Coquitlam					
Site	Total suites	Total parking provided	Stalls in use	Vacant stalls	stalls used /# suites
Coquitlam	53	78	35	43	0.66
Sorrento (MR)	22	54	22	32	0.53
Maple Ct. (MR)	108	150	53	97	0.49

In all of these examples (involving over 180 rental units), the parking complement is less than 1 stall used per dwelling unit. This ratio is significantly lower than the Off Street Parking Bylaw requirement, even for the reduced standards of the Central Business District. On this basis, a parking variance is supportable.

**Parking Reduction Study.** A parking reduction study prepared by a qualified professional has been provided, offering further justification for a parking reduction for rental housing, as follows:

*A key finding in the MVAPS (Metro Vancouver Apartment Parking Study) was that residents of rental apartment units (both market and non-market units combined) had average auto ownership levels of 0.82 vehicles per household, approximately 65% of that of strata units ...<sup>2</sup>*

#### d) Citizen/Customer Implications:

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

#### CONCLUSION:

The proposed variances are supported because the siting and design of the structure will maintain consistency with existing and emerging standards in the site area. The parking variance is supportable due to the proximity of the site to the Central Business District, and the community needs that would be met by the rental housing. Justification for the parking variance has been provided through the recommendations of the Housing Action Plan, by the applicant's own parking records, and by the parking reduction study that has been prepared by a qualified professional.

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<sup>2</sup> Sunrise Re-Development Parking Variance Study, Bunt & Associates, November 2016

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-052-DVP.

“Original signed by Diana Hall”

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**Prepared by:** Diana Hall M.A., MCIP, RPP  
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

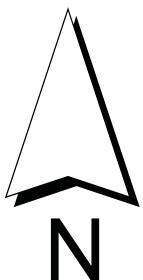
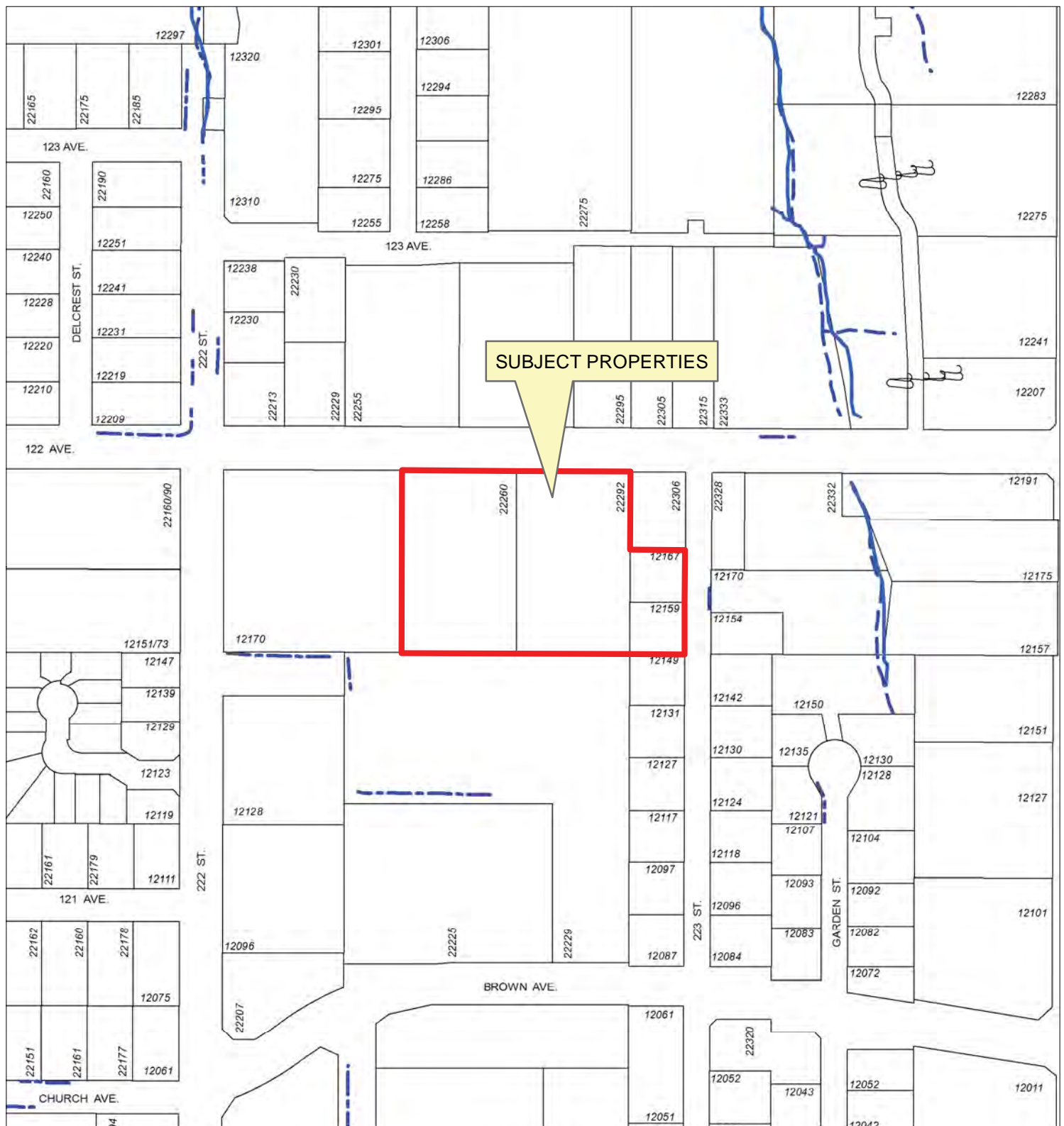
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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site Plan showing siting variances



Scale: 1:2,500

## Legend

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

22260/92 122 Avenue  
12159/67 223 Street

PLANNING DEPARTMENT

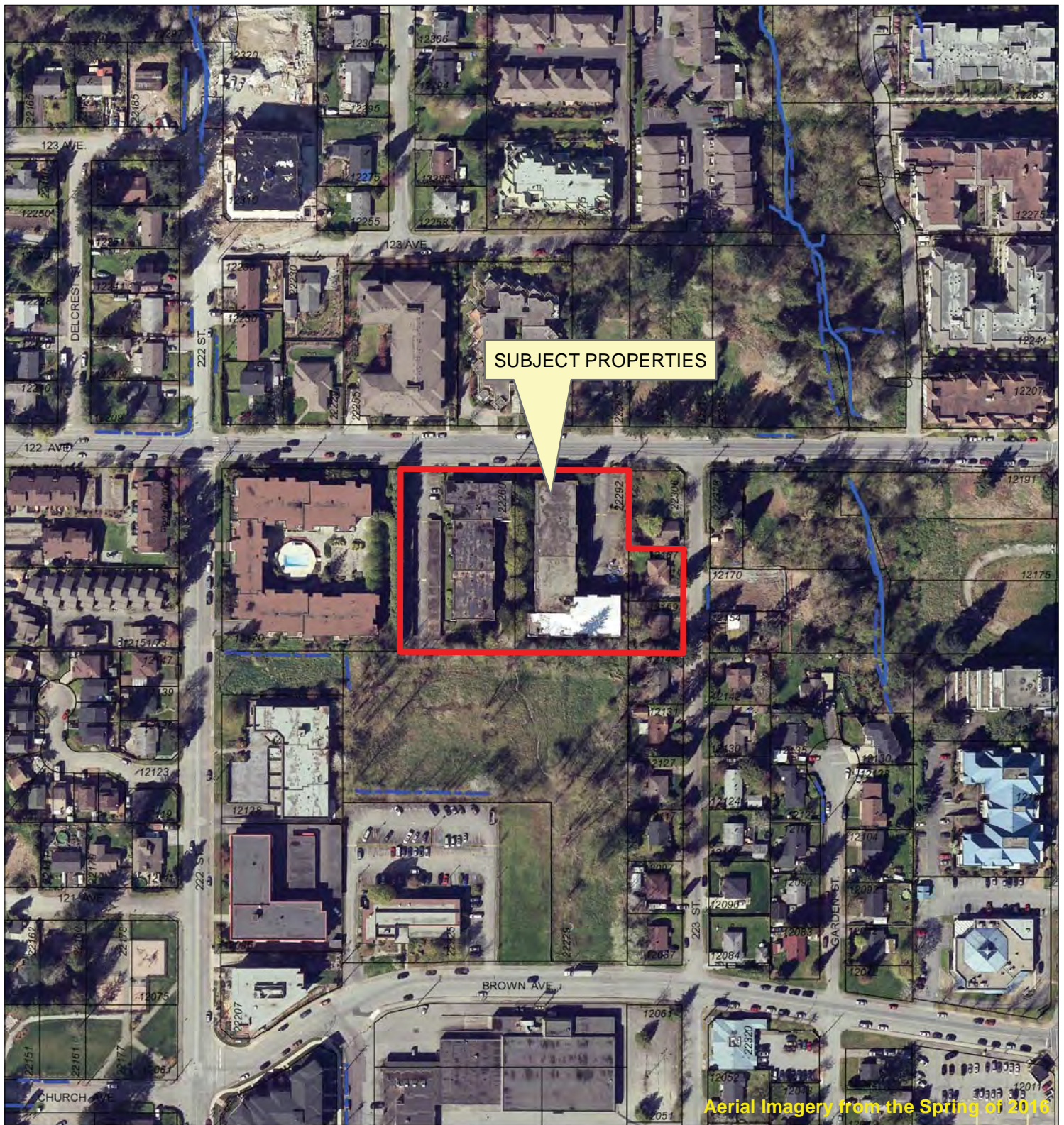


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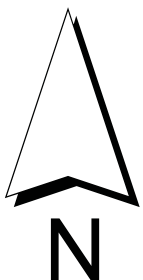
2016-052-VP  
DATE: Mar 16, 2017

BY: JV





Aerial Imagery from the Spring of 2016



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River
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22260/92 122 Avenue  
12159/67 223 Street

PLANNING DEPARTMENT



**MAPLE RIDGE**

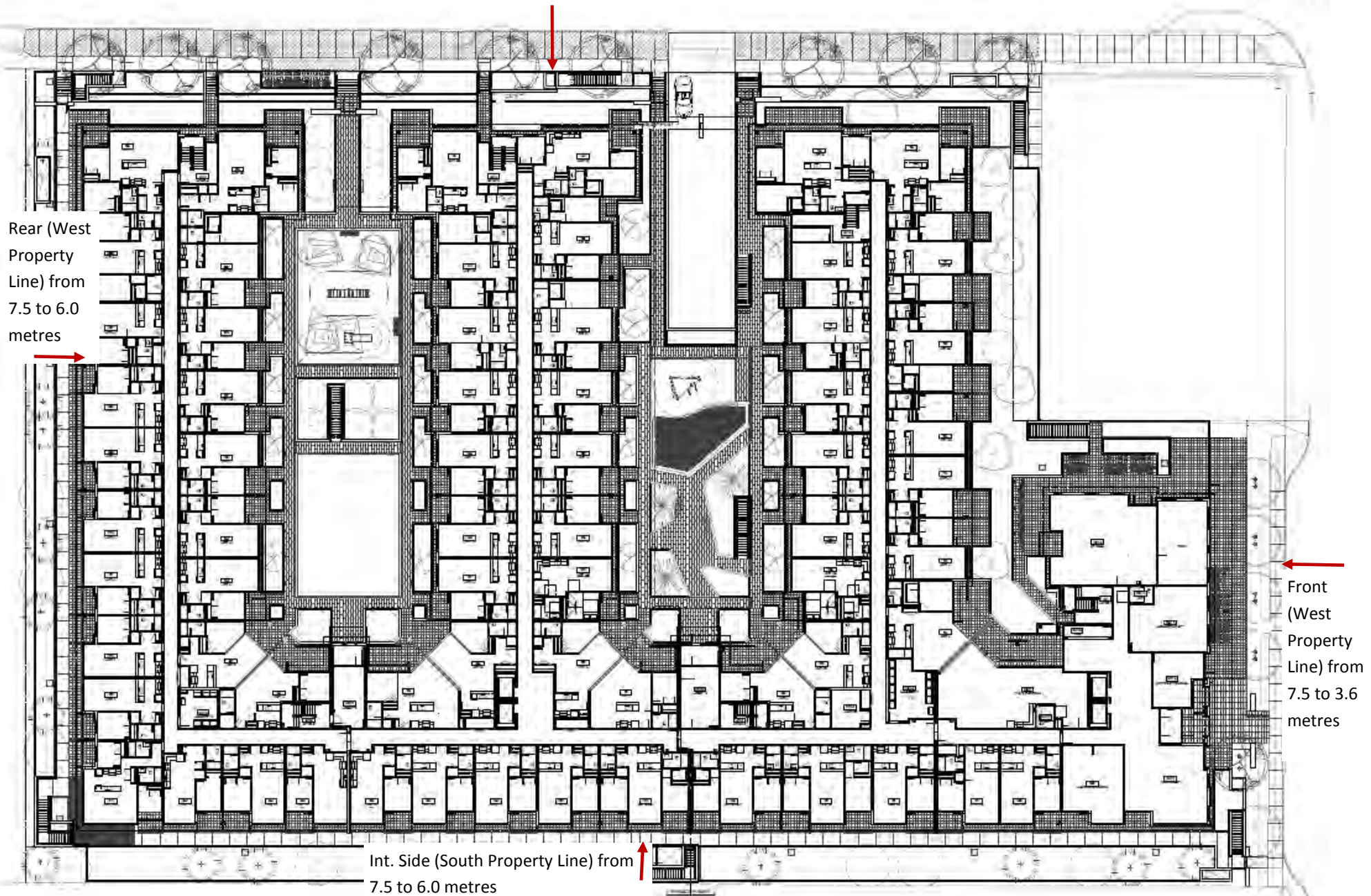
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2016-052-VP  
DATE: Mar 16, 2017

BY: JV





**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Permit  
22260 & 22292 122 Avenue, 12159 & 12167 223 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2016-052-DP  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

This application for a development permit has been received to permit the construction of a 288 unit rental apartment building in the Town Centre. The project involves a lot consolidation of 4 properties. Through concurrent rezoning application 2016-052-RZ, this project involves the discharge of existing land use contracts and rezoning the consolidated site to RM-2 Medium Density Apartment Residential.

Council considered rezoning application 2016-052-RZ and granted first reading for Zone Amending Bylaw No. 7244-2016 on April 26, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7243-2016 on January 24, 2017, and second reading for Zone Amending Bylaw No. 7244-2016 on January 24, 2017. This application was presented at Public Hearing on February 21, 2017, and Council granted third reading on February 28, 2017. Council will be considering final reading for rezoning application 2016-052-RZ on October 10, 2017.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2016-052-DP respecting property located at 22260 & 22292 122 Avenue, 12159 & 12167 223 Street.**

**DISCUSSION:**

**a) Background Context:**

**Applicant:** Ciccozzi Architecture Shannon Seefeldt

**Legal Description:** Lot: 44, D.L.: 399, Plan: NWP41066,  
Lot: 48, D.L.: 399, Plan: NWP44211,  
Lot 1; D.L.: 399 NWD; Plan: NWP14397,  
Lot 2; D.L.: 399; NWD; Plan NWP14397

**OCP:**  
**Existing:** APTL (Low-Rise Apartment) and Single Family  
**Proposed:** Medium and High-Rise Apartment

**Zoning:**  
**Existing:** LUC (Land Use Contracts) and RS-1 One Family Urban Residential  
**Proposed:** RM-2 (Medium Density Apartment Residential)

**Surrounding Uses:**

North:	Use:	Apartment and Single Family uses
	Zone:	RM-2 Medium Density Apartment Residential, RM-5 Low Density Apartment Residential, and RS-1 One Family Urban Residential
South:	Designation:	Apartment and Ground Oriented Multi-Family
	Use:	Seniors apartment and congregate care
	Zone:	CD-1-00 (Seniors Apartment and Private Hospital)
East:	Designation:	Low Rise Apartment
	Use:	Urban Single Family Residential
	Zone:	RS-1 One Family Urban Residential
West:	Designation:	Ground Oriented Multi-Family
	Use:	Strata Lot Condominium
	Zone:	LUC (Land Use Contracts)
	Designation:	Low Rise Apartment

Existing Use of Property:	Vacant, Rental Apartment, and Single Family
Proposed Use of Property:	Rental Apartment
Site Area:	1.03 HA. (2.5 acres)
Access:	122 Avenue and 223 Street.
Servicing requirement:	Urban Standard
Concurrent Applications	2016-052-RZ 2016-052-DVP

**b) Project Description:**

This development proposal is to construct a 288 unit rental housing apartment in the Town Centre. This application will rebuild, replace and expand the rental housing buildings known as Sunrise (destroyed by fire in 2015) and Sorrento which is still in operation. The replacement of the Sorrento building will be part of the final construction phase of this proposal.

**c) Planning Analysis:**

**Official Community Plan.** The land use designation for the parcels fronting 122<sup>nd</sup> Avenue is Low Rise Apartment and therefore consistent with the proposed RM-2 Medium Density Apartment Residential zone. The designation for the parcels fronting 223<sup>rd</sup> Street is Single Family Residential. The required OCP amendment to Low Rise Apartment for these parcels is supportable due to the rental tenure of this housing proposal.

**Zoning Bylaw.** This proposal is consistent with the proposed RM-2 Medium Density Apartment Residential for use, floor space ratio, and height. There are a number of variance requests for this proposal, including parking, front, rear and side yard setbacks. These variances are included in concurrent application 2016-052-DVP.

**Official Community Plan – Development Permit Guidelines.**

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

**Key Guidelines:** the following is a brief summary and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines. The subject property is within the North View Area of the Town Centre. Key guideline concepts are as follows:

### **1. Promote North and South View as Distinctive, Highly Liveable Multi-Family Neighbourhoods**

- a. Does proposed development help to establish the precinct as a residential area with a mix of housing types at varying densities?

• **Consistent: Yes**

**Explanation:** *In a multi-family format, a mix of one, two and three bedroom units are proposed to meet diverse housing needs. The proposed multi-family development is consistent with its Official Community Plan designation. In addition, the rental tenure it proposes will assist in increasing rental housing stock in the Town Centre and in fostering greater diversity within the community.*

### **2. Create Pedestrian-Friendly, Ground-Oriented, Multi-Family Community**

- b. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.

• **Consistent: Yes**

**Explanation:** *The building entrance is along the site's shortest frontage, creating an appearance of a smaller building that is consistent with adjacent single family uses. The landscaping and brick material will enhance pedestrian experience.*

### **3. Maintain Cohesive Building Styles**

- c. Is there consistency with other new buildings in the precinct in terms of architecture, building setbacks, form, mass, and height?

• **Consistent: Yes**

**Explanation:** *The architectural detailing of the building softens the length of the building face, appearing as smaller buildings along its length that echos ground oriented housing forms in its vicinity. In addition, ground level units have private patio space and gated entries, contributing to the appearance of ground oriented housing.*

### **4. Capitalize on Important Views**

- d. Does proposed new development capitalize on mountain and or river views?

• **Not Applicable**

**Explanation:** *Site does not have significant views. However, internal views have been created through the development of internal courtyards that provide views and shared greenspace amenities.*

- e. Have the important views of existing buildings been considered in relation to the proposed development?

• **Consistent: Yes**

**Explanation:** *The low rise apartment development will not exceed that of adjacent parcels. In addition, the placement of rooftop equipment will consider adjacent developments in order to avoid viewscape impacts.*

### **5. Provide Private and Semi-Private Green Space**

- f. Does proposed development include front and back courtyards (in multi-family developments) and incorporate universal access, reduce vandalism, and increase safety in the design?

• **Consistent: Yes**

**Explanation:** *This development features internal courtyards and semi-private and private space. CPTED principles have been used in the design of the structure.*

## 6. Provide Climate Appropriate Landscaping and Green Features

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

• **Consistent: Yes**

**Explanation:** *use of drought tolerant plantings where appropriate will minimize water consumption, and deciduous trees to provide shade in summer.*

## 7. Maintain Street Interconnectivity

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

• **Consistent: Yes**

**Explanation:** *There is no lane available for access, and the frontages allow for a continuous pedestrian thoroughfare with the exception of the parkade entrance.*

- i. Is required parking provided underground?

• **Consistent: Yes**

**Explanation:** *Parking is provided underground.*

## d) Advisory Design Panel:

There were two submissions made to the ADP. The first submission was made on October 11, 2016. At the Panel's request, the applicant revised their proposal and presented again at the March 14, 2017 ADP meeting. Upon their review of this submission, the Advisory Design Panel passed the following resolution:

It was moved and seconded

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

1. *Include accessible pieces of playground equipment in the playgrounds.*
2. *Ensure security fence for courtyard access.*
3. *Delete second row of trees between the exercise room and the residences.*
4. *Add a landscape planting in front of the ramp parkade. Add trellis element over a portion of the ramp parkade to address over look.*
5. *Provide enhanced informal seating at planters.*
6. *Provide synthetic turf with infill of high quality and longevity. Indicate the details in the landscape plan.*
7. *Consider skylight above the stairwells.*
8. *Review exit through lobby to the courtyards. Incorporate stair exits with lobby.*
9. *Accentuate the corner units by increasing the roof height.*
10. *Consider cross ventilation into the units by having operable windows opposite the door entries.*
11. *Consider variety of colours of unit pavers in courtyard and amenity area.*
12. *Explore the opportunity with the City to create a drop off zone on 223<sup>rd</sup> Street.*

These measures have been considered, and with the exception of item 7 and 12, have been included in the revised plans. Item 7, the provision of skylights in stairwells, was not included as the proposed inclusion of windows at each floor of the stairway would provide adequate natural light, while skylights would only provide this at the top floor. Item 12 would require municipal collaboration, which the applicant is prepared to discuss.

**e) Intergovernmental Issues:**

The provision of rental housing meets regional objectives for housing action plans, and is included in a continuum of measures towards the provision of affordable housing.

**f) Citizen/Customer Implications:**

A concurrent Development Variance Permit application (2016-052-DVP) accompanies this development permit application. The requested variances are for reduced parking, front, side, and rear yard setbacks. Neighbour notification will be required as part of the variance process.

**g) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of **\$611,520.50**, the security will be **\$611,520.50**

There will be 11 trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

**CONCLUSION:**

Application 2016-052-DP is for the form and character portion of the development proposal to create a 288 unit rental apartment building in the Town Centre. A concurrent development variance permit application is scheduled for approval on October 10, 2017. The accompanying rezoning application has been previously considered by Council and is also scheduled to receive final approval on October 10, 2017. The recommendation is that this application be approved.

"Original signed by Diana Hall"

**Prepared by:** Diana Hall M.A., MCIP, RPP  
Planner 2

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

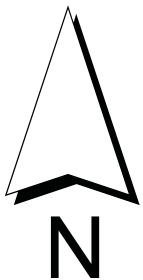
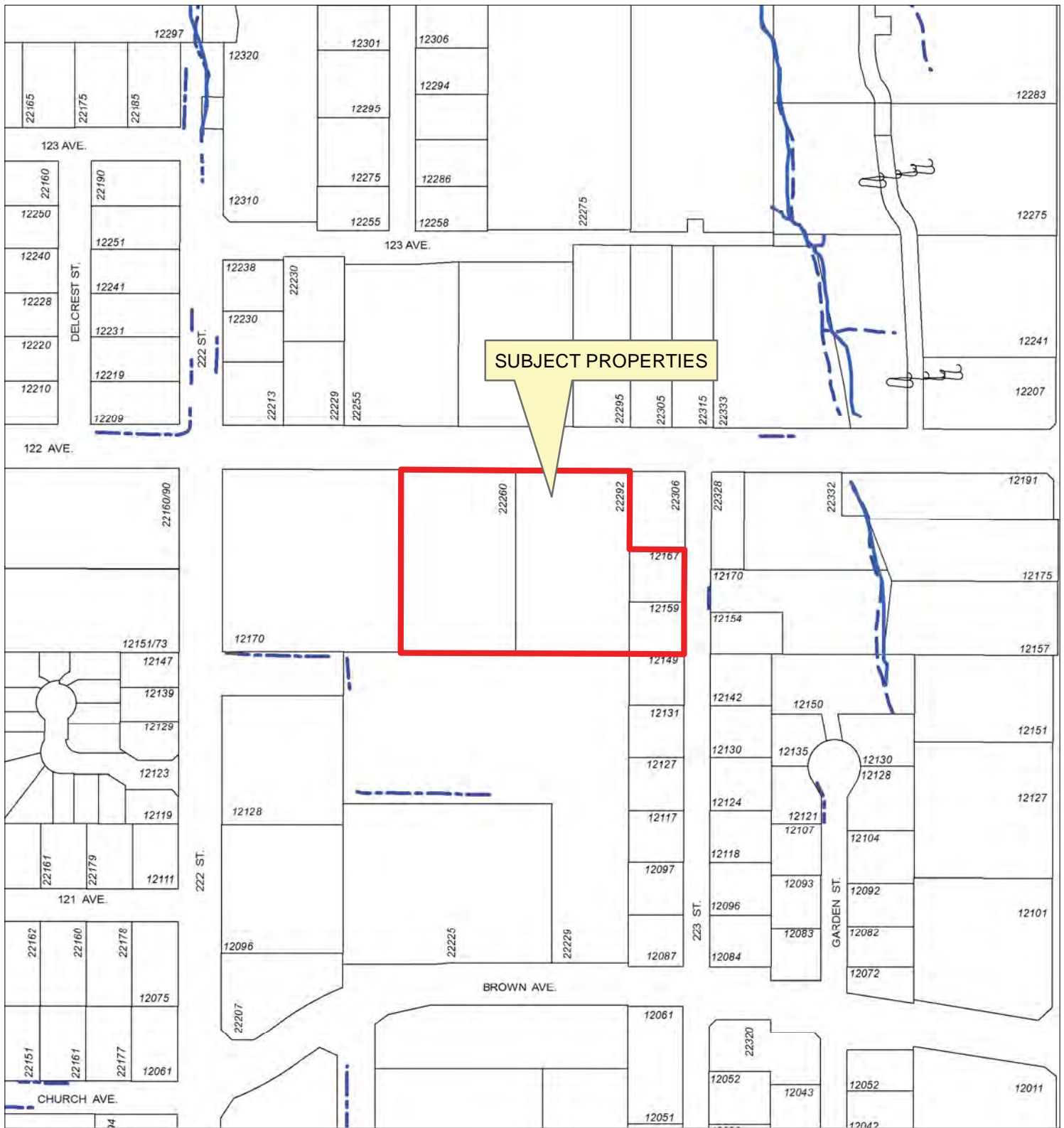
"Original signed by Paul Gill"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Architectural Plans
- Appendix D – Landscape Plan





Scale: 1:2,500

## Legend

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

22260/92 122 Avenue  
12159/67 223 Street

PLANNING DEPARTMENT



**MAPLE RIDGE**

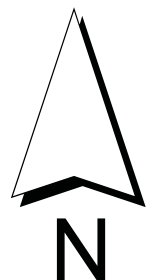
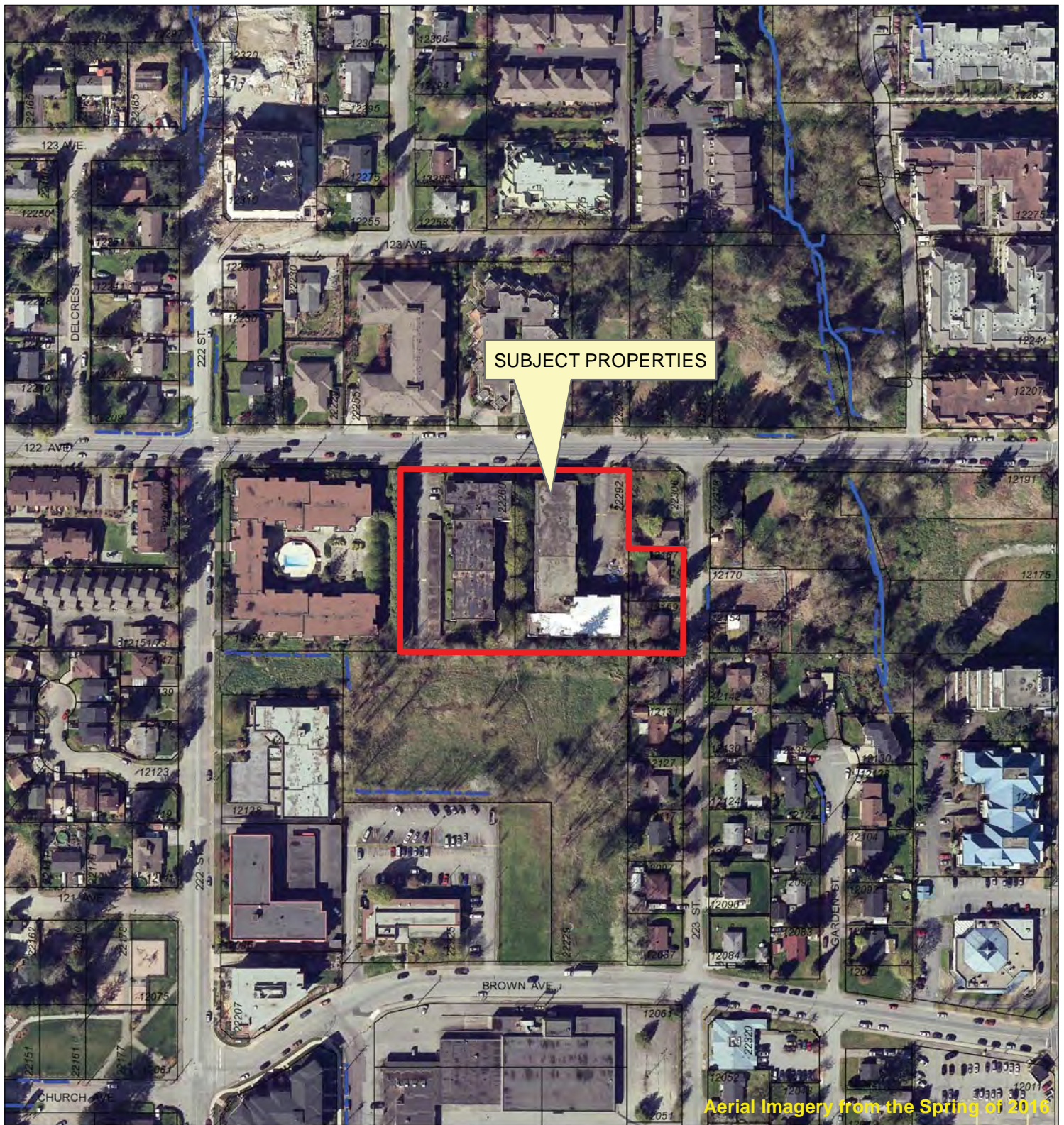
British Columbia

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2016-052-VP  
DATE: Mar 16, 2017

BY: JV





Scale: 1:2,500

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22260/92 122 Avenue  
12159/67 223 Street

PLANNING DEPARTMENT

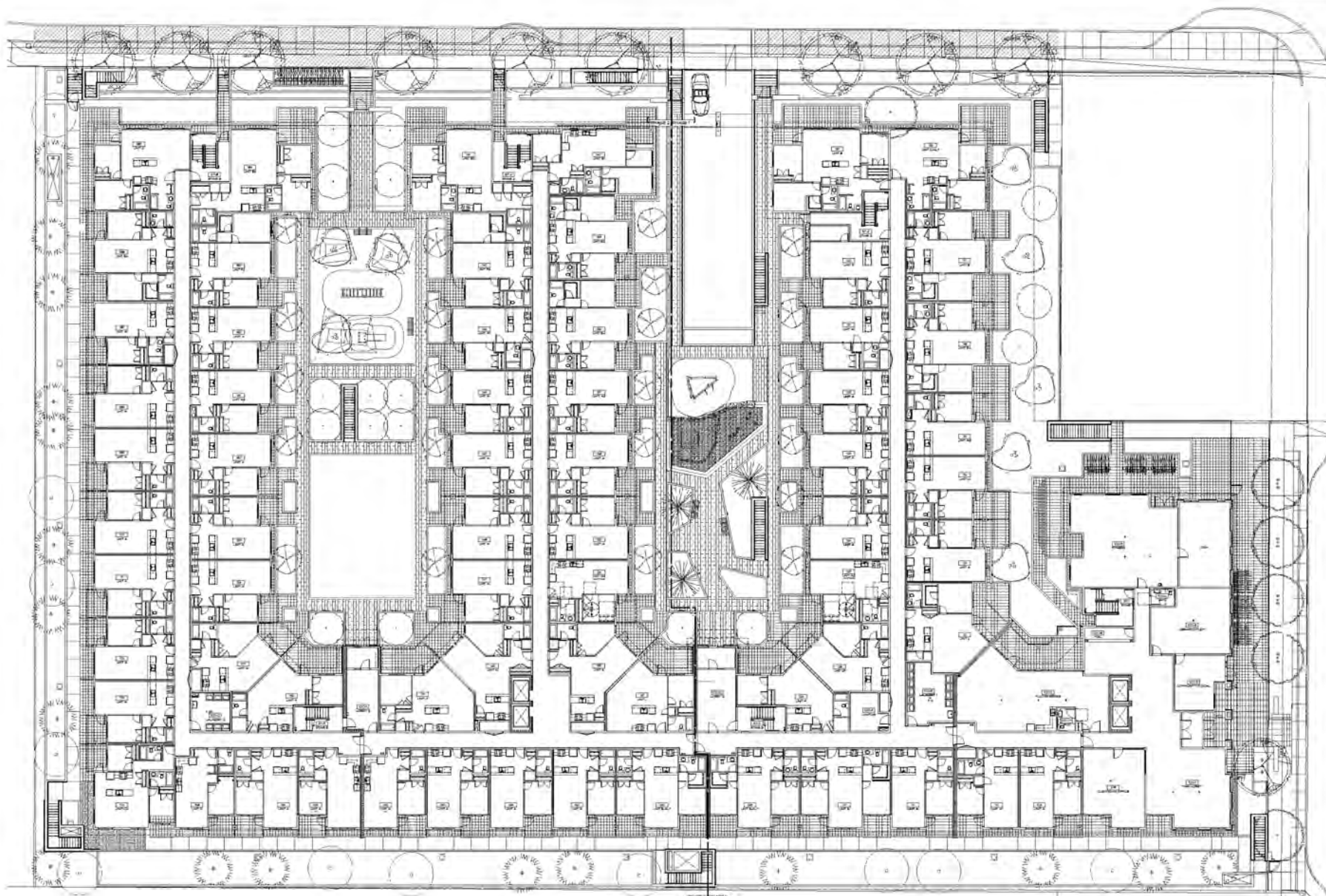


2016-052-VP  
DATE: Mar 16, 2017

BY: JV



# APPENDIX C



CONSTRUCTION: THIS PROJECT WILL BE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S ZONING BY-LAW AND THE VARIOUS ACTS AND REGULATIONS OF THE PROVINCE OF BRITISH COLUMBIA. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE VARIOUS AGENCIES AND DEPARTMENTS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA. THE PROJECT IS SUBJECT TO THE APPROVAL OF THE VARIOUS AGENCIES AND DEPARTMENTS OF THE CITY OF VANCOUVER AND THE PROVINCE OF BRITISH COLUMBIA.

NO.	DATE	DESCRIPTION
1	10/10/10	PRELIMINARY
2	11/10/10	REVISED
3	12/10/10	REVISED
4	01/11/11	REVISED
5	02/11/11	REVISED
6	03/11/11	REVISED
7	04/11/11	REVISED
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84	09/05/17	REVISED
85	10/05/17	REVISED
86	11/05/17	REVISED
87	12/05/17	REVISED
88	01/06/18	REVISED
89	02/06/18	REVISED
90	03/06/18	REVISED
91	04/06/18	REVISED
92	05/06/18	REVISED
93	06/06/18	REVISED
94	07/06/18	REVISED
95	08/06/18	REVISED
96	09/06/18	REVISED
97	10/06/18	REVISED
98	11/06/18	REVISED
99	12/06/18	REVISED
100	01/07/19	REVISED

**CICCOZZI**  
205 - 1230 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V6J 3V3  
TEL: (604) 677-4343

**AMACON**

**SUNRISE APARTMENTS**  
1230 AVE. E. 22ND ST  
VANCOUVER, B.C.

DATE	10/10/10	BY	AMACON
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DATE	11/06/18	BY	AMACON
DATE	12/06/18	BY	AMACON
DATE	01/07/19	BY	AMACON

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REVISION	NO.	DATE	DESCRIPTION

DATE	DESCRIPTION
2023.03.04	ISSUE FOR RFP
2023.03.07	ISSUE FOR RFP
2023.03.10	ISSUE FOR RFP
2023.03.13	ISSUE FOR RFP



1 EXT. EAST ELEVATION  
SCALE 3/32" = 1'-0"

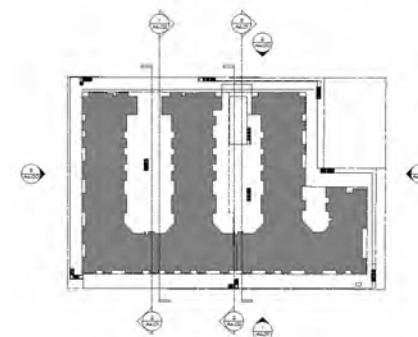


2 EXT. NORTH ELEVATION  
SCALE 3/32" = 1'-0"



3 EXT. WEST ELEVATION  
SCALE 3/32" = 1'-0"

- |   |   |  |
|---|---|--|
| 1 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE COLOR TYPED BOARD | 6 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE COLOR TYPED BOARD | 11 PREFINISHED WINDOW - DOOR FRAME WHITE |
| 2 WAREHOUSE LAY ACROSS (SPOON) PAINTED - SILVER/WHITE COLOR TYPED BOARD     | 7 WAREHOUSE LAY ACROSS (SPOON) PAINTED - SILVER/WHITE COLOR TYPED BOARD     | 12 CONCRETE ARCHITECTURAL                |
| 3 WOOD TYPED BOARD & BOLT FINISHED PAINTED - SILVER/WHITE COLOR TYPED BOARD | 8 BRICK REGION TEXTURE - METAL MATERIALS WHITE                              |  |
| 4 WAREHOUSE LAY ACROSS (SPOON) PAINTED - SILVER/WHITE COLOR TYPED BOARD     | 9 BRICK REGION TEXTURE - METAL MATERIALS WHITE                              |  |
| 5 WAREHOUSE BOARD & BOLT FINISHED PAINTED - SILVER/WHITE COLOR TYPED BOARD  | 10 PREFINISHED ALUMINUM WINDOW FRAME WHITE - METAL MATERIALS WHITE          |  |



**CICCOZZI**  
ARCHITECTS

200 - 2339 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V5V 3F3  
TEL: (604) 687-4741

**AMACON**

**SUNRISE APARTMENTS**  
122ND AVE. & 222ND ST.  
MAPLE RIDGE, BC

DATE	BY	DATE	BY
2023.10.17		2023.10.17	

ELEVATIONS

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



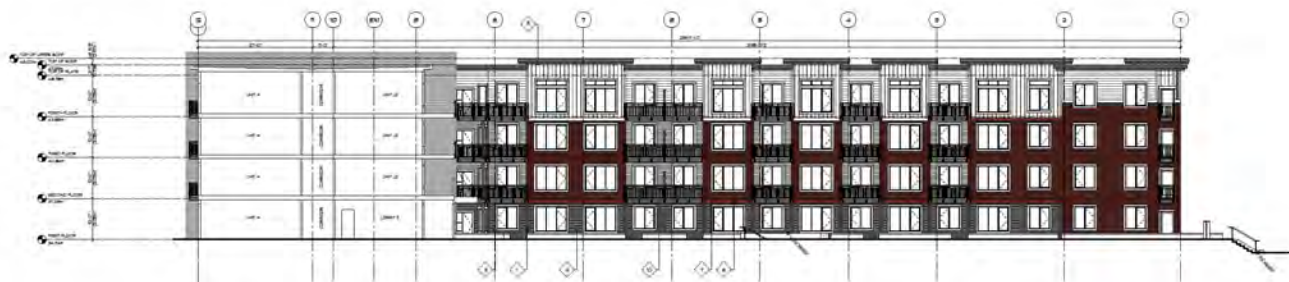
CONCEPT DRAWING. THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE ARCHITECT. THIS DRAWING IS THE PROPERTY OF CICCOZZI ARCHITECTURE INC. AND SHALL BE REPRODUCED ONLY WITH THEIR WRITTEN PERMISSION.

REVISION	
NO.	DESCRIPTION

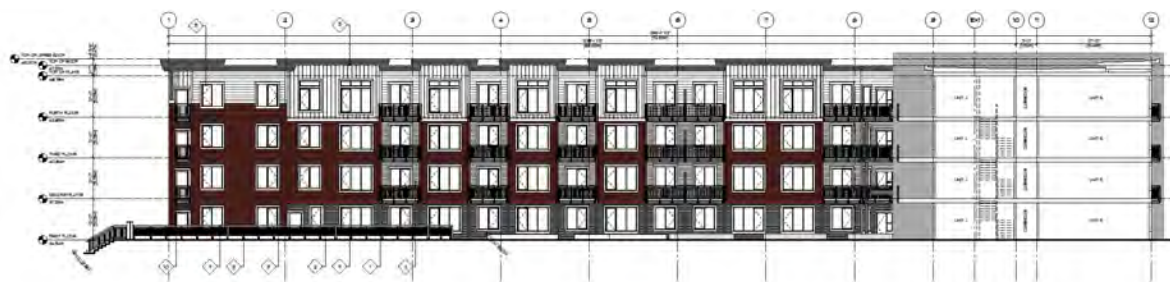
ISSUE	
DATE	DESCRIPTION
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2024.09.05	ISSUED FOR PERMIT
2024.09.12	ISSUED FOR PERMIT
2024.09.19	ISSUED FOR PERMIT



1 EXT. SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



2 INTERIOR ELEVATION  
SCALE 3/32" = 1'-0"



3 INTERIOR ELEVATION  
SCALE 3/32" = 1'-0"

- |  |  |   |
|--|--|---|
| 1 WOOD TRIM BOARD & POST PAINTED<br>PAINTED - BURNISHED<br>2024.08.28                    | 8 WOOD TRIM BOARD & POST PAINTED<br>PAINTED - BURNISHED<br>2024.08.28  | 11 PRE-PANED WINDOW / DOOR FRAME<br>WHITE |
| 2 WOOD LAF BOARD (SPROUT) PAINTED<br>PAINTED - BURNISHED<br>2024.08.28                   | 7 WOOD LAF BOARD (SPROUT) PAINTED<br>PAINTED - BURNISHED<br>2024.08.28 | 12 CONCRETE<br>STRUCTURAL                 |
| 3 WOOD TRIM BOARD & POST PAINTED<br>PAINTED - BURNISHED<br>2024.08.28                    | 6 BRICK<br>TEXTURE - MASONRY<br>2024.08.28                             |   |
| 4 WOOD LAF BOARD (SPROUT) PAINTED<br>PAINTED - BURNISHED<br>2024.08.28                   | 9 BRICK<br>TEXTURE - MASONRY<br>2024.08.28                             |   |
| 5 WOOD BOARD & BATTEN<br>LAF BOARD (SPROUT) PAINTED<br>PAINTED - BURNISHED<br>2024.08.28 | 10 PRE-PANED WINDOW / DOOR FRAME<br>PAINTED - BURNISHED<br>2024.08.28  |   |



**CICCOZZI**  
ARCHITECTURE

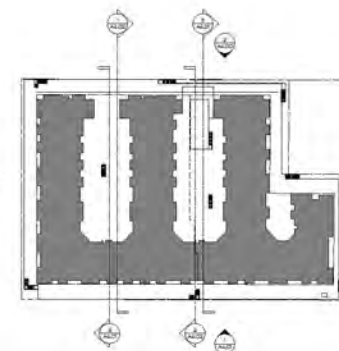
200 - 2338 COLUMBIA STREET  
VANCOUVER, B.C.  
CANADA V6J 3Y3  
TEL: (604) 687-4741

**AMACON**

**SUNRISE  
APARTMENTS**  
122ND AVE. & 223RD ST.  
MAPLE RIDGE, BC

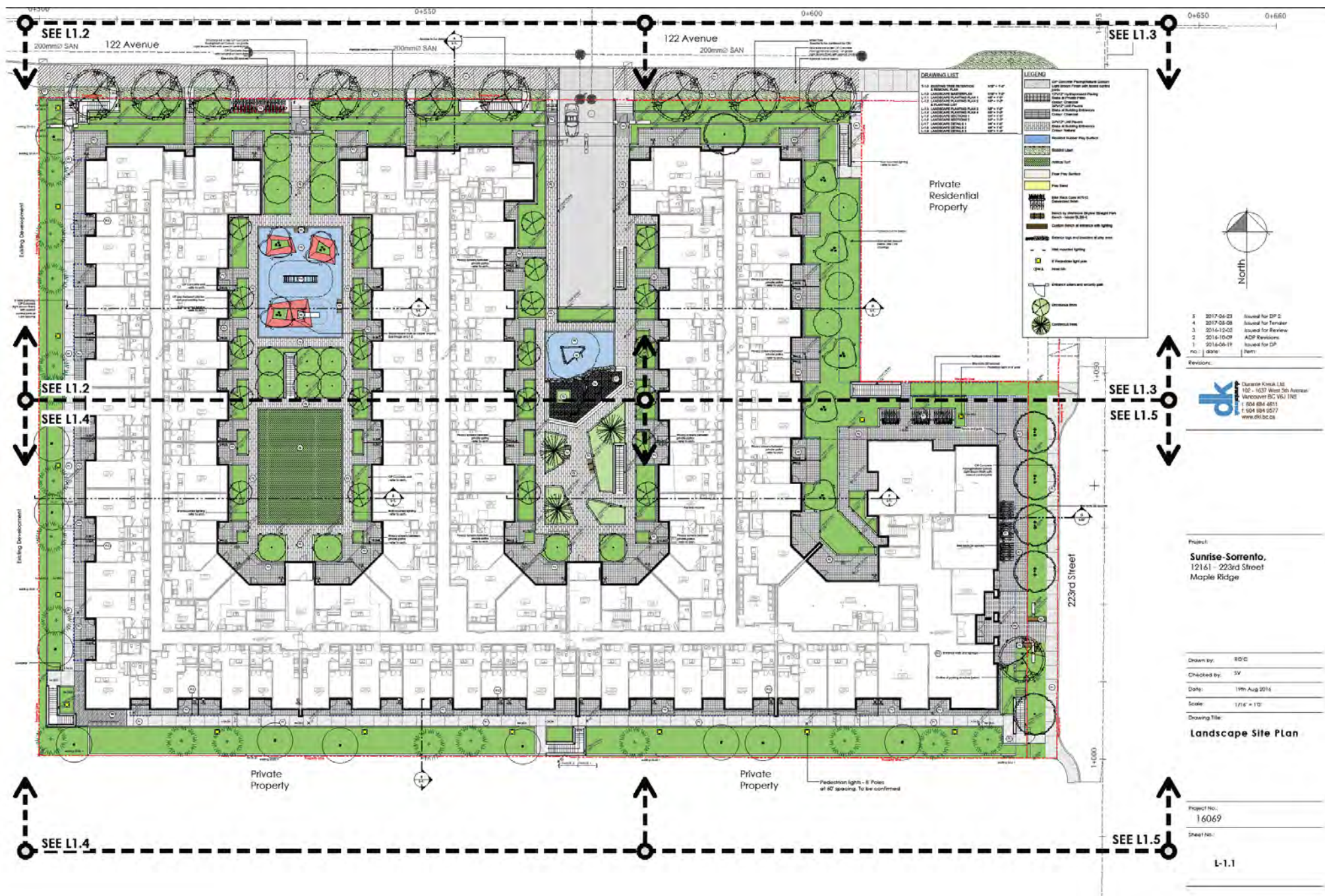
PROJECT NO.  
SCALE  
DATE  
SHEET TITLE

PROJECT NO.  
SCALE  
DATE  
SHEET TITLE





## APPENDIX D



**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
25608 Bosonworth Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-368-DVP  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2017-368-DVP) has been received in conjunction with a subdivision application (2015-230-SD) to create three (3) RS-2 (One Family Suburban Residential) lots. The requested variance is to exempt the applicant from constructing 256 Street south of the current cul-de-sac as the City does not expect this segment of the road will ever be constructed due to steep terrain.

The property to the north across Bosonworth Avenue is subject to a similar variance request (2017-369-DVP) for 256 Street because the road will not be constructed due to excessive slope.

It is recommended that Development Variance Permit 2017-368-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2017-368-DVP respecting property located at 25608 Bosonworth Avenue.

**DISCUSSION:**

**a) Background Context**

Applicant:	Paul Hayes
Legal Description:	Lot 1, Section 12, Township 12, Plan NWP2713
OCP :	
Existing:	Suburban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Vacant and treed
	Zone: RS-2 (One Family Suburban Residential)
	Designation: Suburban Residential and Agricultural (Not in ALR)
South:	Use: Vacant and treed
	Zone: A-2 (Upland Agricultural)
	Designation: Forest

East:	Use:	Residential and treed
	Zone:	A-2 (Upland Agricultural)
	Designation:	Suburban Residential
West:	Use:	Residential
	Zone:	RG-2 (Suburban Residential Strata Zone)
	Designation:	Suburban Residential
Existing Use of Property:		Residential
Proposed Use of Property:		Residential
Site Area:		0.221 Ha.
Access:		Bosonworth Avenue and 256 Street
Servicing requirement:		Southern lots: Municipal water and on-site septic disposal
Companion Applications:		2015-230-SD, 2017-275-DP (Wildfire Protection)
Previous Applications:		2011-002-RZ

**b) Project Description:**

The proposed subdivision is for three (3) one acre RS-2 (One Family Suburban Residential) lots with the southern lot subject to a Steep Slope Restrictive Covenant instead of a natural Features Development Permit. The existing dwelling will be located on one of the lots to be created.

**c) Variance Analysis:**

The requested variances to the *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities* is to not require the developer to construct 256 Street south of the current cul-de-sac as the City does not expect this segment of the road will ever be construct due to excessive slope.

This is supported by the Engineering Department.

**d) Citizen/Customer Implications:**

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

**CONCLUSION:**

The proposed variance is supported because as the City does not expect the segment of 256 Street south of the current cul-de-sac will ever be construct due to excessive slope.



It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-368-DVP.

“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 Paul Gill”

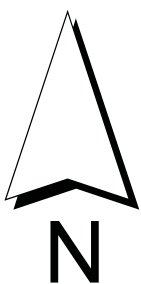
---

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map



Scale: 1:2,500

## Legend

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

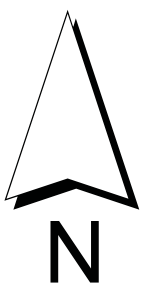
25608 BOSONWORTH AVENUE



2017-368-VP  
 DATE: Sep 26, 2017

BY: DT





Scale: 1:2,500

## Legend

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

25608 BOSONWORTH AVENUE



2017-368-VP  
DATE: Aug 22, 2017

BY: JV



**City of Maple Ridge**

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	October 10, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2017-369-DVP
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Development Variance Permit 25638 112 Avenue		

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2017-369-DVP) has been received in conjunction with a subdivision application (2015-229-SD) to create four (4) RS-2 (One Family Suburban Residential) lots and one remnant RS-3 (One Family Rural Residential) lot. The requested variance is to vary the requirement for the construction of 256 Street because the excessive slope does not allow a street to be constructed within the maximum permitted and safe road grade standards. One of the requirements of the original rezoning (2012-102-RZ) is to stabilize and plant the right of way with native vegetation and build a pedestrian trail connecting Bosonworth Avenue with 112 Avenue. This requirement was transferred to the subdivision application and combined with the landscaping and enhancement requirements of the steep slope areas on the subject site as part of natural features development permit 2012-102-DP.

The property to the south across Bosonworth Avenue is subject to a similar variance request (2017-368-DVP) for 256 Street because a segment of the road will not be constructed due to excessive slope.

It is recommended that Development Variance Permit 2017-369-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2017-369-DVP respecting property located at 25638 112 Avenue.**

**DISCUSSION:**

**a) Background Context**

Applicant:	Paul Hayes
Legal Description:	Lot 8, Section 13, Township 12, Plan NWP8336
OCP :	
Existing:	Agricultural (Not in ALR) and Suburban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential in ALR
	Zone: RS-3 (One Family Rural Residential)
	Designation: Agricultural

South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Suburban Residential
East:	Use: Single Family Residential partially in ALR Zone: RS-3 (One Family Rural Residential) Designation: Agricultural (partially in ALR)
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) under application for RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) under application 2016-229-RZ Designation: Suburban Residential
Existing Use of Property:	Vacant, forested
Proposed Use of Property:	Residential
Site Area:	4.047 Ha (10 acres)
Access:	Southern lots: Bosonworth Avenue Northern remnant lot: 112 Avenue
Servicing requirement:	Southern lots: Municipal water and on-site septic disposal; Northern remnant lot: Well water and on-site septic disposal
Companion Applications:	2015-229-SD, 2017-274-DP (Wildfire Protection), 2012-102-DP (Natural Features)
Previous Applications:	2012-102-RZ

**b) Project Description:**

The subject property slopes down from Bosonworth Avenue northward through to 112 Avenue. The property is currently forested, except for a clearing at the northern end. The southern end, which is zoned RS-2 (One Family Suburban Residential), is proposed to be subdivided into four (4) lots, not less than one acre in size, each having access to Bosonworth Avenue. The flanking street of 256 Street is not expected to be constructed due to excessive slope. The right of way contains a major watermain from the reservoir on top of Grant Hill to the City pump station at the foot of 256 Street on 112 Street at the northern end of the subject site and will also be landscaped and have a pedestrian walkway constructed by the applicant.

**c) Variance Analysis:**

The requested variances to the Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities is to not require the developer to construct 256 Street between Bosonworth Avenue and 112 Avenue as the City does not expect this road will ever be constructed due to excessive slope.

This is supported by the Engineering Department.

**d) Citizen/Customer Implications:**

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

## CONCLUSION:

The proposed variance is supported because the City does not expect 256 Street between Bosonworth Avenue and 112 Avenue will ever be constructed due to excessive slope.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-369-DVP.

“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”

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

“Original signed by Paul Gill”

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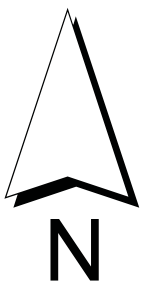
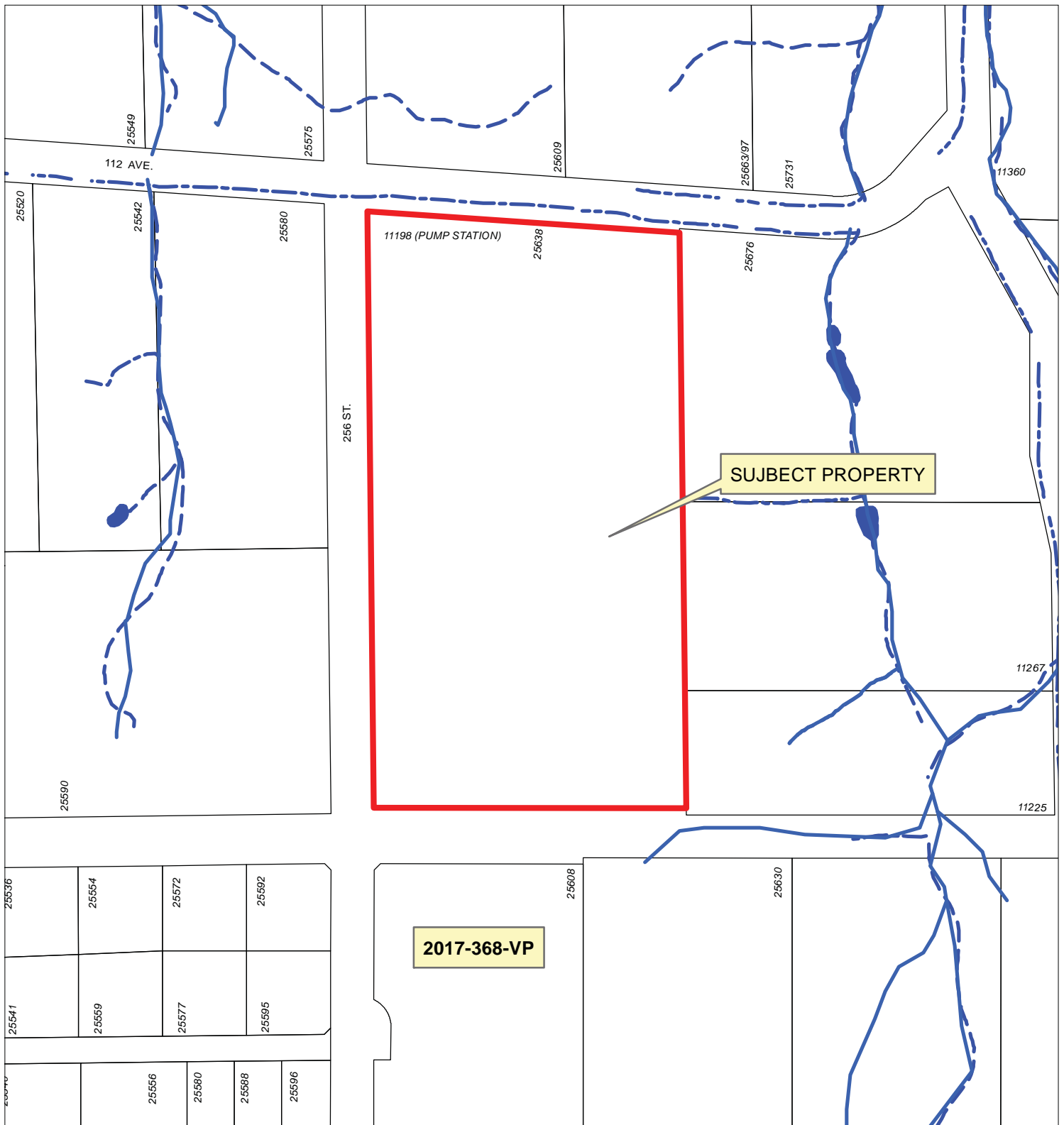
**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map





Scale: 1:2,500

## Legend

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

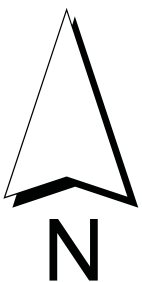
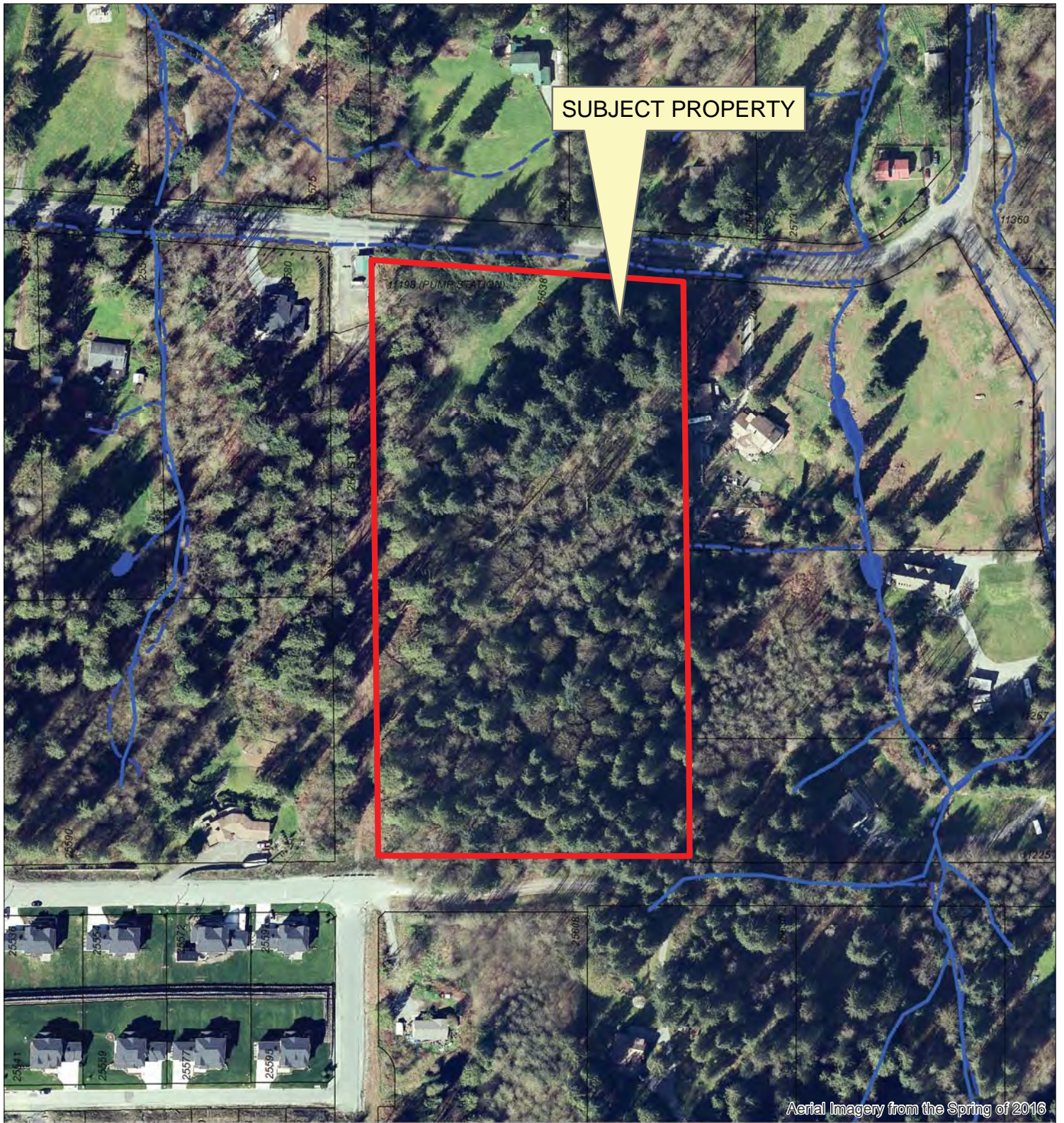
25638 112 AVENUE



2017-369-VP  
 DATE: Sep 26, 2017

BY: DT





Scale: 1:2,500

## Legend

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

25638 112 Avenue



2017-369-VP  
DATE: Aug 22, 2017

BY: JV



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Wildfire Protection Development Permit  
25638 112 Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-274-DP  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Council granted rezoning application 2012-102-RZ final reading for Maple Ridge Zone Amending Bylaw No. 6965-2013 on May 24, 2016. To proceed with the subdivision to create four (4) RS-2 (One Family Suburban Residential) lots and one remnant RS-3 (One Family Rural Residential) lot, prior issuance of a Wildfire Protection Development Permit is required.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-274-DP respecting property located at 25638 112 Avenue.

### DISCUSSION:

#### a) Background Context:

Applicant: Paul Hayes

Legal Description: Lot 8, Section 13, Township 12, Plan NWP8336

OCP :

Existing: Agricultural (excluded from ALR 2014-060-AL) and Suburban Residential

Proposed: Agricultural (excluded from ALR 2014-060-AL) and Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)

Proposed: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)

Surrounding Uses:

North: Use: Single Family Residential in ALR  
Zone: RS-3 (One Family Rural Residential)  
Designation: Agricultural

South: Use: Single Family Residential  
Zone: RS-2 (One Family Suburban Residential)  
Designation: Suburban Residential

East: Use: Single Family Residential partially in ALR  
Zone: RS-3 (One Family Rural Residential)  
Designation: Agricultural (partially in ALR)

West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) under application for RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) under application 2016-229-RZ
	Designation:	Suburban Residential
Existing Use of Property:		Vacant, forested
Proposed Use of Property:		Residential
Site Area:		4.047 Ha (10 acres)
Access:		Southern lots: Bosonworth Avenue Northern remnant lot: 112 Avenue
Servicing requirement:		Southern lots: Municipal water and on-site septic disposal; Northern remnant lot: Well water and on-site septic disposal
Companion Applications:		2015-229-SD, 2017-369-VP
Previous Applications:		2012-102-RZ; 2012-102-DP;

#### **b) Project Description:**

The proposed subdivision is for four (4) RS-2 (One Family Suburban Residential) lots and one remnant RS-3 (One Family Rural Residential) lot. The property is location within the Wildfire Protection Area established in Section 8.12 of the Official Community Plan. The project is assessed against guidelines established by Council in Appendix C.

#### **c) Planning Analysis:**

A Wildfire Protection Report was submitted by Diamond Head Consulting Ltd (not attached but available). That report reviewed and established measures with respect to landscaping, building siting and building finishes, to comply with the following Key Objectives ensuring that the development within this wildfire hazard risk area is property managed:

1. Locate development on individual sites so that when integrated with the use of mitigating construction techniques the risk of wildfire impacts is reduced.

Consultant's Comment: The proposed development plan for the four southern lots (Note: Staff understands this means the building envelope, setbacks and septic fields) involves little tree retention and no on site wildfire fuel will remain in the areas adjacent to the planned buildings. The forested areas to the north and the buffer strip to the east will be treated to reduce the fire behavior potential of high risk fuels if permitted by neighboring landowners. This treated interface area along with the use of fire resistant construction materials and fuel treatments will reduce the wildfire hazard.

2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;

Consultant's Comment: There are no significant environmental conservation areas or hazards on or adjacent to this site.

3. Ensure identified wildfire interface risks are recognized and addressed within each stage of the land development process;

Consultant's Comment: All forested areas have been assessed and delineated into fuel types. Fire behavior potential of these areas has been analyzed. These findings have driven

the recommended fuel treatments. Recommendations for each stage of construction can be found in the attached Wildfire Development Permit Report.

4. Proactively manage potential fire behavior, thereby increasing the probability of successful fire suppression and containment and minimizing adverse impacts.

Consultant's Comments: Detailed recommendations by lot can be found in the Wildfire Development Permit report, section 5.3. This includes the pruning of retained coniferous trees to 5 m, retaining fire resistant deciduous trees, and obtaining permission to prune conifers on neighboring properties.

As part of the subdivision approval process, this report will be registered on title as a restrictive covenant to be implemented through the building permit approval process. The covenant will indicate the requirements that will apply and require that a professional sign off that plans being submitted for building permit approval comply with the Wildfire Protection Development Permit.

#### **CONCLUSION:**

That the Corporate Officer be authorized to sign and seal 2017-274-DP respecting property located at 25638 112 Avenue.

"Original signed by Adrian Kopystynski"

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**Prepared by:** Adrian Kopystynski MCIP, RPP, MCAHP  
Planner

"Original signed by Chuck Goddard" for

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**Approved by:** Michael Van Dop, MBA  
Deputy Fire Chief

"Original signed by Chuck Goddard" for

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift" for

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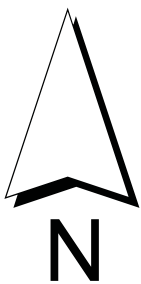
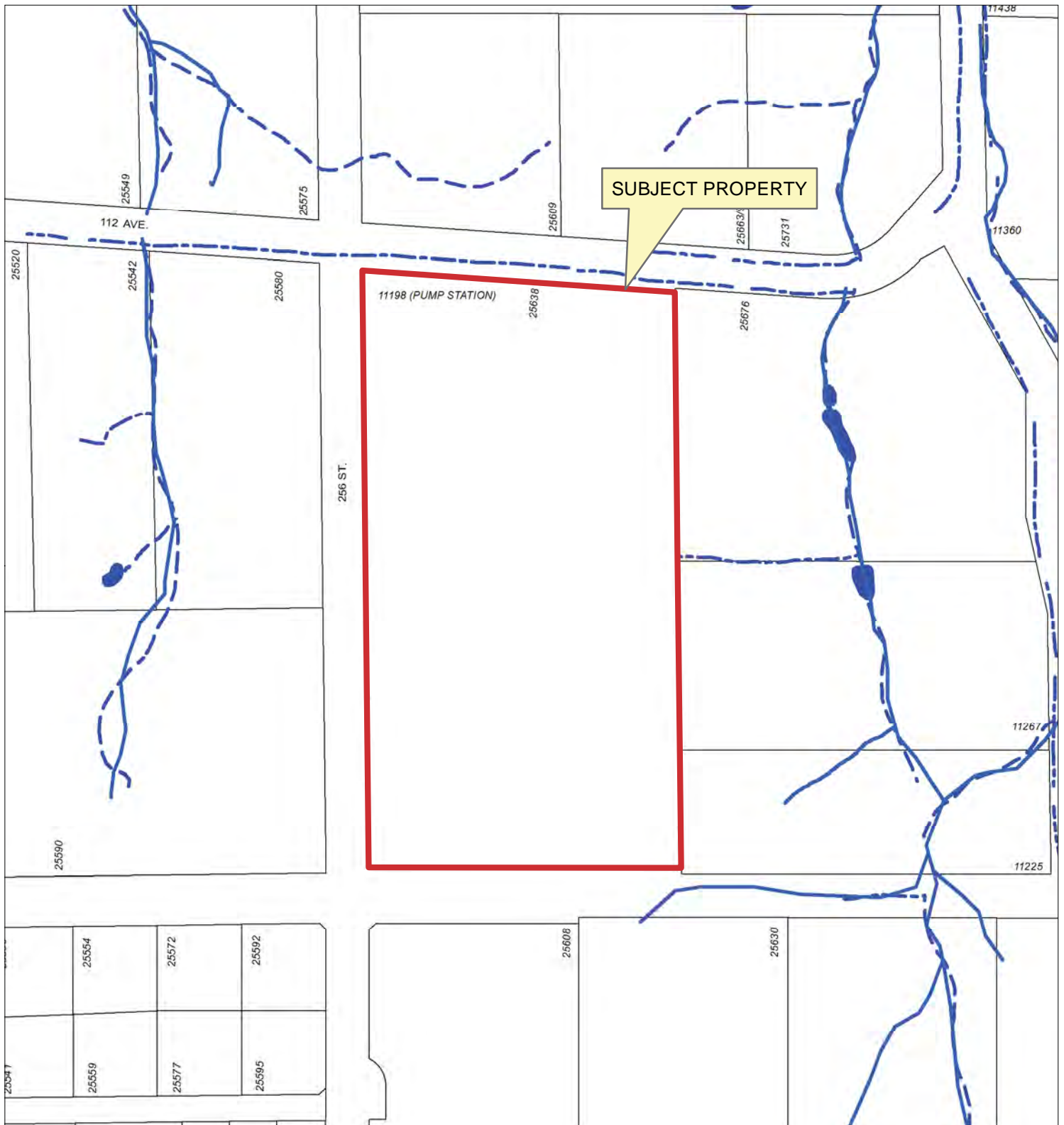
**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho map

Appendix C – Wildfire Protection Development Permit Guidelines



Scale: 1:2,500

## Legend

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

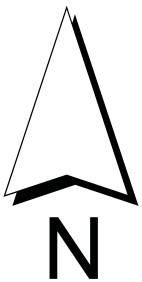
25638 112 AVENUE



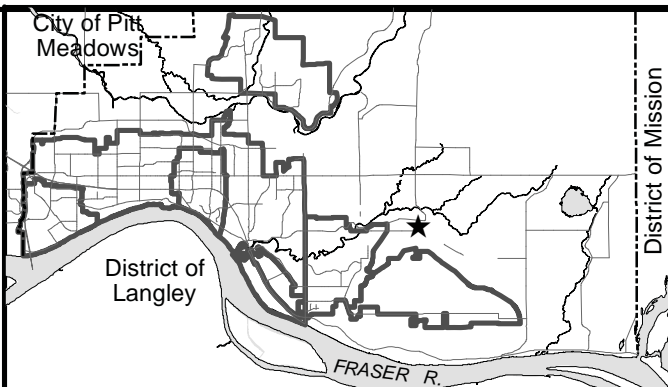
FILE: 2017-274-DP  
 DATE: Jun 27, 2017

BY: LP





Scale: 1:2,500



25638 112 AVENUE



FILE: 2017-274-DP  
DATE: Jun 27, 2017

BY: LP





## Wildfire Protection Development Permit Area Guidelines Checklist

Pursuant with Section 8.12 of the Official Community Plan, developments located within the Wildfire Protection Area will be assessed against guidelines established by Council and summarised below.

This checklist is to be prepared by the professional of record for the project to demonstrate the proposed design was developed in accordance with the guidelines. Please assess and describe the compliance of the project with respect to the **Key Guideline Concepts** and with the **Guidelines** for **Subdivision Design and Construction, Building Design and Siting, and Landscaping and Open Spaces**.

The description of the **Key Guideline Concepts** should be suitable for File Managers to quote in Development Permit Application Reports to Council. For the **Guidelines**, clearly describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.

This checklist is to accompany Wildfire Protection Development Permit Application submissions to the City.

8.12.1 Key Guideline Concepts	Describe how this proposal and the design complies
1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;	
2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;	
3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process; and	
4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.	

<b>Guideline 8.12.2 A Subdivision Design and Construction</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>1. The development building face should be located a minimum of 10 metres away from the adjacent forest interface. This 10 metre distance (Priority Zone 1) should be created between all sides of the foundation and the forest interface (vegetation shall be modified to mitigate hazardous conditions within 10 metres of the foundations prior to the start of construction). The treatment within Priority Zone 1 may include: treating fuel on the existing parcel; developing a trail as a part of the Priority Zone; or including an environmental and geotechnical setback, if such treatment is mutually beneficial to the intent of the setback areas and FireSmart principles.</p>	
<p>2. Priority Zone 1 may incorporate cleared parks, roads, or trails to meet the 10 metre distance requirement.</p>	
<p>3. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variations may be considered if a wildfire hazard assessment can justify a change in the setback distance.</p>	
<p>4. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.</p>	

<b>Guideline 8.12.2 A Subdivision Design and Construction (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>5. For subdivisions where a secondary access is not provided and an emergency Utility Vehicle (UTV) trail system is planned as an alternative, the trail access must be constructed with a 1.5 metre trail width and a minimum height and width of 2 metres cleared of vegetation, with pullouts for passing and turnaround every 500 metres, where appropriate. In areas where a 30 metre environmental setback is required, the City may consider including the trail within the 30 metre setback; however, it must be located outside of a 15 metre watercourse setback from the top of bank. Trails or turnaround points must consider appropriate design measures for protecting environmentally sensitive and/or geotechnical sensitive areas.</p>	
<p>6. Access points suitable for evacuation and the movement of emergency response equipment must be provided. The number of access points and their capacity should be determined during subdivision design. Two means of access are preferred for subdivisions in a Wildfire Development Permit Area. If two access points are not possible, then the single access must have the capability of accommodating two fire trucks - each with a width of 2.9 metres - safely passing each other at strategic locations.</p>	

<b>Guideline 8.12.2 B Building Design and Siting</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
1. Locate building sites on the flattest areas of the property and avoid gullies or draws that accumulate fuel and funnel winds.	
2. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.	
3. Buildings must comply with the requirements listed below. Accessory buildings located within the Wildfire Development Permit Area must meet the same building standards as the principal residence.	
<b>Roofing Materials</b>  a) Roof materials shall have a Class A or B fire resistance rating as defined in the current British Columbia Building Code, as amended. Examples of typical Class A or B roofing products include, but are not limited to: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate, and hybrid composite materials. Note: Wood shakes and shingles are not acceptable, unless certified to Class A or B.	
<b>Exterior Cladding</b>  a) Exterior cladding on elevations adjacent to the wildfire interface shall be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.	

<b>Guideline 8.12.2 B Building Design and Siting (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>b) Decorative construction features, such as fascia, trim board materials and trim accents, are exempted from this requirement, to a maximum of 10% per elevation.</p>	
<p><b>Overhanging Projections and Cantilevered Floors</b></p> <p>a) Overhanging projections attached to buildings and their support (i.e. decks, balconies, porches, structural columns, and beams) shall be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>b) The underside of all exposed floors (i.e. underside of balconies, decks and porches) shall be sheathed or skirted with fire-resistant materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>c) The underside of all cantilevered floors (i.e. bay windows, hutches, and window seats) shall be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.</p>	
<p>d) Areas under overhang projections must be kept clear of debris.</p>	



<b>Guideline 8.12.2 B Building Design and Siting (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p><b>Exterior Doors and Windows</b></p> <p>a) Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of the North American Fenestration Standard (NAFS).</p>	
<p>b) Exterior windows and glazing within doors exposed to the wildfire interface and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes, and must meet the requirements of the NAFS. Openable windows shall be covered with non-combustible, corrosion-resistant screens.</p>	
<p><b>Eaves, Soffits and Vents</b></p> <p>a) All eaves and ventilation openings in exterior walls, roofs, and soffits shall be covered with non-combustible, 3 millimetre corrosion-resistant wire mesh, or be designed to prevent flame or ember penetration into the structure.</p>	
<p>b) Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.</p>	
<p><b>Chimney</b></p> <p>a) Spark arrestor screens are required on all wood-burning appliances.</p>	

Guideline 8.12.2 C Landscaping and Open Spaces	Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.
1. Landscaping within the 10 metre Priority Zone 1 should be designed based on FireSmart landscaping standards to ensure minimal fuel loading within the landscaped areas and provide ongoing resistance to wildfire. The type and density of fire resistive plantings incorporated within landscaped areas will assist in mitigating the wildfire hazard.	
2. Removal of all debris (wood and vegetation) after land clearing for development must be completed prior to the approval of any new subdivision plan.	
3. A landscaping security may be required for landscaping works in accordance with the Maple Ridge Landscape Security Policy No. 6.28.	

## Project Information

To be completed by the professional on record for this project:

File Number \_\_\_\_\_

Date prepared: \_\_\_\_\_

Consultant \_\_\_\_\_

Print Name



Signature

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Wildfire Protection Development Permit  
25608 Bosonworth Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-275-DP  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

Council granted rezoning application 2011-002-RZ final reading for Maple Ridge Zone Amending Bylaw No. 6965-2013 on April 11, 2017. To proceed with the subdivision to create three (3) RS-2 (One Family Suburban Residential) lots, prior issuance of a Wildfire Protection Development Permit is required.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-275-DP respecting property located at 25608 Bosonworth Avenue

### DISCUSSION:

#### a) Background Context:

Applicant:	Paul Hayes
Legal Description:	Lot 1, Section 12, Township 12, Plan NWP2713
OCP :	
Existing:	Suburban Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Surrounding Uses	
North:	Use: Vacant and treed Zone: RS-2 (One Family Suburban Residential) Designation: Suburban Residential and Agricultural (Not in ALR)
South:	Use: Vacant and treed Zone: A-2 (Upland Agricultural) Designation: Forest
East:	Use: Residential and treed Zone: A-2 (Upland Agricultural) Designation: Suburban Residential
West:	Use: Residential Zone: RG-2 (Suburban Residential Strata Zone) Designation: Suburban Residential

Existing Use of Property:	Residential
Proposed Use of Property:	Residential
Site Area:	0.221 Ha.
Access:	Bosonworth Avenue and 256 Street
Servicing requirement:	Southern lots: Municipal water and on-site septic disposal
Companion Applications:	2015-230-SD, 2017-369-VP
Previous Applications:	2011-002-RZ

**a) Project Description:**

The proposed subdivision is for three (3) RS-2 (One Family Suburban Residential) lots with the southern lot subject to a Steep Slope Restrictive Covenant. The existing dwelling will be located on one of the lots to be created. The property is located within the Wildfire Protection Area established in Section 8.12 of the Official Community Plan.

**b) Planning Analysis:**

A Wildfire Protection Report (available but not attached) and Guideline Checklist (Appendix C) were submitted by Diamond Head Consulting Ltd. That report reviewed and established measures with respect to landscaping, building siting and building finishes, to comply with the following Key Objectives ensuring that the development within this wildfire hazard risk area is properly managed:

1. Locate development on individual sites so that when integrated with the use of mitigating construction techniques the risk of wildfire impacts is reduced.

Consultant's Comment: The developed area on this site will involve little tree retention (Staff note: The trees were removed for the existing house and surroundings many years ago.) and very little on-site wildfire fuel will remain. The exception is the natural park areas to be protected in the south of the site. This hazard will be mitigated by the recommendations made in the accompanying Wildfire Development Permit.

2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;

Consultant's Comment: The wildfire mitigation strategy presented in the accompanying Wildfire Development Permit includes discussion of conservation of the natural park area to be retained in the southern portion of the site.

3. Ensure identified wildfire interface risks are recognized and addressed within each stage of the land development process; and

Consultant's Comment: All forested areas have been assessed and delineated into fuel types. Fire behavior potential of these areas has been analyzed. These findings have driven the recommended fuel treatments. Recommendations for each stage of construction can be found in the attached Wildfire Development Permit Report.

4. Proactively manage potential fire behavior, thereby increasing the probability of successful fire suppression and containment and minimizing adverse impacts.

Consultant's Comment: Detailed recommendations by lot can be found in the Wildfire Development Permit Report, section 5.3. This includes pruning of retained coniferous trees

to 2-4 m, retaining fire resistant deciduous trees, and removing excessive Coarse Woody Debris.

As part of the subdivision approval process, this report will be registered on title as a restrictive covenant to be implemented through the building permit approval process. The covenant will indicate the requirements that will apply and require that a professional sign off that plans being submitted for building permit approval comply with the Wildfire Protection Development Permit.

#### **CONCLUSION:**

That the Corporate Officer be authorized to sign and seal 2017-275-DP respecting property located at 25608 Bosonworth Avenue.

“Original signed by Adrian Kopystynski”

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**Prepared by:** Adrian Kopystynski MCIP, RPP, MCAHP  
Planner

“Original signed by Chuck Goddard” for

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**Approved by:** Michael Van Dop MBA  
Deputy Fire Chief

“Original signed by Chuck Goddard” for

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

“Original signed by Frank Quinn”

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

“Original signed by Kelly Swift” for

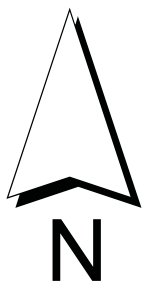
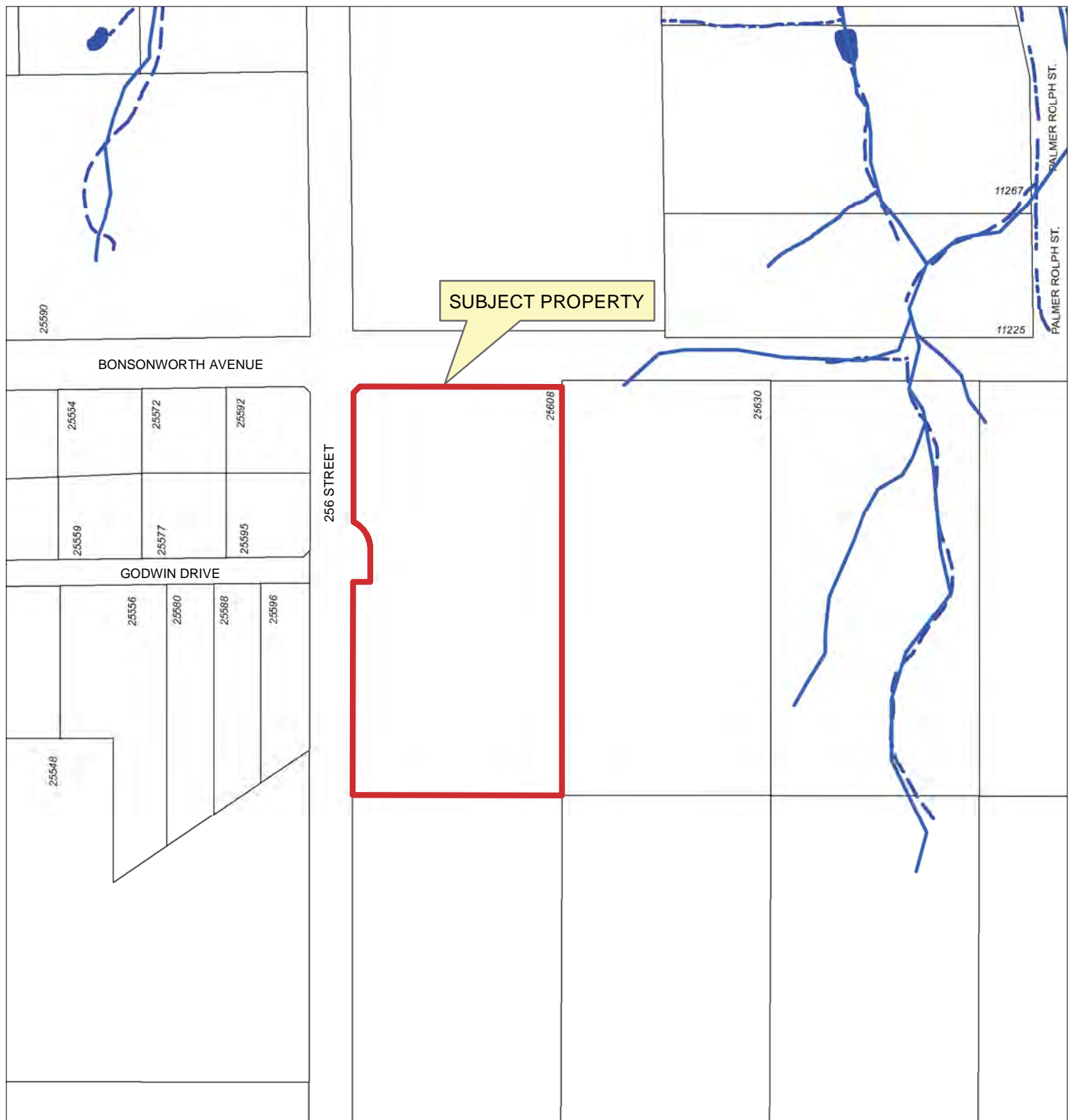
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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

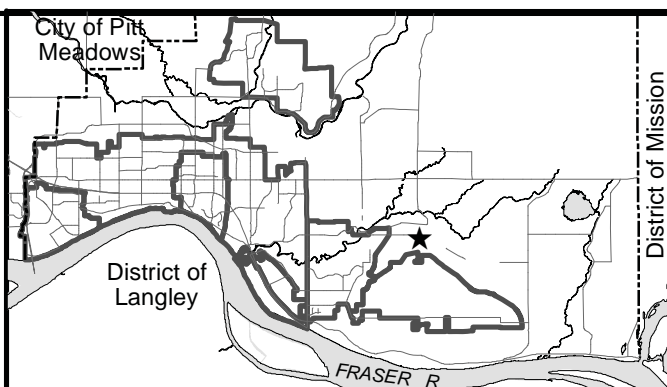
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Guidelines Checklist

# APPENDIX A



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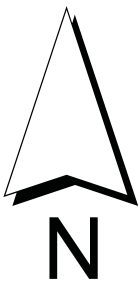
25608 BONSONWORTH AVENUE



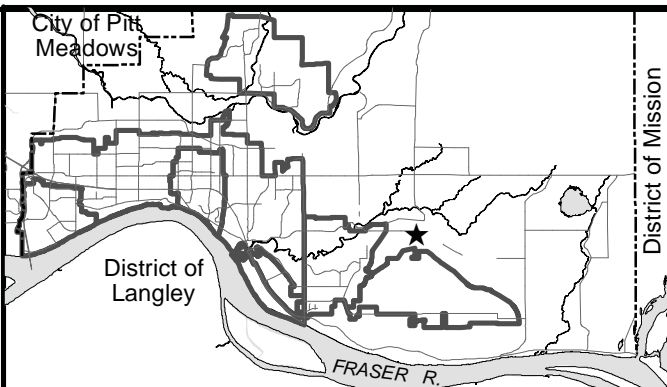
FILE: 2017-275-DP  
DATE: Jun 28, 2017

BY: LP





Scale: 1:4,717



25608 BOSONWORTH AVENUE



FILE: 2017-275-DP  
DATE: Oct 5, 2017

BY: LP



# APPENDIX C



## Wildfire Protection Development Permit Area Guidelines Checklist

Pursuant with Section 8.12 of the Official Community Plan, developments located within the Wildfire Protection Area will be assessed against guidelines established by Council and summarised below.

This checklist is to be prepared by the professional of record for the project to demonstrate the proposed design was developed in accordance with the guidelines. Please assess and describe the compliance of the project with respect to the **Key Guideline Concepts** and with the **Guidelines** for **Subdivision Design and Construction**, **Building Design and Siting**, and **Landscaping and Open Spaces**.

The description of the **Key Guideline Concepts** should be suitable for File Managers to quote in Development Permit Application Reports to Council. For the **Guidelines**, clearly describe how the proposal complies with each of the listed guidelines, or describes why a guideline is not complied with or why it is inapplicable.

This checklist is to accompany Wildfire Protection Development Permit Application submissions to the City.

8.12.1 Key Guideline Concepts	Describe how this proposal and the design complies
1. Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;	
2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;	
3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process; and	
4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.	

<b>Guideline 8.12.2 A Subdivision Design and Construction</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>1. The development building face should be located a minimum of 10 metres away from the adjacent forest interface. This 10 metre distance (Priority Zone 1) should be created between all sides of the foundation and the forest interface (vegetation shall be modified to mitigate hazardous conditions within 10 metres of the foundations prior to the start of construction). The treatment within Priority Zone 1 may include: treating fuel on the existing parcel; developing a trail as a part of the Priority Zone; or including an environmental and geotechnical setback, if such treatment is mutually beneficial to the intent of the setback areas and FireSmart principles.</p>	
<p>2. Priority Zone 1 may incorporate cleared parks, roads, or trails to meet the 10 metre distance requirement.</p>	
<p>3. Development shall be set back a minimum of 10 metres from the top of ridgelines, cliffs or ravines. Variations may be considered if a wildfire hazard assessment can justify a change in the setback distance.</p>	
<p>4. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.</p>	

<b>Guideline 8.12.2 A Subdivision Design and Construction (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>5. For subdivisions where a secondary access is not provided and an emergency Utility Vehicle (UTV) trail system is planned as an alternative, the trail access must be constructed with a 1.5 metre trail width and a minimum height and width of 2 metres cleared of vegetation, with pullouts for passing and turnaround every 500 metres, where appropriate. In areas where a 30 metre environmental setback is required, the City may consider including the trail within the 30 metre setback; however, it must be located outside of a 15 metre watercourse setback from the top of bank. Trails or turnaround points must consider appropriate design measures for protecting environmentally sensitive and/or geotechnical sensitive areas.</p>	
<p>6. Access points suitable for evacuation and the movement of emergency response equipment must be provided. The number of access points and their capacity should be determined during subdivision design. Two means of access are preferred for subdivisions in a Wildfire Development Permit Area. If two access points are not possible, then the single access must have the capability of accommodating two fire trucks - each with a width of 2.9 metres - safely passing each other at strategic locations.</p>	

<b>Guideline 8.12.2 B Building Design and Siting</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
1. Locate building sites on the flattest areas of the property and avoid gullies or draws that accumulate fuel and funnel winds.	
2. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.	
3. Buildings must comply with the requirements listed below. Accessory buildings located within the Wildfire Development Permit Area must meet the same building standards as the principal residence.	
<b>Roofing Materials</b>  a) Roof materials shall have a Class A or B fire resistance rating as defined in the current British Columbia Building Code, as amended. Examples of typical Class A or B roofing products include, but are not limited to: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate, and hybrid composite materials. Note: Wood shakes and shingles are not acceptable, unless certified to Class A or B.	
<b>Exterior Cladding</b>  a) Exterior cladding on elevations adjacent to the wildfire interface shall be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, cement shingles, cement board, concrete block, poured concrete, concrete composite, rock and logs or heavy timber.	

<b>Guideline 8.12.2 B Building Design and Siting (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p>b) Decorative construction features, such as fascia, trim board materials and trim accents, are exempted from this requirement, to a maximum of 10% per elevation.</p>	
<p><b>Overhanging Projections and Cantilevered Floors</b></p> <p>a) Overhanging projections attached to buildings and their support (i.e. decks, balconies, porches, structural columns, and beams) shall be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>b) The underside of all exposed floors (i.e. underside of balconies, decks and porches) shall be sheathed or skirted with fire-resistant materials, similar to those allowed in the “Exterior Cladding” section above.</p>	
<p>c) The underside of all cantilevered floors (i.e. bay windows, hutches, and window seats) shall be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.</p>	
<p>d) Areas under overhang projections must be kept clear of debris.</p>	



<b>Guideline 8.12.2 B Building Design and Siting (Continued)</b>	<b>Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.</b>
<p><b>Exterior Doors and Windows</b></p> <p>a) Exterior doors and garage doors shall be constructed of non-combustible materials (i.e. metal clad, solid core wood or have a 20 minute fire protection rating), and must meet the requirements of the North American Fenestration Standard (NAFS).</p>	
<p>b) Exterior windows and glazing within doors exposed to the wildfire interface and skylights shall be tempered glass, multi-layer glazing, or have a fire protection rating of not less than 20 minutes, and must meet the requirements of the NAFS. Openable windows shall be covered with non-combustible, corrosion-resistant screens.</p>	
<p><b>Eaves, Soffits and Vents</b></p> <p>a) All eaves and ventilation openings in exterior walls, roofs, and soffits shall be covered with non-combustible, 3 millimetre corrosion-resistant wire mesh, or be designed to prevent flame or ember penetration into the structure.</p>	
<p>b) Eaves and soffits shall be constructed of ignition-resistant or non-combustible materials.</p>	
<p><b>Chimney</b></p> <p>a) Spark arrestor screens are required on all wood-burning appliances.</p>	

Guideline 8.12.2 C Landscaping and Open Spaces	Describe how the proposal complies with each of the listed guidelines, or why a guideline is not complied with, or why it is inapplicable.
1. Landscaping within the 10 metre Priority Zone 1 should be designed based on FireSmart landscaping standards to ensure minimal fuel loading within the landscaped areas and provide ongoing resistance to wildfire. The type and density of fire resistive plantings incorporated within landscaped areas will assist in mitigating the wildfire hazard.	
2. Removal of all debris (wood and vegetation) after land clearing for development must be completed prior to the approval of any new subdivision plan.	
3. A landscaping security may be required for landscaping works in accordance with the Maple Ridge Landscape Security Policy No. 6.28.	

## Project Information

To be completed by the professional on record for this project:

File Number \_\_\_\_\_

Date prepared: \_\_\_\_\_

Consultant \_\_\_\_\_

Print Name



Signature

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First, Second, and Third Reading  
232A Street Local Area Service Bylaw No. 7393-2017  
13704 232 Street

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2017-169-SD  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

The developer of the subject property, located at 13704 232 Street (previously four lots: 23262 Silver Valley Road, 13738, 13702 and 13660 232 Street which have been consolidated), has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting that the City provide a Local Area Service (LAS) Bylaw specific to those properties benefitting from the bioswales and riparian planting. The service is for enhanced landscape maintenance of bioswales along the newly proposed 232A Street and some riparian planting along 232 Street, and 132 Avenue.

The LAS Bylaw will require the future property owners of the 63 lots to pay an annual fee as a Local Service Tax for these bioswale maintenance and riparian planting areas within the dedicated road right-of-way along 232 Street, 232A Street, and 132 Avenue. The rezoning application 2013-086-RZ will be coming to Council for final reading on October 24, 2017, and the subdivision application 2017-169-SD is currently being processed.

LAS bylaws have previously been applied in other areas of Maple Ridge, predominantly in growth areas such as Silver Valley and Albion to fund enhanced landscaping maintenance areas. Staff will be preparing an information report to Council in the near future outlining the current practices and performance of LAS bylaws.

### RECOMMENDATIONS:

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as '232A Street', and per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties; and further,
2. That 232A Local Area Service Bylaw No. 7393-2017 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

The subject property, located at 13704 232 Street (see Appendices A and B) is proposed to be rezoned on October 24, 2017, and the subdivision is currently being processed, for the creation of 42 single family lots, 16 street townhouses, and 1 commercial property, with three commercial units and two rental units (see Appendix C).

The proposed development involves re-aligning Cattell Brook and creating new bioswales and riparian areas to result in a net positive contribution to habitat values for the development. The riparian plantings will add a number of benefits to the habitat, including shade to the riparian area, a food source through the supply of berries for wildlife, bank stability, and detritus generation. Large tree species are to be planted throughout the riparian area to further facilitate shading in subsequent years. The establishment of a native riparian community adjacent to the re-aligned watercourse will be an improvement upon the current watercourse riparian condition as there are currently a variety of invasive species present. The bioswales adjacent to 232A Street will feed into the lower section of the re-aligned Cattell Brook and supply additional water flow and nutrients. These bioswales will be planted with aquatic plantings which may help support aquatic invertebrates and help mitigate water flow velocity in the system.

**b) Desired Outcomes:**

An LAS bylaw is required for the bioswales and riparian areas within the dedicated road right-of-way. The developer has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting the City provide an LAS bylaw, specific to those properties benefitting from the bioswales and riparian areas (see Appendix D).

SV 232 Treet Development Ltd., the developer of the subject property, will be responsible for the bioswale and riparian area installation costs and maintenance costs, ensuring 100% survival, for the first two years after completion of planting. The costs for ongoing maintenance in subsequent years will then be provided by the 63 property owners. The cost recovery method will be through the collection of 100% of the enhanced bioswale and riparian area maintenance costs as a Local Area Service Tax.

**c) 232A Street Bioswale Area Requirements:**

The bioswale and riparian area maintenance areas include the bioswales within the road right-of-way of the newly proposed 232A Street, and the riparian areas along 232A Street, 132 Avenue and 232 Street. These areas are identified on the LAS Bylaw Map (see Appendix E - Schedule A). The planting concept for these landscape areas is for enhanced natural areas that will be planted with a variety of shrubs and wetted plants.

The recommended procedures and frequencies for maintenance have been provided (see Appendix E - Schedule B). This standard is for preservation of natural conditions, with weeds and debris removed periodically. The standard includes maintaining areas to preserve natural plantings in a natural condition. SV 232 Street Development Ltd. has provided a cost estimate for the yearly maintenance of \$8,160.00 per year, after the initial two-year maintenance period.

The planting plan for the bioswales was prepared by Connect Landscape Architecture and is attached to the LAS Bylaw (see Appendix E - Schedule C). Engineering plans prepared by Omega & Associates Engineering Ltd. for the stormwater management for the development are also attached to the LAS Bylaw (see Appendix E - Schedule D).

**d) Citizen Implications:**

The estimated cost of the petitioned service will be \$129.52 per year for each lot of the 63 lots in the 232A Street Local Area Service. It is anticipated that this charge will start in 2021, after the completion of the two-year maintenance period required from the developer. Potential buyers prior to 2021 will be advised of the future charge through a notation on the Property Tax Information

Sheet. Once the charge comes into effect, the cost will be included in the annual property tax statement.

**e) Interdepartmental Implications:**

**Parks and Operations Departments:**

The enhanced landscaping maintenance requirements for the bioswale areas within the dedicated road right-of-way are in excess of the funded base level of maintenance provided throughout Maple Ridge, and therefore would be unfunded by the City. LAS bylaws have been established in several other areas in the City, including Albion and Silver Valley, to fund enhanced landscaping maintenance areas. Such maintenance would likely be undertaken by a private contractor under the direction of the City.

**Finance Department:**

The Property Tax section of the Finance Department will impose the cost of this service as a levy and place the notation on the tax roll of the benefitting property owners, anticipated to begin in 2021.

**CONCLUSION:**

It is recommended that the formal petition by the developer for a Local Area Service be authorized by Council for the bioswale and riparian area maintenance costs to be levied on the benefitting properties; and that first, second, and third readings be given to the 232A Street Local Area Service Bylaw No. 7393-2017.

"Original signed by Michelle Baski"

**Prepared by: Michelle Baski, M.A., ASCT  
Planner 1**

"Original signed by Christine Carter"

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

"Original signed by David Boag"

**Approved by: David Boag  
Director of Parks & Facilities**

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

The following appendices are attached hereto:

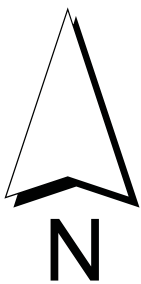
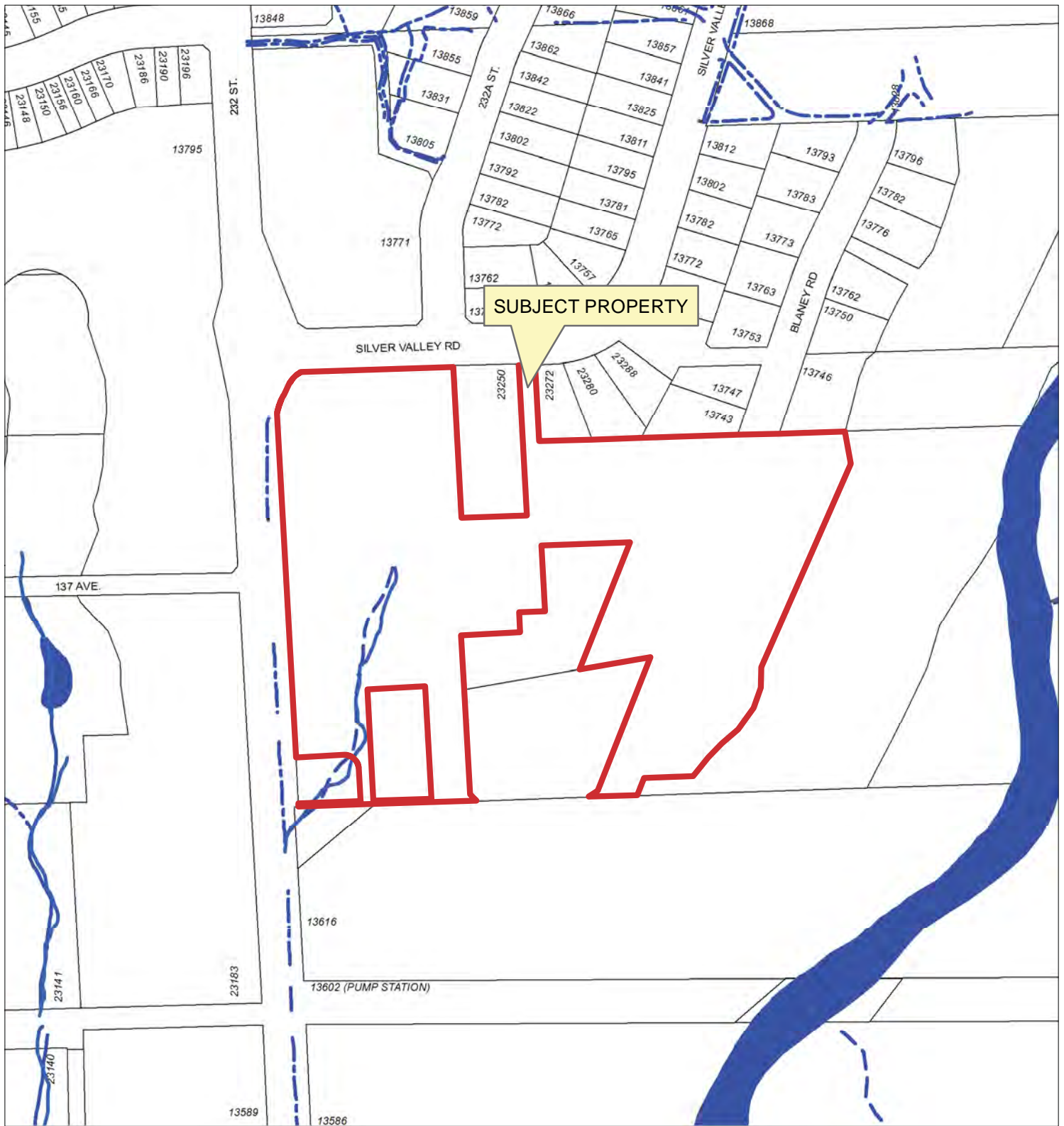
Appendix A – Subject Map

Appendix B – Ortho Photo

Appendix C – Proposed Site Plan

Appendix D – Petition for Local Area Service

Appendix E – Local Area Service Bylaw No. 7393-2017



Scale: 1:2,500

## Legend

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

13704 232 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

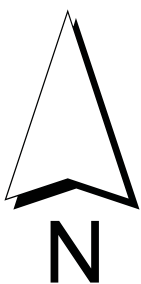
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-169-SD

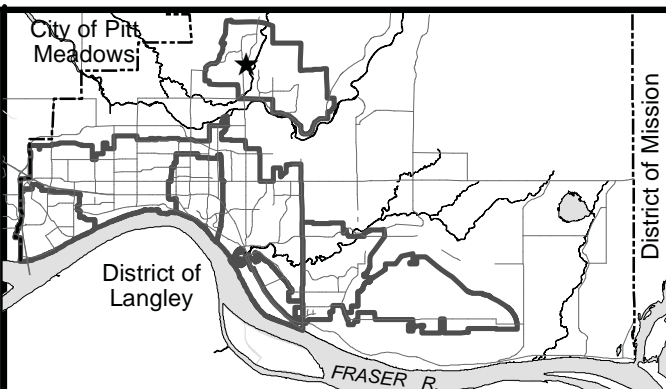
DATE: Sep 22, 2017

BY: PC





Scale: 1:2,500



13704 232 STREET



FILE: 2013-086-RZ  
DATE: Sep 22, 2017

BY: PC



## APPENDIX C



## APPENDIX D

September 20, 2017

Mayor and Council  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC  
V2X 6A9

Dear Mayor and Council,

**Re: PETITION FOR LOCAL AREA SERVICES ("LAS") REGARDING ROADSIDE BIOSWALES AND  
POND MAINTENANCE FOR PROPOSED SUBDIVISION AT 13702 232 STREET, MAPLE  
RIDGE (File No. 2013-086-RZ )**

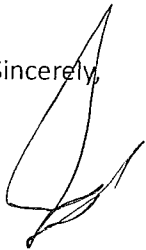
The subject property is located at 13704 232nd Street, Maple Ridge, in the Rose Garden Subdivision development. The service is for road side bioswales and ponds.

The estimated annual maintenance cost of the road side bioswales and pond areas within the entire subdivision, is approximately \$8,160.00 in the first year, or approximately \$129.52 per lot.

The cost recovery method for 100% of the annual maintenance cost would be by way of a local services tax within the property tax system. As the petitioner will be paying for the first two years of maintenance, cost recovery for the homeowners should commence in year 3 from the date of installation of the enhancement works.

SV 232 Street Developments forwards this petition to the City of Maple Ridge for approval by Mayor and Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amir Tavangar', with a stylized, flowing script.

Amir Tavangar

SV 232 Street Developments

# APPENDIX E

## CITY OF MAPLE RIDGE

### BYLAW NO. 7393-2017

**A Bylaw to authorize a municipal service to maintain enhanced landscape areas; to define the benefitting lands; and to establish that the cost of the municipal service shall be borne by the owners of real property within such defined area.**

---

**WHEREAS**, Council has been petitioned to provide a municipal service pursuant to Division 5, Section 210 of the *Community Charter* S.B.C. 2003, c.26 (the “Community Charter”);

**AND WHEREAS** the Corporate Officer has certified that the petition received for the municipal services does constitute a sufficient and valid petition;

**AND WHEREAS** it is deemed expedient to proceed with the works;

**AND WHEREAS** the “Maple Ridge Local Area Service Policy”, as amended, provides that the cost of providing a municipal service shall be recoverable from each of the existing parcels of land and all future lots created by subdivision of the parcels, specifically:

Lot 1 Section33 Township 12 New Westminster District Plan EPP60071

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

1. This Bylaw may be cited as “232A Street Local Area Service Bylaw No. 7393-2017”.
2. The contents of Schedules “A”, “B” “C” and “D” attached hereto are hereby declared to be made an integral part of this Bylaw.
3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule “A”.
4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule “B”.
5. The Enhanced Landscape area planting plans “Layout and Planting Site Plan, Enlargement Plan, Enlargement Plan and Plant List, Sections, and Details Planting, and LAS Plan” prepared by Connect Landscape Architecture are attached as Schedule “C”.
6. The Stormwater Management engineering drawings: Onsite Stormwater Management Plan; Offsite Stormwater Management Plan; and 232A Storm and Sanitary, by Omega and Associates Engineering Ltd. are attached as Schedule “D”.
7. This bylaw shall take effect as of the date of adoption hereof.

**READ** a first time the    day of October, 2017.

**READ** a second time the    day of October, 2017.

**READ** a third time the    day of October, 2017.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2017.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

SCALE 1:2,500



CITY OF MAPLE RIDGE

LOCAL AREA SERVICE  
BYLAW NO. 7393 - 2017

**Schedule “B”**

**Class of Work:**

The establishment, maintenance and replacement of enhanced bioswales and riparian areas indicated by bold outline on Schedule “A” are to be maintained as per the attached recommended procedures and frequencies.

**Annual Charge:**

The Annual Charge is based on a per lot basis for each of the 63 lots created by subdivision of Lot 1, Section 33, Township 12, New Westminster District Plan EPP60071, of \$129.52 starting in 2021.

The charges established under this Bylaw shall be specifically charged against the parcels benefitting from the work, payable by a per lot basis levied year by year.

**The Annual Charge Adjustment:**

The annual charge will be reviewed each year by the Parks and Operations Departments, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year, as provided by Statistics Canada.



# Local Area Service (LAS) Agreement

## Landscape Maintenance Program



**MAPLE RIDGE**  
British Columbia

Bylaw #	
Frequency	Yearly Cost
As shown	\$650.00
As shown	\$1,500.00
Monthly in growing season	\$3,500.00
Monthly in growing season	\$600.00
Monthly in growing season	\$0.00
As required only	\$400.00
Every 5 years or when reported	\$150.00
<b>Sub-Total</b>	<b>\$6,800.00</b>
<b>GST</b>	<b>\$340.00</b>
<b>Administration Fee</b>	<b>\$1,020.00</b>
<b>Total</b>	<b>\$8,160.00</b>

Procedure	Schedule (Month)											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Inspection/Reporting		x		x	x	x	x	x	x	x		x
Garbage Removal		x		x	x	x	x	x	x	x		x
Weeding				x	x	x	x	x	x	x		
Invasive plant removal				x	x	x	x	x	x			
Trim grass areas				x	x	x	x	x	x			
Prune shrubs				x	x	x	x	x	x	x		
Hazard tree assessment and abatement												

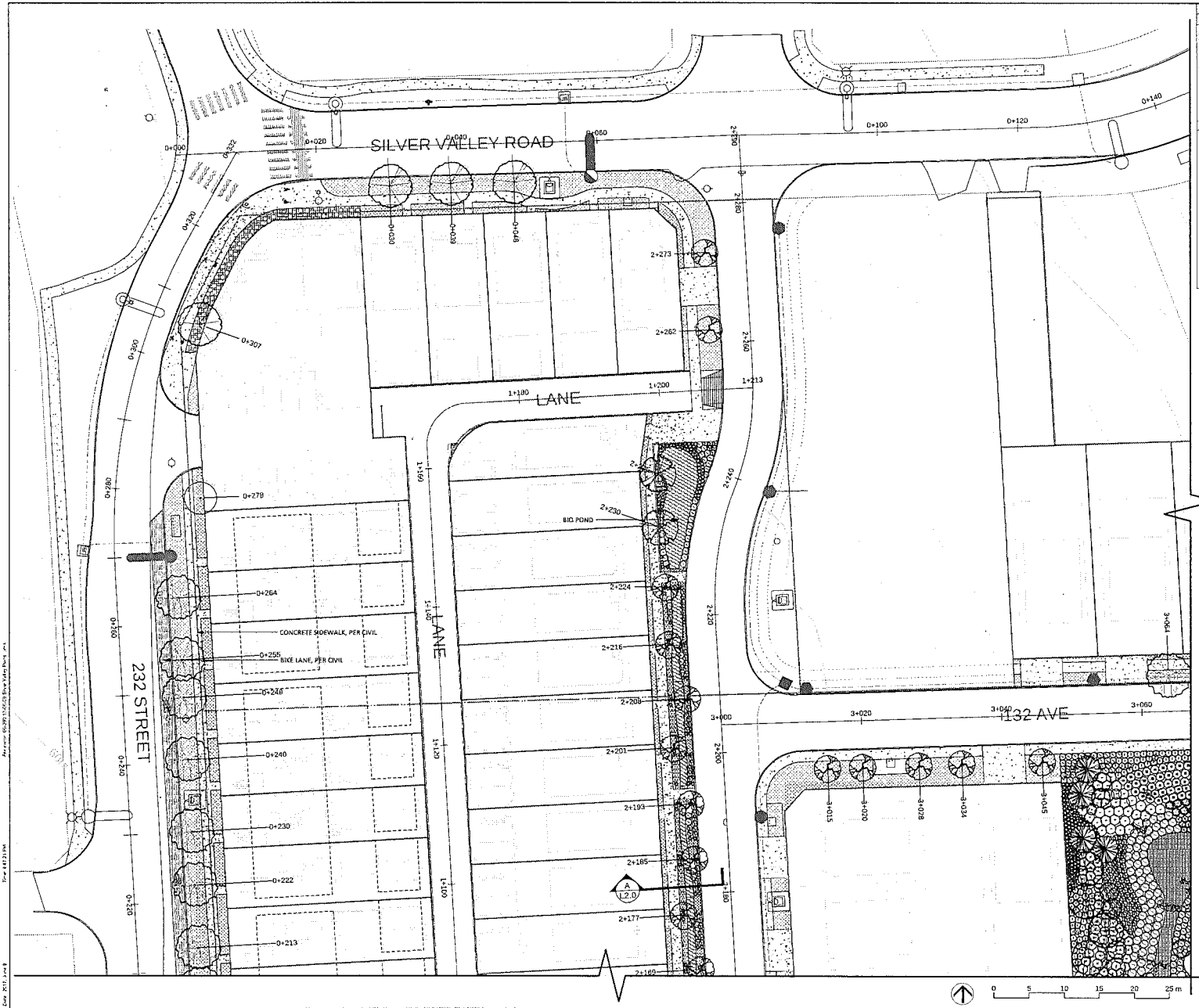
Note: Property developer is responsible for 2 years of establishment maintenance  
City of Maple Ridge or contractor will begin maintenance after 2 years establishment maintenance

Developer's Signature

Date Rec'd.	Time	File name
Dec 2011, June 8	7:00 AM, 10 PM	File name: 66-2951-1344-23 Shaw Valley Dairy, Inc.



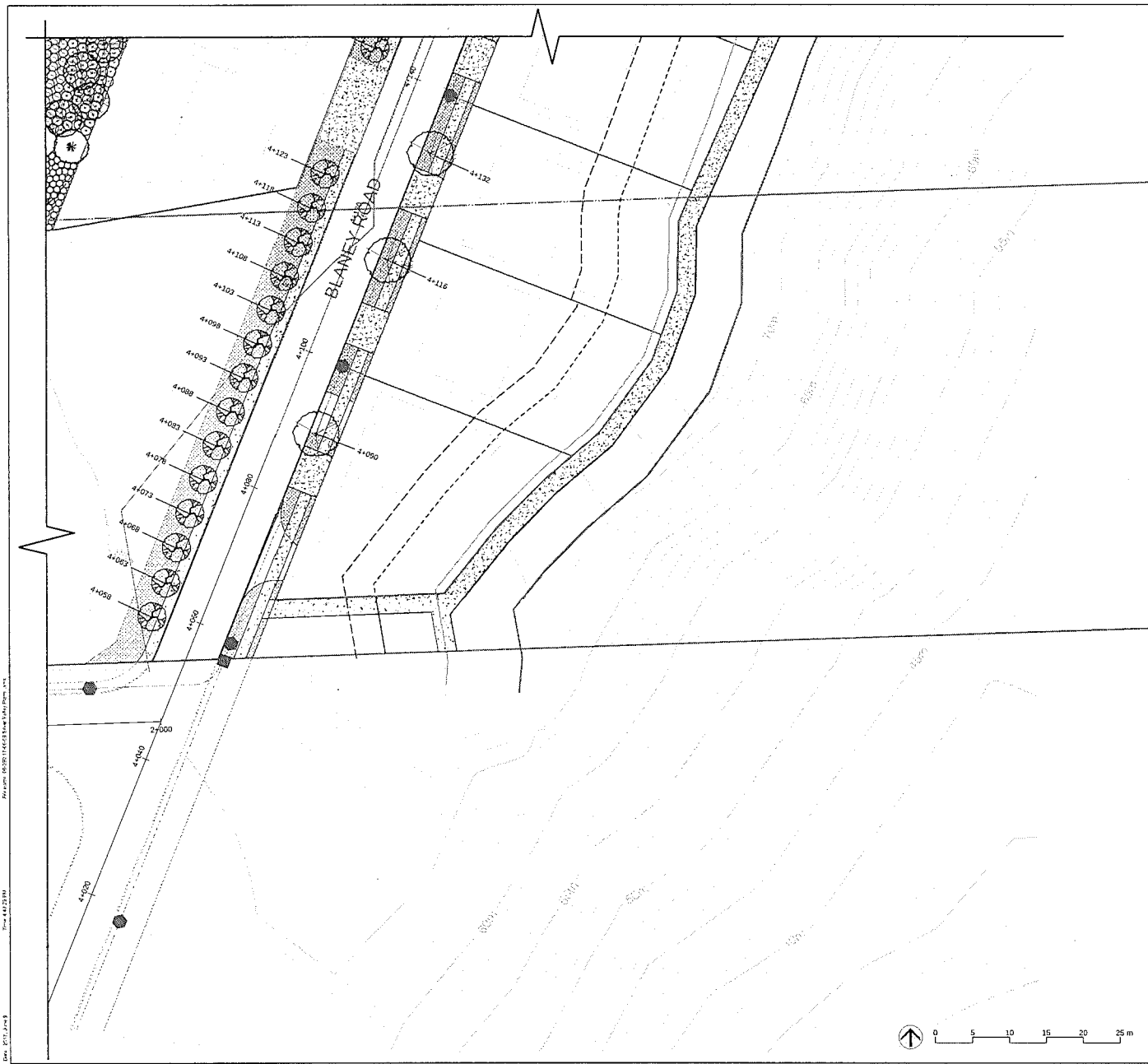
Date Rec'd	Time & Loc.	File name
Dec 2011, June 8		06-2011-17-00-01 Shaw Valley Dairy, Inc.



LAYOUT AND MATERIAL LEGEND		ISSUED DRAWINGS
KEY	DESCRIPTION	
	ASPHALT PAVING, REFER TO CIVIL	<p>Copyright Reserved</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the City of Vancouver, British Columbia, Canada</p> <p>For use in the 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LAYOUT AND MATERIAL LEGEND					ISSUED DRAWINGS
KEY	DESCRIPTION				
	ASPHALT PAVING, REFER TO CIVIL				
	CIP CONCRETE PAVING, REFER TO CIVIL				
	STAMPED CONCRETE PAVING, REFER TO CIVIL				
	CONCRETE UNIT PAVERS, REFER TO CIVIL				
LAYOUT AND MATERIAL NOTE					
1. ALL DIMENSIONS ARE IN METRIC UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.					
2. LAYOUT DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS AND SPECIFICATIONS.					
3. VERIFY ALL DIMENSIONS IN FIELD AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT PRIOR TO PROCEEDING.					
4. THE CONTRACTOR SHALL IDENTIFY AND PROTECT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY CONFLICTS FOUND WITH UTILITIES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT AND CONSULTANT TEAM PRIOR TO PROCEEDING.					
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR IS TO PROVIDE A MINIMUM 1% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND TO DRAINAGE STRUCTURES.					
6. THE CONTRACTOR IS TO PROTECT ALL EXISTING HARD SURFACES, STRUCTURES, AND WALLS FOR DURATION OF CONSTRUCTION.					
7. THE LOCATION OF ALL PROPOSED HARDSCAPE ARE TO BE FLAGGED OUT ON-SITE BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.					
OFFSITE PLANT LIST					
TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	64	Acer circinnatus	Vine Maple	5cm cal., B&B	as shown
	64	Acer macrophyllum	Broadleaf Maple	6cm cal., B&B	as shown
	4	Chamaecyparis 'Saville'	Pink Japanese Dogwood	5cm cal., B&B	as shown
	57	Fraxinus pennsylvanica	Green Ash	6cm cal., B&B	as shown
	1	Prunus pissardi nigra	Flowering Plum	10cm cal., B&B	as shown
	15	Thuja plicata	Western Red Cedar	30cm cal., B&B	as shown
	12	Tilia tomentosa 'Green Mound'	Green Mound Silver Linden	6cm cal., B&B	as shown
	15	Taxus canadensis	Western Hemlock	10cm cal., B&B	as shown
	27	Zelkova serrata	Japanese Zelkova	6cm cal., B&B	as shown
SHRUB SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PLANT NUMBERS PER ENVIRONMENTAL ENGINEER CALCULATIONS					
	240	Blechnum spicatum	Deer Fern	4" pin	24" o.c.
	240	Spiraea douglasii	Hart's Holly	#2 pot	30" o.c.
	1104	Arctostaphylos uva-ursi	Kalm's Holly	4" pot	10" o.c.
	408	Rosa multiflora	Wild Rose	#2 pot	30" o.c.
	152	Physocarpus opulifolius	Pacific Ninebark	#1 pot	30" o.c.
	270	Fragaria chiloensis	Pacific Beach Strawberry	4" pin	18" o.c.
	352	Salix lucida	Pacific Willow	#1 pot	40" o.c.
	267	Sambucus racemosa	Red Elderberry	#2 pot	30" o.c.
	711	Cornus alternifolia	Red Osier Dogwood	#1 pot	30" o.c.
	403	Rubus spectabilis	Saskatoon Berry	#3 pot	30" o.c.
	208	Amelanchier alnifolia	Saskatoon Berry	#1 pot	40" o.c.
	201	Salix scouleriana	Scouler's Willow	#1 pot	70" o.c.
	136	Alnus incana	Sitka Alder	#1 pot	70" o.c.
	492	Symphoricarpos alba	Snowberry	#1 pot	30" o.c.
	866	Rubus parviflorus	Rubusberry	#2 pot	24" o.c.
	311	Lonicera involucrata	Twinsberry	#1 pot	40" o.c.
	427	Polypodium moniliforme	Western Sword Fern	#1 pot	30" o.c.
EMERGENT RAIN GARDEN PLANTS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
PLANT NUMBERS PER ENVIRONMENTAL ENGINEER CALCULATIONS					
	356	Juncus effusus	Common Rush	plugs	32" o.c.
	178	Scirpus microcarpus	Small Flowered Bulrush	#1 pot	32" o.c.
	352	Scirpus setosus	Hardstem Bulrush	plugs	32" o.c.
	2344	Standard Class 2 Sod to Match BCLNA Standards			
PLANTING NOTE					
1. HURDLE STICK TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT PRIOR TO INSTALLATION.					
2. ENVIRONMENTAL CONSULTANT TO DETERMINE PLANT LAYOUT WITH LANDSCAPING CONTRACTOR.					
3. RECOMMEND PLANTING IN THE FALL TO AVOID WINTER WEATHER STRESS ON SURVIVAL STICK.					
4. COVER SEED BUNK OF DISTURBED SOILS BY PLANTED RIPARIAN AREAS.					
5. INVIGORATED SEEDING FOR ENVIRONMENTAL CONSULTANT REPORT.					
6. FINAL LOCATIONS OF ALL PLANTINGS TO BE VERIFIED IN THE FIELD BY THE ENVIRONMENTAL CONSULTANT, TAKING GPS, GPR, AND EXISTING PLANTS AND MODIFIED PLANTS TO BE.					

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Project: Silver Valley Rezoning  
Drawn: 8/1/2024  
Scale: 1/8" = 1'-0"

Silver Valley Rezoning

ENLARGEMENT  
PLAN & PLANT LIST

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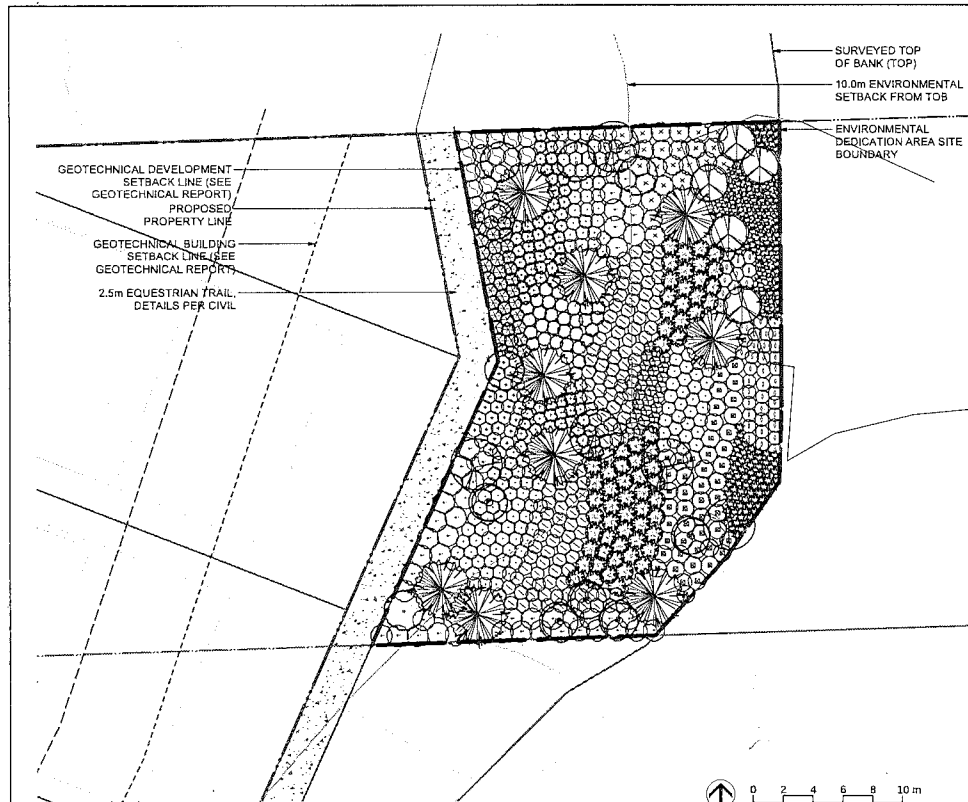
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Scale: 1/8" = 1'-0"

Project: Silver





## ENVIRONMENTAL DEDICATION AREA PLANT LIST

TREE SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	6	Acer circinatum	Vine Maple	5cm cal., B&B	as shown
	5	Pinus sylvestris fastigiata	Scotch Sentinel Pine	2.5m ht., B&B	as shown
	5	Rhamnus purshiana	Cascara	5cm cal., B&B	as shown
	5	Sorbus aucuparia	Mountain Ash	5cm cal., B&B	as shown
	9	Thuja plicata	Western Red Cedar	3m ht., B&B	as shown

SHRUB SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	104	Blechnum spicant	Deer Fern	4" pot	24" o.c.
	36	Spiraea douglasii	Hardhack	#2 pot	36" o.c.
	72	Rosa nutkana	Nootka Rose	#2 pot	36" o.c.
	135	Physocarpus capitatus	Pacific Ninebark	#1 pot	36" o.c.
	18	Salix lucida	Pacific Willow	#1 pot	48" o.c.
	47	Sambucus racemosa	Red Elderberry	#2 pot	36" o.c.
	136	Cornus stolonifera	Red Osier Dogwood	#1 pot	36" o.c.
	32	Rubus spectabilis	Salmonberry	#3 pot	36" o.c.
	45	Amelanchier alnifolia	Saskatoon Berry	#1 pot	54" o.c.
	48	Salix scouleriana	Scouler's Willow	#1 pot	72" o.c.
	67	Alnus sitchensis	Sitka Alder	#1 pot	72" o.c.
	27	Symphoricarpos alba	Snowberry	#1 pot	30" o.c.
	28	Rubus parviflorus	thimbleberry	#2 pot	36" o.c.
	24	Lonicera involucrata	Twinberry	#1 pot	42" o.c.
	63	Polystichum munitum	Western Sword Fern	#1 pot	30" o.c.

## PLANTING NOTE

1. NURSERY STOCK TO BE INSPECTED BY ENVIRONMENTAL CONSULTANT PRIOR TO INSTALLATION.
2. ENVIRONMENTAL CONSULTANT TO DETERMINE PLANT LAYOUT WITH LANDSCAPING CONTRACTOR.
3. RECOMMEND PLANTING IN THE FALL TO AVOID WARM WEATHER STRESS ON NURSERY STOCK.
4. CLOVER SEED MIX OF DISTURBED SOILS IN PLANTED RIPARIAN AREAS.
5. INVASIVE WEED REMOVAL PER ENVIRONMENTAL CONSULTANT REPORT.
6. FINAL LOCATIONS OF ALL PLANTINGS TO BE VERIFIED IN THE FIELD BY THE ENVIRONMENTAL CONSULTANT, TAKING SLOPE, SOILS, AND EXISTING PLANTS AND ROOTS INTO CONSIDERATION.

ISSUED DRAWINGS

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Project: Silver Valley Rezoning  
Prepared by: [Name]  
Reviewed by: [Name]  
Date: [Date]  
Scale: [Scale]  
Sheet: [Sheet]

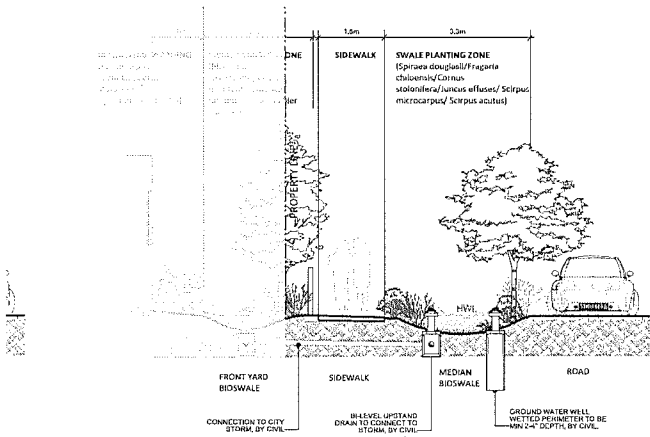
Silver Valley Rezoning

ENLARGEMENT  
PLAN

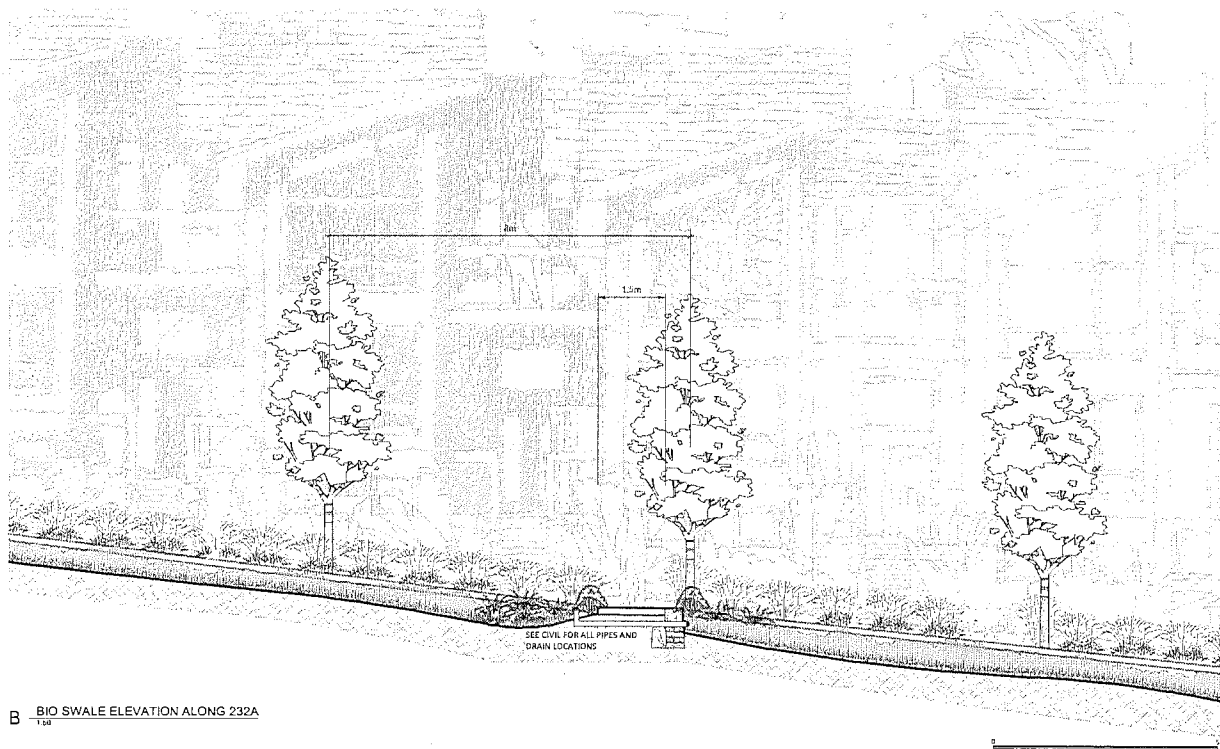
comtec  
LANDSCAPE ARCHITECTURE

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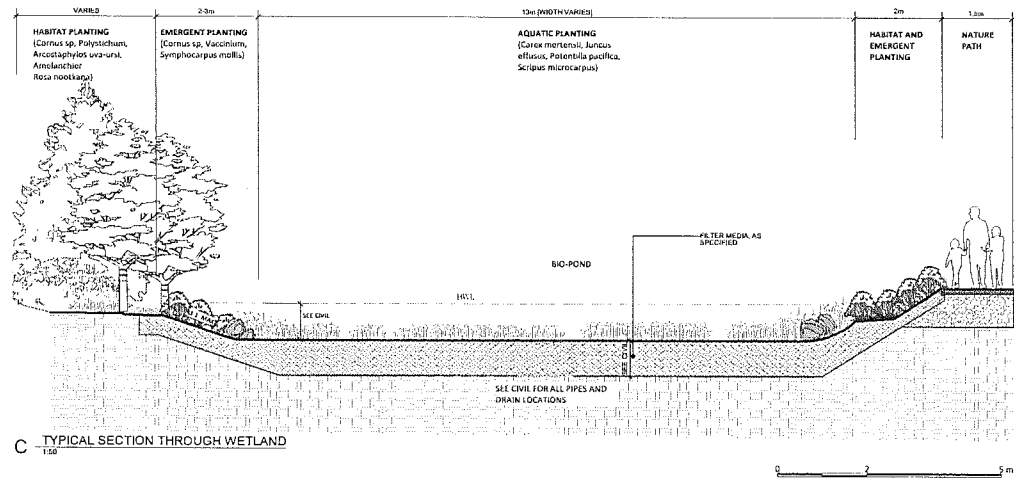
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A BIO SWALE CROSS SECTION  
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B BIO SWALE ELEVATION ALONG 232A  
1.50



C TYPICAL SECTION THROUGH WETLAND  
1.50

**Filter Media Specification:**  
Shall be a blend of free draining sand, select organic matter which is low-leaching and low in nutrients. It shall contain additional reactive components and mineral amendments to aid in the treatment of pollutants. Approved products are Cascade Ecomedia Level 2, Cascade Ecomedia Level 3, available through Cascade Environmental, a division of Yardworks Supply Ltd. (604.625.7785). The media shall meet the following specifications:  
ORGANIC CONTENT (percent of dry weight): 3-5%  
ACIDITY PH: 6 - 7.5 pH  
DRAINAGE (measured saturated hydraulic conductivity): > 80mm/hr  
LOW FINE S, silt and clay < 2% by dry weight  
SAND: 92-99% by dry weight

ISSUED DRAWINGS

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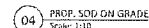
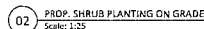
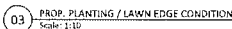
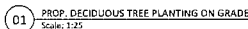
Silver Valley Rezoning

SECTIONS

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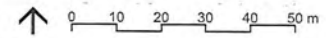
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# LEGEND



LOCAL AREA SERVICES(LAS)



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L1-LAS

## LAS PLAN

## Silver Valley Rezoning

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ISSUED DRAWINGS









ISSUED FOR APPROVAL JULY 17, 2017

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 5% Money in Lieu of Parkland Dedication  
23055 117 Avenue

**MEETING DATE:** October 10, 2017  
**FILE NO:** 2016-441-SD  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The above noted subdivision is subject to the provisions of the Local Government Act regarding parkland dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the property located at 23055 117 Avenue.

**RECOMMENDATION:**

That pursuant to *Local Government Act*, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 23055 117 Avenue, under application 2016-441-SD, shall pay to the City of Maple Ridge an amount that is not less than \$115,000.00.

**DISCUSSION:**

Section 510 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area, of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These areas also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to achieve parkland through development is limited, such as the Blaney Bog.

In this particular instance there is no watercourse protection area or suitable lands present and it is, therefore, recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the development site. This appraisal is based on zoned but not serviced land.

A report from Equity Valuation and Consulting Services Ltd, a qualified real estate appraiser, has determined that the market value of the land on July 24, 2017 is \$2,300,000.00, which indicates that the 5% value of this property is \$115,000.00.

#### **CONCLUSION:**

As there are no watercourse protection areas and no suitable lands on the property for parkland dedication, it is recommended that Council require payment in lieu of parkland dedication as prescribed in the appraisal from Equity Valuation and Consulting Services Ltd, and dated July 24, 2017.

“Original signed by Therese Melser”

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**Prepared by: Therese Melser**  
**Planning Technician**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

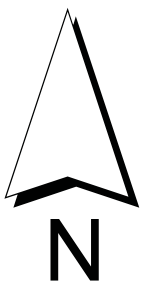
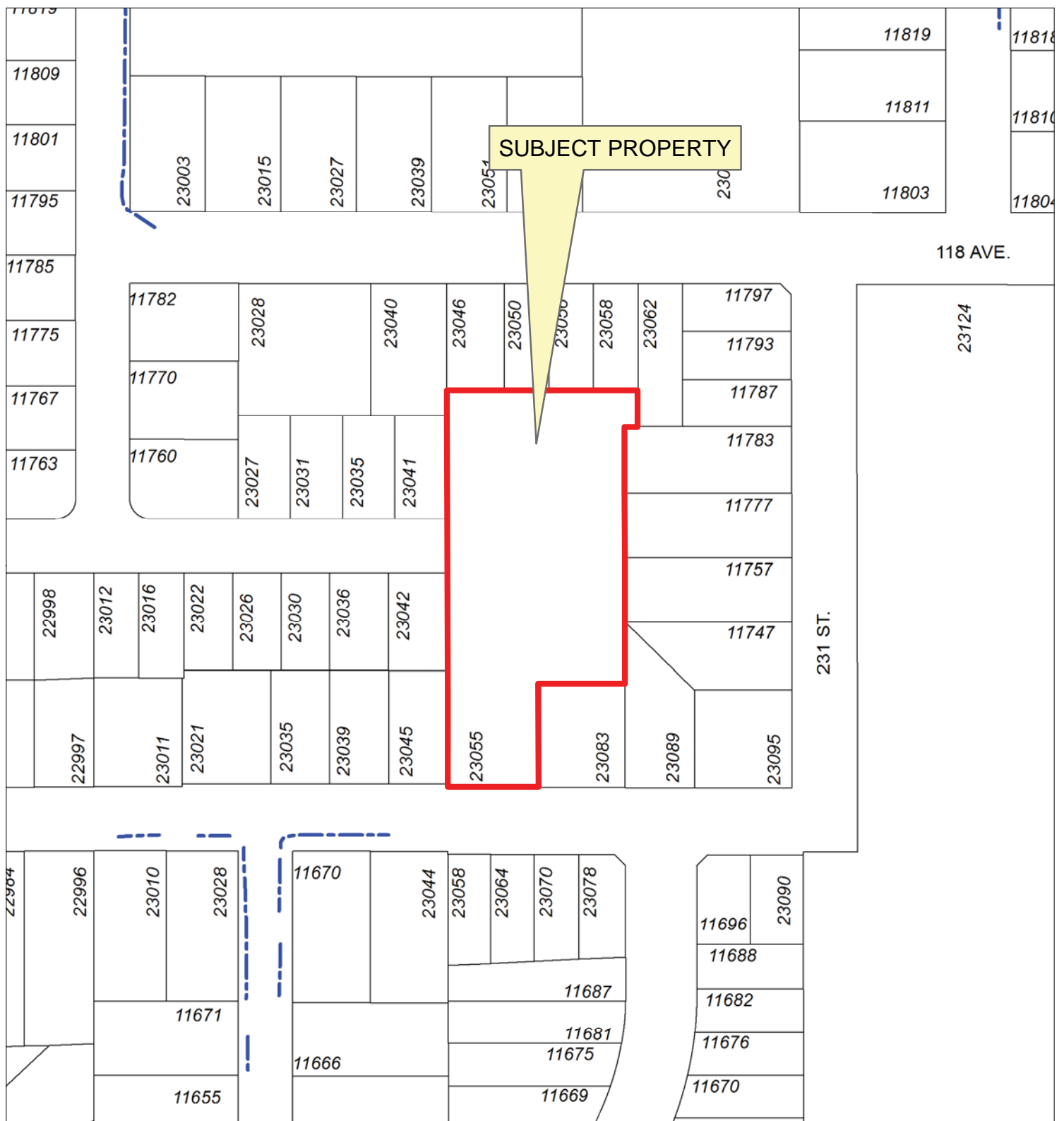
“Original signed by Paul Gill”

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





The following appendices are attached hereto:

Appendix A – Subject Property Map  
Appendix B – Ortho Map  
Appendix C – Subdivision Plan



Scale: 1:1,500

## Legend

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

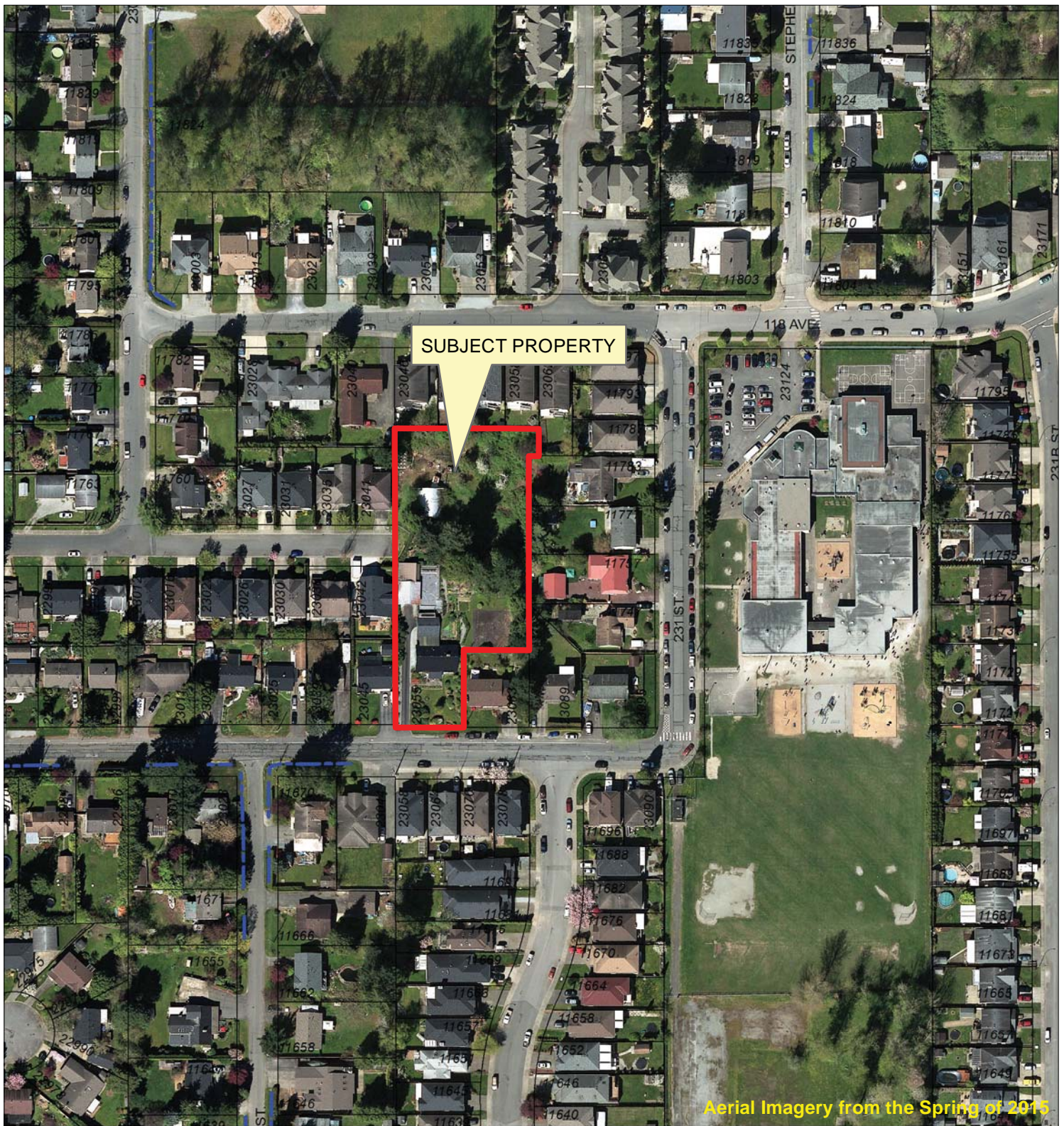
23055 117 Avenue



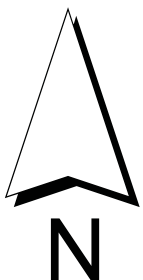
2016-441-SD  
DATE: Oct 4, 2017

BY: JV





Aerial Imagery from the Spring of 2015



Scale: 1:2,000

## Legend

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

23055 117 Ave

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

2016-441-SD  
DATE: Nov 15, 2016

BY: JV



Terra Pacific Land Surveying Ltd  
22371 St. Anne Avenue, Maple Ridge, BC

## SKETCH OF PROPOSED 10 LOT SUB

23055-117th Avenue, Maple Ridge, BC

SHEET SIZE: 14" X 8.5"

DATE: MARCH 9, 2017

FILE: MR16-620sk\_SUB\_rev3

RECEIVED

MAR - 9 2017

MAPLE RIDGE  
PLANNING DEPARTMENT

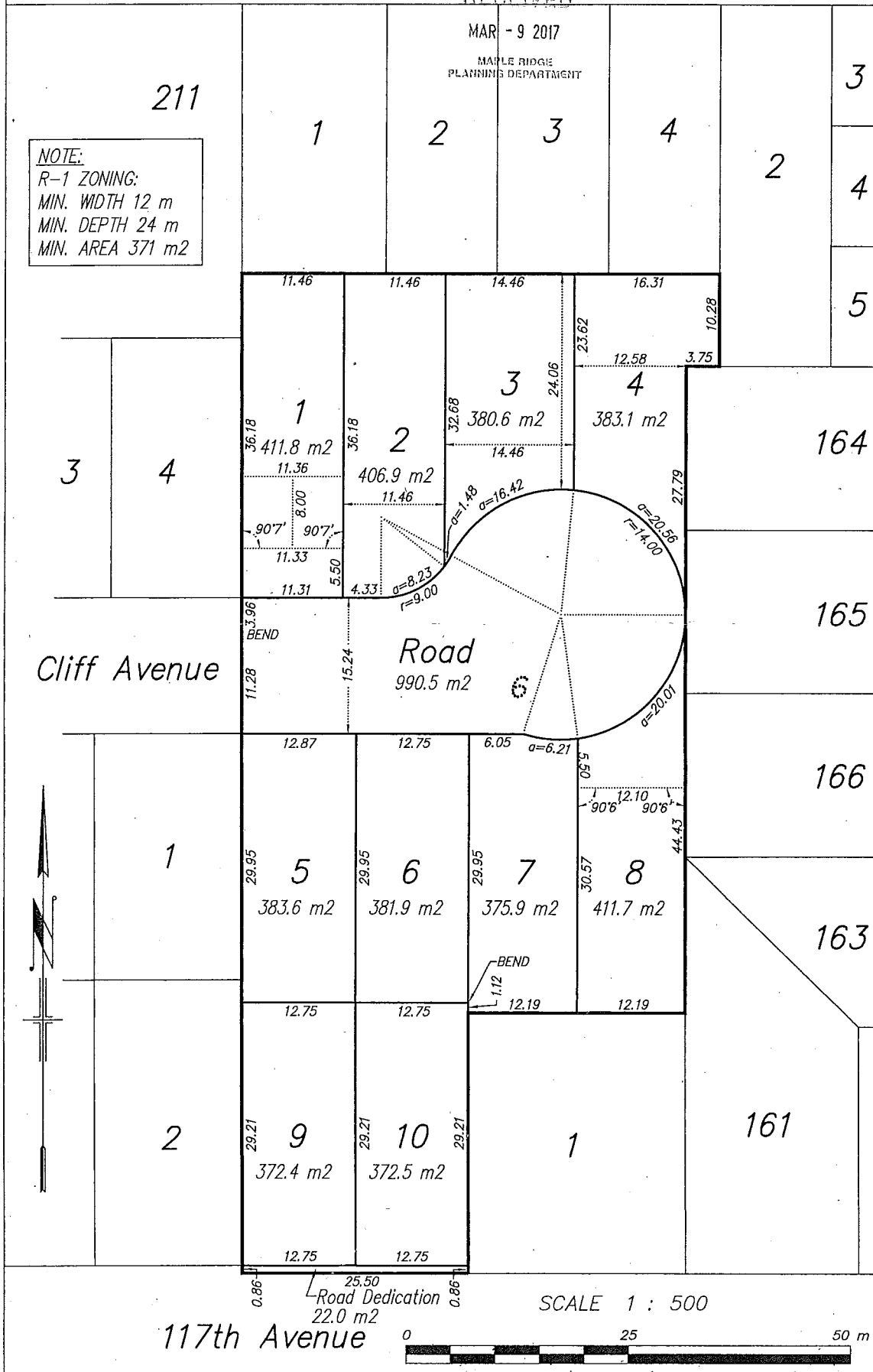
**NOTE:**

R-1 ZONING:

MIN. WIDTH 12 m

MIN. DEPTH 24 m

MIN. AREA 371 m<sup>2</sup>





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Option for 9 (nine) Council Members

**MEETING DATE:** October 10, 2017  
**FILE NO:** 01-0530-01  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

One of the recommendations from the Open Government Task Force under “Recommendation 35” suggested that “As the population grows and the complexity of the issues facing Maple Ridge increases it is prudent to consider increasing the size of council during the 2018 municipal election.”

Under the *Community Charter*, S. 118, Maple Ridge City Council may increase the number of Council members according to the population of the municipality as at January 1 in a general election year. Based on the current Maple Ridge population of 82,256 (2016), Council size should be mayor and 8 councillors. Currently Maple Ridge has mayor and 6 councillors. Any changes to the council size must be made at least 6 months before the next general local election and would become effective after the local government election. This report elaborates on the legislation and estimates the cost of adding two new council positions. Any additional costs need to be considered during budget deliberations in the fall of 2017.

### RECOMMENDATION(S):

- A) That staff prepare a new bylaw to increase the size of Council to mayor and 8 councillors and prepare an incremental budget package to cover costs associated; OR
- B) That staff add a question to the 2018 election ballot asking the electorate if Council should increase to nine (9) members; OR
- C) That staff retain status quo and revisit prior to the 2022 general local election.

### DISCUSSION:

#### a) Background Context:

Council size has been established by Maple Ridge Bylaw No. 5767-1999 (Attachment A). Maple Ridge had a population of 56,173 according to the census of 1997, which would have allowed for Mayor plus eight (8) Councillors under the then current legislation, the *Municipal Act*. However, Council of that day chose to pass the bylaw establishing a council size of mayor and six (6) Councillors. Maple Ridge has grown significantly in population since that time.

The Open Government Task Force report states, “A long time ago, Maple Ridge surpassed the minimum threshold required to expand Council, from Mayor and six Councillors to Mayor and eight

Councillors". In July of 2016, Council directed staff to bring forward a report reflecting the financial implications of increasing the number of councillor members to eight (8).

## Options

According the *Community Charter*:

### **Size of council**

118. (1) Unless otherwise provided by letters patent or by a bylaw under this section, the council size for municipalities must be as follows:

(a) for a city or district having a population of more than 50 000, the council is to consist of a mayor and 8 councillors

(2) For the purposes of this section, any change to a council size under subsection (1) is to be based on the population of the municipality as at January 1 in a general local election year and the change takes effect for the purposes of that election.

(3) A council may, by bylaw, establish the number of council members as a mayor and 4, 6, 8 or 10 councillors.

(5) A bylaw under subsection (3)

(a) must be made at least 6 months before the next general local election, and

(b) does not become effective until that general local election

With the next local government election happening October 20, 2018, it is timely for Council to consider the option of increasing the size of Council.

A comparison of similar size municipalities in BC is shown in Table 1. Half of these maintain a total of seven (7) elected officials while the other four municipalities have nine (9) members.

**Table 1 – Comparison of Similar Size Municipalities in BC**

<b><i>Comparable Municipalities</i></b>	<b><i>Population</i></b>	<b><i>Number of Council Members</i></b>
<b><i>Maple Ridge</i></b>	<b><i>82,256</i></b>	<b><i>7</i></b>
Chilliwack	83,788	7
New Westminster	70,996	7
District of North Vancouver	85,935	7
Kamloops	90,280	9
Nanaimo	90,504	9
Prince George	74,003	9
Victoria	85,792	9

An increase of two additional councillors would require some modifications to the layout of the Council Chamber and a need for additional technology. In addition, there will be salary and benefit costs of two more members, plus monthly expenses. Details of the cost implications are noted under Financial Implications below.

### **b) Citizen/Customer Implications:**

An increase in the number of Council members will provide the citizens with more representation to deal with growing complexity of issues facing the community.

**c) Interdepartmental Implications:**

Information Technology would implement any technology upgrades required, and any facility modifications would be handled by Facilities Management.

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

One Time Costs

Set up	Initial Council Chamber Renovations and equipment	\$ 47,000
--------	---	-----------

Technology	New Tablet and cell phone X 2	\$ 6,758
		<u>\$ 53,758</u>

Ongoing Annual Costs (e.g. based on 2018 costs)

Salaries	\$51,096.86 X 2	\$102,194
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Monthly costs	tablet, cell phone, meetings, conferences, etc. X 2	<u>\$ 12,000</u>
		\$114,194

Total estimated increase for 2018	<u><b>\$167,952</b></u>
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**e) Policy Implications:**

A new bylaw and a repeal of By-Law 5767-1999 would be required to make any change to the number of council members.

**f) Alternatives:**

Leave the number of Council members at seven (7).

Council may also want to include a question on the 2018 ballot asking the electorate if they are in favour of increasing the number of Council members to nine (9), in which case any further action would be scheduled for the 2022 election.

**CONCLUSIONS:**

Under the Community Charter, the City of Maple Ridge can add two additional council members based on the City's current population. A bylaw directing this change must be adopted no later than April 20, 2018 to allow for nine (9) council members to be elected in the October 2018 general local election. Budget implications would need to be included in the 2018 Financial plan.

"Original signed by Laurie Darcus"

Prepared by: Laurie Darcus  
Manager of Legislative Services

"Original signed by Paul Gill"

Approved by: Paul Gill  
Chief Administrative Officer

Attachments: A Maple Ridge Bylaw No. 5767-1999

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

**BY-LAW NO. 5767-1999**

A By-law to establish the number of  
Members of the Municipal Council

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**WHEREAS** pursuant to the authority of Section 207(2) of the *Municipal Act*, RS.B.C. 1979, Chapter 323, the Council may by by-law establish the number of Council Members;

**NOW THEREFORE**, the Council of the Corporation of the District of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This by-law may be cited for all purposes as “Maple Ridge Council Size Establishment By-law No. 5767 – 1999.”
2. Notwithstanding Section 207(1) of the *Municipal Act* and the population of the District of Maple confirmed by Census Canada in early 1997 at 56,173, be it resolved that the Council of the Corporation of the District of Maple Ridge is hereby established at and shall continue to consist of a Mayor and six (6) Councillors.
3. The members of Council who are in office at the date of adoption of this by-law shall continue in office and their terms of office shall not be affected in any way.

**READ** a first time the 23rd day of March, A.D. 1999.

**READ** a second time the 23rd day of March, A.D. 1999.

**READ** a third time the 23rd day of March, A.D. 1999.

**RECONSIDERED AND FINALLY ADOPTED**, the 13th day of April, A.D. 1999.

---

**MAYOR**

---

**CLERK**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Award of Audit Services Contract

**MEETING DATE:** 10-October-2017  
**FILE NO:**  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The attached report recommending that the contract for audit services be awarded to BDO Canada LLP was reviewed by the Audit & Finance Committee at the meeting held on October 3, 2017. The committee supported the recommendation and directed that the recommendation to award the contract be forwarded to Council for consideration at their next meeting.

**RECOMMENDATION(S):**

That on the recommendation of the Audit & Finance Committee, the contract for audit services be awarded to BDO Canada LLP and that the Corporate Officer be authorized to execute the contract.

**DISCUSSION:**

The City's agreement with BDO Canada LLP for the provision of audit services expired following the completion of the 2016 audit. An RFP for audit services was issued in July and the attached report, reviewed by the Audit & Finance Committee at a meeting held on October 3, recommends that the new contract be awarded to BDO Canada LLP.

*"Original signed by Catherine Nolan"*

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Prepared by: Catherine Nolan, CPA, CGA

*"Original signed by Paul Gill"*

---

Concurrence: Paul Gill, CPA, CGA  
Chief Administrative Officer

**TO:** Councillor Bob Masse  
and Members of the Audit & Finance  
Committee  
**FROM:** Manager of Accounting  
**SUBJECT:** Award of Audit Services Contract

**MEETING DATE:** 3-October-2017  
**FILE NO:**  
**MEETING:** Audit & Finance

---

**EXECUTIVE SUMMARY:**

The City issued a Request for Proposals (RFP) for audit services in July (RFP-F17-59) and received four submissions. Staff reviewed the proposals in accordance with the evaluation criteria contained in the RFP and is recommending that the contract be awarded to BDO Canada LLP as their proposal represents overall best value to the city

The proposal is within the annual budget envelope and will result in a reduction of overall costs for audit services.

**RECOMMENDATION:**

That the Audit & Finance Committee recommend to Council that the contract for audit services be awarded to BDO Canada LLP.

**DISCUSSION:**

**a) Background Context:**

The City last issued an RFP for audit services in 2001 with BDO Canada LLP being the successful proponent. Since that time the contract with BDO has been extended a number of times to address a need for audit continuity through the implementation of various complex new accounting standards.

The Audit & Finance Committee last recommended an extension of the contract with BDO May of 2014 through to the end of the 2016 audit. That was completed in May of this year and an RFP for audit services was issued in July.

The City received four proposals in response to the RFP from the following proponents:

- BDO Canada LLP
- KPMG
- MNP
- PWC

The evaluation criterion was designed to determine the best overall value to the City and the evaluation process was conducted in two phases. All four proposals were evaluated on the basis of technical expertise and price with the top two proponents proceeding to the second phase.



At the completion of the first evaluation phase, BDO Canada LLP and KPMG were identified as the top two proponents.

The second evaluation phase was designed to determine which of the top two proponents was best able to communicate complex financial matters in clear, easily understood language.

Our evaluation concludes that BDO Canada LLP, our existing auditors, represent overall best value for the city.

**b) Interdepartmental Implications:**

The City's auditor interacts with most City departments in order to complete their work. A decision to change auditors would mean that the new firm would need to familiarize themselves with the systems and processes in place at the City. This would result in a significant increase in the amount of time that City staff from all departments needs to spend with various members of the audit team.

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

The recommendation of staff is to award the contract for audit services to BDO Canada LLP. Their proposal is within the annual budget envelope and will result in a reduction in overall costs for audit services.

**d) Policy Implications:**

Issuing an RFP for Audit Services is in line with the City's purchasing policy. The responsibilities of the Audit & Finance Committee include recommending to Council the appointment of the City's external auditors.

**e) Alternatives:**

The Committee could choose to not follow the recommendation of staff and award the contract for Audit Services to KPMG. This is not recommended as their proposal did not represent the best overall value to the City.

**CONCLUSIONS:**

After evaluating the four proposals received in response to the City's RFP for audit services the evaluation committee is satisfied that the proposal received from BDO Canada LLP offers the best overall value to the City. The proposal is within the annual budget envelope and offers a reduction from previous costs.

*"Original signed by Catherine Nolan"*

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Prepared by: Catherine Nolan, CPA, CGA  
Manager of Accounting

*"Original signed by Paul Gill"*

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Concurrence: Paul Gill, CPA, CGA  
Chief Administrative Officer

**TO:** Her Worship Mayor Nicole Read and Members of Council      **MEETING DATE:** October 10, 2017

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

**SUBJECT:** Proposed Cellular Communications Tower at 27002 Lougheed Highway

---

**EXECUTIVE SUMMARY:**

The demand for cellular communications bandwidth continues to escalate as consumers and first responders alike rely more and more on wireless devices such as smartphones, tablets and laptops for business and personal use.

Freedom Mobile (Freedom) (a division of Shaw Cablesystems) is proposing to erect a cellular communications tower at 27002 Lougheed Highway on an existing Shaw property. The proposal calls for replacement of an 8M high lamp standard with a 40M monopole cellular communications tower.

Using the City's Telecommunications Antenna Structure Siting Protocol (V2) requirements as its guide, Freedom, (through Cypress Land Services) completed the requisite public consultation process and has asked the City to provide it with an acknowledgement of completion of the prescribed consultation process that it can take to Industry Canada for consideration for final approval. For reference, despite an extensive outreach to the affected area, Freedom received a total of seven (7) comments on the proposed tower with one supportive, two neutral and four expressing concerns related to health and safety.

Once completed, this communications tower will provide customer access to increased cellular communications bandwidth for Freedom customers in eastern Maple Ridge through to Mission. Given that Freedom adhered to the City of Maple Ridge's municipal consultation requirements as contained in its Telecommunications Antenna Structure Siting Protocol (V2), staff are recommending support for the recommendation as outlined.

**RECOMMENDATION:**

**That satisfactory completion of the Public Consultation process by Freedom Mobile is acknowledged with seven comments received, four expressing concerns related to health and safety.**

**BACKGROUND:**

27002 Lougheed Highway serves as a regional office for Shaw Communications for its cable network and is comprised of two structures used to house Shaw telecommunications facilities required to service the area. Calgary-based Shaw became Canada's fourth-largest wireless network operator last year with the purchase of Wind Mobile, now called Freedom Mobile. Shaw (Freedom) is proposing to remove an approximately eight-metre (8M) high light pole and replace it with a new

forty-metre (40M) monopole tower with the light standard re-installed at the same height as the existing pole. The pole is proposed immediately adjacent to Lougheed Highway and will not be visible from heritage homes in the area as mature trees surround most properties in this area.

Cypress Land Services on behalf of Freedom Mobile sent out a total of 96 direct mail notices, ran two (2) advertisements in the local paper and held a Public Information Meeting on May 30, 2017 at the Holy Spirit Anglican Church located at 27123 River Road adjacent to the proposed tower site. One property owner attended the public meeting and when the consultation period concluded on June 9, 2017, a total of seven (7) property owners had commented on the proposed tower with one supportive, two neutral and four expressing concerns related to health and safety and/or impact to heritage home(s) in the area.

As a result of the feedback received from the property owner that attended the open house (immediate neighbour to the east) it was determined that the pole would be less impactful to views from their backyard if it were located slightly south on the Shaw property. As such, Freedom has revised the location of the pole approximately 7 metres south of the original location.

Freedom adhered to the City of Maple Ridge's municipal consultation requirements as contained in its Telecommunications Antenna Structure Siting Protocol (V2). Note that a summary of the process and outcome is attached in Appendix B.

The next step for Freedom in order to proceed to build and operate the tower is to secure Council approval of a resolution acknowledging satisfactory completion of the public consultation process for the project. This resolution will be sent to Industry Canada, the approving authority, so that Freedom may apply for a radio broadcasting license.

## **CONCLUSION:**

Given that Freedom has followed the prescribed public consultation process, and that there was limited opposition to the tower and its proposed final location, staff are recommending approval of the recommendation as outlined.

"Original signed by Darrell Denton"

*Prepared by:* Darrell Denton  
Property and Risk Manager

"Original signed by Frank Quinn"

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

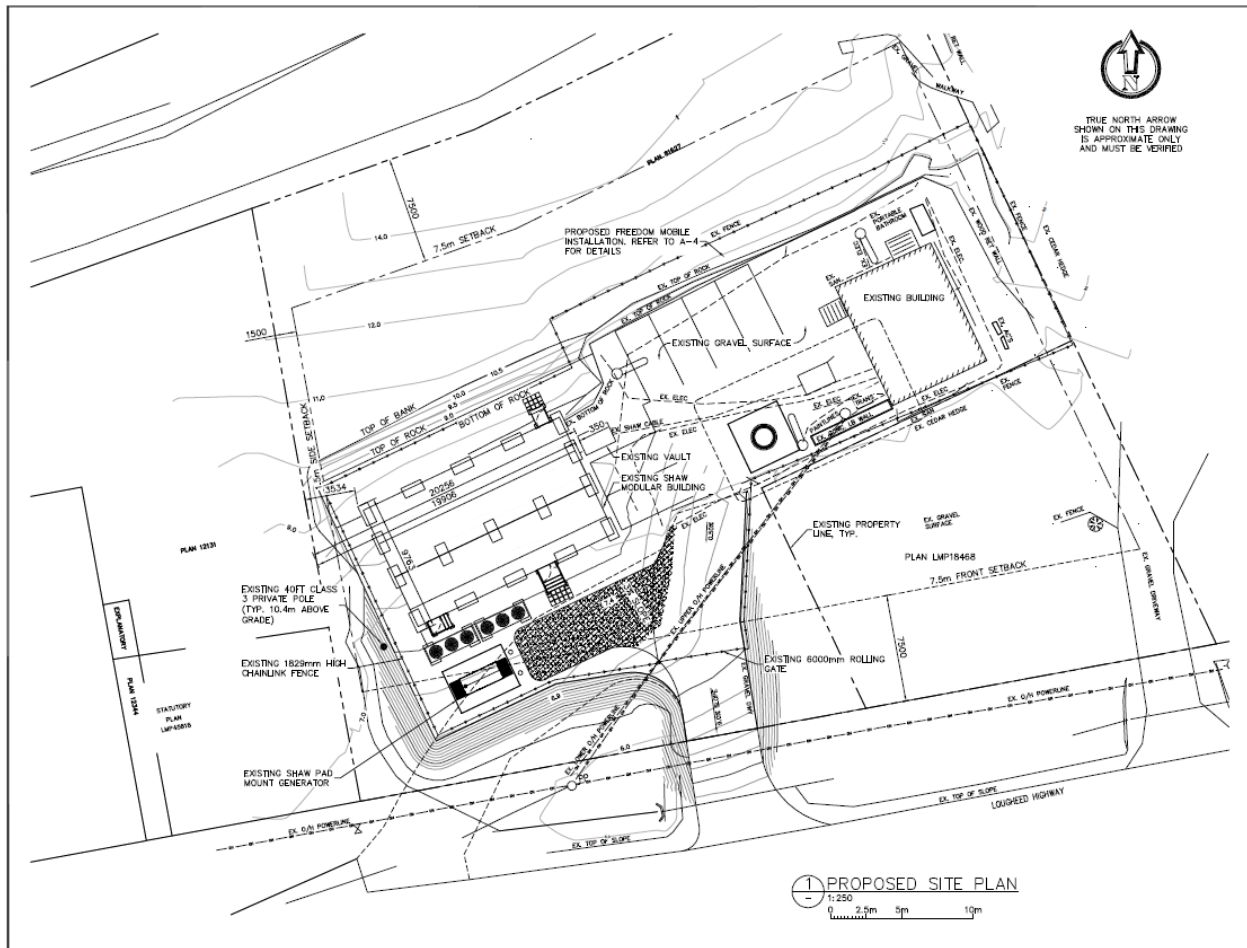
"Original signed by Kelly Swift" for

*Concurrence:* Paul Gill  
Chief Administrative Officer

## **Attachments**

Appendix A: Map Indicating Location of Proposed Cellular Communications Tower  
Appendix B: Public Consultation Summary

## Appendix A: Map Indicating Location of Proposed Cellular Communications Tower



## Appendix B: Public Consultation Summary



September 21, 2017

Via Email

Darrell Denton  
Property & Risk Manager  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Dear Mr. Denton:

Subject: Request for Concurrence for a Freedom Mobile ("Freedom") Wireless Communications Facility Proposal

Freedom Site:	BAB0023C
Proposed Location:	27002 River Road, Maple Ridge, BC
Description:	40.0 metre monopole wireless communications facility

Please be advised that Freedom has completed the public consultation process, following the City of Maple Ridge's "Telecommunication Antenna Structures Siting Protocols (V2)" as it relates the proposed wireless antenna installations in the above noted subject line. Freedom is respectfully requesting, from the City of Maple Ridge Council, concurrence for the proposed wireless installation required to provide Freedom wireless communications services in to eastern portions of Maple Ridge. Enclosed please find evidence of the efforts regarding this public consultation process.

On April 7, 2017, a High Impact Submission was submitted and accepted by the City of Maple Ridge. Please see **Appendix 1: High Impact Submission Letter**.

On May 5, 2017 notification letters were sent to residents and other affected parties within a 300 metre radius of the proposed facility. The notification letters were to advise residents of the proposed installations, invite them to the Public Meeting and to offer an opportunity to obtain additional information and provide comments. Please see **Appendix 2: Affidavit of Notification**. A total of 96 notifications were sent.

On Tuesday, May 30, 2017, Freedom held a Public Meeting inviting the community to provide their comments on the towers proposal. The meeting was held at the Holy Spirit Anglican Church located at 27123 River Road, Maple Ridge, BC V2W 1M4. Representatives were on hand to answer questions and receive feedback. From Freedom Mobile, Erica Rigik, Manager, Real Estate and Municipal Affairs, Western



Region and Pascal Dube, Supervisor, Real Estate and Municipal Affairs, Western Region were on site to answer questions in addition to Freedom's agent from Cypress Land Services, Chad Marlatt, Manager, Government Affairs.

The meeting was set up so that upon arrival, guests would be greeted at a welcome table and asked to sign in. The venue was set up with story boards around the perimeter of the room explaining various aspects of the proposals (please see **Appendix 3: Storyboards** and **Appendix 4: Photos**). Freedom representatives were available to provide information and answer questions if they arose. In addition, wireless literature was provided to interested attendees requesting further information. The literature provided included: Wireless Communication and Health, Connecting Canadians, CPC, CWTA Subscriber Facts, SC6 Fact Sheet & Myth busters, it's your Health, Statement of the Chief Medical Officer, Cell Towers in Your Community.

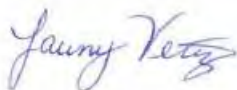
**Of the 96 notification sent out, only one property owner attended the public meeting**, please see **Appendix 5: Meeting sign-in**. On June 9, 2017, the consultation period ended.

As a result of the community feedback received from the property owner that attended the open house (immediate neighbour to the east) it was determined that the pole would be less impactful to views from their backyard if it were located slightly south on the Shaw property. As such, Freedom has revised the location of the pole approximately 7.0 metres south of the original location. Please see **Appendix 6: Revised Plans with New Tower Location**. During the consultation process, seven (7) property owners made comment on the proposal see **Appendix 7: Comments and Responses**. In summary, one was supportive, one neutral and five expressed concerns related to health and safety, location and/or impact to heritage home(s) in the area. Freedom completed a Safety Code 6 analysis and determined that the maximum RF output would be less than 1% of the allowable limit (extremely low). The pole is proposed immediately next to the Loughheed highway and will not be visible from heritage homes in the area (mature trees surround most properties in this area).

Freedom is committed to working with the community and staff to supply Freedom wireless services to the community. Should you require any additional information, please do not hesitate to contact us 604-620-0877 or by e-mail at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Sincerely,

Tawny Verigin  
Municipal Affairs Specialist



Cypress Land Services  
Agents for Freedom

cc: Erica Rigik, Manager, Real Estate and Municipal Affairs Western Region, Freedom

## **Appendix 1: High Impact Submission Letter**

April 7, 2017

Hand Delivery

Darrell Denton  
Property & Risk Manager  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Dear Mr. Denton:

<b>Subject:</b>	<b>Freedom Mobile Wireless Communications Facility Proposal High Impact Submission Package</b>
<b>Address:</b>	<b>27002 River Road, Maple Ridge, BC</b>
<b>PID:</b>	<b>014-250-501</b>
<b>Coordinates:</b>	<b>49.173597° N, 122.473775° W</b>
<b>Freedom Mobile Site:</b>	<b>BAB0023_C</b>

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## Overview

Cypress Land Services Inc., in our capacity as agent to Freedom Mobile (formerly WIND Mobile), is submitting this High Impact Submission package to initiate the consultation for a proposed wireless communications facility located at 27002 River Road in Maple Ridge. Freedom Mobile has determined that the proposed location will meet the wireless needs of the area. Please accept this submission and supporting preliminary plans to commence the consultation process.

### 1. Proposed Location in a Community of Area

The proposed site is a privately-owned property and is located at 27002 River Road in Maple Ridge, BC. The property is zoned RS-1 (One Family Urban Residential) and in the Rural Residential OCP Land Use area.

### 2. Existing and Proposed On-Site Uses and Structures

The site is owned and operated by Shaw Cablesystems Limited, who recently purchased Freedom Mobile. It is currently used as a "central office" for Shaw's cable network and is comprised of two structures used to house Shaw facilities required to service the area enclosed by a chain-link fence. Access is existing from Lougheed Highway. Freedom Mobile is proposing to install a 40-metre monopole wireless communications facility in order to improve wireless services to the community, travelling public and emergency users.

### 3. Adjacent Sites and Their Existing and Proposed Uses and Structures

Adjacent properties to the east and west are zoned RS-1. The property to the east, 27029 Lougheed Highway, includes a single family residential home and a few storage sheds. The property to the west, 26991 Lougheed Hwy, is vacant bare land.

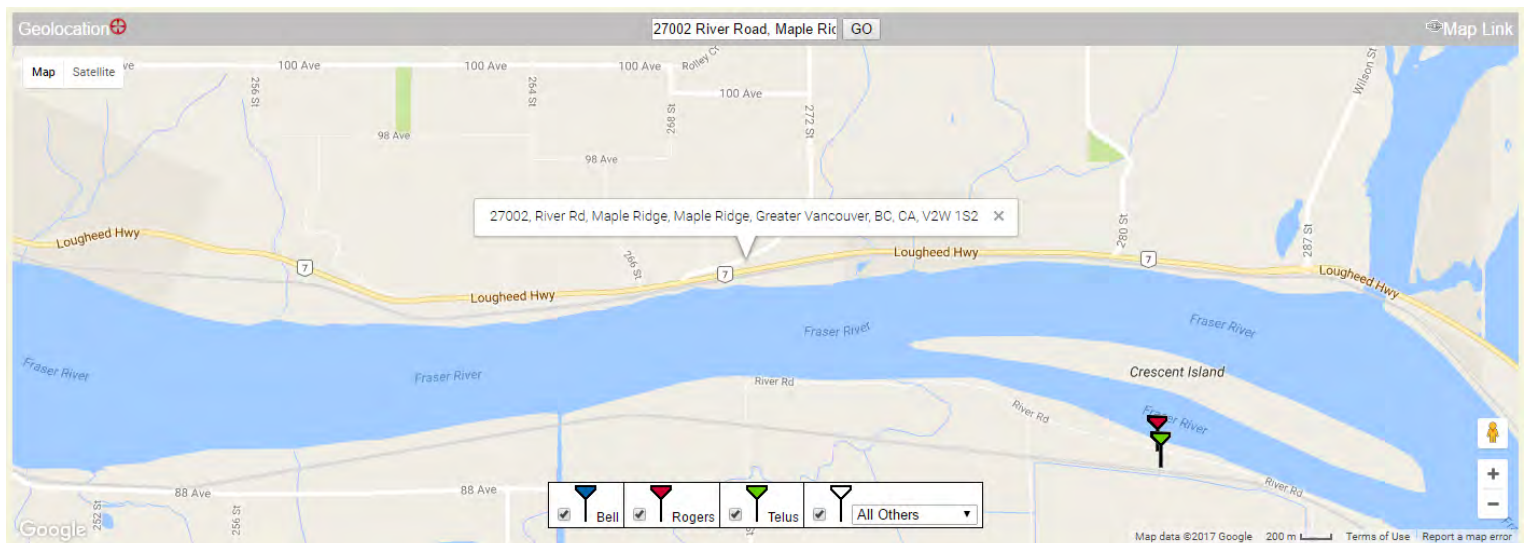
To the north, the subject property is adjacent to River Road. Across River Road, the property, 9510 Byrnes Road, is a large rural residential lot zoned RS-3 and M-2 and is comprised of a single-family home. Similarly, the property to the northeast across River Road, 27067 River Road, is a large rural residential lot zoned RS-3 and M-2 and is comprised of a single-family home. The property to the northwest across River Road (no civil address, PID: 001-105-787) is zoned RS-1 and is vacant bare land.

To the south, the subject property is adjacent to Lougheed Highway. Across Lougheed Highway, the property is zoned RS-1 and RS-3 and is comprised of the West Coast Express commuter rail line.

### 4. Co-location Potentials on this Site and on Nearby Sites with Other Existing Carriers

The closest tower is located approximately 2.7km southeast from the proposed site at the approximate coordinates 49.1631° N, 122.4406 W. Both Rogers and TELUS have wireless communications equipment installed on the existing self-support tower. The existing tower's location is too far from the area requiring network improvements to support Freedom Mobile's network design in order to provide improved high quality, dependable network service in this area. Freedom Mobile has issued invitations to co-locate on the proposed tower to TELUS and Rogers. Both wireless providers have declined interest to co-locate.

#### Map of Existing Structures



## **5. Compliance with the Telecommunication Antenna Structures Siting Protocol (V2)**

Innovation, Science and Economic Development Canada (ISED), formerly Industry Canada, requires all proponents to consult with the local land use authority and public, notwithstanding that ISED has exclusive jurisdiction in the licensing of telecommunication sites, such as the proposed tower. The City of Maple Ridge has adopted a Telecommunication Antenna Structures Siting Protocols (V2) that establishes the procedural standards that will allow the City to effectively participate in and influence the placement of telecommunication antenna structures proposed within the City.

The proposed installation falls under a High Impact submission, as it involves those telecommunication antenna structures deemed by the City to have potential negative impact on, or concerns for, the neighbourhood, the environment or the existing neighbourhood fabric of the City in general, that are proposed:

- on towers of any height to be placed within 100 metres of any residential development or residential district (the 100 metres to be measured from the centre of the base of the proposed structure);
- on towers of any height to be placed in areas of environmental, historic, strategic or operational importance or sensitivity as identified by the District Official Community Plan;
- to increase the height of an existing tower by more than 25% of the existing height; and
- on any other telecommunication antenna structure not identified as a Low Impact or a temporary structure, excluding Amateur Radio Antenna Structures which are not governed by these Protocols.

Freedom Mobile acknowledges the notification obligations and the public consultation meeting requirement and plans to send notification of affected residents by mail by Friday, May 5, 2017 to initiate this segment of the consultation process. The notification will be in compliance with the City's policy and will be sent by the proponent to all affected residential properties within a 300 metre radius of the proposed which shall include copy of the plans for the structure and a copy of the notice of public consultation meeting details. We are requesting the City provide the list affected residential properties by Friday, May 5, 2017 so the public consultation meeting can be held on Tuesday May 30, 2017, in accordance with the timelines established in the City's protocol. The \$500 High Impact submissions processing fee is included with the application package.

At the conclusion of the consultation process, Freedom Mobile will respond to any concerns or issues arising from it and prepare a summary of comments received from the community as well as the replies provided by Freedom Mobile to demonstrate that all concerns have been addressed and subsequently resolved or, where issues have not been resolved, the brief will explain why.

Freedom Mobile. is requesting that, subsequent to the completed consultation process and report to Council, a letter or resolution of concurrence is issued by the City of Maple Ridge.

## 6. Conformity with the City's Official Community Policies Regarding Historic Sites and Environmentally Sensitive Areas

The tower will not be located on a historic site and will not be constructed on an environmentally sensitive area.

## 7. Design Aspects of the Proposal

Freedom Mobile has completed preliminary design plans which are included with the submission of this package, below is a summary of some of the design elements specifically requested by City Protocol:

	<u>Item</u>	<u>Page</u>
a)	height	<b>40 metre</b>
b)	colour	<b>galvanized</b>
c)	type of structure	<b>monopole</b>
d)	diameter of pole	<b>TBD</b>
e)	number of antenna arrays (including futures)	<b>6</b>
f)	shrouding of antenna arrays	<b>none</b>
g)	potential for disguising or camouflaging	<b>Located in treed area</b>
h)	screening of equipment compound and shelter(s)	<b>Trees to screen from public view</b>
i)	plans, arrangement, materials and colour of equipment shelters(s)	<b>See enclosed plans</b>
j)	location on the site	<b>See enclosed plans</b>
k)	access/egress to the facility	<b>Existing access via Lougheed Highway</b>
l)	impact on on-site parking facilities and vehicular movement	<b>none</b>
m)	impact on on-site garbage facilities	<b>none</b>
o)	impact on on-site utility R.O.W.s	<b>none</b>
p)	proposed signage or other markings	<b>none</b>
q)	lighting, distance to other existing towers, and removal of redundant structure(s) if a re-build, replacement or co-location.	<b>See comments within this submission</b>

These preliminary design plans attached are subject to final engineered design, land survey and approval of Transport Canada. Transport Canada approval may require tower lighting and/or marking. The photo-simulation is for conceptual purposes only. Freedom Mobile. encourages comments from the City of Maple Ridge regarding the proposed location and design of the tower. Applications to both NavCanada and Transport Canada have been submitted. No lighting or marking is required. The photo-simulations are for contextual purposes only.



Photo Simulations

Looking East on Lougheed Highway



Looking West on River Road



## Health and Safety

Health Canada's Safety Code 6 regulations are applicable to this, and all, telecommunications sites. Safety Code 6 seeks to limit the public's exposure to radiofrequency electromagnetic fields and ensures public safety. Additional information on health and safety may be found on-line at:

Health Canada:

[http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio\\_guide-lignes\\_direct-eng.php](http://www.hc-sc.gc.ca/ewh-semt/pubs/radiation/radio_guide-lignes_direct-eng.php)

## Conclusion

Please consider this high impact submission as the commencement of the consultation process for this site. Freedom Mobile is committed to working with the City of Maple Ridge and the community to improve wireless services.

We look forward to working together during this process. Please do not hesitate to contact us by phone at 604-620-0877 or by email at [tawny@cypresslandservices.com](mailto:tawny@cypresslandservices.com).

Thank you in advance for your assistance and consideration.

Sincerely,

**CYPRESS LAND SERVICES**

Agents for Freedom Mobile



Tawny Verigin  
Municipal Affairs Specialist

cc: Pascal Dubé, Real Estate Supervisor, Freedom Mobile

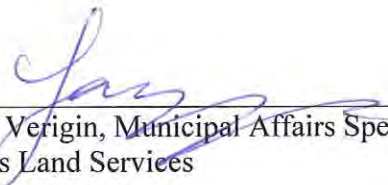
## **Appendix 2: Affidavit of Notification**

BAB0023C


### Affidavit of Cypress Land Services

I, Tawny Verigin, Municipal Affairs Specialist, in the City of Vancouver in the Province of B.C., make an Oath and say:

1. THAT I caused to be sent by regular mail and hand delivery, a notification letter, as included in Appendix A, to property owners, occupants and other recipients, as listed in Appendix B, on May 5, 2017.

  
Tawny Verigin, Municipal Affairs Specialist  
Cypress Land Services

Sworn/Affirmed/Declared before me at the City of Vancouver, in the Province of B.C., this 5<sup>th</sup> day of May 2017.

  
(Commissioner's Signature)

A Commissioner for Taking Affidavits for the Province of B.C.

**Brent Philip Laoun**

**A Commissioner for Taking Affidavits**

**For British Columbia**

**Cypress Land Services Inc.**

**120-736 Granville Street**

**Vancouver, BC V6Z 1G3**

(Commissioner's stamp or printed name and expiry date)

Tel: 604.620.0877

Expires on: May 31, 2019

## Appendix A: Notification Letter



**Invitation to Public Consultation Meeting and Community Feedback  
Proposed Freedom Mobile 40.0 metre Monopole Wireless Antenna Installation  
Located at 27002 River Road, Maple Ridge, BC**

Dear Neighbour,

Freedom Mobile ("Freedom") is striving to provide high quality wireless communications services to Canadians. Increasingly, Canadians depend on wireless voice, data and internet communications for business, personal enjoyment and personal security reasons. Freedom Mobile is excited to expand its wireless network east of Maple Ridge to communities along Highway 7 and the Mission area. Freedom is proposing to replace an existing wood light standard with a monopole wireless communications facility at an existing Shaw facility. Freedom has commenced consultation in accordance with City of Maple Ridge's "Telecommunication Antenna Structures Siting Protocols (V2)" for the new facility.

**PUBLIC MEETING:**

If you would like to learn more about Freedom Mobile's network and further details of the proposal, we invite you to attend the public meeting. The public meeting allows neighbours to drop by at their individual convenience to learn about the proposal. The meeting will enable community members to learn about Freedom Mobile's commitment to providing unparalleled cellular network coverage for the community to meet its business, personal and emergency needs.

**PUBLIC MEETING – TIME and PLACE:**

Date: Tuesday, May 30, 2017  
Time: 5:30 – 7:00 pm  
Address: Holy Spirit Anglican Church  
27123 River Road, Maple Ridge, BC V2W 1M4

**PROPOSAL DETAILS:**

Freedom Mobile is proposing replace an existing wood light standard with a monopole tower wireless communications facility on private land at 27002 River Road, Maple Ridge, BC (PID: 014-250-501). The subject property is zoned RS-1 One Family Urban Residential. The installation consists of a monopole 40.0 metre in height, with three (3) initial and three (3) future flush mounted panel antennas. The existing light will be relocated to the new monopole at the same height as the existing. Equipment required to operate the facility will be located within an existing Shaw building located at the base of the facility. The monopole is required to support Freedom's antennas in order to provide wireless communication network service within a few kilometres of the proposed location.

**REGULATORY AUTHORITY:**

Telecommunication providers are required by Innovation, Science and Economic Development Canada ("ISED") to consult with the local municipality and the general public regarding new installations. ISED does have exclusive jurisdiction over the approval and placement of radiocommunications installations although Freedom Mobile is committed to meaningful consultation with the City and the public. The City of Maple Ridge has adopted a "Telecommunication Antenna Structures Siting Protocols (V2)" to establish procedural standards that will allow the City to effectively participate in, and influence the placement of, telecommunication antenna structures proposed within the City. This letter provides written notification to adjacent landowners and stakeholders with an opportunity to engage in reasonable, relevant and timely communication regarding this proposal. You have received a copy of this notification package because your property, or a property you have an interest in, is located within 300 metres the facility. The closing period for comments regarding the proposal is June 9, 2017. Any inquiries that are received as a result of



this notification and public consultation meeting will be responded to, logged and submitted to the City of Maple Ridge and ISED as part of our application for concurrence.

### *Purpose*

The purpose of the proposed facility is to help Freedom provide wireless coverage to the Whonnock community, traveling public along Hwy 7 and surround areas of Maple Ridge. Currently, there are no existing antenna support structures that can be utilized; as a result, this new antenna support structure is required. The closest tower is located approximately 2.7 km southeast from the proposed site at the approximate coordinates 49.1631° N, 122.4406° W. Both Rogers and TELUS have wireless communications equipment installed on the existing self-support tower. The existing tower's location is too far from the area requiring network improvements to support Freedom Mobile's network design in order to provide improved high quality, dependable network service in this area. Freedom Mobile has issued invitations to co-locate on the proposed tower to TELUS and Rogers. Both wireless providers have declined interest to co-locate on this tower. An aerial photo of the proposed location and a photo-simulation of the proposed tower is included as part of this notification package.

### *Location*

The tower will be located at the coordinates 49.173597° N, 122.473775° W. It is proposed to be located at 27002 River Road, Maple Ridge set back from the highway at the rear of the property next to the top of the existing rock bank. The site is owned and operated by Shaw Cablesystems Limited, who recently purchased Freedom Mobile. It is currently used as a "central office" for Shaw's cable network and is comprised of two structures used to house Shaw facilities required to service the area enclosed by a chain-link fence.

### *Health & Safety of Wireless Facilities*

ISED manages the radio communications spectrum in Canada and requires cellular telecommunications facilities to comply within the guidelines set by Health Canada in order to protect people who live or work near these facilities. These Health Canada safety guidelines are outlined in their 'Safety Code 6' document and are among the most stringent in the world. All Freedom facilities adhere to and are generally well within these standards. Freedom attests that the radio installation described in this notification package will be installed and operated on an ongoing basis so as to comply with Health Canada's Safety Code 6 for the protection of the general public including any combined effects of nearby installations within the local radio environment.

### *Site Access*

Access is existing via Lougheed Highway. Construction is anticipated to take 30 to 45 days. Once complete, the site will only be accessed for routine maintenance visits which typically occur once or twice a month.

### *Environment*

Freedom confirms that the installation is excluded from environmental assessment under the Canadian Environmental Assessment Act.

### *Design*

This proposal is for a 40.0 metre monopole with flush mounted antennas and accessory equipment cabinets located within an existing building. A preliminary design of the site plan, monopole profile and antenna layout are included in this notification for your reference. The structure will be partially screened by tree coverage from view along the highway and largely screened by mature trees from areas to the north, east and west.

*Transport Canada*

The pole will be marked in accordance with the Department of Transportation and NAV Canada requirements. No lighting or marking is required; however, the existing light will be relocated to the new monopole at the same height.

*Structural Considerations*

Freedom confirms that the antenna structure described in this notification package will apply good engineering practices including, structural adequacy during construction. The facility will be built to the National Building Code as well as the BC Building Code.

*Local Municipality*

City of Maple Ridge's "Telecommunication Antenna Structures Siting Protocols (V2)" is to establish procedural standards that will allow the City to effectively participate in, and influence the placement of, telecommunication antenna structures proposed within the City. The Protocols are also intended to assist Council, Staff, ISED, representatives of the telecommunications industry, and members of the public in being aware of and understanding the implementation methods, processes, procedures and criteria used to achieve this purpose.

*General Information*

General information relating to antenna systems is available on ISED's Spectrum Management and Telecommunications website:

[http://www.ic.gc.ca/eic/site/smt-gst.nsf/en/h\\_sf01702e.html](http://www.ic.gc.ca/eic/site/smt-gst.nsf/en/h_sf01702e.html)

*Contacts***Freedom Mobile**

c/o Tawny Verigin of Cypress Land Services Inc.  
Agents for Freedom Mobile  
Suite 120, 736 Granville Street  
Vancouver, BC V6Z 1G3  
Telephone: 604-620-0877  
Fax: 604-620-0876  
Email: [publicconsultation@cypresslandservices.com](mailto:publicconsultation@cypresslandservices.com)

**City of Maple Ridge Contact Information:**

If you have questions regarding the Maple Ridge's "Telecommunication Antenna Structures Siting Protocols (V2)" please contact: Darrell Denton, Property & Risk Manager at 604-467-7477 or email [ddenton@mapleridge.ca](mailto:ddenton@mapleridge.ca).

**ISED**

Lower Mainland Office  
13401 – 108 Avenue, Suite 1700  
Surrey, BC V3T 5V6  
Telephone: 604-586-2521  
Fax: 604-586-2528  
Email: [ic.spectrumsurrey-surreyspectre.ic@canada.ca](mailto:ic.spectrumsurrey-surreyspectre.ic@canada.ca)  
(By appointment only)

### Aerial Photo





**Photo Simulations**  
**BEFORE**



**AFTER**



View: Looking East on Loughheed Highway



**Photo Simulations**  
**BEFORE**



**AFTER**

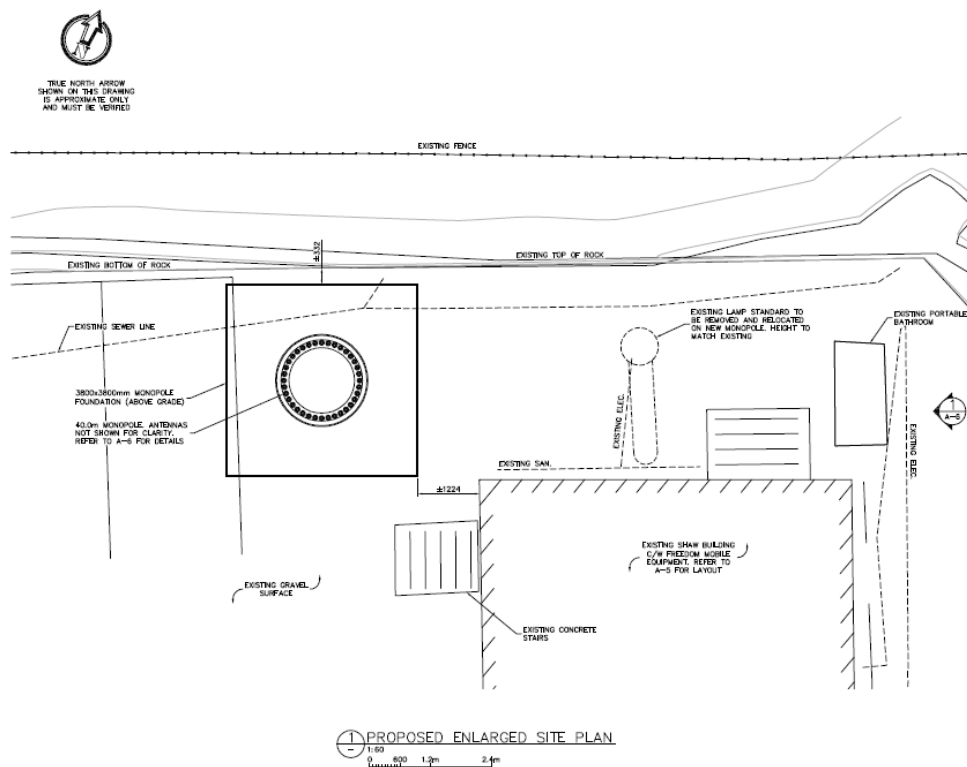


View: Looking West on River Road

## Site Plan

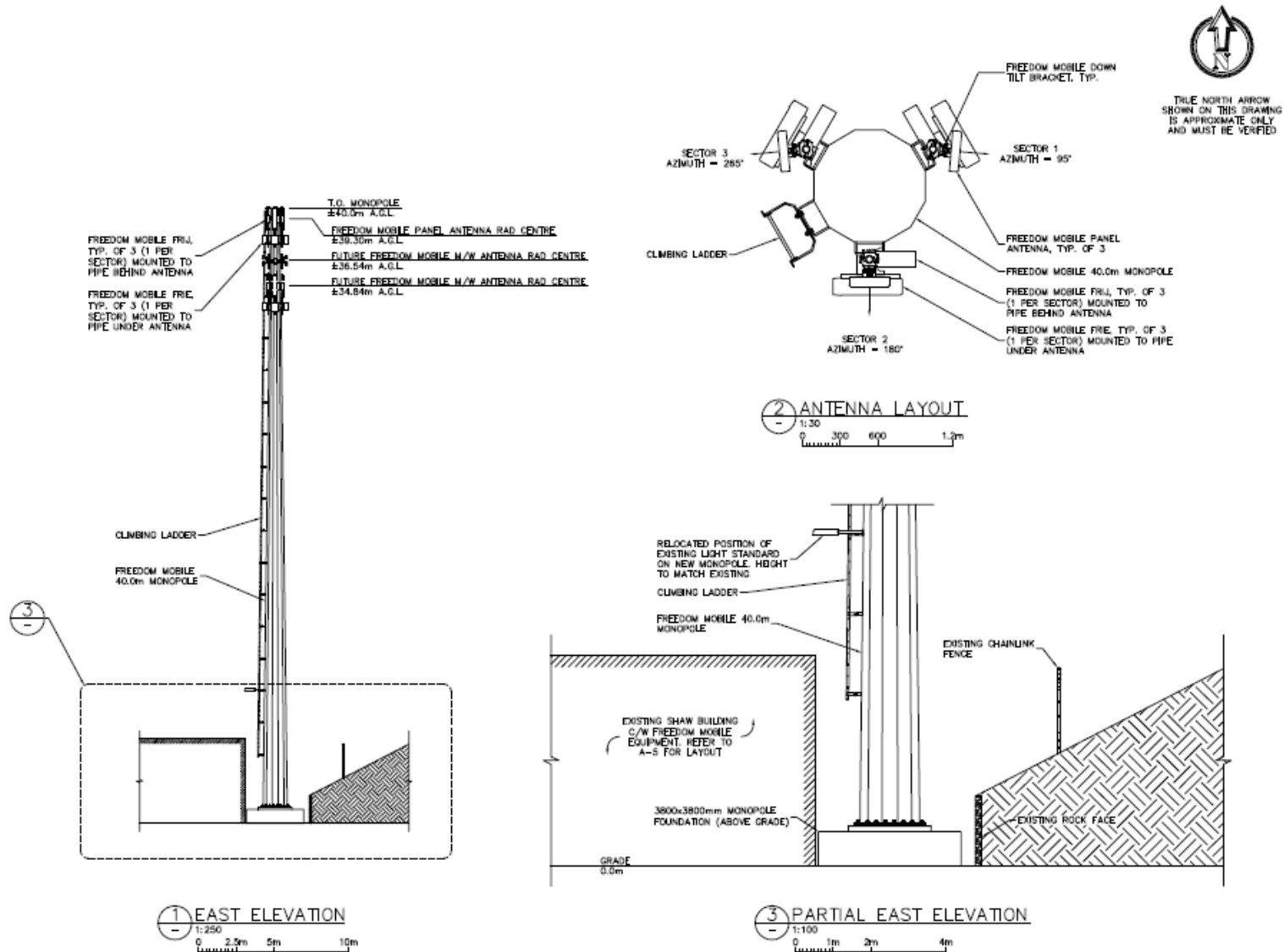


## Enlarged Site Plan





## Monopole Profile and Antenna Layout



**COMMENT SHEET  
PROPOSED RADIOCOMMUNICATIONS TOWER  
27002 RIVER ROAD, MAPLE RIDGE, BC  
FREEDOM MOBILE SITE: BAB0023C**

1. Do you feel this is an appropriate location for the proposed facility?

- ☐ Yes  
☐ No

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?

- ☐ Yes  
☐ No

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Additional Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please provide your name and full mailing address if you would like to be informed about the status of this proposal. This information will not be used for marketing purposes; however, your comments will only be used by Freedom Mobile in satisfying the Maple Ridge's "Telecommunication Antenna Structures Siting Protocols (V2)". The closing period for comments regarding the proposal is June 9, 2017.

Name \_\_\_\_\_  
(Please print clearly)  
Email Address \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Freedom Mobile c/o Cypress Land Services Inc.  
Suite 120, 736 Granville Street, Vancouver, BC V6Z 1G3  
Attention: Tawny Verigin, Municipal Affairs Specialist**

*Thank you for your input.*

Appendix B: List of Property Owners, Occupants and Other Recipients

Freedom of Information Protection of Privacy Act  
Section 22(1)  
(Severed portions are shaded)

## Appendix C: Envelope

Freedom Mobile  
c/o Cypress Land Services Inc.  
Suite 120, 736 Granville Street  
Vancouver, BC V6Z 1G3

**A CELL TOWER IS PROPOSED WITHIN 300 METRES OF THIS RESIDENCE. YOU ARE INVITED TO A PUBLIC MEETING.  
INFORMATION IS ENCLOSED.**

### **Appendix 3: Storyboards**



Welcome to the

# Community Consultation Meeting

Freedom Mobile representatives are on site to answer your questions and receive your feedback.

Please sign in and provide us your comments.



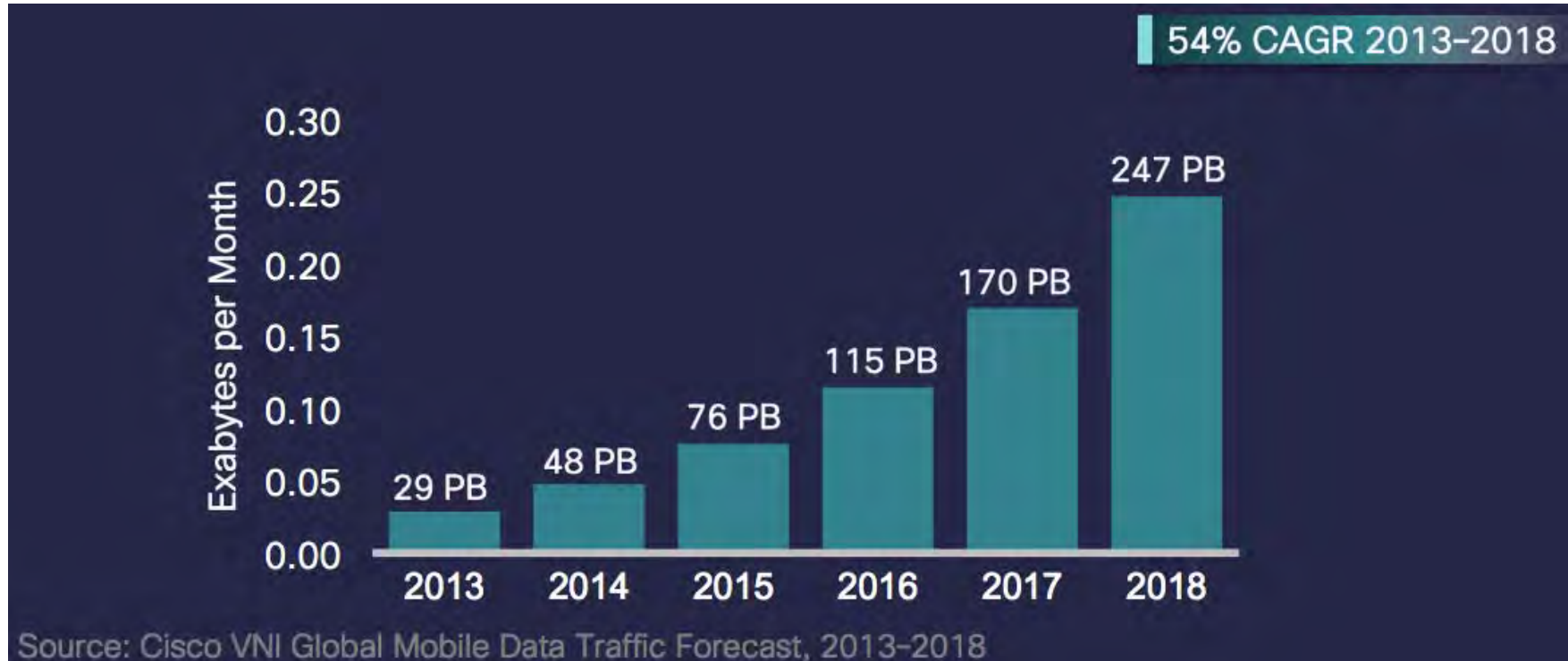
# About Freedom Mobile

- Freedom Mobile celebrates serving over a million customers with its wireless network, offering a variety of voice, data and internet services to Canadians.
- Freedom Mobile has emerged as Canada's fourth national carrier, a key objective of the federal government's goal of creating more competition in the wireless market.
- Citizens depend more and more on wireless services to support business, travel, emergency response, and personal communications.

## **Benefits of Freedom Mobile Being The Fourth National Carrier**

- Lower rates for families, students and small businesses;
- More choice for citizens to meet their wireless needs;
- Better service;
- More local and regional employment; Freedom Mobile currently employs 1,275 people in Canada, and 115 in the lower mainland. As Freedom Mobile increases customer base, more retail and service jobs are created;
- Shaw recently announced it's purchase of Freedom Mobile, this means Freedom Mobile will be owned and operated as a Western Canadian Company.

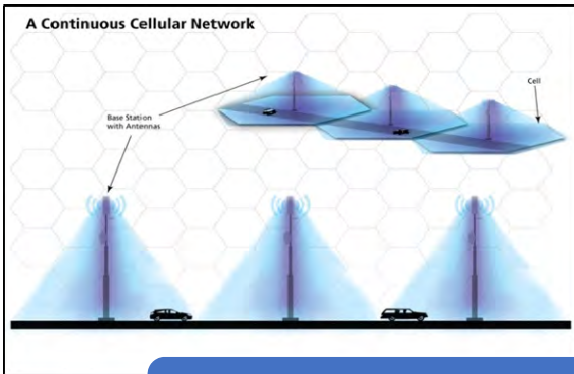
# Network Demand for Data



- In Canada, mobile data traffic will grow 5-fold from 2016 to 2021, a compound annual growth rate of 36%.
- One smartphone creates as much data traffic as 35 basic-feature phones.
- 73% of Canadians have a smartphone (CRTC, Communications Monitoring Report, 2016)
- For the first time, more Canadians own a cellphone than have land lines.

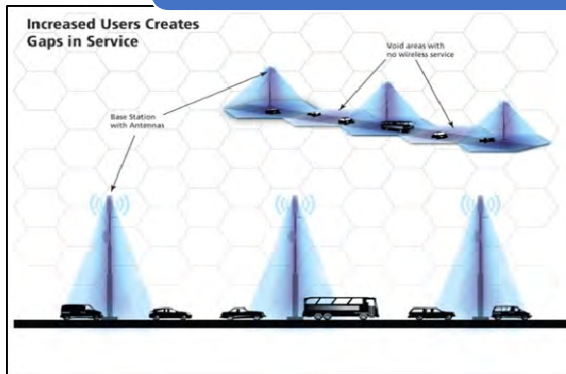
# How a Network Works

**A Continuous Cellular Network**



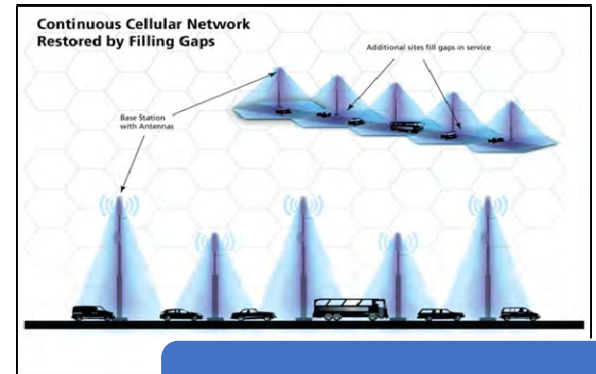
A network is a series of interconnected cells each containing a base station (antennas and radio equipment). A high quality network offers continuous wireless service by placing base stations in specific geographical locations that allow us to use wireless devices.

**Increased Users Creates Gaps in Service**



When a base station reaches maximum capacity, the coverage footprint shrinks in order to handle volume.

**Continuous Cellular Network Restored by Filling Gaps**



New base stations must be built to fill in the void areas and restore continuous wireless service.

# Health and Safety: Safety Code 6

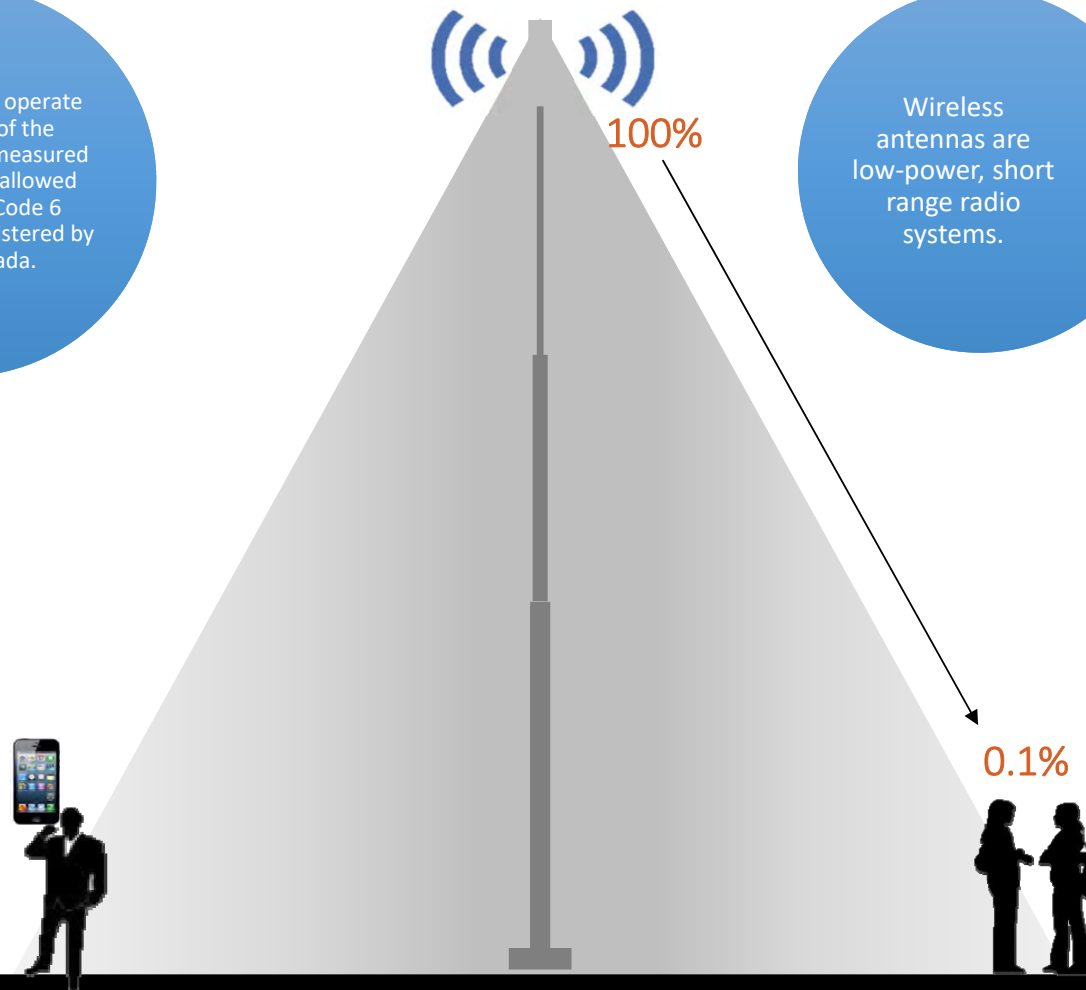
Typically towers operate less than 1% of the maximum level measured at ground level allowed under Safety Code 6 guidelines administered by Health Canada.

Wireless antennas are low-power, short range radio systems.

EMF energy levels diminish exponentially as you move away from antennas.

- Industry Canada has made compliance with Safety Code 6 a condition of licence for all Canadian wireless carriers.
- Health Canada has adopted exposure guidelines for radiofrequency (RF) energy for mobile phones, base stations, Wi-Fi and other radio communications.

- Outlined in Safety Code 6 (updated in 2015), it is the current and validated information for protecting the health and safety of all Canadians.
- Canada has one of the most rigorous safety codes in the world for devices that emit electromagnetic energy.



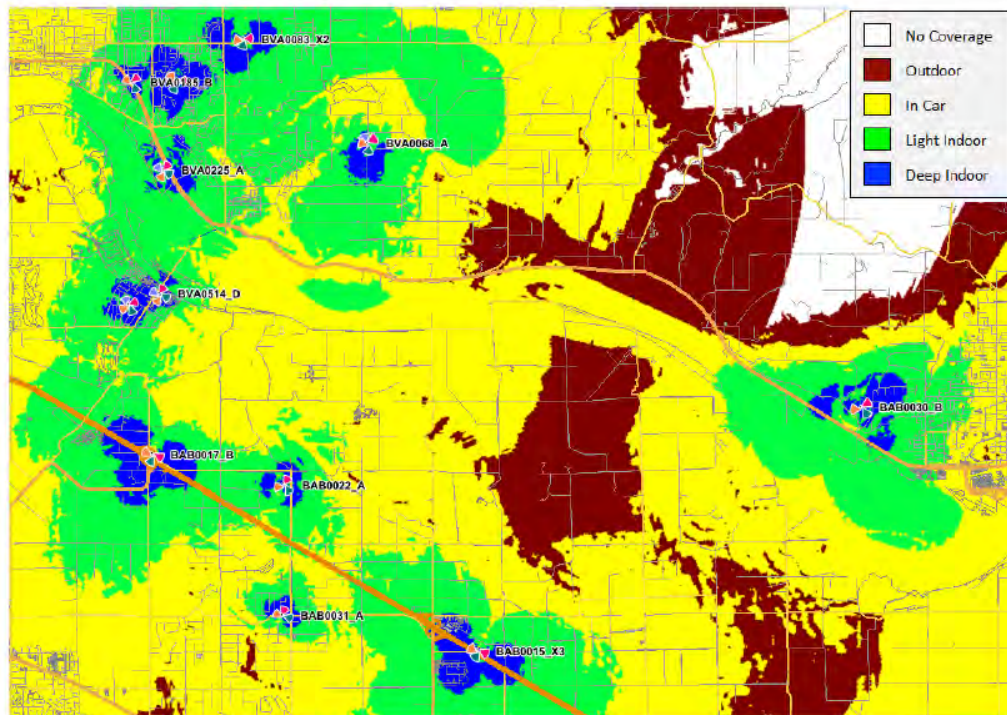
Health Canada stipulates that “Precautions to limit public exposure to RF energy from base stations are unnecessary because worst-case exposure levels are typically thousands of times below those specified in health-based exposure standards.”



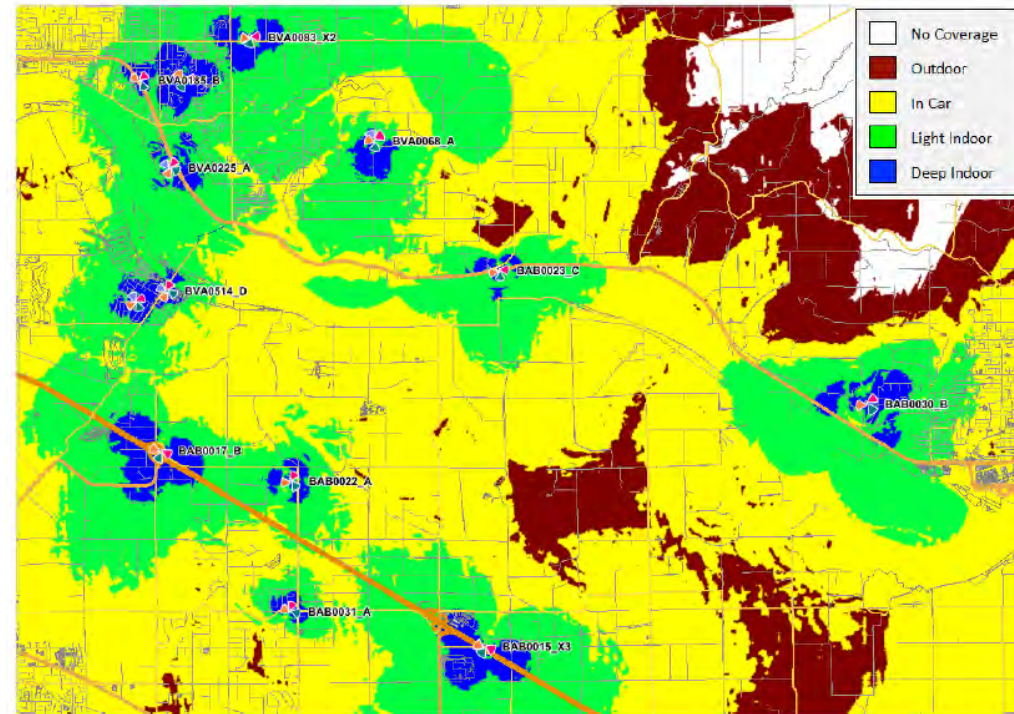
# Service Area Objectives

## Future Coverage from site BAB0023C

BAB0023\_C Area UMTS AWS Coverage Prediction - Without BAB0023\_C



BAB0023\_C Area UMTS AWS Coverage Prediction - With BAB0023\_C



Freedom Mobile intends to provide reliable, continuous wireless service to residents and businesses within the City of Maple Ridge



# Aerial Map





# Photo-simulation

**Before**



**After**



View: Looking east from Loughheed Highway

Note: Photo-simulation is for conceptual purposes only.



# Photo-simulation



**Before**



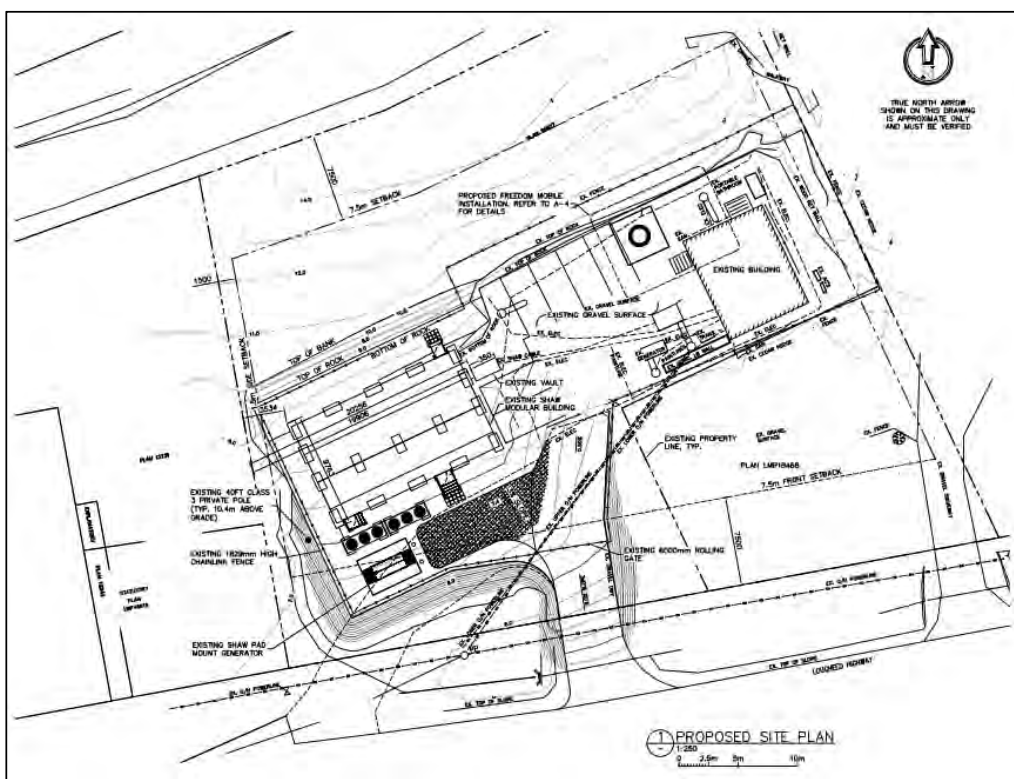
**After**



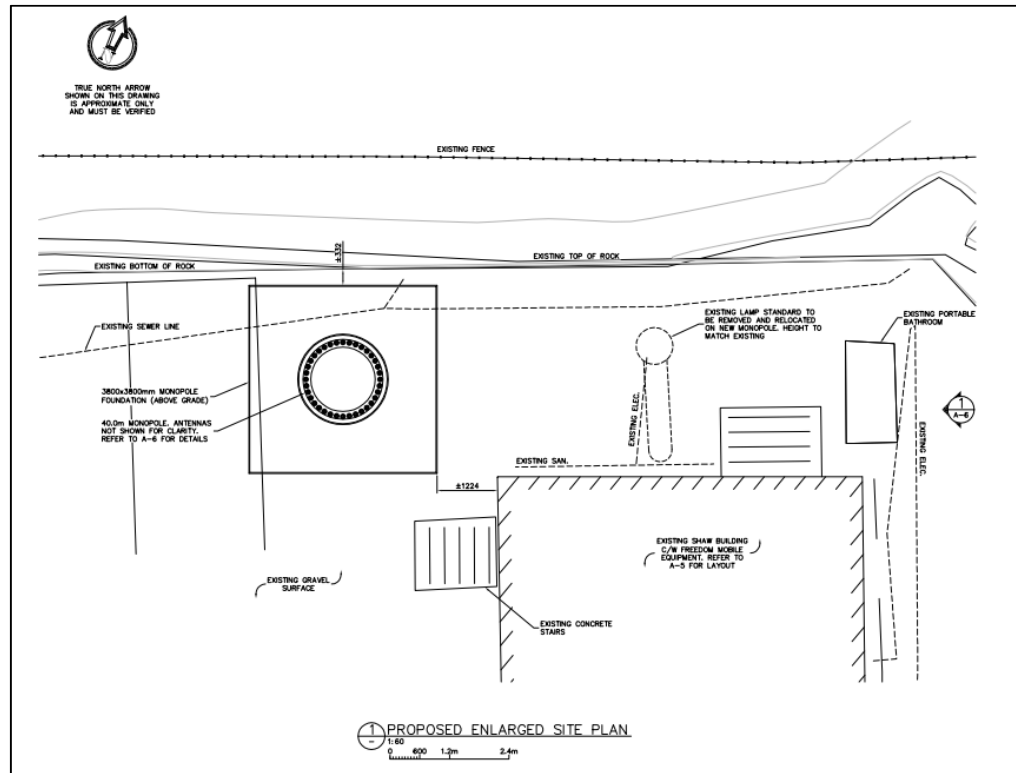
View: Looking west from River Road

Note: Photo-simulation is for conceptual purposes only.

# Site Plan

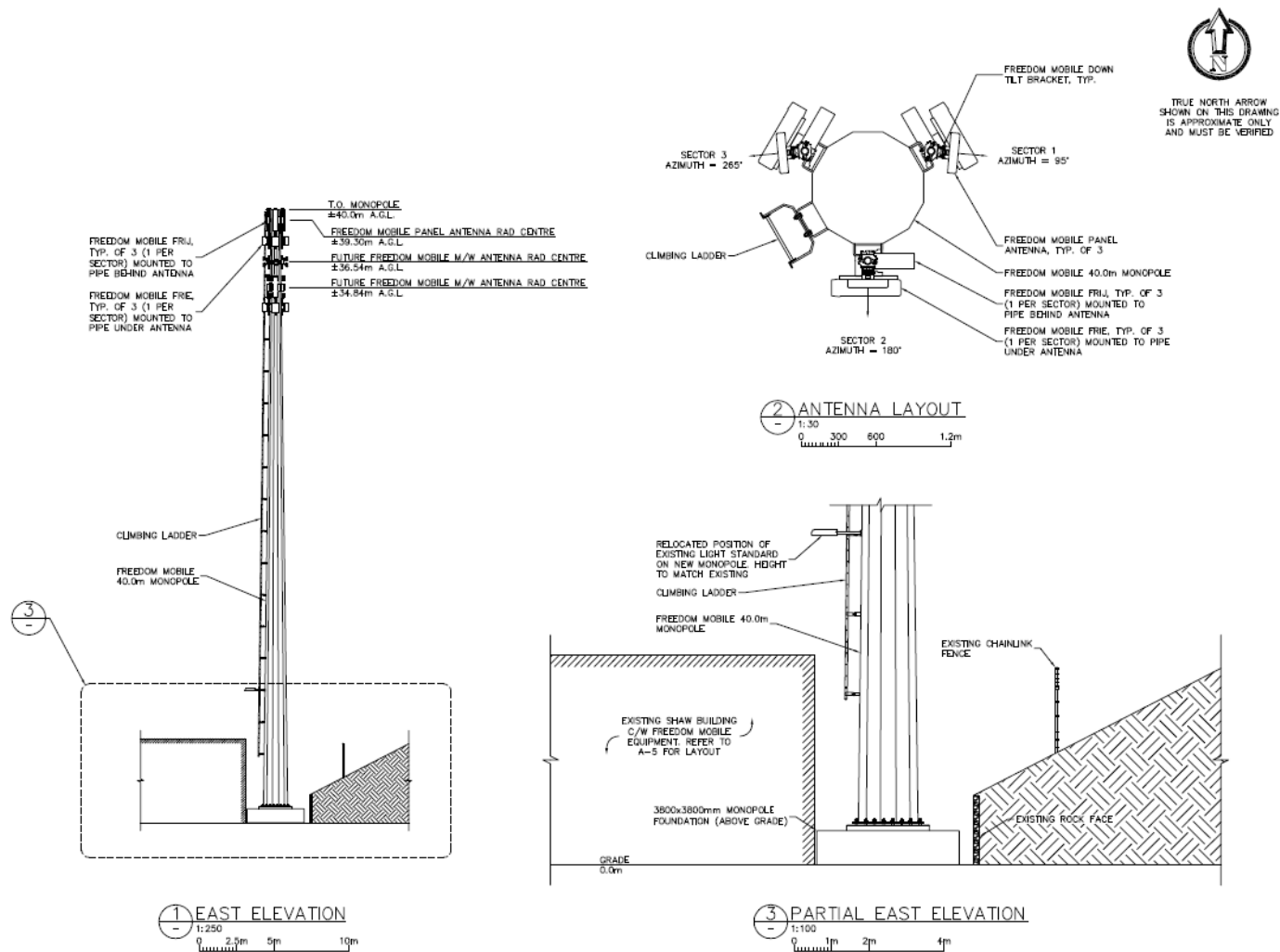


The monopole is proposed to be located at 27002 River Road, Maple Ridge, BC and is set back from the highway at the rear of the property next to the top of the existing rock bank.



The ancillary equipment required to operate the facility will be located within an existing Shaw building located at the base of the facility.

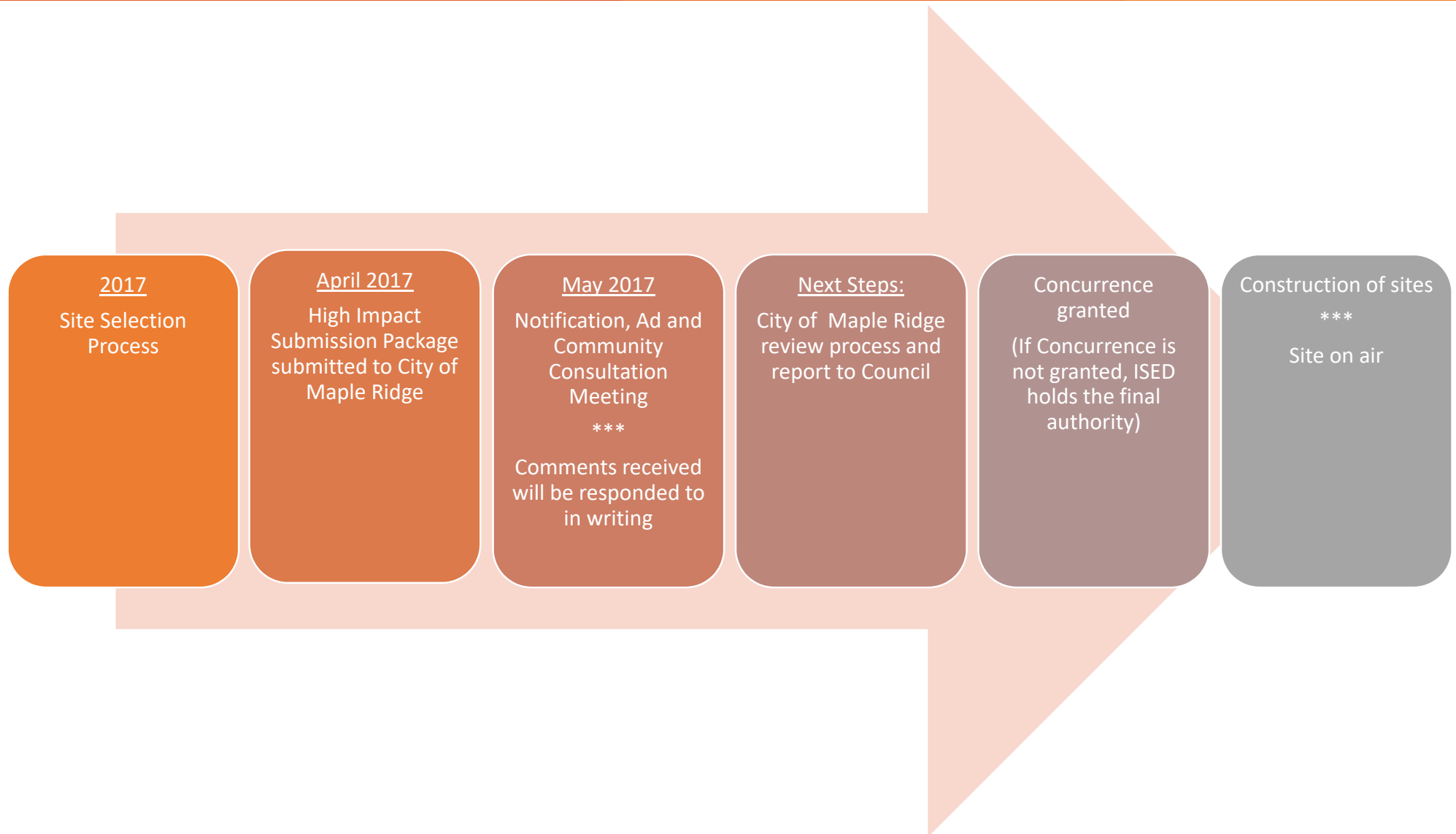
# Tower Profile



The proposed 40.0 metre monopole includes three (3) initial and three (3) future flush mounted panel antennas.



# Consultation Process Timeline





#### **Appendix 4: Photos**



## **Appendix 5: Meeting Sign In**

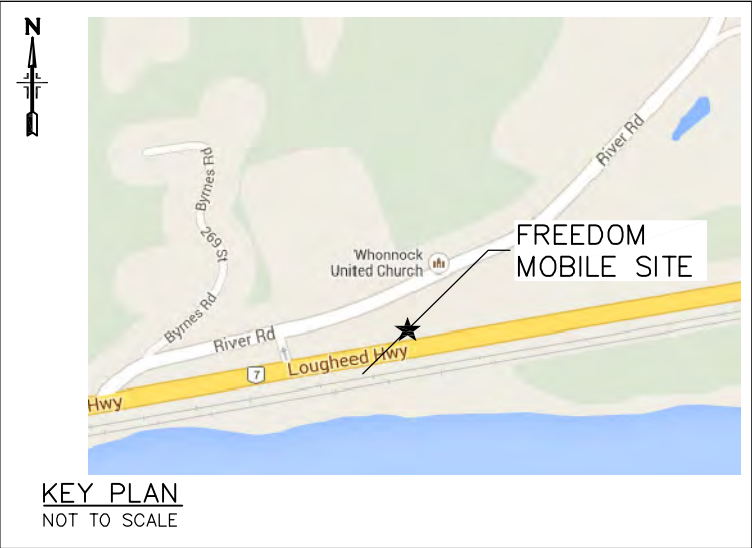
## MEETING SIGN-IN SHEET

<b>Site:</b>	BAB0023C	<b>Meeting Date:</b>	Tuesday, May 30, 2017
<b>Proposed Location:</b>	27002 River Road, Maple Ridge, BC	<b>Meeting Location:</b>	Holy Spirit Anglican Church 27123 River Road, Maple Ridge, BC
<b>Description:</b>	40.0 metre monopole	<b>Meeting Time:</b>	5:30pm – 7:00pm

[illegible]

## **Appendix 6: Revised Plans with New Tower Location**

DRAWING INDEX		
DWG	REV	TITLE
A-1	H	COVER SHEET
A-2	H	EXISTING SITE PLAN
A-3	H	PROPOSED SITE PLAN
A-4	H	ENLARGED PROPOSED SITE PLAN
A-5	H	EQUIPMENT ROOM LAYOUT
A-6	H	SOUTHWEST ELEVATION AND ANTENNA LAYOUT



SITE CODE:

BAB0023C

SITE NAME:

27002 RIVER RD

SITE ADDRESS:

27002 RIVER RD  
MAPLE RIDGE, BRITISH COLUMBIA

CONFIGURATION:

INDOOR EQUIPMENT AND ANTENNAS ON  
40.0m MONOPOLE

SITE TYPE:

UMTS / LTE

PROJECT NUMBER:

1642-022

LATITUDE (WGS 84):

49.173602°

LONGTITUDE (WGS 84):

-122.473680°

H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
G	REVISED PER FREEDOM MOBILE	RM	JUL 05/17
F	REVISED PER FREEDOM MOBILE	RM	APR 25/17
E	REVISED PER FREEDOM MOBILE	RM	APR 24/17
D	REVISED PER FREEDOM MOBILE	RM	FEB 22/17
C	REVISED PER FREEDOM MOBILE	RM	FEB 10/17
B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
A	ISSUED FOR REVIEW	RM	OCT 03/16
REV.	DESCRIPTION	BY	DATE

CLIENT:

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

BAB0023C  
27002 RIVER RD

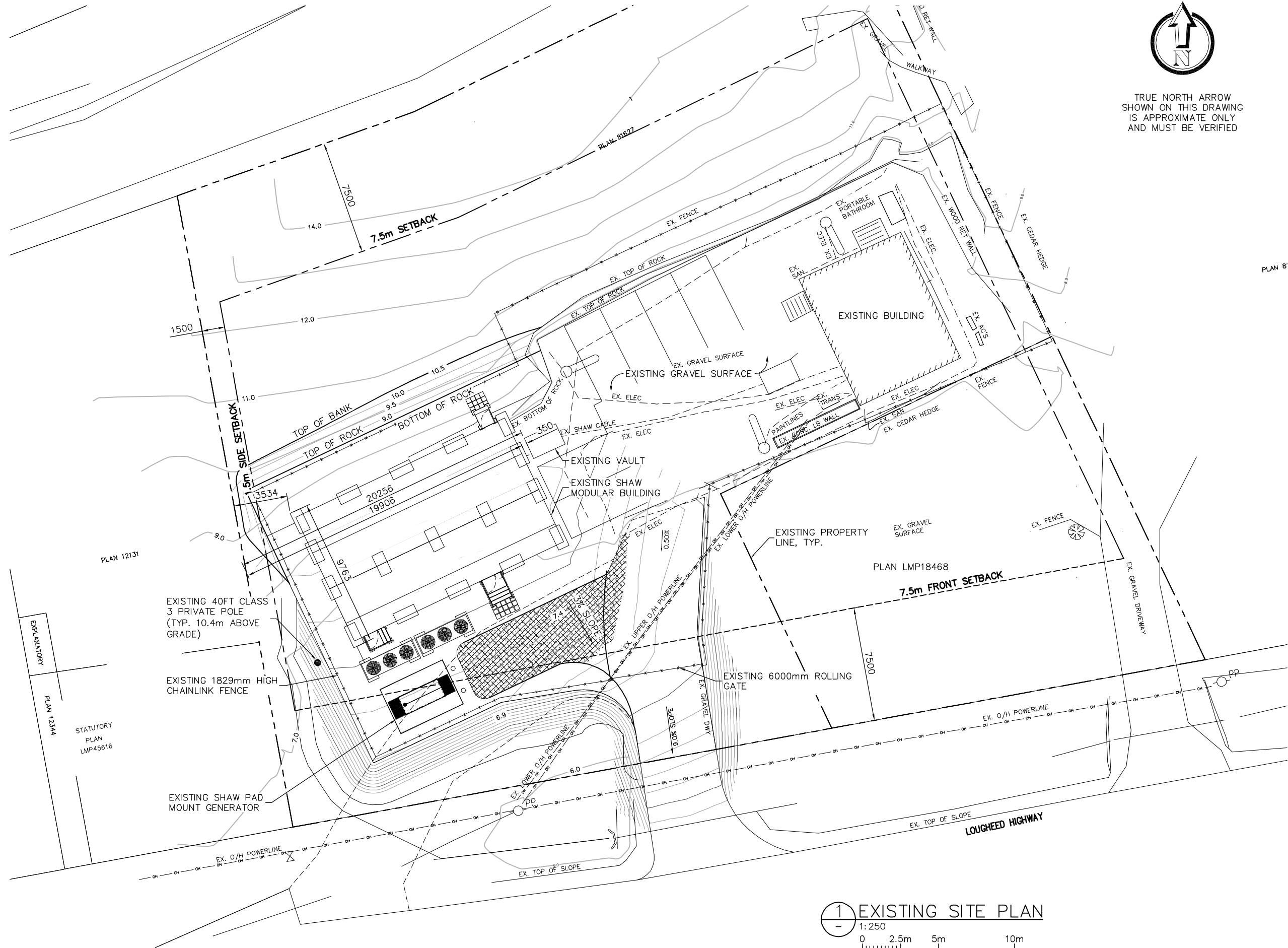
MAPLE RIDGEBRITISH COLUMBIA

DRAWING TITLE:

COVER SHEET

SCALE:	N/A	DRAWING NO.  A-1
CHECK BY:	R.M.	
DRAWN BY:	M.L.	
DATE:	OCT 03/16	
CAD FILE:	1642-022A1	
PROJECT NUMBER:	1642-022	





TRUE NORTH ARROW  
SHOWN ON THIS DRAWING  
IS APPROXIMATE ONLY  
AND MUST BE VERIFIED

NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MCELHANNEY CONSULTING SERVICES LTD. DATED JANUARY 16, 2014.

LEGAL DESCRIPTION:

PID: 014-250-501  
LOT 1 DISTRICT LOT 433 GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 81627

H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
G	REVISED PER FREEDOM MOBILE	RM	JUL 05/17
F	REVISED PER FREEDOM MOBILE	RM	APR 25/17
E	REVISED PER FREEDOM MOBILE	RM	APR 24/17
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B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
A	ISSUED FOR REVIEW	RM	OCT 03/16
REV.	DESCRIPTION	BY	DATE

CLIENT:



HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

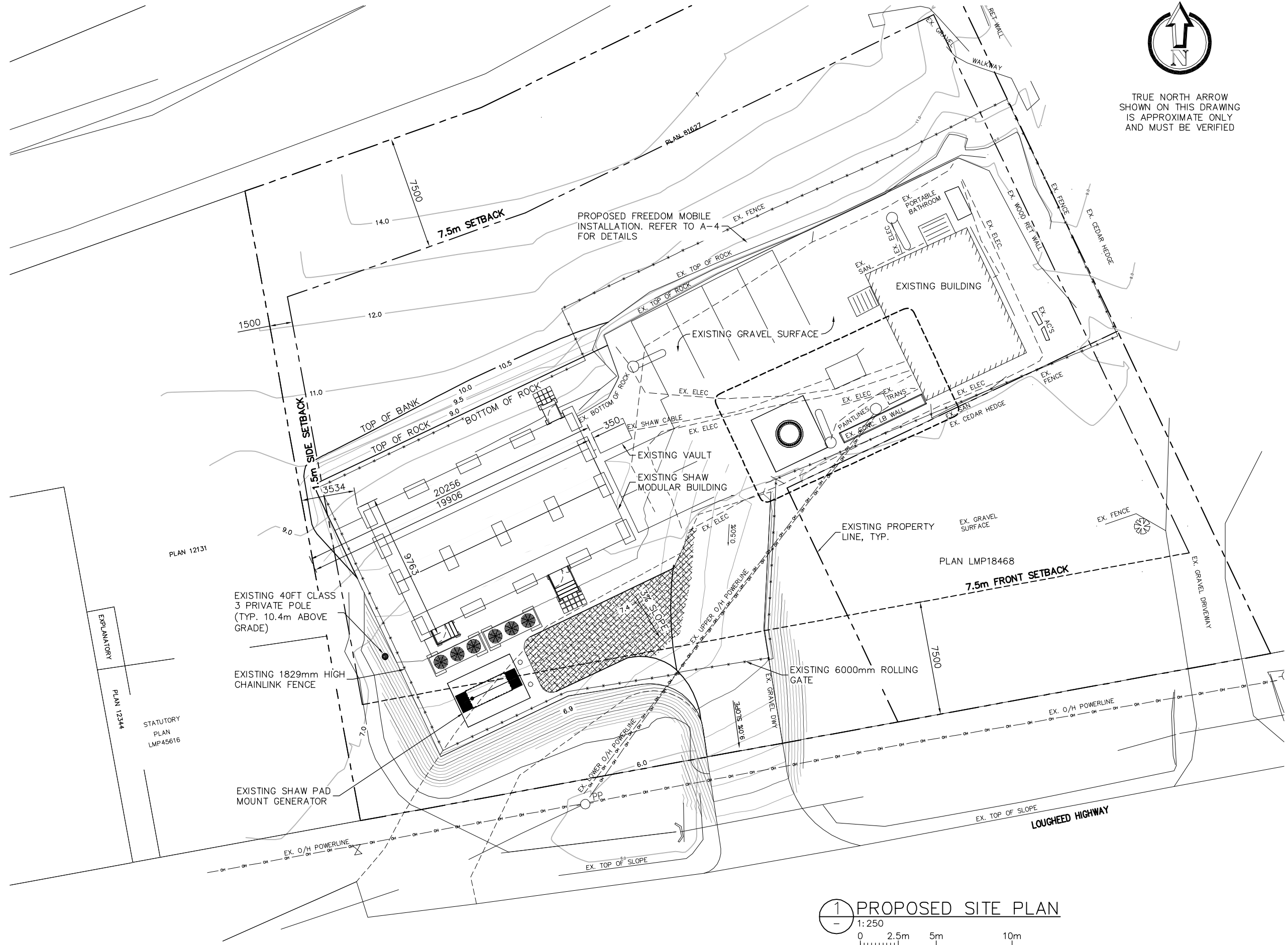
BAB0023C  
27002 RIVER RD

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

EXISTING SITE PLAN

SCALE: AS NOTED	DRAWING NO.  A-2
CHECK BY: R.M.	
DRAWN BY: M.L.	
DATE: OCT 03/16	
CAD FILE: 1642-022A2	
PROJECT NUMBER: 1642-022	



TRUE NORTH ARROW  
SHOWN ON THIS DRAWING  
IS APPROXIMATE ONLY  
AND MUST BE VERIFIED

NOTES:  
1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MCELHANNEY CONSULTING SERVICES LTD. DATED JANUARY 16, 2014.  
  
LEGAL DESCRIPTION:  
  
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LOT 1 DISTRICT LOT 433 GROUP 1  
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H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
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B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
A	ISSUED FOR REVIEW	RM	OCT 03/16
REV.	DESCRIPTION	BY	DATE

CLIENT:



HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

**BAB0023C**  
**27002 RIVER RD**

MAPLE RIDGE                      BRITISH COLUMBIA

DRAWING TITLE:

**PROPOSED SITE PLAN**

SCALE: AS NOTED	DRAWING NO.  <b>A-3</b>
CHECK BY: R.M.	
DRAWN BY: M.L.	
DATE: OCT 03/16	
CAD FILE: 1642-022A3	
PROJECT NUMBER: 1642-022	

**1 PROPOSED SITE PLAN**  
1:250  
0 2.5m 5m 10m



TRUE NORTH ARROW  
SHOWN ON THIS DRAWING  
IS APPROXIMATE ONLY  
AND MUST BE VERIFIED



40.0m MONOPOLE. ANTENNAS  
NOT SHOWN FOR CLARITY.  
REFER TO A-6 FOR DETAILS

3800x3800mm MONOPOLE  
FOUNDATION (ABOVE GRADE)

EXISTING CHAINLINK FENCE

EXISTING PROPERTY LINE

EXISTING GRAVEL  
SURFACE

EXISTING CONCRETE  
STAIRS

EXISTING VAULT

EXISTING LAMP STANDARD TO  
BE REMOVED AND RELOCATED  
ON NEW MONOPOLE. HEIGHT TO  
MATCH EXISTING

EXISTING UTILITY  
WOOD POLE

EXISTING SHAW BUILDING  
C/W FREEDOM MOBILE  
EQUIPMENT. REFER TO  
A-5 FOR LAYOUT

EXISTING TRANSFORMER

EXISTING CONCRETE LB WALL



PROPOSED ENLARGED SITE PLAN



NOTES:

1. SITE PLAN INFORMATION WAS OBTAINED FROM A SURVEY PREPARED BY MCELHANNEY CONSULTING SERVICES LTD. DATED JANUARY 16, 2014.

LEGAL DESCRIPTION:

PID: 014-250-501  
LOT 1 DISTRICT LOT 433 GROUP 1  
NEW WESTMINSTER DISTRICT, PLAN 81627

H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
G	REVISED PER FREEDOM MOBILE	RM	JUL 05/17
F	REVISED PER FREEDOM MOBILE	RM	APR 25/17
E	REVISED PER FREEDOM MOBILE	RM	APR 24/17
D	REVISED PER FREEDOM MOBILE	RM	FEB 22/17
C	REVISED PER FREEDOM MOBILE	RM	FEB 10/17
B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
A	ISSUED FOR REVIEW	RM	OCT 03/16
REV.	DESCRIPTION	BY	DATE

CLIENT:

**Freedom  
mobile**

**TRK  
ENGINEERING**

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

**BAB0023C  
27002 RIVER RD**

MAPLE RIDGE

BRITISH COLUMBIA

DRAWING TITLE:

**ENLARGED PROPOSED SITE  
PLAN**

SCALE:	AS NOTED
CHECK BY:	R.M.
DRAWN BY:	M.L.
DATE:	OCT 03/16
CAD FILE:	1642-022A4
PROJECT NUMBER:	1642-022

DRAWING NO.

A-4

EQUIPMENT ROOM FLOOR PLAN TO BE PROVIDED BY SHAW

H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
G	REVISED PER FREEDOM MOBILE	RM	JUL 05/17
F	REVISED PER FREEDOM MOBILE	RM	APR 25/17
E	REVISED PER FREEDOM MOBILE	RM	APR 24/17
D	REVISED PER FREEDOM MOBILE	RM	FEB 22/17
C	REVISED PER FREEDOM MOBILE	RM	FEB 10/17
B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
REV.	DESCRIPTION	BY	DATE

CLIENT:





HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

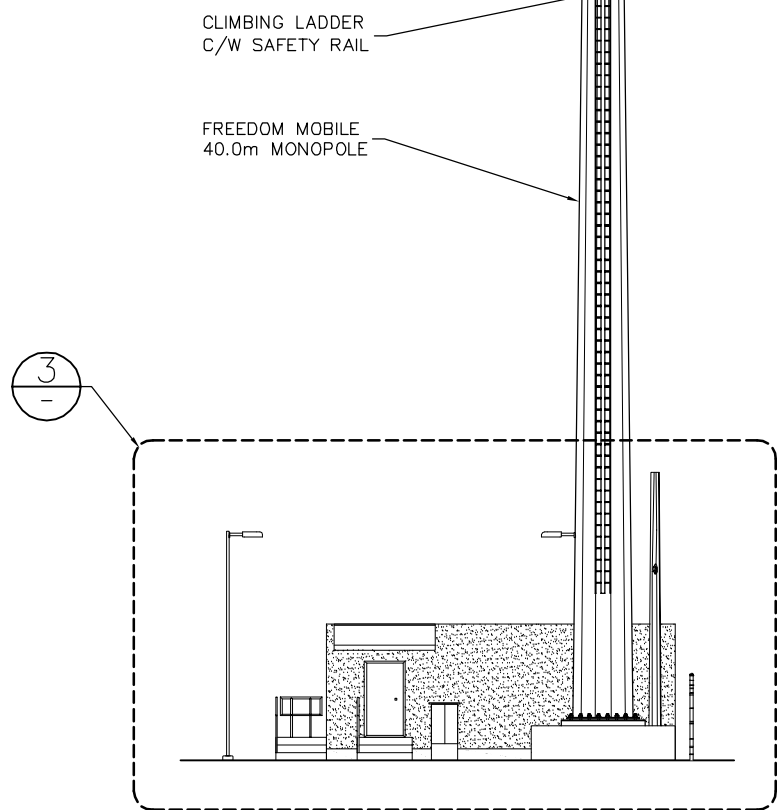
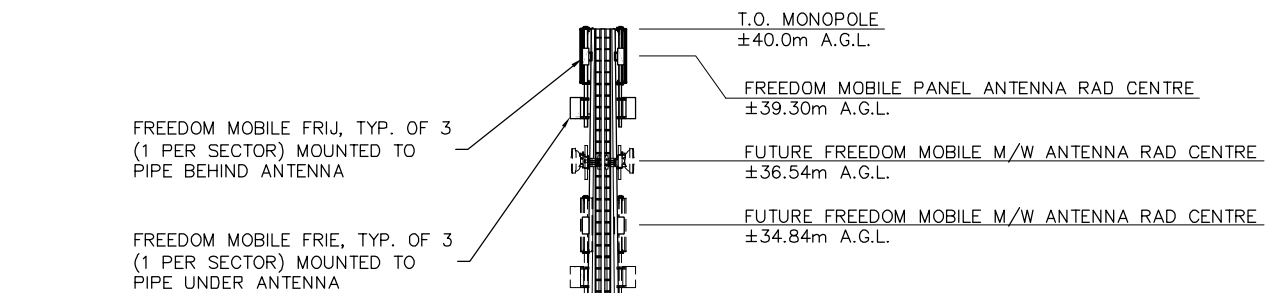
BAB0023C  
27002 RIVER RD

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

EQUIPMENT ROOM LAYOUT

SCALE:	N/A	DRAWING NO.  A-5
CHECK BY:	R.M.	
DRAWN BY:	M.L.	
DATE:	OCT 03/16	
CAD FILE:	1642-022A5	
PROJECT NUMBER:	1642-022	



- NOTES:
- ELEVATION IS DIAGRAMMATIC ONLY.
  - TOWER, ANTENNAS AND RADIO COMPONENTS TO BE PAINTED GREEN. COORDINATE WITH CONSTRUCTION MANAGER.
  - IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING AND PAINTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

H	REVISED PER FREEDOM MOBILE	RM	JUL 13/17
G	REVISED PER FREEDOM MOBILE	RM	JUL 05/17
F	REVISED PER FREEDOM MOBILE	RM	APR 25/17
E	REVISED PER FREEDOM MOBILE	RM	APR 24/17
D	REVISED PER FREEDOM MOBILE	RM	FEB 22/17
C	REVISED PER FREEDOM MOBILE	RM	FEB 10/17
B	REVISED PER FREEDOM MOBILE	RM	FEB 07/17
A	ISSUED FOR REVIEW	RM	OCT 03/16
REV.	DESCRIPTION	BY	DATE

CLIENT:

HANGAR 9 5225 216TH ST.  
LANGLEY, BC V2Y 2N3  
TEL: (604) 574-6432  
FAX: (604) 574-6431  
EMAIL: mail@trkeng.com  
WEB: www.trkeng.com

PROJECT:

**BAB0023C**  
**27002 RIVER RD**

MAPLE RIDGE BRITISH COLUMBIA

DRAWING TITLE:

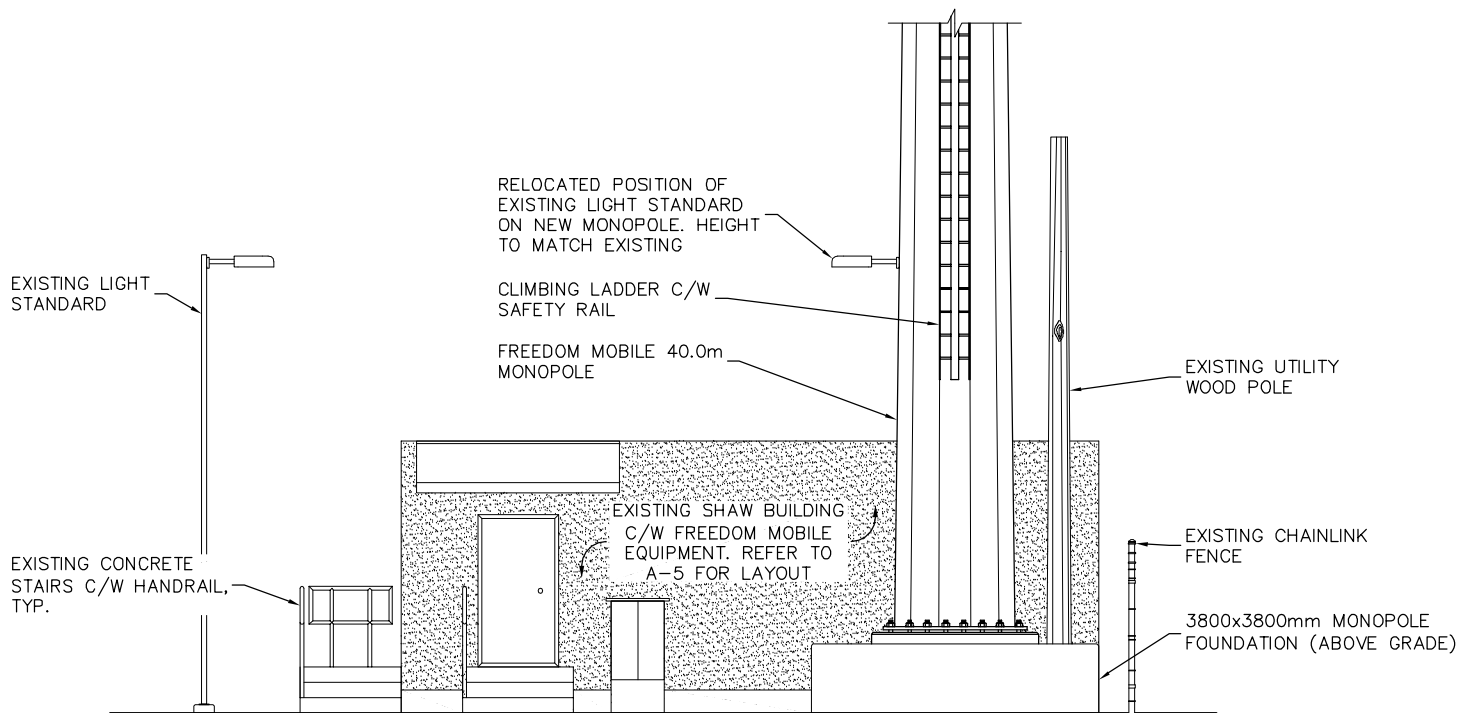
**SOUTHWEST ELEVATION AND  
ANTENNA LAYOUT**

SCALE: AS NOTED	DRAWING NO.  <b>A-6</b>
CHECK BY: R.M.	
DRAWN BY: M.L.	
DATE: OCT 03/16	
CAD FILE: 1642-022A6	
PROJECT NUMBER: 1642-022	

**1** SOUTHWEST ELEVATION

1:200

0 2m 4m 8m



**3** PARTIAL SOUTHWEST ELEVATION

1:100

0 1m 2m 4m

## **Appendix 7: Comments & Responses**



	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
open house discussion	[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] asked if the tower could be located in a less visible location on the property	neutral	It was nice meeting you folks the other nite. I have followed up with Shaw and am waiting to hear back about relocating the pole a bit. I believe Erica was looking into the free phone thing (she is on holidays for a week). I will likely hear back about this stuff later next week. I will touch base then.
	N/A		<p>So I finally heard back from Shaw and they were able to relocate the pole to the location that you preferred. So this is good news. Attached is the revised plan. We also had a Safety Code 6 analysis completed as discussed. It is attached as well. It clearly indicates that the highest possible level of radio frequency output from the antennas at the top of the pole is less than 1% of the allowable output levels permitted by SC6. In short the energy output is extremely low as indicated at the open house.</p> <p>Please have a look and let me know if you have questions. Can you also send my your number again as I want to call to discuss as well.</p>

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
phone call	[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] called to express opposition for the proposed site. [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] has health concerns and asked why the Indian reserve could not be used.	non-support	Tawny spoke to [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] and informed [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] that Freedom Mobile relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. SC6 take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other telecom services in areas that don't currently have them. As long as the site conforms to SC6, there is no cause for alarm. Tawny reviewed the Indian reserve location with [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] and confirmed that it is located too far from the area requiring service.

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
email	<p>Tawny Verigin, Municipal Affairs Specialist:</p> <p>Regarding your May 5,2017 letter that was sent out to 96 homes, the opening salutation reads: "Dear Neighbour". You are not my neighbour, nor do you live in our community. In fact you pose a hazard to our health and well being here in Whonnock.</p> <p>You state that you are following guidelines set out by Health Canada. Health Canada has been wrong previously. Often health problems don't appear for 20 years plus. It seems that corporations desire for market share override any public health concerns.</p> <p>My family has lived in Whonnock for 5 generations. [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]. This proposed tower does not belong next to the historic center of Whonnock.</p> <p>Your letter states Telus and Rogers declined to co-locate on this proposed cell tower at 27002 River Road, Maple Ridge. Perhaps Freedom Mobile (owned by Shaw) could locate your antennas on their existing cell towers, instead of building a new one where it does not suit the community.</p> <p>As for the residents that did not respond to your comment sheet - some are not informed of the risks, others are too busy, and there are those who feel the results are a foregone conclusion and that any input would be a waste of time.</p> <p>I feel that your request for community feedback and the brief public meeting (held from 5:30 to 7:00) is merely Freedom Mobile going through the motions.</p> <p>I live [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] from this proposed site and I am against the installation 100%.</p> <p>[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p>		<p>Good afternoon [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act],</p> <p>Thank you for your providing your comments regarding the proposed Freedom Mobile wireless communications facility at 27002 River Road in Maple Ridge.</p> <p>In your email, you indicated that you do not feel this is an appropriate location for the proposed facility.</p> <p>In order to properly service communities, antenna installations need to be located near where people are using wireless services. It is very common for wireless installation to be located along highway corridors such as along Lougheed Highway. There are a number of them along highways throughout Metro Vancouver.</p> <p>The installation is required to be in an area that fits in with Freedom Mobile's overall network plan. This site is intended to provide wireless coverage to portions of the local area within a radius of approximately a few kilometres to service residents, tourists, business, travelling public and emergency responders. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their</p>

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
email	<p>I have concerns regarding this installation ---- specifically health concerns for my children and grandchildren-- re cell tower radiation and possible cause of cancers, joint and limb problems, memory problems etc. Etc, Not in my Backyard!!</p> <p>We(my husband and I, our 2 sons and their wives and kids all live [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] of the proposed tower and they too are also concerned Please reconsider !!!!!</p> <p>[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p>	non-support	<p>Good afternoon [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act],</p> <p>Thank you for providing your comments regarding the proposed Freedom Mobile 40.0 metre monopole wireless communications facility.</p> <p>On your comment sheet, you expressed concerns of health impacts. Please know Freedom Mobile relies on experts to set standards for safety. In Canada, Health Canada has established Safety Code 6 to ensure public safety. Safety Code 6 was updated in 2015 based on all credible science in this field done around the world. It is considered by Health Canada to be current and valid for protecting the health and safety of all Canadians. The limits specified in Health Canada's RF exposure guidelines are based upon review of thousands of peer-reviewed scientific studies of the health impacts of RF energy. SC6 take into consideration the existing EMF energy and the calculations are cumulative to include all surrounding local sites. Telecommunication operators propose to locate antennas where service is needed – providing access to 911 and other telecom services in areas that don't currently have them. As long as the site conforms to SC6, there is no cause for alarm. RF energy from the proposed tower will be several hundreds times lower than the limit set by SC6. Should you have further questions regarding the research behind Safety Code 6 regulation or the regulation itself, we encourage those in the community to contact Heath Canada at: ccrpb-</p>

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
email	You guys are idiots. This is a major glut in Maple Ridge. Cell towers are needed.	support	Hi [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act], Thanks for the colourful response. We are doing our best to improve wireless service in Maple Ridge. Best regards, Cypress Land Services Inc. Agents for Freedom Mobile Tawny Verigin Municipal Affairs Specialist

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
email	<p>Tawny Verigin, Municipal Affairs Specialist:</p> <p>I live at [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] Whonnock. The proposed location for this [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] from my residence.</p> <p>[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p> <p>The house is one of 4 properties that have heritage designation in the immediate vicinity of this proposed tower.</p> <p>This monolithic piece of hardware does NOT belong next to designated heritage properties. The proposed location was chosen without any thought given to the historic importance of the Whonnock area. It is unacceptable, for its physical size and location, alone, never mind the possible risks of more 24/7 wireless signals in close proximity.</p> <p>Your letter, dated May 5, 2017, states that neither TELUS nor Rogers want to collocate antennas on this tower. Perhaps you could locate your proposed antennas on THEIR existing facilities, wherever they may be.</p> <p>I strongly oppose this proposed location. Put it on the top of a hill somewhere, or share space with an existing tower.</p> <p>[Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p>	non-support	<p>Good afternoon [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act],</p> <p>Thank you for your providing your comments regarding the proposed Freedom Mobile wireless communications facility at 27002 River Road in Maple Ridge.</p> <p>In your email, you indicated that you do not feel this is an appropriate location for the proposed facility.</p> <p>In order to properly service communities, antenna installations need to be located near where people are using wireless services. It is very common for wireless installation to be located along highway corridors such as along Lougheed Highway. There are a number of them along highways throughout Metro Vancouver.</p> <p>The installation is required to be in an area that fits in with Freedom Mobile's overall network plan. This site is intended to provide wireless coverage to portions of the local area within a radius of approximately a few kilometres to service residents, tourists, business, travelling public and emergency responders. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their</p>



	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
Faxed comment sheet	<p>1. Do you feel this is an appropriate location for the proposed facility?</p> <p><input type="radio"/> Yes</p> <p><input checked="" type="radio"/> No</p> <p>Comments: [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p> <p>2. Are you satisfied with the appearance / design of the proposed facility? If not, what changes would you suggest?</p> <p><input type="radio"/> Yes</p> <p><input checked="" type="radio"/> No</p> <p>Comments: If is has to be could it look like a tree as in Hatzic</p> <p>3. Additional Comments:</p>	non-support	<p>Dear [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act],</p> <p>Thank you for your providing your comments regarding the proposed Freedom Mobile wireless communications facility at 27002 River Road in Maple Ridge.</p> <p>On your comment sheet, you indicated that you do not feel this is an appropriate location for the proposed facility.</p> <p>In order to properly service communities, antenna installations need to be located near where people are using wireless services. The installation is required to be in an area that fits in with Freedom Mobile's overall network plan. This site is intended to provide wireless coverage to portions of the local area within a radius of approximately a few hundred metres to service residents, tourists, business, travelling public and emergency responders. When a telecommunications carrier is determining a location for new wireless installation it must consider a number of factors to ensure the new installation operates effectively and results in improved wireless services for the immediate community. Some of the considerations include frequency of operation, local topography, patterns of wireless users, building heights, road patterns, tree cover, availability of land and existing structures. Many households rely on wireless service as their only means of communication to meet their personal, business and emergency needs. Unfortunately, we are unable to make the tower look like a tree as in Hatzic.</p>

	Comments & Responses Tracker		
	BAB0023C		
Email, Letter, Comment Sheet or Voice Message	Comment or Question	Support / non-support / neutral	Response to Comment or Question
email	<p>Tawny Verigin, I live at [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act] from the proposed tower location. Why can't the new Freedom Mobile antennas be located on existing towers in the area? I do not want to see this tower built in this location. [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act]</p>	non-support	<p>Hi [Redacted pursuant to S. 22(1) of the Freedom of Information and Protection of Privacy Act], Thank you for your providing your comments regarding the proposed Freedom Mobile wireless communications facility at 27002 River Road in Maple Ridge. The closest tower is located approximately 2.7 km southeast from the proposed site at the approximate coordinates 49.1631° N, 122.4406° W. Both Rogers and TELUS have wireless communications equipment installed on the existing self-support tower. The existing tower's location is too far from the area requiring network improvements to support Freedom Mobile's network design in order to provide improved high quality, dependable network service in this area. Freedom Mobile operates on a higher frequency that requires them to be closer to users in order to services them effectively. Freedom Mobile has issued invitations to co-locate on the proposed tower to TELUS and Rogers. Both wireless providers have declined interest to co-locate on this tower. We appreciate your feedback and will share it with the City of Maple Ridge to consider. Should you have any further questions or concerns, please do not hesitate to contact us. Sincerely, Cypress Land Services Inc. Agents for Freedom Mobile Tawny Verigin Municipal Affairs Specialist</p>

1 support

5 non-support

1 neutral

	<b>Comments &amp; Responses Tracker</b>		
	<b>BAB0023C</b>		
<b>Email, Letter, Comment Sheet or Voice Message</b>	<b>Comment or Question</b>	<b>Support / non- support / neutral</b>	<b>Response to Comment or Question</b>

7 total

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	October 10, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	
<b>SUBJECT:</b>	Partnering Agreement - Employment Land Investment Incentive Program	<b>MEETING:</b>	Regular Council

---

**EXECUTIVE SUMMARY:**

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

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

**RECOMMENDATION:**

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

1. Tomax Enterprises Ltd. under building permit number 17-108760 in the amount of \$4,231.85;  
and
2. Tomax Enterprises Ltd. under building permit number 17-108753 in the amount of \$4,231.85.

**BACKGROUND:**

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

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

- Two-storey industrial building located at 13102 Lilley Drive, Maple Ridge, BC, owned by Tomax Enterprises Ltd., receiving \$4,231.85 under the Employment Land Investment Incentive Program, and representing \$600,000 in construction value under permit number 17-108760.
- Two-storey industrial building located at 13090 Lilley Drive, Maple Ridge, BC, owned by Tomax Enterprises Ltd., receiving \$4,231.85 under the Employment Land Investment Incentive Program, and representing \$600,000 in construction value under permit number 17-108753;

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

#### **BUSINESS AND FINANCIAL PLAN IMPLICATIONS:**

Council previously set aside approximately \$3 million to fund the incentive programs. The partnering agreements referred to in this report will require that the reserve will be drawn down by \$8,463.70.

Through the incentive program, these projects have also benefitted from building permit discounts of \$10,284.22.

The incentive program also provides incentives in the form of property tax exemptions. Amounts will be driven by future BC Assessment valuations and are therefore difficult to predict. An estimate of the incentives, based on construction value and using 2017 property tax rates, would result in approximately \$42,000 spread over five years. Revitalization Tax Exemption Agreements will be necessary to initiate this portion of the incentive program once the projects are nearing completion.

#### **CITIZEN IMPLICATIONS:**

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

## CONCLUSION:

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the building permits noted in this report. The projects meet pre-established eligibility criteria adopted by Council. The incentives total \$8,463.70, and support the \$1.2 million in construction value represented by the projects. Partnering agreement incentives are one component of a comprehensive incentive program that supports the Commercial and Industrial Strategy.

“Original signed by Daniel Olivieri”

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*Prepared by:* **Daniel Olivieri**  
**Research Technician**

“Original signed by Catherine Nolan on behalf of Laura Benson”

---

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

“Original signed by Paul Gill”

---

*Concurrence:* **Paul Gill, B.B.A, C.G.A, F.R.M**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Partnering Agreement – Tomax Enterprises Ltd.

Appendix B – Partnering Agreement – Tomax Enterprises Ltd.

:do



## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

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

("City")

AND:

**Tomax Enterprises Ltd.**  
19739 McNeil Road  
Pitt Meadows, BC V3Y 1Z1

("Owner")

WHEREAS:

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

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

1. In this Incentive Agreement,
  - a. **"Employment Land"** means that area identified in Schedule B of this agreement
  - b. **"Project"** means:  
  
New construction over \$250,000  
*13102 Lilley Drive, Two-storey industrial*  
*Building Permit #17-108760*
2. The Owner agrees to:
  - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
  - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
  - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

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

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

Date: \_\_\_\_\_, 2017

**CITY OF MAPLE RIDGE**  
by its authorized signatory:

\_\_\_\_\_  
Laurie Darcus  
Corporate Officer

**Tomax Enterprises Ltd.**  
by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

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

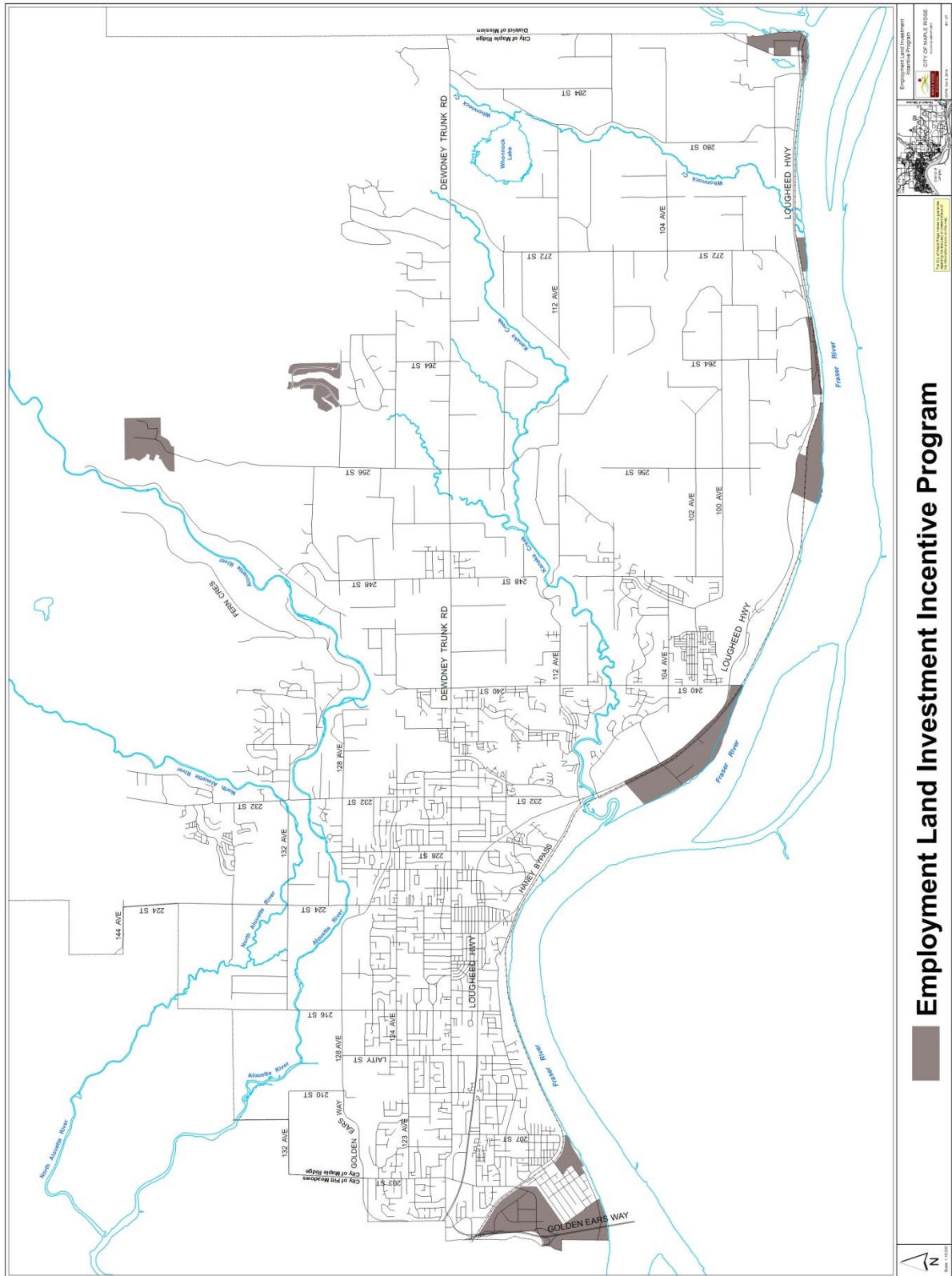
A Revitalization Tax Exemption is established under this Bylaw to:

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

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

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

## Schedule B: Employment Land Investment Incentive Program Areas



## **Schedule C: Ineligible Uses**

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

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

## PARTNERING AGREEMENT

THIS AGREEMENT dated for reference \_\_\_\_\_,

BETWEEN:

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

("City")

AND:

**Tomax Enterprises Ltd.**  
19739 McNeil Road  
Pitt Meadows, BC V3Y 1Z1

("Owner")

WHEREAS:

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

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

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

New construction over \$250,000  
13090 Lilley Drive, Two-storey industrial  
Building Permit #17-108753

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



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

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

Date: \_\_\_\_\_, 2017

**CITY OF MAPLE RIDGE**  
by its authorized signatory:

\_\_\_\_\_

Laurie Darcus  
Corporate Officer

**Tomax Enterprises Ltd.**  
by its authorized signatories:

\_\_\_\_\_

signature

\_\_\_\_\_

print name

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

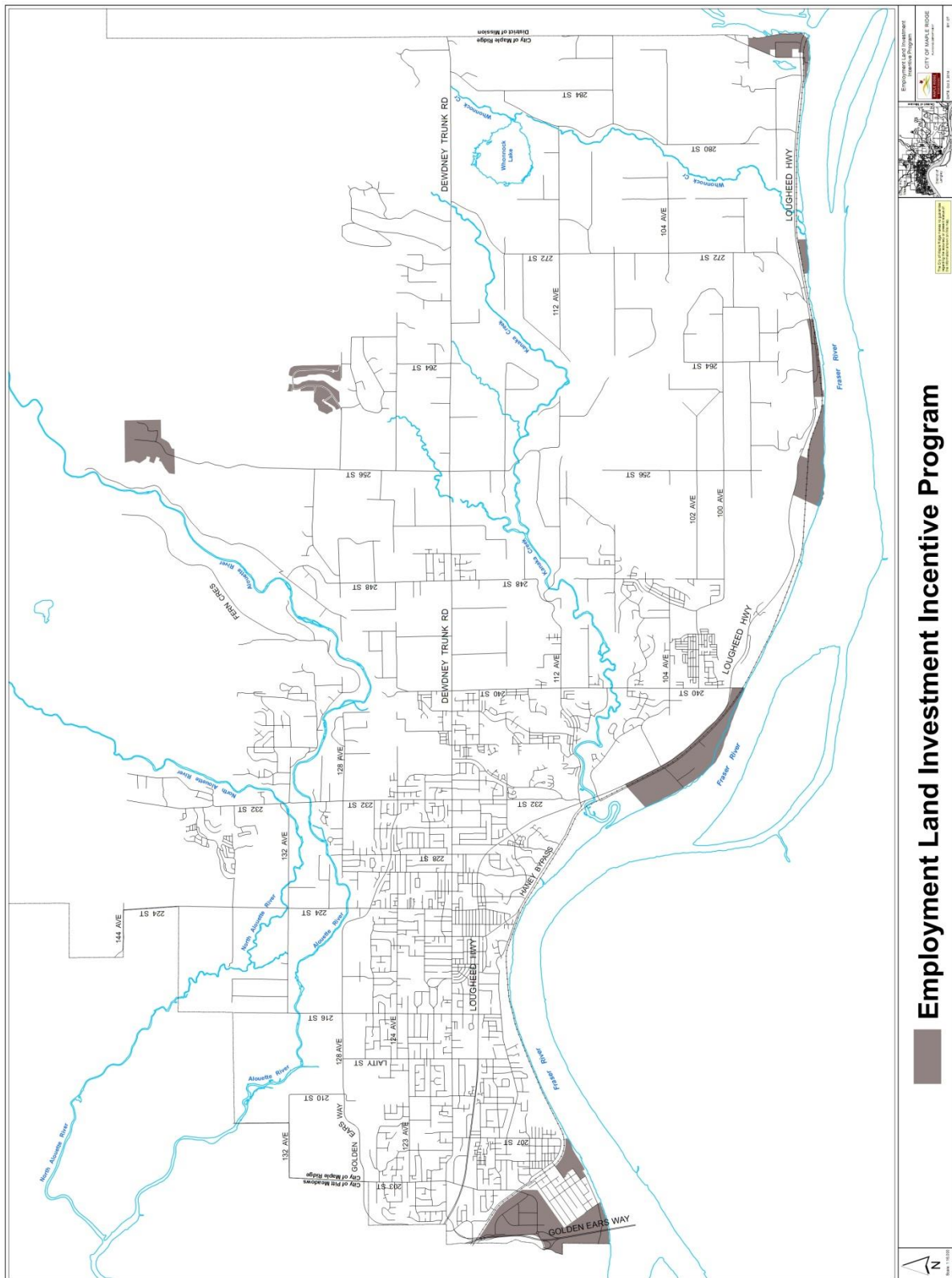
A Revitalization Tax Exemption is established under this Bylaw to:

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

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

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

## Schedule B: Employment Land Investment Incentive Program Areas



## **Schedule C: Ineligible Uses**

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

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