

City of Maple Ridge

***COUNCIL MEETING AGENDA***

***May 12, 2015***

***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 and filmed by Shaw Communications Inc.*

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      ***MOMENT OF REFLECTION***

300      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400      ***APPROVAL OF THE AGENDA***

500      ***ADOPTION AND RECEIPT OF MINUTES***

501      Minutes of the Regular Council Meeting of April 28, 2015

502      Minutes of the Development Agreements Committee Meetings of April 21, 27 and May 4, 2015

600      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

700      ***DELEGATIONS***

- 701      **Emergency Preparedness Week Presentation**  
            •    **Patrick Cullen, Emergency Program Coordinator**

800      ***UNFINISHED BUSINESS***

801      **2011-081-RZ, 23940 104 Avenue**

801.1    **Addendum Report, 23940 104 Avenue**

Staff report dated May 12, 2015 providing options with respect to a voluntary amenity contribution by the applicant for rezoning application 2011-081-RZ.

*(Report to be circulated separately) Report attached*

Note:      Item 801.2 was deferred from the April 28, 2015 Council Meeting

801.2    **2011-081-RZ, 23940 104 Avenue, RS-3 to R-1 and R-2**

Staff report dated April 20, 2015 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014 to amend the Urban Area Boundary and to designate from Agricultural to Urban Residential and to Conservation for areas around the watercourse be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6906-2012 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) and R-2 (Urban Residential District) to permit subdivision of approximately 68 lots be given second reading and be forwarded to Public Hearing.

900      ***CORRESPONDENCE***

1000     ***BYLAWS***

**Bylaws for Final Reading**

1001    **2011-012-RZ, 11550 and 11544 207 Street  
Maple Ridge Zone Amending Bylaw No. 6803-2011**

Staff report dated May 12, 2015 recommending final reading  
To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to consolidate the two lots and construct ten townhouses  
Final reading

- 1002     **Maple Ridge Smoking Regulation Amending Bylaw No. 7151-2015**  
To add an additional definition to “smoke or smoking” to ensure that e-cigarettes are prohibited  
Final reading
- 1003     **Maple Ridge 2015 Tax Rates Bylaws**
- 1003.1   **Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7147-2015**  
To allow for dyke maintenance and improvements and equipment repair and maintenance  
Final reading
- 1003.2   **Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7148-2015**  
To allow for dyke maintenance and improvements and equipment repair and maintenance  
Final reading
- 1004     **Maple Ridge 2015-2019 Financial Plan Bylaw No. 7145-2015**  
To establish the five year financial plan for the years 2015 through 2019  
Final reading
- 1005     **Maple Ridge 2015 Property Tax Rates Bylaw No. 7146-2015**  
To establish property tax rates for Municipal and Regional District purposes for the year 2015  
Final reading

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100     ***COMMITTEE OF THE WHOLE***

1100     **Minutes** – May 4, 2015

The following issues were presented at an earlier Committee of the Whole meeting with the recommendations being brought to this meeting for City Council consideration and final approval. The Committee of the Whole meeting is open to the public and is held in the Council Chamber at 1:00 p.m. on the Monday the week prior to this meeting.

**1101 2011-012- DVP, 2011-012-DP, 11550 and 11544 207 Street**

Staff report dated May 4, 2015 recommending that the Corporate Officer be authorized to sign and seal 2011-012-DVP to reduce front yard setbacks, interior north side yard setbacks and interior south yard setbacks and that the Corporate Officer be authorized to sign and seal 2011-012-DP to permit construction of 10 townhouse units in the RM-1 (Townhouse Residential) zone.

**1102 Award of Contract, Pavement Rehabilitation Program**

Staff report dated May 4, 2015 recommending that the extension of the 2010 contract for Pavement Rehabilitation be awarded to Imperial Paving Limited.

**1103 Request for Additional DCC Funding – Contract ITT-EN14-54, Larch Avenue Road Extension**

Staff report dated May 4, 2015 recommending that Contract ITT-EN14-54, Larch Avenue Extension awarded to Frazer Excavation be increased and that the Financial Plan be amended to increase the project budget.

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

**1131 2015 Community Grants**

Staff report dated May 4, 2015 recommending that the proposed allocation of 2015 Community Grants be approved.

**Community Development and Recreation Service**

**1151**

**Correspondence**

**1171**



**Other Committee Issues**

1181

1200 ***STAFF REPORTS***

1201 **Mayor's Homelessness Solutions Task Force ("MHSTF") Outreach Operating Grants**

Staff report dated May 12, 2015 recommending that the Corporate Officer be authorized to execute the Addictions Outreach Operating Grant between the City and Alouette Addiction Services and the Mental Health Outreach Operating Grant between the City and the Canadian Mental Health Association and that the remaining portion of allocated funding be held on a contingent basis pending unforeseen expenses.

1300 ***RELEASE OF ITEMS FROM CLOSED COUNCIL***

*From the April 20, 2015 Closed Council Meeting*

- Item 04.01 Medical Marihuana Production Facilities ("MMPF")
  - Resolution to forward a letter to Health Canada

*From the April 27, 2015 Closed Council Meeting*

- Item 04.04 Maple Ridge Agricultural Advisory Committee
  - Term Appointments 2015-2016

*From the May 4, 2015 Closed Council Meeting*

- Item 04.02 Tentative Agreement with the Maple Ridge Firefighters' Local 4449 of the International Association of Firefighters
- Item 04.04 Chief Administrative Officer Position
  - 04.04.01 Rotation of the Acting Chief Administrative Officer through the three General Managers
  - 04.04.02 Appointments to the Chief Administrative Officer recruitment sub-committee

1400 ***MAYOR'S REPORT***

1500 ***COUNCILLORS' REPORTS***

1600     ***OTHER MATTERS DEEMED EXPEDIENT***

1700     ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1800     ***QUESTIONS FROM THE PUBLIC***

1900     ***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 by-laws 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: \_\_\_\_\_

City of Maple Ridge

***COUNCIL MEETING MINUTES***

April 28, 2015

The Minutes of the City Council Meeting held on April 28, 2015 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***

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

***Appointed Staff***

J. Rule, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
C. Marlo, Manager of Legislative Services  
A. Gaunt, Confidential Secretary  
***Other Staff as Required***  
D. Pollock, Municipal Engineer  
J. Bastaja, Director of Corporate 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 filmed by Shaw Communications Inc. and live streamed and recorded by the City of Maple Ridge

100      ***CALL TO ORDER***

200      ***MOMENT OF REFLECTION***

300      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

Items 602 and 1103 were withdrawn from the agenda at the request of the applicant. Items 701 and 702 will be dealt with prior to Items 601 and 602.

400      ***APPROVAL OF THE AGENDA***

The agenda was approved with the removal of Items 602 and 1103 and the change in order of Items 701 and 702.

500      ***ADOPTION AND RECEIPT OF MINUTES***

501      Minutes of the Regular Council Meeting of April 14, 2015

R/2015-167

It was moved and seconded

**That the minutes of the Regular Council Meeting of April 14, 2015 be adopted as circulated.**

CARRIED

502      Minutes of the Public Hearing of April 21, 2015

R/2015-168

It was moved and seconded

**That the minutes of the Public Hearing of April 21, 2015 be adopted as circulated.**

CARRIED

503      Minutes of the Development Agreements Committee Meeting of April 7(2), 8, 14, 16(2), 2015

R/2015-169

It was moved and seconded

**That the minutes of the Development Agreements Committee Meeting of April 7(2), 8, 14, 16(2), 2015 be received.**

CARRIED

Note:      Items 601 to 603 were dealt with following Items 701 and 702

600      ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

601      **Presentation on Item 1101 2014-120-RZ, 23075, 23070, 23025, 23095, 23089, 23060 and 23054 Loughheed Highway; 11383 and 11305 232 Street**

- Liz Collins, Qualico Developments
- Peter Hume, Hume Consulting
- Ken Cantor, Commercial Activities Manager, Edmonton

Ms. Collins introduced Qualico Developments and the representatives involved with the project.

Mr. Hume gave a power point presentation providing information on the Cottonwood lands, including an analysis of the commercial use of the property and the possible impact on the City's downtown core of the proposed development.

Mr. Cantor continued the power point presentation and provided information on Qualico Developments as well as projects completed by the company which are similar to the one proposed for the City of Maple Ridge. He provided details of what types of tenants are proposed for the Cottonwood lands commercial site.

Note: Item 602 was withdrawn at the request of the applicant.

- 602      **Presentation on Item 1103 2014-013-RZ, 23895 124 Avenue, 12507, 12469, 12555 and 12599 240 Street**
- **Wayne Bissky, Bissky Architecture**

- 603      **Presentation in Item 1104 2011-081-RZ, 23940 104 Avenue**
- **Ryan Lucy – Morningstar Homes Ltd**

Mr. Lucy gave a PowerPoint presentation providing details on the property development at 23940 104 Avenue (the Wynnyk Site). The presentation provided details on:

- The proposed plan for the area
- Enhancements to Spencer Creek and the surrounding area
- The site plan and the site in context to the neighbouring properties
- Proposed height variances

Note: Item 701 and 702 were dealt with prior to Items 601 to 603

- 700      ***DELEGATIONS***

- 701      **New Westminster & District Labour Council – Day of Mourning Presentation**
- **Rysa Kronenbush and Joanne Foote**

Ms. Foote and Ms. Kronenbush provided information and asked for support and recognition of April 28, 2015 as the Day of Mourning for workers killed and injured on job sites. Ms. Foote provided a presentation designated to educate local government and citizens on workplace health and safety issues. She highlighted the past and current role of local government.

Ms. Kronenbush spoke to the role of children in the workplace and addressed worker deaths and accidents which occurred in 2014. She asked for support for the reopening of an investigation into two mill explosions in 2014.

702 **Fraser River All Nations Aboriginal Society ("FRANAS") – Introduction to FRANAS, their mandate, mission and future goals in and for the community**

- Joanne Foote, Chair
- Yvonne Desabrais, Vice Chair

Ms. Foote gave a PowerPoint presentation providing information on the Fraser River All Nations Aboriginal Society ("FRANAS"). The presentation provided details on the mission statement and vision of the Society, introduced the Society's Board of Directors, acknowledged the groups involved with the Society and outlined administrative accomplishments. Ms. Foote advised that June 21, 2015 is National Aboriginal Day.

800 ***UNFINISHED BUSINESS***

Note: Item 801 was deferred from the April 14, 2015 Council Meeting

801 **Sale of Municipal Property – 201B Street (20100 block of 116B Avenue)**

Staff report dated March 30, 2015 recommending that the sale process of the 201B Street roadway commence.

R/2015-170

It was moved and seconded

**That staff be directed to commence the process for the sale of the 201B roadway including the preparation of a Highway Closure and Dedication Removal Bylaw and upon approval of same, the subdivision and disposition process of the resulting residential lot.**

CARRIED

**802 Notice by Councillor Robson from the April 14, 2015 Council Meeting**

R/2015-171

It was moved and seconded

**That staff prepare a report on the regulation of amateur radio antennae in the community based on Industry Canada recommendations which are co-approved by the Amateur Radio Association of Canada.**

CARRIED

**900 *CORRESPONDENCE* – Nil**

**1000 *BYLAWS***

***Note: Items 1001 to 1003 are from the April 21, 2015 Public Hearing***

**1001 2013-113-RZ, 21530 Donovan Avenue**

**Maple Ridge Zone Amending Bylaw No. 7050-2013**

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit future subdivision into two single family residential lots

Third reading

R/2015-172

It was moved and seconded

**That Bylaw No. 7050-2013 be given third reading.**

CARRIED

**Note:** Councillor Bell excused herself from the discussion of Item 1002 at 8:36 p.m. as she received a public hearing notice for this item.

**1002 2014-096-RZ, 12250 237 Street**

To release Restrictive Covenant AD080315 which restricts the use of the land to one Single Family dwelling and Agricultural uses, including buildings and structures accessory to Agricultural use from the title of the property located at 12250 237 Street

R/2015-173

It was moved and seconded

**That Restrictive Covenant AD080315 which restricts the use of the land to one Single Family dwelling and Agricultural uses, including buildings and structures accessory to Agricultural use from the title of the property located at 12250 237 Street be released.**

CARRIED

Note: Councillor Bell returned to the meeting at 8:37 p.m.

**1003 RZ/115/10, 23213 Lougheed Highway**

- 1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 6940-2012**  
To designate from Agricultural to Commercial and Conservation and to add  
to conservation  
Third reading

R/2015-174

It was moved and seconded

**That Bylaw No. 6940-2012 be given third reading.**

CARRIED

- 1003.2 Maple Ridge Zone Amending Bylaw No. 6834-2011**  
To rezone from M-2 (General Industrial) to CS-1 (Service Commercial) to  
align the zone with the existing commercial business  
Third reading

R/2015-175

It was moved and seconded

**That Bylaw No. 6834-2011 be given third reading.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

**1100 COMMITTEE OF THE WHOLE**

**Minutes** – April 20, 2015

R/2015-176

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of April 20, 2015  
be received.**

CARRIED



**Public Works and Development Services**

- 1101     **2014-120-RZ, 23075, 23070, 23025, 23095, 23089, 23060 and 23054 Loughheed Highway; 11383 and 11305 232 Street, RS-3 to RM-1, RST, R-2 and C-2**

Staff report dated April 20, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7139-2015 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), RST (Street Townhouse Residential), R-2 (Urban Residential District) and C-2 (Community Commercial) to permit 73 R-2 lots, 68 units of RST-type rowhouses, 144 units of RM-1 townhouses and 3530 square metres of commercial floor space be denied.

R/2015-177

It was moved and seconded

**That Application 2014-120-RZ be denied.**

CARRIED

- 1102     **2015-021-RZ, 24070 132 Avenue, RS-3 to RS-1b**

Staff report dated April 20, 2015 recommending that Maple Ridge Zone Amending Bylaw No. 7142-2015 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow future subdivision into approximately three single family residential lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with a subdivision application.

R/2015-178

It was moved and seconded

**In respect of Section 879 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.    **School District Boards, 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 OCP amendments on the City's website, together with an invitation to the public to comment, and;

That Bylaw No. 7142-2015 be given first reading; and

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

CARRIED

Note: Item 1103 was withdrawn at the request of the applicant.

1103     **2014-013-RZ, 23895 124 Avenue, 12507, 12469, 12555 and 12599 240 Street, Addendum to First Reading**

Staff report dated April 20, 2015 providing information on revisions to Application No. 2014-013-RZ.

1104     **2011-081-RZ, 23940 104 Avenue, RS-3 to R-1 and R-2**

Staff report dated April 20, 2015 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014 to amend the Urban Area Boundary and to designate from Agricultural to Urban Residential and to Conservation for areas around the watercourse be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 6906-2012 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) and R-2 (Urban Residential District) to permit subdivision of approximately 68 lots be given second reading and be forwarded to Public Hearing.

R/2015-179

It was moved and seconded

- 1) That, in accordance with Section 879 of the *Local Government Act*, opportunity for early and ongoing consultation has been provided by way of posting Bylaw No. 7120-2014 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Bylaw No. 7120-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Bylaw No. 7120-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Bylaw No. 7120-2014 be given first and second readings and be forwarded to Public Hearing;

- 5) That Bylaw No. 6906-2012 be amended as identified in the staff report dated April 20, 2015, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedules "B" and "C";
  - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant and Access Easement for the offsite compensation works around the watercourse north-east of the subject property;
  - vi) Registration of a Restrictive Covenant for the geotechnical and floodplain report, which addresses the suitability of the subject property for the proposed development;
  - vii) Proof of submission for review or approval from the Ministry of Forests, Lands and Natural Resource Operations for changes in and about a stream prior to beginning in-stream works;
  - viii) Proof of submission of notification to the Department of Fisheries and Oceans for the relocation and enhancement of Spencer Creek and Mainstone Creek; and
  - ix) 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.

R/2015-180

It was moved and seconded

**That Application 2011-081-RZ be deferred until completion of an Albion Area Concept Plan.**

DEFEATED

Mayor Read, Councillor Bell, Councillor Masse,  
Councillor Shymkiw – OPPOSED

R/2015-181

It was moved and seconded

**That Application 2011-081-RZ be deferred to no later than the May 12, 2015 Council meeting to allow discussion between staff and the applicant of the possible provision of an amenity contribution.**

CARRIED

Councillor Shymkiw - OPPOSED

**1105 2015-080-DP, 11406 205 Street, Heritage Alteration Permit**

Staff report dated April 20, 2015 recommending that the Corporate Officer be authorized to sign and seal 2015-080-DP to allow revitalization and renovation work to be carried out on the Whitehead Residence in Hammond.

R/2015-182

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-080-DP respecting property located at 11406 205 Street.**

CARRIED

Note: Councillor Bell excused herself from discussion of Item 1106 at 8:37 p.m. as her child attends Meadowridge School.

**1106 2014-118-AL, 12266 240 Street, Application for Non-Farm Use**

Staff report dated April 20, 2015 recommending that non-farm use Application No. 2014-118-AL for a northern expansion of the existing Meadowridge School site be forwarded to the Agricultural Land Commission.

R/2015-183

It was moved and seconded

**That non-farm use Application # 2014-118-AL be forwarded to the Agricultural Land Commission.**

CARRIED

Note: Councillor Bell returned to the meeting at 8:38 p.m.

**1107 Maple Ridge Ticket Information Utilization Amending Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7061-2014 to update the parent Ticketing Bylaw with recently amended offences in various bylaws be given first, second and third readings.

The Manager of Legislative Services advised that a revised schedule was distributed to Council earlier in the day.

R/2015-184

It was moved and seconded

**That Bylaw No. 7061-2015 be given first, second and third readings.**

R/2015-185

It was moved and seconded

**That item 1107 be deferred to the May 25, 2015 Council Workshop Meeting.**

CARRIED

**1108 Maple Ridge Smoking Regulation Amending Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge Smoking Regulation Amending Bylaw No. 7151-2015 to add an additional definition to “smoke or smoking” to ensure that e-cigarettes are prohibited be given first, second and third readings.

R/2015-186

It was moved and seconded

**That Bylaw No. 7151-2015 be given first, second and third readings.**

CARRIED

**1109 Award of Contract, Integrated Stormwater Management Planning – South Alouette and Kanaka Creek Watersheds**

Staff report dated April 20, 2015 recommending that Contract 11-5255-20-061, Integrated Stormwater Management Planning – South Alouette and Kanaka Creek Watersheds be awarded to Urban Systems Limited and that the Corporate Officer be authorized to execute the contract.

The Municipal Engineer gave a PowerPoint presentation providing the following information:

- Definition of Integrated Stormwater Management Plans (“ISMPs”)
- Legislation pertaining to ISMPs
- Watersheds affected within the City boundaries
- Key deliverables
- Procurement Process
- Proponent chosen and why

Note: Councillor Duncan left the meeting at 8:57 p.m. and returned at 8:59 p.m.

R/2015-187

It was moved and seconded

**That Contract 11-5255-20-061, Integrated Stormwater Management Planning - South Alouette and Kanaka Creek Watersheds, be awarded to Urban Systems Limited in the amount of \$376,555 plus taxes, and that an additional 5% contingency be established for this project; and further**

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

CARRIED

**1110 Drinking Water Quality Report 2014**

Staff report dated April 20, 2015 providing information on the regulatory framework and water quality monitoring data for 2014.

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

**1131 Rock Ridge Cell Tower – Support for Next Steps**

Staff report dated April 20, 2015 recommending that the construction and operation of a telecommunications tower at 13550 240 Street by SBA Inc. be supported, that the Corporate Officer be authorized to sign a Licence of Occupation Agreement and that SBA be required to complete specific work prior to undertaking construction of the tower.

The Director of Corporate Support provided clarification of the capabilities of the tower to provide cell phone exception to Golden Ears Park.

R/2015-188

It was moved and seconded

1. That the construction and operation of a telecommunications tower at the Rock Ridge property, 13550-240 St., by SBA Inc. be supported;
2. That the Corporate Officer be authorized to sign the Licence of Occupation agreement between the City of Maple Ridge and SBA Inc.; and
3. That SBA be required to complete the following prior to undertaking construction of the tower:
  - receiving support of Industry Canada;
  - the satisfactory completion of the Natural Features Development Permit Area; and
  - the successful issuance of a building permit.

CARRIED

**1132 Maple Ridge Council Procedure Amending Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge Council Procedure Amending Bylaw No. 7149-2015 to remove Mayor and Councillor Reports and the Moment of Reflection from the Council Meeting agenda be given first, second and third readings.

R/2015-189

It was moved and seconded

**That Bylaw No. 7149-2015 be given first, second and third readings.**

CARRIED

**1133 Ridge Meadows Youth & Justice Advocacy Association Director Position**

Staff report dated April 20, 2015 recommending that staff be directed to request that the Ridge Meadows Youth & Justice Advocacy Association amend their establishing constitution to remove local government elected officials from being directors on their Board of Directors.

R/2015-190

It was moved and seconded

**That staff be directed to request that the Ridge Meadows Youth & Justice Advocacy Association amend their establishing constitution to remove local government elected officials from being directors on their board.**

CARRIED

Note: Councillor Robson left the meeting at 9:17 p.m.

**1134 2015 Tax Rates Bylaws – Maple Ridge Road 13 Dyking District and Albion Dyking District**

Staff report dated April 20, 2015 recommending that Albion Dyking District Tax Rates Bylaw No. 7147-2015 be given first, second and third readings and that Road 13 Dyking District Tax Rates Bylaw No. 7148-2015 be given first, second and third readings.

R/2015-191

It was moved and seconded

**That Bylaw No. 7147-2015 be given first, second and third readings; and**

**That Bylaw No. 7148-2015 be given first, second and third readings.**

CARRIED

**1135 Disbursements for the month ended March 31, 2015**

Staff report dated April 20, 2015 recommending that the disbursements for the month ended March 31, 2015 be approved.

R/2015-192

It was moved and seconded

**That the disbursements as listed below for the month ended March 31, 2015 be approved:**

General	\$ 4,792,333.
Payroll	\$ 1,604,127.
Purchase Card	\$ <u>120,862.</u>
	\$ <u>6,517,322.</u>

CARRIED

Note: Councillor Robson returned to the meeting at 9:18 p.m.

**1136 2014 Consolidated Financial Statements**

Staff report dated April 20, 2015 recommending that the 2014 Consolidated Financial Statements be accepted.

R/2015-193

It was moved and seconded

**That the 2014 Consolidated Financial Statements be accepted.**

CARRIED

**1137 2015 Council Expenses**

Staff report dated April 14, 2015 providing updated Council expenses recorded to the end of March for 2015.

For information only  
No motion required

**1138 Maple Ridge Development Cost Charges Imposition Amending Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge Development Charges Imposition Amending Bylaw No. 7144-2015 be given first, second and third readings.

R/2015-194

It was moved and seconded

**That Bylaw No. 7144-2015 be given first, second and third readings; and**

**That the bylaw be forwarded to the Inspector of Municipalities for approval.**

CARRIED



**1139 Maple Ridge 2015-2019 Financial Plan Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge 2015-2019 Financial Plan Bylaw No. 7145-2015 be given first, second and third readings.

R/2015-195

It was moved and seconded

**That Bylaw No. 7145-2015 be given first, second and third readings.**

CARRIED

**1140 Maple Ridge 2015 Property Tax Rates Bylaw**

Staff report dated April 20, 2015 recommending that Maple Ridge 2015 Property Tax Rates Bylaw No. 7146-2015 be given first, second and third readings.

R/2015-196

It was moved and seconded

**That Bylaw No. 7146-2015 be given first, second and third readings.**

CARRIED

*Community Development and Recreation Service* – Nil

*Correspondence* – Nil

*Other Committee Issues* – Nil

**1200 STAFF REPORTS**

**1201 Mayor's Homelessness Solutions Task Force**

Report dated April 28, 2015 recommending that funding from the Protective Services Reserves be allocated for four outreach workers, consulting services to conduct an assessment of the current social service structure in Maple Ridge, a funding envelope to support work of the Mayor's Homelessness Solutions Task Force and an increase in security services.

Mayor Read provided an update on the progress of the work being carried out by the Homelessness Solutions Task Force and an explanation of the funding requests.

R/2015-197

It was moved and seconded

1. That funding up to a maximum of \$160,000 be allocated for four outreach workers as an interim measure for up to six months; and
2. That funding up to a maximum of \$75,000 be allocated for consulting services to conduct a thorough assessment of current social service provision in Maple Ridge to identify efficiencies, gaps and redundancies and deliver a report with the appropriate recommendations; and
3. That funding up to \$65,000 be allocated to backfill a staff person selected to assist in the coordination and support of the task force teams and overall task force objectives, if necessary; and
4. That funding in the amount of \$25,000 be allocated to increase security services; and
5. That funding for the above projects be allocated from the Protective Services Reserve and that staff be directed to amend the Financial Plan accordingly.

CARRIED

1300 *RELEASE OF ITEMS FROM CLOSED COUNCIL – Nil*

1400 *MAYOR'S REPORT*

1500 *COUNCILLORS' REPORTS*

1600 *OTHER MATTERS DEEMED EXPEDIENT*

1601 Councillor Robson expressed concern with Metro Vancouver Inspectors inspecting establishments in Maple Ridge and requested that City staff coordinate with Metro Vancouver staff to ensure enforcement of the same rules.

1700 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil*

1800     ***QUESTIONS FROM THE PUBLIC***

**Chris Mundy**

Mr. Mundy spoke to the tree bylaw and requested that a vote or a referendum on the proposed bylaw be held.

**Clotilde Castiello**

Ms. Castiello expressed concern over water use and asked whether a study will be done on the impact of the marihuana production facility in Whonnock on the local watershed. She also asked for more information on the water quality report.

**April Hazard**

Ms. Hazard asked what the Homelessness Task Force can offer in the short term to residents such as herself who live in an area where there are a large number of homeless. She outlined a number of issues and concerns and questioned why more is not being done about drug dealing in the neighbourhood and why the RCMP and the Bylaws Department are not responding to calls and complaints about the issues and about unsightly properties in the vicinity.

**Bill McCallion**

Mr. McCallion asked whether the Mayor and Council members can state that the marihuana production facility being development in Whonnock is a bad idea.

1900     ***ADJOURNMENT*** – 9:56 p.m.

Certified Correct

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N. Read, Mayor

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C. Marlo, Corporate Officer

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES

April 21, 2015  
Mayor's Office

PRESENT:

Nicole Read, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

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1. 2011-063-RZ

LEGAL:	Lot 107, District Lot 242, New Westminster District, Plan NWP46729
LOCATION:	20974 123 Avenue
OWNER:	Twin Brook Developments Ltd.
REQUIRED AGREEMENTS:	Stormwater Management Covenant (Lots 1-6); Agricultural Landscaping Buffer Covenant (Lots 1-3); Tree & Root Protection Covenant (Lots 5 & 6)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-063-RZ.

CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
J.L. (Jim) Rule, Chief Administrative Officer  
Member



CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES

April 27, 2015  
Mayor's Office

PRESENT:

Nicole Read, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary


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1. 2015-036-SD

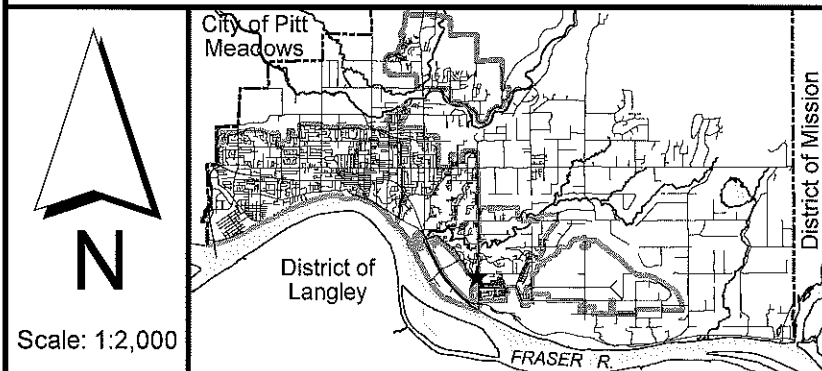
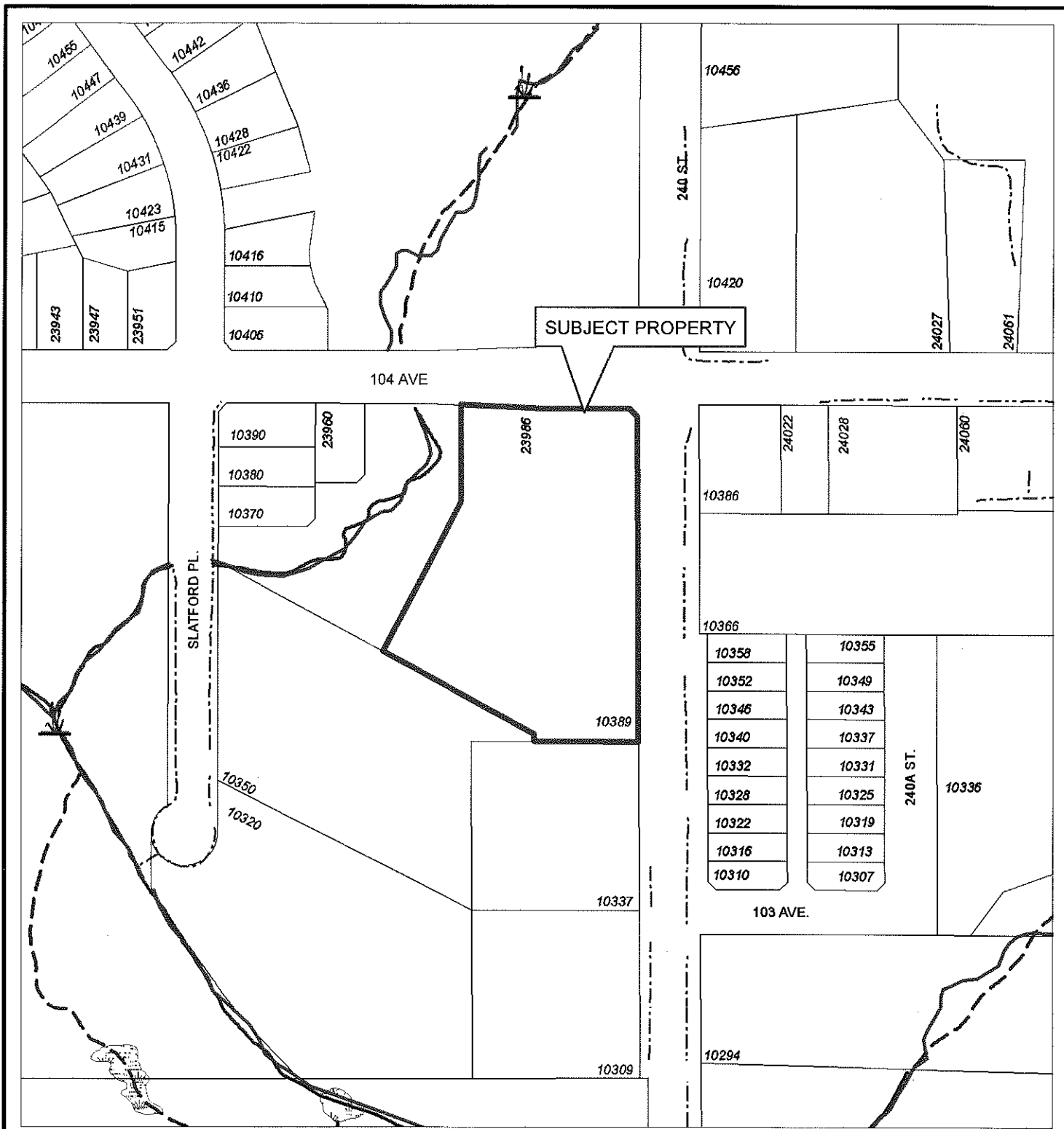
LEGAL:	Lot A, District Lot 405, Group 1, New Westminster District, Plan BCP45801 Except: Phases One, Two & Three, Strata Plan EPS763
LOCATION:	23986 104 Avenue
OWNER:	Spencer Brook Estates Ltd.
REQUIRED AGREEMENTS:	Release of Covenant No. S94307 (Floodplain)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2015-036-SD.


CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
J.L. (Jim) Rule, Chief Administrative Officer  
Member



## 23986 104 AVENUE



**MAPLE RIDGE**  
British Columbia

**CITY OF MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Feb 24, 2015

FILE: 2015-036-SD

BY: PC

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE  
MINUTES

May 4, 2015  
Mayor's Office

PRESENT:

Nicole Read, Mayor  
Chairman

J.L. (Jim) Rule, Chief Administrative Officer  
Member

Amanda Allen, Recording Secretary

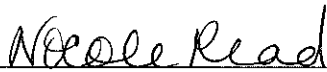
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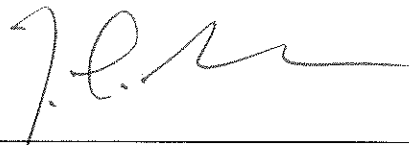
1. ABBINETT, COREY

LEGAL:	Lot 4, Section 16, Township 12, New Westminster District, Plan LMP25296
LOCATION:	11941 237 Street
OWNER:	Corey Abbinett
REQUIRED AGREEMENTS:	Release of Covenant BJ285736 (No Suite) Release of Covenant BJ285738 (Exterior Design Control)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO COREY ABBINETT.

CARRIED

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
J.L. (Jim) Rule, Chief Administrative Officer  
Member







## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	May 12, 2015
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2011-081-RZ
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Addendum Report – Options 23940 104 Avenue		

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### EXECUTIVE SUMMARY:

This application was considered by Council on April 28, 2015 for first and second reading of Official Community Plan Amending Bylaw No. 7120-2014, and second reading of Zone Amending Bylaw No. 6906-2012, and was deferred with the following resolution:

***“That Application 2011-081-RZ be deferred to no later than the May 12, 2015 Council meeting to allow discussion between staff and the applicant of the possible provision of an amenity contribution.”***

Staff and the applicant met on April 29, 2015 to discuss the potential of a voluntary amenity contribution. The applicant is proposing to contribute an amount of \$3,100.00 per lot. For this development, the amount would be equivalent to \$210,800.00 for 68 lots. Alternatively, the applicant has offered to build washroom/changeroom facilities.

### RECOMMENDATION:

This report is submitted for information purposes; no resolution is required.

### DISCUSSION:

#### a) Background Context:

A report recommending giving second reading to Zone Amending Bylaw No. 6906-2012, and first and second reading to Official Community Plan Amending Bylaw No. 7120-2014 and forwarding the application to Public Hearing (see Appendix A) was deferred at the April 28, 2015 Council Meeting. During the discussion, Council determined that the application would be deferred to explore the applicant's willingness to contribute a Community Amenity Contribution as a component of the application. The following resolution was passed:

***“That Application 2011-081-RZ be deferred to no later than the May 12, 2015 Council meeting to allow discussion between staff and the applicant of the possible provision of an amenity contribution.”***

Following deferral of the application, staff met with the applicant on April 29, 2015, to discuss Council's direction.

**b) Revised Information:**

The applicant has offered to provide a Community Amenity Contribution as follows (see Appendix B):

- "1. A total amenity contribution based on the Albion Area Plan Community Amenity Program;*
- 2. Based on the proposed subdivision an amount of \$210,800.00, equivalent to \$3,100.00 per lot;*
- 3. At the City's discretion the contribution can be cash-in-lieu or Morningstar can build amenities such as the washroom/changeroom facilities that were mentioned at the Council meeting on April 28<sup>th</sup>, 2015."*

**c) Planning Analysis:**

**Official Community Plan**

The Official Community Plan (OCP) contains a policy that provides support for Community Amenity Contributions. Policy 2-9 reads as follows:

*Policy 2-9                "Density Bonuses and Amenity Contributions may be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications to help provide a variety of amenities and facilities through the municipality."*

**d) Interdepartmental Comments:**

**Parks and Leisure Services Department**

The Parks and Leisure Services Department discussed improvement projects at the Albion Sports Complex and came up with four possible options to consider for the voluntary Community Amenity Contribution:

- 1. Cash contribution toward a Community Hall in Albion.** The original Albion Community Hall was constructed in 1923 and was operated by volunteers for close to 90 years. The hall was removed in 2011 due to its poor condition. The Albion Community Club donated the value of the land the hall had been located on, approximately \$290,000, as a contribution toward a community gathering place in Albion. This funding is currently being held by the City for this purpose. A further cash contribution for a Community Hall in Albion would provide additional seed funding for this project. Council recently expressed interest in exploring the potential for a new Albion Community Hall facility during Council's 2015 Strategic Planning process.
- 2. Cash contribution for playfield lighting for the Albion Sports Complex Field #2.** There is one remaining ball field that is not lit in the complex and the Parks and Leisure Services Department has been trying to complete this project for more than fifteen years. The proposed Community Amenity Contribution is approximately half of the cost of installing playfield lighting on Field #2. The voluntary Community Amenity Contribution would be combined with future Parks and Leisure Services Department capital funding to complete

this project. This funding would enable playfield lighting to be put in place prior to lots being sold to minimize future land use conflicts.

3. **Cash contribution for changeroom facilities at the Albion Sports Complex.** The Parks and Leisure Services Department is currently working on a design for public washrooms in the vicinity of the new Albion Sports Complex Water Play Park. There may be potential to incorporate changerooms for the field sports in the proposed washroom building; however, without a plan for future playfields in this area of the park, it would be difficult to determine the best location for a combined washroom/changeroom facility at this time
4. **Construction of the washroom facility.** The Parks and Leisure Services Department currently has plans to construct washrooms and is in the process of retaining an architect to design the building. The Parks and Leisure Services Department has allocated a budget of \$305,000.00 for this project. Should Council prefer the applicant to construct the washrooms, this budget could be re-allocated to other park improvements.

**e) Next Steps:**

This addendum report is provided to Council for information purposes, to present the voluntary amenity contribution for this application. As noted above, Council has four options with respect to the contributions:

1. Cash contribution toward a community hall
2. Cash contributions for lighting;
3. Cash contributions for changeroom; or
4. Construction of washroom by applicant.

Should Council prefer that the Community Amenity Contribution be in the form of cash, the money would be held in a reserve account until such a time that the Parks and Leisure Services Capital Budget could fund the additional amount. This Parks Development Project would be identified in the Parks and Leisure Services long-term Capital Budget, which would require Council approval. Council must also approve the award of tender for construction valued at greater than \$150,000.00, therefore Council will review the allocation of this funding at some point in the future.

**Option 1: Cash contribution toward a Community Hall in Albion**

Should Council be supportive of receiving a voluntary amenity contribution in the amount of \$210,800.00 for contribution toward a Community Hall in Albion, then the "Recommendations" in the April 20, 2015, staff report, Item 1104, would be amended to include the following additional recommendation in section 6:

- x) **Receipt of a voluntary amenity contribution in the amount of \$210,800.00 to be allocated toward a Community Hall in Albion; or**

### **Option 2: Cash Contribution for Lighting**

Should Council be supportive of receiving a voluntary amenity contribution in the amount of \$210,800.00 for playfield lighting for the Albion Sports Complex Field #2, then the “Recommendations” in the April 20, 2015, staff report, Item 1104, would be amended to include the following additional recommendation in section 6:

- x) Receipt of a voluntary amenity contribution in the amount of \$210,800.00 to be allocated to playfield lighting for the Albion Sports Complex Field #2; or

### **Option 3: Cash Contribution for Changeroom Facilities**

Should Council be supportive of receiving a voluntary amenity contribution in the amount of \$210,800.00 for changerroom facilities for the Albion Sports Complex, then the “Recommendations” in the April 20, 2015, staff report, Item 1104, would be amended to include the following additional recommendation in section 6:

- x) Receipt of a voluntary amenity contribution in the amount of \$210,800.00 to be allocated to changerroom facilities at the Albion Sports Complex; or

### **Option 4: Construction of Washroom**

Should Council be supportive of the applicant constructing washroom facilities, then the “Recommendations” in the April 20, 2015, staff report, Item 1104, would be amended to include the following additional recommendation in section 6:

- x) Construction of washroom facilities, as per Parks and Leisure Services design guidelines and specifications.

### **Alternative:**

Should Council not be satisfied with the applicant’s voluntary amenity contribution, the following alternative is provided:

1. That an amenity contribution charge greater than \$3,100.00 per lot be explored. This would be a deferral.

## CONCLUSION:

This report is provided for information purposes and to update Council on what the applicant has proposed as a voluntary amenity contribution.

“Original signed by Michelle Baski”

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**Prepared by:** Michelle Baski, ASCT  
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 Kelly Swift”

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**Approved by:** Kelly Swift,  
GM: Community Development,  
Parks & Recreation Services

“Original signed by Jim Rule”

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**Concurrence:** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:  
Appendix A – Second Reading Report dated April 20, 2015  
Appendix B – Letter from Morningstar, dated May 1, 2015



## 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. 7120-2014 and  
Second Reading  
Zone Amending Bylaw No. 6906-2012  
23940 104 Avenue

**MEETING DATE:** April 20, 2015  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23940 104 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District) and R-2 (Urban Residential District), to permit a future subdivision of approximately 68 lots.

The subject property was excluded from the Agricultural Land Reserve (ALR) in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses. The property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

Council granted first reading to Zone Amending Bylaw No. 6906-2012 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on August 28, 2012.

The subject property is designated as General Urban in the Metro Vancouver Regional Growth Strategy and is within the Fraser Sewer Area, so no Regional approvals are required. However, an Official Community Plan (OCP) amendment is required to amend the Urban Area Boundary on Maple Ridge's Generalised Future Land Use Map in the OCP and to re-designate the land from *Agricultural* to *Urban Residential* and to *Conservation* for the areas around the watercourse.

### RECOMMENDATIONS:

- 1) That, in accordance with Section 879 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. 7120-2014 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. 7120-2014 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. 7120-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014 be given first and second readings and be forwarded to Public Hearing;

- 5) That Maple Ridge Zone Amending Bylaw No. 6906-2012 be amended as identified in the staff report dated April 20, 2015, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedules "B" and "C";
  - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant and Access Easement for the offsite compensation works around the watercourse north-east of the subject property;
  - vi) Registration of a Restrictive Covenant for the geotechnical and floodplain report, which addresses the suitability of the subject property for the proposed development;
  - vii) Proof of submission for review or approval from the Ministry of Forests, Lands and Natural Resource Operations for changes in and about a stream prior to beginning in-stream works;
  - viii) Proof of submission of notification to the Department of Fisheries and Oceans for the relocation and enhancement of Spencer Creek and Mainstone Creek; and
  - ix) 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: Don Bowins  
Owners: John and Steve Wynnyk

Legal Description: Lot 6, District Lot 405, Group 1, New Westminster District Plan 60014

##### OCP:

Existing: Agricultural  
Proposed: Urban Residential and Conservation

##### Zoning:

Existing: RS-3 (One Family Rural Residential)  
Proposed: R-1 (Residential District) and R-2 (Urban Residential District)



## Surrounding Uses:

North:	Use:	Park and Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential and Parks within the ALR
South:	Use:	Agricultural (Horse Training Facility)
	Zone:	RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Park and Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Conservation and Urban Residential
West:	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc.)
	Designation:	Parks within the ALR
Existing Use of Property:		Vacant
Proposed Use of Property:		Single Family Residential
Site Area:		5.3 ha (13 acres)
Access:		104 Avenue and Slatford Place
Servicing requirement:		Full Urban

## 2) Background:

The subject property was excluded from the ALR in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses, and the property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks. In 2008, the property was removed from the Green Zone in the Livable Region Strategic Plan, and in 2011 was re-designated General Urban in the Regional Growth Strategy.

At the March 27, 2012 Council Meeting, Council defeated staff's recommendation to defer first reading of Zone Amending Bylaw No. 6906-2012 pending adoption of an Albion Flats Concept Plan. The motion was amended that Zone Amending Bylaw No. 6906-2012 be deferred for a period of no longer than four months, at which time an updated recommendation from staff would be brought forward to Council. At the August 28, 2012 Council Meeting, Council defeated staff's recommendation to defer first reading of Zone Amending Bylaw No. 6906-2012 pending the outcome of the exclusion applications for properties to the north of 105 Avenue and the subsequent adoption of an Albion Flats Concept Plan. First reading was granted on August 28, 2012, and the applicant was directed to provide further information as described on Schedules A, C, and G of the *Development Procedures Bylaw No. 5879-1999*, along with a Subdivision application (see Appendix A for previous Council reports and Council resolutions).

### **Timeline:**

Pursuant with the Council Resolution, a letter was sent on September 12, 2012 requesting the information required on Schedules A, C, and G and the Subdivision application. The applicant worked on the subdivision layout and requested variances to the setback to the creeks. In order to compensate for the reduced environmental setbacks, the applicant needed to provide a net benefit to the environment. Offsite compensation works to the north-east of the site were incorporated into the development plan to accomplish this net benefit. The applicant made their application for the Watercourse Development Permit application on July 11, 2014, the Subdivision application on September 25, 2014, and the Development Variance Permit application on February 16, 2015. Near the end of 2014, the application changed hands from Genstar to Morningstar Homes, resulting in further changes to the subdivision layout and proposed zoning. An updated Environmental Assessment, Subdivision Plan, and Geotechnical Report were received in February 2015, and the Development Information Meeting was held on March 5, 2015. Based on the review of the submitted information, the application is considered feasible and able to proceed for second reading and Public Hearing.

### **3) Project Description:**

The subject property is located on the southwest corner of 104 Avenue and Slatford Place and is approximately 5.3 ha (13 acres) in area (see Appendix B). The subject property is bounded to the north by 104 Avenue and RS-1b (One Family Urban (Medium Density) Residential) zoned properties; to the east by Spencer Creek and Slatford Place and RS-1b (One Family Urban (Medium Density) Residential), RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) zoned properties; to the south by an RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) zoned agricultural property that is still within the ALR; and to the west by a city-owned Fairground and playing fields (CD-4-88 Comprehensive Development zone).

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to 10 R-1 (Residential District) zoned lots on the north of the property, and 58 R-2 (Urban Residential District) zoned lots on the interior of the property.

### **4) Planning Analysis:**

#### **i) Official Community Plan:**

The subject property is designated *Agricultural*, and is within the Albion Flats Area Plan boundaries (see Appendix C). As this application is proceeding in advance of the Albion Flats Area Plan, an OCP amendment to re-designate the subject property from *Agricultural* to *Urban Residential* and *Conservation* is required. The OCP Land Use Schedule will also need amending to include the subject property within the Urban Area Boundary (see Appendix D).

The proposed OCP designation is *Urban Residential – Major Corridor*, as 104 Avenue is identified as a Major Corridor on Figure 4 of the OCP. The *Urban Residential – Major Corridor* designation includes ground-oriented housing forms such as single-detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential infill policies. The R-1 (Residential District) and R-2 (Urban Residential District) zones are in compliance with the OCP designation.

ii) **Albion Flats and the Agricultural Land Reserve:**

As noted above, the subject property is designated *Agricultural*, and is within the Albion Flats Area Plan boundaries.

The history of the Albion Flats Area Plan process was presented at the Council Workshop of March 16, 2015. A report on the land use options and process is being prepared for Council discussion to be presented at an upcoming Council Workshop meeting. The Area Plan will determine future land uses, including land uses to the south of the subject property, which have not yet been determined. The proposed subdivision plan suggests future road connections that may or may not occur, depending upon the outcome of the area plan process.

The subject property was excluded from the Agricultural Land Reserve (ALR) in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses. The property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

Additionally, in October 2011, the Agricultural Land Commission discussed the Albion Flats Concept Plan and provided the following decision related to this area of the plan (Appendix E):

*"...that while the Commission is prepared to cooperate towards future commercial or industrial development at Albion Flats, it will do so in conjunction with restoration of an agricultural future of that part of Albion Flats lying to the north of 105 Avenue; and that focusing on the area north of 105 Avenue, the Commission will expect the DMR to undertake a comprehensive review of drainage and stream flow condition in the Road Thirteen Dyking District with a view to resolving issues identified in the Golder Associates overview agricultural assessment and the HB Lanarc environmental baseline report, that review to include:*

- preliminary consultation with Fisheries and Oceans Canada,*
- preparation of an agricultural remedial action plan...to address all relevant issues including but not limited to drainage, long-term access, buffering or consolidation, and*
- design to ensure that traffic patterns enable practical access and use by farm vehicles;*

*AND THAT the Commission will expect DMR to submit an application under section 29 of the Agricultural Land Commission Act to exclude from the ALR the land lying south of 105 Avenue and west of 240 Street together with any remnant areas elsewhere in DMR identified by the Commission as being unsuitable for agriculture; Commission approval of such an application may be in part or in whole conditional on progress toward the foregoing action plan;"*

The above suggests that exclusion of the lands to the south 105 Avenue is dependent upon a remedial action plan for lands to the north of 105 Avenue. One of the key issues will be funding the drainage improvement required for the area. The land use options and process report currently being prepared will highlight this issue. One option Council could consider is that a fee is charged to each property to contribute to the required drainage improvements. As this application is being advanced ahead of the remedial action plan and Area Plan, any new lots created would be exempt from paying the drainage improvement fee, unless required as a condition of zoning approval.

iii) **Metro Vancouver:**

The subject property is designated *General Urban* in the Regional Growth Strategy and is within the Metro Urban Containment Boundary. The subject property is also located within the Fraser Sewerage Area. No regional approvals are required.

iv) **Zoning Bylaw:**

As discussed above, the proposed OCP designation is *Urban Residential – Major Corridor*, as 104 Avenue is identified as a Major Corridor on Figure 4 of the OCP. Although the subject property is considered as a whole to be along a major corridor, Spencer Creek bisects the property in such a way that the properties fronting 104 Avenue should be considered *Major Corridor*, whereas the properties within the development site, which are accessed by Slatford Place, should be considered *Neighbourhood Residential Infill*. It is also noted that these lands abut lands in the ALR and given that the *Agricultural* land use designation remains, lower density use remains the most appropriate.

The proposed R-1 (Residential District) lots to the north are proposed to be wider than what is required under the zone (15.5m (51ft) proposed, versus 12m (39ft) required), in order to be consistent with the RS-1b (One Family Urban (Medium Density) Residential) zoned properties to north, across 104 Avenue, which have a minimum width requirement of 15m (49 ft). The minimum lot area for R-1 (Residential District) zoned lots is 371m<sup>2</sup> (4,000ft<sup>2</sup>). The R-1 (Residential District) lots are proposed to be a minimum of 465m<sup>2</sup> (5,000ft<sup>2</sup>), up to 580m<sup>2</sup> (6,240ft<sup>2</sup>).

The minimum lot area for R-2 (Urban Residential District) zoned lots is 315m<sup>2</sup> (3,390ft<sup>2</sup>). The R-2 (Urban Residential District) lots are proposed to be a minimum of 315m<sup>2</sup> (3,390ft<sup>2</sup>) up to 541m<sup>2</sup> (5,800ft<sup>2</sup>) (see Appendices F and G). Note that Zone Amending Bylaw No. 6909-2012 has been amended since it received first reading on August 28, 2012 to revise the RS-1B (One Family Urban (Medium Density) Residential) zone to the R-1 (Residential District) zone, and to revise the R-1 (Residential District) zone to the R-2 (Urban Residential District) zone.

Both *Urban Residential – Major Corridor* and *Neighbourhood Residential* designations meet OCP Policy 3-21 for infill developments, as discussed above. Park dedication is provided along Slatford Place which will act as a natural buffer between the proposed higher density subdivision, from the existing lots fronting Slatford Place. In addition, the proposed development has paid particular attention to the following:

- the ability of the existing infrastructure to support the new development, as the development is within the Fraser Sewer Area and will meet the stormwater management requirements for handling run-off onsite without impacting neighbouring properties;
- the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area, as the development consists of single family lots, with wider lots fronting 104 Avenue to be consistent with the existing lots fronting 104 Avenue;
- the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties, as the development will consist of three-storey, single-family homes, which is slightly taller than permitted within the surrounding area, but consistent with newer developments;

- the location, orientation, and visual impact of vehicle access/egress in relation to:
  - i. adjacent developments, as only one additional road access is provided off Slatford Place; and
  - iii. the pedestrian environment, as walkway are provided to access the neighbouring park;
- minimizing adverse parking and traffic impacts on the existing neighbourhood, as two off-street parking spaces are provided per lot, as well as additional on-street parking being provided;
- a gradual transition of scale and density through the design of building mass and form, such as:
  - ii. location of lower density components towards the perimeters of a site, as provided along 104 Avenue; and
  - iii. concentration of density to the centre of a development or towards a non-residential boundary, as provided for the proposed R-2 (Urban Residential District) zoned lots;
- retention and preservation of significant trees, other natural vegetation, and environmental features, as Spencer and Mainstone Creek will be significantly enhanced and improved as a condition of the development of the subject property; and
- maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods, through developing single family development, rather than multi-family development, as could otherwise be permitted under the *Urban Residential – Major Corridor* designation.

v) **Off-Street Parking and Loading Bylaw:**

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*, and will need to comply with Section 403 (7) of the *Zoning Bylaw No. 3510-1985*, which states that there needs to be 7.5m (25ft) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the *Zoning Bylaw* also prohibits a driveway that is within 7.5m (25ft) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

vi) **Proposed Variances:**

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

- To increase the maximum height of the R-1 (Residential District) zoned lots from 9m (30ft) to 11m (36ft)
- To increase the maximum height of the R-2 (Urban Residential District) zoned lots from 9.75m (32ft) nor 2 storeys to 11m (36ft) and 3 storeys

The requested variances to increase the maximum allowable heights in the R-1 (Residential District) and R-2 (Urban Residential District) zones will be the subject of a future report to Council.

vii) **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.

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

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

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

viii) **Advisory Design Panel:**

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

ix) **Development Information Meeting:**

A Development Information Meeting was held at Samuel Roberson Technical Secondary School on March 5, 2015. Approximately four 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:

- a) A resident expressed concern over the watercourse area increasing the amount of mosquitos in the area.
- b) A resident expressed concern with the parking along 104 Avenue, especially when there are events at the park.
- c) Two residents expressed concern over the lot sizes fronting 104 Avenue.

The following are the applicant’s responses provided in response to the issues raised by the public:

a) **Long-Term Mosquito Management:**

*“The Wynnbrook development is not set up to have ponds within the subdivision. The riparian areas of Spencer Creek and Mainstone Creek are all part of a flowing watercourse system. We don't anticipate any mosquito management issues once the site is built out.”*

**Short-term issue during construction:**

*“During soil deposition and construction, temporary ponds and linear ponds are actively used for treatment of suspended solids. When in use, stagnant conditions which would encourage mosquito development will not occur. In fact, the amended ESC plan for the southern section has a treatment plant instead of a pond.*

*The northern portion of the property has a linear ditch system with stagnant conditions at this point in time. This is because the site is dormant until spring. Once temperatures reach 10 to 12°C or more at night, mosquito larvae could populate the ponds and ditches. It is not expected that this would occur prior to mid-April. We will keep an eye on these ditches if the site is still dormant and report if mosquito larvae are present. If appropriate we would manage mosquitoes at that time, mainly through physical means such as drainage of any wet areas."*

- b) *"The subdivision will create 50 additional on-street parking spaces and a walkway connecting the road to the park area."*
- c) *"The frontages of the proposed lots fronting 104 Avenue are consistent with the existing RS-1b (One Family Urban (Medium Density) Residential) zoned lots fronting 104 Avenue."*

x) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading. In addition to onsite park dedication, offsite park dedication to the north-east is being provided for additional enhancement and restoration works in connection with Spencer Creek, for compensation for the reduced watercourse setbacks (see Appendices B and I).

5) **Environmental Implications:**

The subject property was formerly farmed and consists of old pasture and fill. The property is currently overgrown by reed canarygrass, blackberry and other grass species. The creeks were channelized when the Albion Flats were diked and a floodgate was installed at the confluence of Spencer Creek with Kanaka Creek. Spencer and Mainstone Creeks are ditched with eroding oversteepened banks with slow-flowing silty channels. Both creeks are fishbearing and have coho and other salmonids that utilize this reach for winter rearing, though summer rearing is limited by low water flows. The subject property has little potential for trees due to high groundwater table and poor soil conditions. The subject property is partially located within the Fraser River 200 year floodplain and soil is being deposited to raise the grade to the proposed flood construction level. A restrictive covenant for the geotechnical and floodplain requirements is a condition of final reading.

The development of the subject property involves the relocation and enhancement of reaches of both Spencer and Mainstone Creeks at their confluence. The proposed riparian area enhancements will improve the habitat for red-legged frogs, an identified species at risk, by providing a treed riparian corridor. The enhancements propose an increase in high-value rearing instream habitat, an increase in high value riparian habitat, and offsite instream enhancements upstream, north-east of 104 Avenue (see Appendices I and J).

A notification of the relocation and enhancement to the watercourses was provided in May 2013, to the Urban Development Group of the Department of Fisheries and Oceans. Recent correspondence from the Ministry of Forests, Lands, and Natural Resource Operations indicates that the Environmental Assessment and enhancement works will need to be audited by them as well. This proof of submission for review or approval will be a condition of final reading. A Watercourse Protection Development Permit and Natural Features Development Permit are required to accompany this rezoning and subdivision application.

## **6) Agricultural Impact:**

The subject property was excluded from the ALR in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses, and the property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

An Agricultural Impact Assessment and Groundwater Impact Assessment were provided for the development as the subject property abuts agricultural land within the ALR that is currently in use as a horse training facility with accompanying horse barns and facilities. The proposed development will require imported fill for foundations for buildings, roads, and driveways, resulting in increased local runoff. All increased water flows will be accommodated by the stormwater management system, including: 300 mm topsoil in yards and boulevards; on-lot detention systems; in-pipe detention structures beneath the roads, and drainage into riparian areas and swales that will flow north. A portion of the water falling on the proposed development will no longer infiltrate as in the pre-development stage, which may result in a lowering of watertables in the area. Because poor drainage is the main limitation of agricultural production in the area, reducing the watertable is more likely to have a beneficial rather than a detrimental effect on neighbours.

Dust impacts during the construction phase will be temporary, as the construction phase is in the summer only, and intermittent, as it would only be an issue during northerly winds. The dust will likely mainly impact the pasture area of the farmland, rather than the more intensively used riding area. Options to mitigate the dust include water suppression and/or constructing a temporary 2m (6.6ft) fence near or at the eastern part of the property line, adjacent to the riding area.

There will be increased traffic attributed to this development, both during the construction phase and afterwards, but it will be focused either on 104 Avenue or on Slatford Place. Neither of these roads is an access point for the farming property, nor do they directly affect traffic flow where the farmland fronts onto 240 Street. Therefore, the assessment concluded that the magnitude of the impact of increased traffic on adjacent farmland will be negligible.

The noise impact will be temporary and felt mainly during construction in the southern portion of the subdivision. It would only be felt during daytime hours and animals will likely adapt to relatively constant background noise. The impact of noise is moderate in magnitude, negative in direction, and intermittent and temporary in duration. The effect of noise on pasturing horses is minor as there is some opportunity for avoidance. Options for mitigation include: communication with the farm operator to identify periods of peak noise, periods of peak sensitivity, and re-scheduling certain construction operations or concentrating training operations at a maximum distance from active construction at any one time; temporary noise barriers; and/or early establishment of a treed buffer.



The Agricultural Impact Assessment recommends a row of medium-sized trees along the proposed development and the farmland to deal with the increase in land use intensity. The best combined protection in the interest of both farmland and the proposed residential development would be an evergreen hedge. Therefore, an agricultural buffer is proposed for the development, including trees, a walkway, and a swale (see Appendix H). The future land use is unknown, but ALC Resolution #2635/2011 determined that the land south of 105 Avenue is of very limited interest to agriculture, and that the Commission will expect the City of Maple Ridge to submit an application to exclude the land lying south of 105 Avenue and west of 240 Street, along with other remnant areas elsewhere in Maple Ridge identified by the Commission as being unsuitable for agriculture. Based on this resolution, it is expected that the lands to the south will at some point be excluded from the ALR and that the need for this agricultural buffer is somewhat temporary in nature.

## **7) Traffic Impact:**

As the subject property is located within 800 metres of an intersection of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

The intersections of 104 Avenue at both Slatford Place and 105 Avenue are to be reconstructed with button-type traffic circles as a condition of rezoning. Existing curb-returns at these intersections will need to be re-built to accommodate the traffic circles. Driveway letdowns on 104 Avenue will need to be designed in a way that does not interfere with the safe use of the equestrian trail that runs between the back of the sidewalk and the property line. A sidewalk connection between 104 Avenue and the new road into the subdivision will need to be provided.

## **8) Interdepartmental Implications:**

### **i) Engineering Department:**

In addition to the intersection improvements noted above, the west side of Slatford Place will require full urban upgrading including widening, curb and gutter, sidewalk and streetlighting at the subdivision stage. Any improvements to the sanitary sewer will be provided by the developer as a condition of rezoning. The developer will also need to eliminate the aerial wires and poles on the west side of Slatford Place as a condition of rezoning. Storm sewer and watermain works and services will be done as a condition of subdivision.

### **ii) Parks & Leisure Services Department:**

There is an existing horse trail that runs along 104 Avenue, therefore the Parks Department would like to work with the developer to identify an appropriate trail surface in front of the new houses.

### **iii) License, Permits and Bylaws Department:**

A geotechnical and floodplain assessment will need to be provided as the subject property is partially within the Fraser River 200 year floodplain. A geotechnical and floodplain restrictive covenant will be registered as a condition of final reading.

**iv) Fire Department:**

The initial subdivision layout showed a dead-end street running north/south on the west side of the property. The Fire Department requested a temporary hammerhead turn-around to be installed on the south end of the dead-end street to accommodate vehicle turn-around until development to the south occurs. The subdivision layout has since been revised to provide two temporary hammerhead turn-arounds for the north/south running streets to accommodate vehicle turn-around until development to the south occurs.

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

Pursuant to Section 881 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 26, 2015. The proposed amendment to the OCP would affect the student population for the catchment areas currently served by Albion Elementary and Samuel Robertson Technical Secondary. The School District has confirmed that Albion Elementary has an operating capacity of 438 students, and for the 2014-15 school year, the student enrollment is 558 students, including 151 students from out of catchment.

Samuel Robertson Technical Secondary School had an operating capacity of 600 students and for the 2014-15 school year, the student enrollment is 802 students, including 213 students from out of catchment.

**10) 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 882 of the *Local Government Act*. The amendment required for this application, to adjust the Urban Area Boundary and change the land use designation from *Agricultural* to *Urban Residential* and *Conservation*, 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.

**11) Citizen/Customer Implications:**

A Development Information Meeting was held on March 5, 2015. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional venue for citizens to express their concern or support of the development.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7120-2014, that second reading be given to Zone Amending Bylaw No. 6906-2012, and that application 2011-081-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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**Prepared by:** Michelle Baski, ASCT  
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 David Pollock” for

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

“Original signed by Jim Rule”

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**Concurrence:** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Previous Council Reports and Resolutions  
Appendix B – Subject Map  
Appendix C – Albion Flats Area Map  
Appendix D – OCP Amending Bylaw No. 7120-2014  
Appendix E – ALC Resolution #2635/2011  
Appendix F – Zone Amending Bylaw No. 6906-2012  
Appendix G – Subdivision Plan  
Appendix H – Building Elevations and Streetscape  
Appendix I – Offsite Enhancement Works  
Appendix J – Riparian Area Planting Plan



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Maple Ridge Zone Amending Bylaw No. 6906-2012  
Lot 6, Plan 60014- Southwest corner of 104<sup>th</sup> Avenue and Slatford Place

**MEETING DATE:** March 19, 2012  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W

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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-1b One Family Urban (Medium Density) and R-1 (Residential District)(Appendix A). The proposed lot or road pattern for this site has not yet been determined. The site was removed from the Agricultural Land Reserve in 1998 and was the subject of an earlier and lengthy rezoning application process (RZ/41/00). In 2001, a similar application was received. A council report considered this proposal premature for many reasons, paramount being the need to complete a comprehensive Area Plan that would encompass all properties within the study area. Such a plan would consider environmental protection, drainage, infrastructure and transportation provisions. Council of the day endorsed a land use process that the applicant was to follow. In an August 2001 staff report, it was suggested that the Albion Flats Land Use Plan proceed after the OCP review, noting that advancing the Albion Area Land Use Plan would delay the OCP review. The OCP review occurred between 2002 and 2006 and was approved in November of 2006. The 2006 OCP identified that the Albion Flats would not be available for urban development until a comparative analysis to review land use, social, economic and environmental goals was completed. In 2009, Council directed that an Area Planning process be undertaken. Council received an update report on this process in January 2012.

During the current Albion Flats Concept planning process, the applicant submitted a new rezoning application on July 7, 2011 for residential purposes. The applicant was aware that the site is located within the Council defined Albion Flats Study Area (Appendix B). The applicants feel that their plans for a residential subdivision have been delayed long enough and that they have completed the requested studies at significant expense. The applicants feel the proposed use is appropriate and will blend in well with whatever uses emerge in the vicinity.

While it is recognized that the owners of the land have spent considerable time and effort in advancing their application, the recent comments from the ALC need to be taken into account. Given the ALC comments and given that the OCP directed Albion Flats Concept Plan Study (Appendix C) is ongoing, it is recommended that this application be considered premature and be deferred until the current Albion Flats Concept Plan is completed and approved. The highest and best use of this land is yet to be determined based on community needs, senior agency approvals and the numerous OCP objectives, particularly those surrounding the need to enhance employment generating and shopping opportunities in the District. A decision at this time to allow residential use of this strategic parcel of land may negatively impact future land use options for the entire Albion Flats study area south of 105<sup>th</sup> Avenue.

At this point, the Agricultural Land Commission supports future commercial and employment development on the south side of 105<sup>th</sup> Avenue. The loss of any land in this area of the Albion Flats could limit commercial/employment options in the area. The 2011 Albion Flats Concept Plan forwarded to the ALC showed civic, environmental and community garden uses for the applicants site. These uses may have to be accommodated elsewhere in the study area if not on this site. This could only be accomplished on lands south of 105<sup>th</sup> Avenue and would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a reconfiguration of the land uses south of 105<sup>th</sup> Avenue to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use, or needed to accommodate the relocation of civic uses currently situated elsewhere on the plan. Should the ALC exclude lands on the north of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

#### RECOMMENDATION:

That Zone Amending Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Jorden Cook Associates
Owner:	John Wynnyk Steve Wynnyk

Legal Description:	Lot: 6, D.L.: 405, Plan: 60014
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OCP:	
Existing:	Agricultural
Proposed:	Urban Residential

Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential) and R-1 (Residential District)

Surrounding Uses:	
North:	Use: Park and Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (medium density) Residential)
	Designation: Urban Residential and Parks within the ALR
South:	Use: Agricultural Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Agriculture
East:	Use: Park and Single Family Residential

	Zone:	RS-1b (One Family Urban (medium density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
West:	Designation:	Conservation and Urban Residential
	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc)
	Designation:	Parks within the ALR

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	5.304 HA. (13 acres)
Access:	104 Avenue and Salford Place
Servicing requirement:	Full Urban

**b) Project Description:**

At this time the current application has been assessed to determine its compliance with the Official Community Plan 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 if Council grants First Reading. Such assessment may impact proposed lot boundaries and yields, Official Community Plan designations and Bylaw particulars, and may require application for further development permits.

**c) Background:**

A number of staff authored background reports were prepared for Council's consideration throughout 2001 in regards to the initial Albion Flats Land Use Plan. All recommended that before advancing any development applications in the Albion Flats that the proper background studies be completed. Council gave preliminary support in 2001 to rezoning the subject property, contingent upon the landowners at their own expense undertaking site analysis works including a land use concept plan, stormwater management strategy, and drainage study. This work was undertaken in cooperation with other landowners and included preliminary servicing, drainage, environmental and transportation studies. However, this work did not proceed to Second Reading or Public Hearing. During this period of time the District was commencing a review of the Official Community Plan. It was during this work that the overall Albion Flats again became a significant discussion point. It was understood that the site was outside the Urban Area Boundary and Fraser Sewer Area, and the "Green Zone" designation of the site became apparent at this time. The Green Zone designation meant that any lands designated for Agriculture would require GVRD approval prior to development occurring, even if the properties were no longer within the Agricultural Land Reserve. In the newly adopted Official Community Plan, this site, along with 5 other areas, was given a "Starred" designation indicating that Regional consideration was required.

As a result of the adoption of the 2006 OCP and its policies (6-15, 6-16) to undertake comprehensive strategic planning, the Albion Flats was identified as being unavailable for urban development until a comprehensive analysis of potential land uses, social, economic and environmental goals was completed. However, being a "Starred" property, Council requested that the Region remove this property (along with 5 other sites) from the Green Zone. In October 2008, Metro Vancouver granted this request for removal. The property was therefore considered available for urban development, subject to the completion of an Official Community Plan amendment and a rezoning application.

In November of 2009 Council gave approval to an Albion Flats Area Planning Process to begin with a defined study area that included this strategically located site. On January 11, 2010 Council directed that a concept plan be prepared; the Agricultural Land Commission was advised of the work programme and HB Lanarc was hired to proceed with the study. In early May 2011, Council endorsed a Concept Plan which was forwarded to the Commission for consideration. The Concept Plan as endorsed by Council indicated the subject property would be used for community garden plots, conservation, and a playing field.

The Commission responded in late November 2011 they were prepared to cooperate towards future commercial and industrial development at Albion Flats in conjunction with restoration of an agricultural future for lands north of 105<sup>th</sup> Avenue.

Council received a report in January 2012 on the implications of the Commissions comments. Council has directed that an application for the lands south of 105<sup>th</sup> Avenue be prepared. Prior to taking this step, however, Council has advised the property owners north of 105<sup>th</sup> Avenue that they may wish to privately pursue the exclusion of their land through an application by landowners. The Council endorsed option identifies that the District will proceed with an exclusion application on lands to the south in the fall of 2012.

Once acted on by Council, this Commission decision opens up a significant economic development opportunity for all lands south of 105<sup>th</sup> Avenue irrespective of whether or not they are currently in the Agricultural Land Reserve. The subject site at Slatford and 104<sup>th</sup> Avenue is such a site where new and higher uses could now be considered in light of changes in the immediate area. The delays and personal expense incurred by the property owners over the last two decades should be acknowledged. However, the strategic nature of this site within the Albion Flats and its potential for greater community benefit demands consideration. There remain numerous unanswered questions regarding the optimum future use of the entire Albion Flats area to generate the maximum employment, business/commercial uses and recreational and agricultural use. This site may have a role to play in this optimization process of the bigger area. This land may be called upon to accommodate uses displaced by commercial uses seeking to optimize their footprints closer to Lougheed Highway. These are significant questions that can only be answered by looking at the Albion Flats in its entirety, once the available land base is known, and community priorities are clarified. For these reasons, it is not recommended at this time that properties within the Albion Flats Concept Plan study area be advanced on a parcel by parcel basis.

In its November 2011 letter, the Commission has required that the District prepare a comprehensive review of drainage and stream flow conditions in the area. This study is anticipated to begin in the fall of this year. A component of this work will include an estimate of the costs for drainage improvements, as well as a discussion regarding how such improvements would be funded or whether developing properties will contribute.

Residential development of this site may not contribute significantly to achieving Council's goal of improving long term commercial and employment opportunities within the District. It could in fact hinder such efforts as the land base available for commercial employment or community uses could shrink considerably, and the compatibility of these different land uses would also be questionable. The subject site represents 5.3 hectares (13 acres) or about 12% of the available privately owned land south of 105<sup>th</sup> Avenue. This is a significant portion and represents a prime opportunity, especially if the ALC rejects future requests from landowners north of 105<sup>th</sup> Avenue to exclude their lands. However, should the ALC exclude lands on the north side of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

d) **Planning Analysis:**

**Official Community Plan:**

Although designated Agricultural, the site also carries an OCP notation referring to specific Albion Flats (6.2.3) OCP Objectives and Policies that need to be taken into consideration before development can proceed. The OCP requires the District to coordinate its efforts in the Albion Flats with other jurisdictions to meet community, Regional and Provincial goals. Specifically the District must coordinate with Metro Vancouver, the ALC and Federal and Provincial agencies in determining the fate of the Albion Flats study area, of which this parcel is a part.

The OCP policies further require:

*“Council prior to giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will: develop and implement a comprehensive Strategy as outlined in 11.1.3 and collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals or what is known as a balanced triple bottom line analysis”.*

This work is not completed but is in progress under the current Albion Flats Concept Plan process. A component of this required OCP work is the recently completed Agricultural Plan (2010), the future Urban Area Boundary Review, and the soon to begin Commercial and Industrial Land Use Strategy. All of these plans and studies have a direct impact on the potential use of this site and the Albion Flats in general.

Should this application proceed in advance of the Area Plan, an OCP amendment to re-designate the site from Agricultural to Urban Residential will be required. The Urban Area Boundary will also need amending to include the site within the Urban Area Boundary.

**Zoning Bylaw:**

The current application proposes to rezone the property located at Slatford Place and 104<sup>th</sup> Avenue from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District). The lands to the north and east contain lots zoned RS-1b. The introduction of the smaller R-1 lot is intended to increase density and lot yield. Any variations from the requirements of the proposed zone(s) will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas associated with Spencer and Mainstone creeks which flow through the site.



Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement for the natural environment and for development that is protected from hazardous conditions for;

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

to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

**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) Parks Department;
- e) School District;
- f) Agricultural Land Commission;
- g) Ministry of Environment;
- h) Metro Vancouver.

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) Alternatives:**

Council can choose to grant first reading to this rezoning application which would essentially earmark the site for residential uses and remove the (5.3 ha – 13 acres) site from the critical south-east portion of the Albion Flats Study Area. This loss would constitute approximately 12 % of the available non-government owned lands (39 ha) south-east of 105<sup>th</sup> avenue. Should Council wish to proceed with this option the following resolution must be passed: namely,

1. Grant First Reading of Zone Amending Bylaw No. 6906 – 2012 and consider the following in respect of an amendment to the Official Community Plan:

In respect of Section 879 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. School District Boards, 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 District'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 Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. Watercourse Protection Development Permit Application (Schedule F);
4. Natural Features Development Permit Application (Schedule G);
5. Subdivision Application, as per attached requirements.

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

**CONCLUSION:**

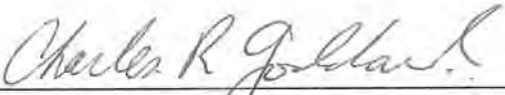
The lands strategic location within the Albion Flats Study Area and the many unanswered questions related to potential development of the larger area. This site will likely form a strategic piece of the overall land use puzzle.

While the applicant has sought residential development for many years and has faced both significant expense and some hurdles not of his own making, the fact remains that the residential use for the site does not appear to be the highest and best use. The insertion of residential uses could add a source of conflict to future commercial, employment or civic uses anticipated to be in the area. These users need large, highly visible tracts of lands.

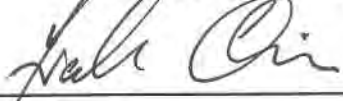
The Agricultural Land Commission favours future development to be on the south side of 105<sup>th</sup> Avenue. The loss of any land in this area of the Albion Flats will limit commercial options in the area. This would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a

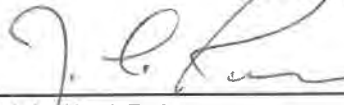
reconfiguration of the land uses on the draft Concept Plan to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use or to accommodate the relocation of civic uses currently situated elsewhere on the plan. Lastly it is noted that the ALC has required that a comprehensive drainage study be prepared for the Albion Flats. It is anticipated that any drainage improvements required would be shared by those owners situated south of 105<sup>th</sup> Avenue. Should this project advance, this applicant would not be contributing to the ALC required drainage improvements.

Therefore, it is recommended that this application for residential uses be considered premature and not proceed but be deferred until Albion Flats Concept Plan is completed and approved.

  
Prepared by: Charles R. Goddard BA MA  
Manager of Development and Environmental Services  
Approving Officer

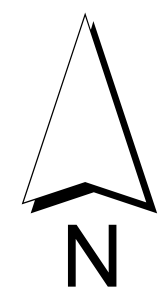
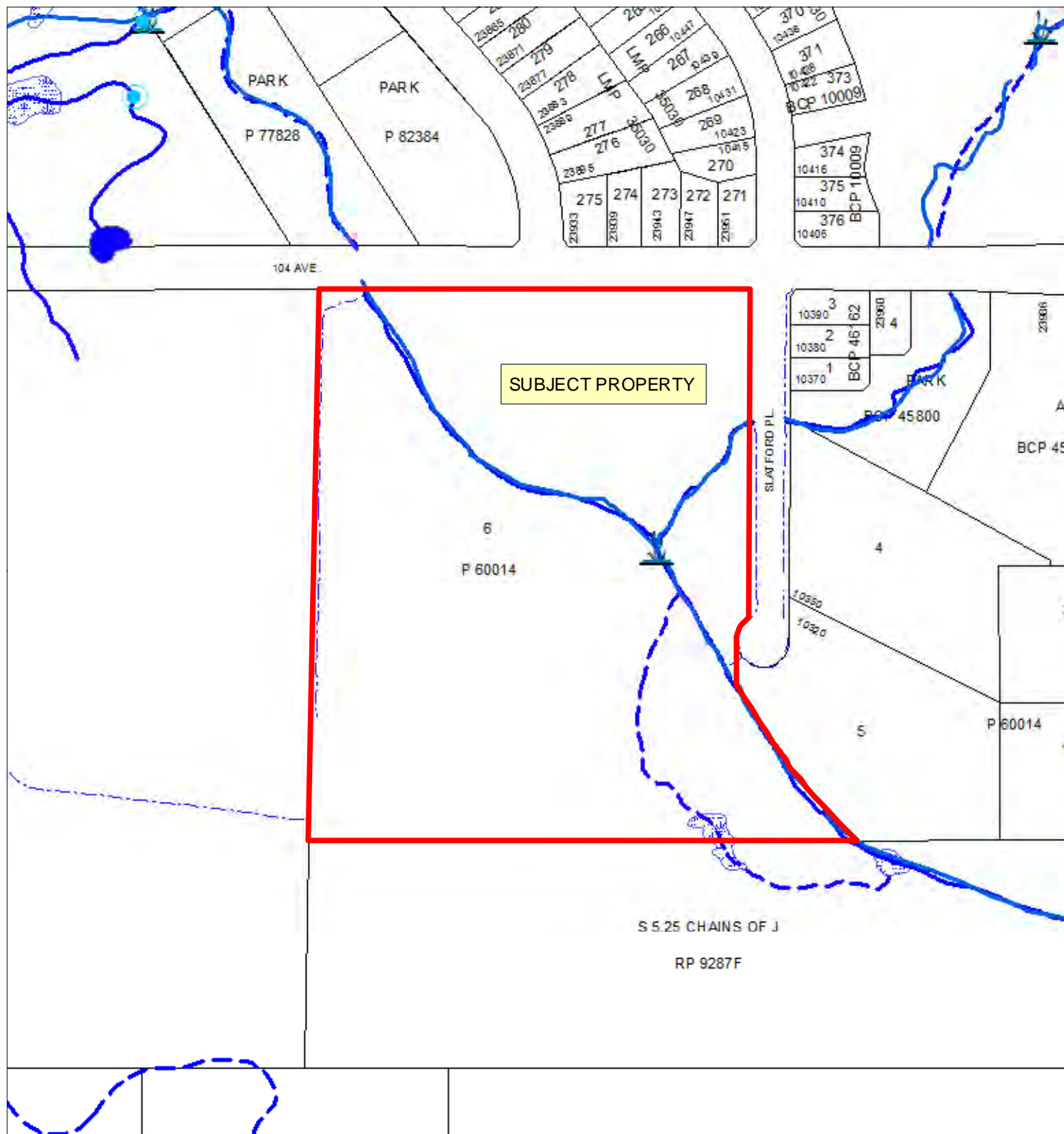
  
Approved by: Christine Carter, M.PL, MCIP  
Director of Planning

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

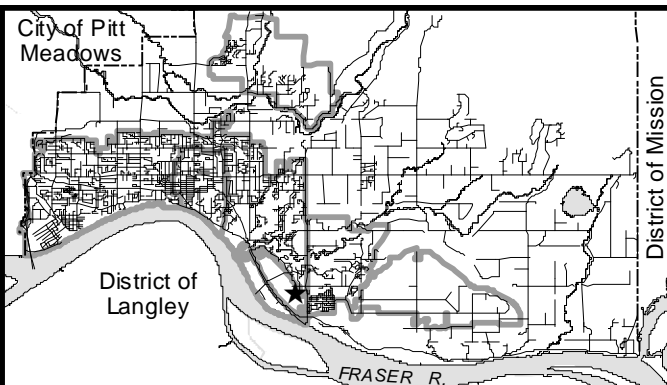
  
Concurrence: J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Albion Flats Study Area Map
- Appendix C – Draft Concept Plan
- Appendix D – Zone Amending Bylaw No. 6906-2012



SCALE 1:2,500



ROLL #94165-0600-6  
S/W CORNER SLATFORD PL & 104 AVE



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Aug 16, 2012 FILE: 2011-081-RZ

BY: DT







# Draft Concept Plan



Proposed Land Use	Area hectares*	Area acres*
Agricultural Fairgrounds & Farm Cluster	5.6	13.8
Agriculture Fields & Community Garden	4.6	11.4
Auto Oriented Regional Serving Retail	9.8	24.2
Mixed Employment Node, Light Industrial, Business Office & Agri-Industrial	27.2	67.2
Green Space & Stream Setbacks	42.6	105.3
Institutional (school site)	2.1	5.2
Recreation (includes multi-purpose recreation facility)	20.0	49.4
Townhouse	8.0	19.8
Transit-Oriented Mixed Use	4.8	11.8
<b>TOTAL</b>	<b>124.7</b>	<b>308.1</b>

\* Area calculations are approximate

As directed by Council, the Consultants original numbers have been refined.

## BYLAW NO. 6906-2012

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

**NOW THEREFORE**, the Municipal Council of the Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."
2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 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) and 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 \_\_\_\_\_, A.D. 20 .

READ a second time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

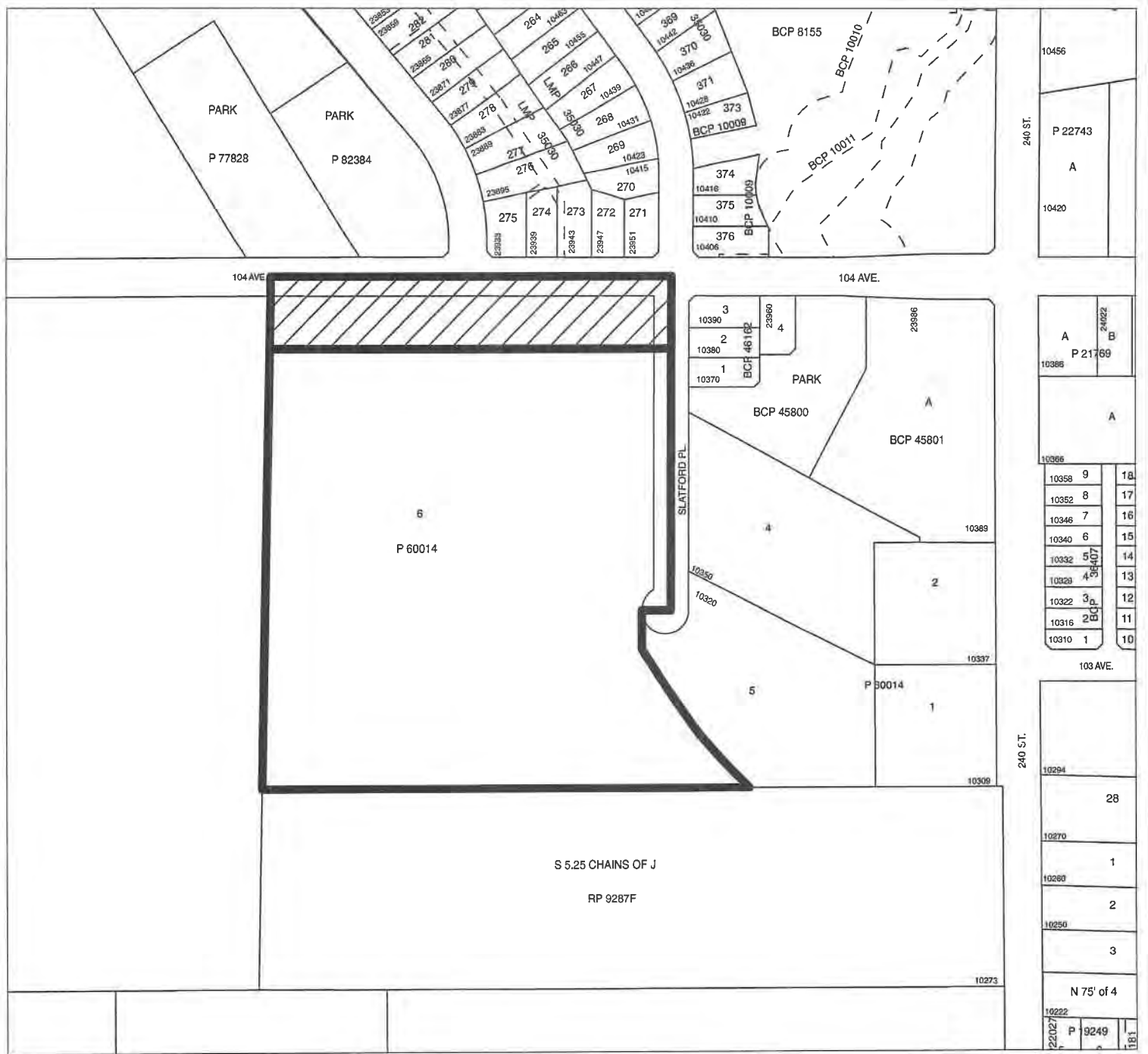
**PUBLIC HEARING** held the       day of       , A.D. 20 .

READ a third time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 .

**APPROVED** by the Minister of Transportation this       day of       , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the                      day of                      , A.D. 20   .

CORPORATE OFFICER





## MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012

Map No. 1561

From: RS-3 (One Family Rural Residential)

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



SCALE 1:3,000



That Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

AMENDMENT TO MOTION

That the motion be amended with the addition of the text 'for a period of no longer than four months, at which time an updated recommendation from staff will be brought forward to Council' following the word "deferred" and the removal of the text "pending adoption of an Albion Flats Concept Plan."

CARRIED

MOTION AS AMENDED

That Bylaw No. 6906-2012 be deferred for a period of no longer than four months, at which time an updated recommendation from staff will be brought forward to Council.

CARRIED AS AMENDED

(2011-081-RZ, Lot 6, Plan 60014 – Southwest corner of 104 Avenue and Slatford Place – to rezone from RS-3 [One Family Rural Residential] to RS-1b [One Family Urban (medium density) Residential] and R-1 [Residential District] to permit single family residential lots)

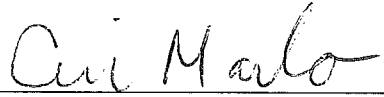
~~CARRIED~~      DEFEATED      DEFERRED      "Ernie Daykin"      MAYOR

ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
      ☐ Gen Mgr – Corporate & Financial  
      ☐ Mgr - Accounting  
      ☐ Gen Mgr – Public Works & Development  
      ☒ Dir - Planning  
      ☐ Dir - Licenses, Permits & Bylaws  
      ☐ Municipal Engineer  
      ☐ Dir - Engineering Operations  
      ☐ Gen Mgr - Com. Dev. & Rec. Services  
      ☐ Dir - Parks & Facilities  
      ☐ Dir – Recreation  
      ☐ Dir – Community Services  
      Clerk's Section  
      ☐ Corporate Officer  
      ☐ Property & Risk Manager  
      ☐ Lynn Marchand  
      ☐ Diana Dalton  
      ☐ Amanda Allen  
      ☐ Tracy Camire  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

March 27, 2012  
Date

  
Corporate Officer



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First Reading**  
**Maple Ridge Zone Amending Bylaw No.6906-2012**  
**Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014**  
**Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place**

**MEETING DATE:** August 27, 2012  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W

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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-1b (One Family Urban (Medium Density) and R-1 (Residential District) (Appendix A). The application was considered by Council on March 27, 2012 for First Reading and was deferred for a period of four months pending an updated recommendation from the Planning Department.

Since the First Reading deferral earlier this year, various discussions have taken place between the Albion Flats Area property owners and the District. Property owners on the north side of 105<sup>th</sup> Avenue are pursuing independent ALR exclusionary applications. Rulings from the ALC on these independent ALR exclusionary applications would allow the District to confirm the final ALR land use designation and therefore solidify the resulting Albion Flats Concept Plan. Should the Albion Flats Concept Plan be adopted without confirmation on whether or not the properties north of 105<sup>th</sup> Avenue will be excluded from the ALR, or isolated land uses decisions taken without consideration to the larger picture, there is potential that the adopted Albion Flats Area Plan would not reflect the best possible land use for all lands in the Albion Flats. This is due to the fact that significant portions of the total land area are north of 105<sup>th</sup> and the land use of that area could change dramatically.

Discussions have also begun between the District of Maple Ridge and the property owners of the lands north of 105<sup>th</sup> Avenue (Smart Centre's) in regards to a possible land exchange. There is potential to reconfigure the civic lands on the Albion Flats to further improve the commercial opportunities on the lands south of 105<sup>th</sup> Avenue. Any reordering of the civic facilities would dramatically affect the possible land use configuration of the lands south of 105<sup>th</sup> Avenue. The extent and affect of this reordering on land in the study area is currently unknown. These unknowns should be resolved before the Albion Flats Concept Plan is finalized.

At this point, there are several unresolved and unknown factors which need to be concluded prior to development applications proceeding in the Albion Flats Concept Plan. The forthcoming discussions by the ALC will largely determine the final concept plan for the Albion Flats. For example should lands become available for development on the north side of 105<sup>th</sup> Avenue, then the concept plan could include commercial/employment lands on the north side. If the ALR exclusion application is denied, then the only developable commercial land will be on the properties south of 105<sup>th</sup> Avenue. This would

put even more pressure on the lands south of 105<sup>th</sup> Avenue as limited space is available to create a comprehensive commercial node and community plan for this area. Once the ALC land use issues are resolved, the Albion Flats Concept Plan can then be finalized. It is therefore, recommended that this application be deferred pending the outcome of the decisions on the lands to the north of 105<sup>th</sup> Avenue.

## RECOMMENDATIONS:

That Zone Amending Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105<sup>th</sup> Avenue and the subsequent adoption of an Albion Flats Concept Plan.

## DISCUSSION:

### a) Background Context:

Applicant:	Jorden Cook Associates
Owner:	John Wynnyk Steve Wynnyk

Legal Description:	Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014
--------------------	--

OCP:	
Existing:	Agricultural
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential) and R-1 (Residential District)

Surrounding Uses:	
North:	Use: Park and Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (medium density) Residential)
	Designation: Urban Residential and Parks within the ALR
South:	Use: Agricultural Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Agriculture
East:	Use: Park and Single Family Residential Zone: RS-1b (One Family Urban (medium density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Conservation and Urban Residential

West:	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc)
	Designation:	Parks within the ALR

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	5.304 Ha. (13 acres)
Access:	104 Avenue and Slatford Place
Servicing requirement:	Full Urban

**a) Project Description:**

At this time the current application has been assessed to determine its compliance with the Official Community Plan 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 if Council grants First Reading. Such assessment may impact proposed lot boundaries and yields, Official Community Plan designations and Bylaw particulars, and may require application for further development permits.

**b) Background:**

Over the past decade, various reports were prepared regarding the Albion Flats Land Use Plan. It was agreed by Council that the highest and best use of the Albion Flats Area is combination of uses including: mixed-use commercial; auto-oriented retail; employment generating industrial uses; parks and rec space and mixed agricultural uses. The positioning of these uses into a land use plan is difficult to finalize at this point as final determination of which lands will be excluded from the ALR are not yet resolved. Property owners of the various lands have been pursuing independent ALR exclusionary applications. One ((Wymmyk) has been forwarded to the ALC at this point. The District has recently received another exclusion application (GCS Holdings Ltd –Glen Bury. It will be forwarded to Council in August 2012 for consideration.

Prior to sending any applications to the ALC, Council also endorsed a resolution that the District commences negotiations on a land exchange relating to the Fairgrounds and the area just north of 105<sup>th</sup> Avenue. These negotiations are underway and would be assisted by an ALC ruling regarding a ALR exclusionary application for the adjacent lands on the north side of 105<sup>th</sup> Avenue. The ruling on the Wynnyk exclusion application is expected to go before the ALC board no earlier than September 2012.

The Commission's decision in late 2011 stated that they were willing: "to cooperate towards future commercial or industrial development at the Albion Flats, in conjunction with restoration of a agricultural future for that part of the Albion lying to the north of 105<sup>th</sup> Avenue". Although conditional, this position opens up a significant economic development opportunity for all lands south of 105<sup>th</sup> Avenue irrespective of whether or not they are currently in the Agricultural Land Reserve. The subject site at Slatford and 104<sup>th</sup> Avenue is such a site where new and higher uses could be considered. The delays and personal expense incurred by the property owners over the last two decades should be

acknowledged. However, the strategic nature of this site within the Albion Flats and its potential for greater community benefit needs consideration. There remain numerous unanswered questions regarding the optimum future use of the entire Albion Flats area to generate the maximum employment, business/commercial uses and recreational and agricultural use. This site may have a role to play in this optimization process of the bigger area. This land may be called upon to accommodate uses displaced by commercial uses seeking to optimize their footprints closer to Lougheed Highway. These are significant questions that can only be answered by looking at the Albion Flats in its entirety, once the available land base is known, and community priorities are clarified. For these reasons, it is not recommended at this time that properties within the Albion Flats Concept Plan study area be advanced on a parcel by parcel basis.

In its November 2011 letter, the Commission has required that the District prepare a comprehensive review of drainage and stream flow conditions in the area. This study is anticipated to begin in the fall of this year. A component of this work will include an estimate of the costs for drainage improvements, as well as a discussion regarding how such improvements would be funded or whether developing properties will contribute. All parties in the study area should contribute to resolving this common area wide problem.

Residential development of this site may not contribute significantly to achieving Council's goal of improving long term commercial and employment opportunities within the District. It could in fact hinder such efforts as the land base available for commercial/employment or community uses could shrink considerably, and the compatibility of these different land uses would also be questionable. The subject site represents 5.3 hectares (13 acres) or about 12% of the available privately owned land south of 105<sup>th</sup> Avenue. This is a significant portion and represents a prime opportunity, especially if the ALC rejects future requests from landowners north of 105<sup>th</sup> Avenue to exclude their lands. However, should the ALC exclude lands on the north side of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

**d) Planning Analysis:**

**Official Community Plan:**

Although designated Agricultural, the site also carries an OCP notation referring to specific Albion Flats (6.2.3) OCP Objectives and Policies that need to be taken into consideration before development can proceed. The OCP requires the District to coordinate its efforts in the Albion Flats with other jurisdictions to meet community, Regional and Provincial goals. Specifically the District must coordinate with Metro Vancouver, the ALC and Federal and Provincial agencies in determining the fate of the Albion Flats study area, of which this parcel is a part.

The OCP policies further require:

*"Council prior to giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will: develop and implement a comprehensive Strategy as outlined in 11.1.3 and collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals or what is known as a balanced triple bottom line analysis".*

This work is not completed but is in progress under the current Albion Flats Concept Plan process. A component of this required OCP work is the recently completed Agricultural Plan (2010) and the ongoing Commercial and Industrial Land Use Strategy. All of these plans and studies have a direct impact on the potential use of this site and the Albion Flats in general.

Should this application proceed in advance of the Area Plan, an OCP amendment to re-designate the site from Agricultural to Urban Residential will be required. The Urban Area Boundary will also need amending to include the site within the Urban Area Boundary.

#### **Zoning Bylaw:**

The current application proposes to rezone the property located at Slatford Place and 104<sup>th</sup> Avenue from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District). The lands to the north and east contain lots zoned RS-1b. The introduction of the smaller R-1 lot is intended to increase density and lot yield. Any variations from the requirements of the proposed zone(s) will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas associated with Spencer and Mainstone creeks which flow through the site.

To ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas and pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement for the natural environment and for development that is protected from hazardous conditions for:

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

#### **Development Information Meeting:**

A Development Information Meeting in accordance with Council Policy 6.20 is required for this application, prior to Second Reading.

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

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Parks Department;
- e) School District;
- f) Agricultural Land Commission;
- g) Ministry of Environment;
- h) Metro Vancouver.

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) Alternatives:**

Council can choose to grant first reading to this rezoning application which would essentially earmark the site for residential uses and remove the (5.3 ha – 13 acres) site from the critical south-east portion of the Albion Flats Study Area. This loss would constitute approximately 12 % of the available non-government owned lands south-east of 105<sup>th</sup> Avenue. Should Council wish to proceed with this option the following resolution must be passed: namely,

1. Grant First Reading of Zone Amending Bylaw No. 6906 – 2012 and consider the following in respect of an amendment to the Official Community Plan:

In respect of Section 879 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. School District Boards, 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 District'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 Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. Watercourse Protection Development Permit Application (Schedule F);
4. Natural Features Development Permit Application (Schedule G);
5. Subdivision Application, as per attached requirements.

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

**CONCLUSION:**

The subject is an integral part of the Albion Flats Study Area and potentially is a strategic piece of the overall land use puzzle. While the applicant has sought residential development for many years and has faced both significant expense and some hurdles not of his own making, the fact remains that the residential use for the site may not to be the highest and best use. Depending upon the amount of land ultimately available, the insertion of residential uses could add a source of conflict to future commercial, employment or civic uses anticipated to be in the area.

As the Agricultural Land Commission currently only supports development on the south side of 105<sup>th</sup> Avenue and not on the north side of 105<sup>th</sup> Avenue, any loss of land south of 105<sup>th</sup> Avenue would limit commercial options in the study area and would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a reconfiguration of the land uses on the draft Concept Plan to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use or to accommodate the relocation of civic uses currently situated elsewhere on the proposed land use plan. Lastly, it is noted that the ALC requires a comprehensive drainage study be prepared for the Albion Flats. It is anticipated that any drainage improvements required would be shared by those owners situated south of 105<sup>th</sup> Avenue. Should this project advance, this applicant would not be contributing to the ALC required drainage improvements.



Therefore, it is recommended that this application for residential uses be considered premature and not proceed but be deferred pending the ALC decisions and the Albion Flats Concept Plan is approved.

"Original signed by Charles R. Goddard"

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***Prepared by:*** Charles R. Goddard BA MA  
Manager of Development and Environmental Services  
Approving Officer

"Original signed by Charles R. Goddard"

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***Approved by:*** Christine Carter, M.PL, MCIP  
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 J.L. (Jim) Rule"

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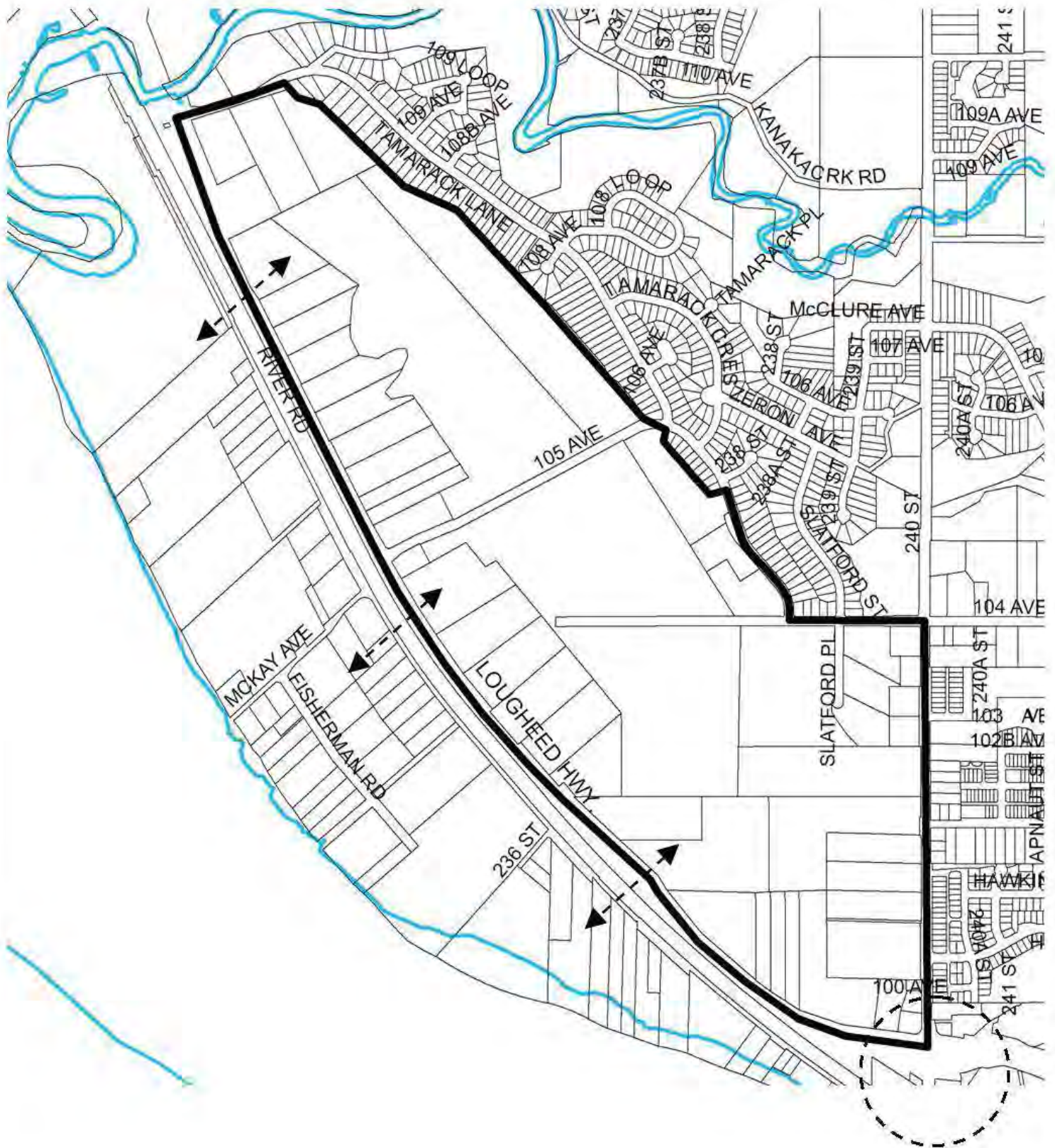
***Concurrence:*** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Albion Flats Study Area Map
- Appendix C – Draft Concept Plan
- Appendix D – Zone Amending Bylaw No. 6906-2012



## Albion Flats Study Area





# Draft Concept Plan



Proposed Land Use	Area hectares*	Area acres*
Agricultural Fairgrounds & Farm Cluster	5.6	13.8
Agriculture Fields & Community Garden	4.6	11.4
Auto Oriented Regional Serving Retail	9.8	24.2
Mixed Employment Node, Light Industrial, Business Office & Agri-Industrial	27.2	67.2
Green Space & Stream Setbacks	42.6	105.3
Institutional (school site)	2.1	5.2
Recreation (includes multi-purpose recreation facility)	20.0	49.4
Townhouse	8.0	19.8
Transit-Oriented Mixed Use	4.8	11.8
<b>TOTAL</b>	<b>124.7</b>	<b>308.1</b>

\* Area calculations are approximate

As directed by Council, the Consultants original numbers have been refined.

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

## BYLAW NO. 6906-2012

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."
2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 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) and 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 \_\_\_\_\_, A.D. 20 .

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

**PUBLIC HEARING** held the       day of       , A.D. 20 .

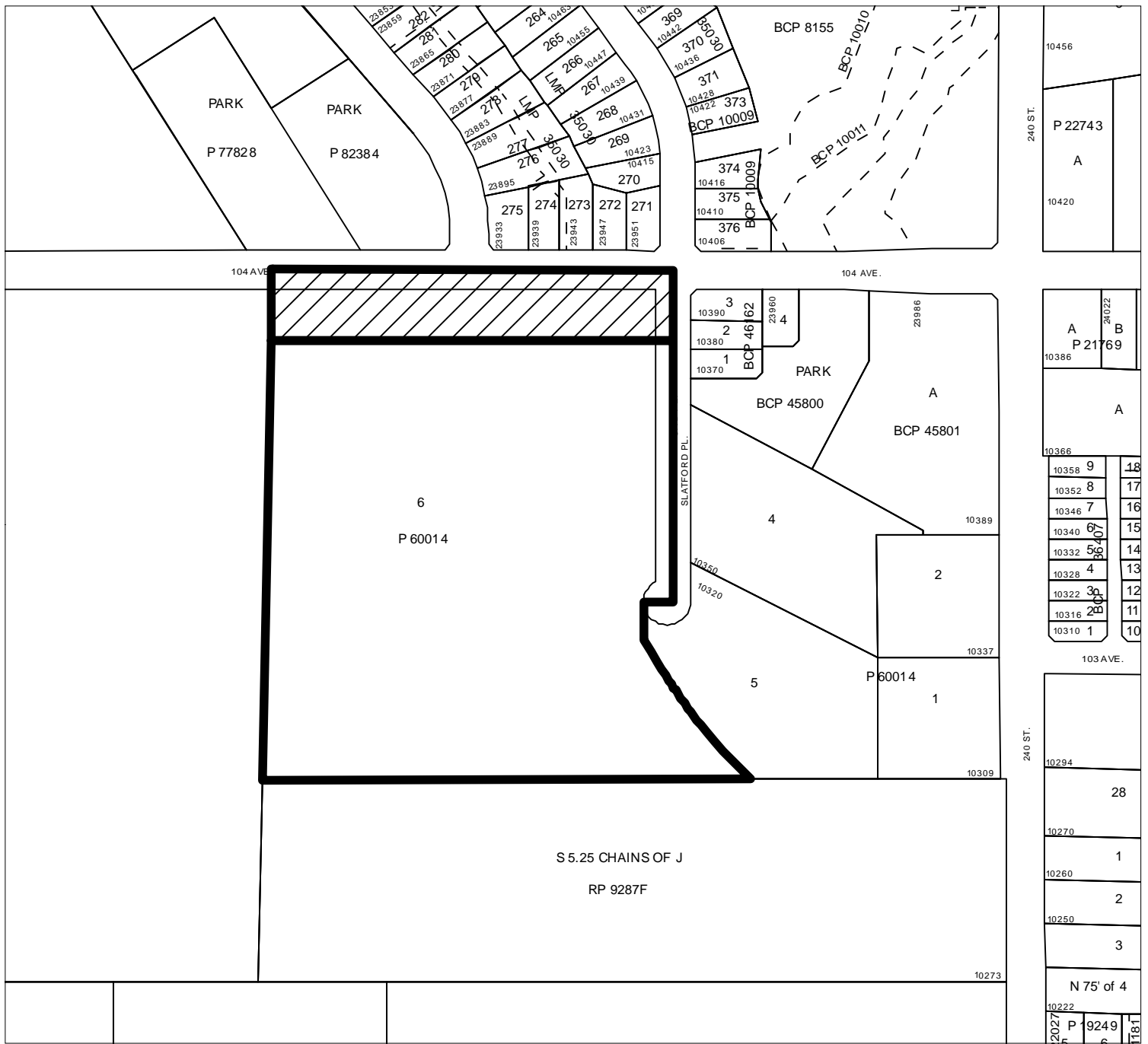
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 .

**APPROVED** by the Minister of Transportation this                      day of                      , A.D. 20   .

**RECONSIDERED AND FINALLY ADOPTED,** the                      day of                      , A.D. 20   .

**PRESIDING MEMBER**

CORPORATE OFFICER



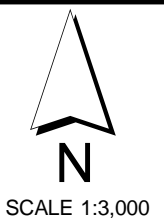
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012

Map No. 1561

From: RS-3 (One Family Rural Residential)

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



That Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105th Avenue and the subsequent adoption of an Albion Flats Concept Plan.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

*OPPOSED - C. HOGARTH, C. QUECK, C. ASHLIE, M. DAYKIN.*

"Ernie Daykin"

CARRIED      ~~DEFEATED~~      DEFERRED      \_\_\_\_\_ MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer  
☐ Executive Director  
☐ Mgr – Strategic Economic Initiatives  
☐ Mgr – Sustainability & Corp Planning  
☐ Mgr – Communications  
☐ Gen Mgr – Corporate & Financial  
☐ RCMP  
☐ Fire Chief  
☐ Mgr – Accounting  
☐ Chief Information Officer  
☐ Gen Mgr – Public Works & Development  
☒ Dir – Planning  
☐ Dir – Licenses, Permits & Bylaws  
☐ Municipal Engineer  
☐ Dir – Engineering Operations  
☐ Gen Mgr – Com. Dev. & Rec. Services  
☐ Dir – Parks & Facilities  
☐ Dir – Recreation  
☐ Dir – Community Services

Clerk's Section

☐ Corporate Officer  
☐ Property & Risk Manager  
☐ Lynn Marchand  
☒ Diana Dalton  
☐ Amanda Allen  
☐ Tracy Camire  
☐ Amanda Gaunt  
☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012

Date

*Cerie Maule*

Corporate Officer

That Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105th Avenue and the subsequent adoption of an Albion Flats Concept Plan.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104th Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

Mayor Daykin, Councillor Ashlie, Councillor Dueck,  
Councillor Hogarth - OPPOSED


CARRIED      ~~DEFEATED~~      DEFERRED      "Ernie Daykin"      MAYOR

ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
      ☐ Executive Director  
      ☐ Mgr – Strategic Economic Initiatives  
      ☐ Mgr – Sustainability & Corp Planning  
      ☐ Mgr – Communications  
      ☐ Gen Mgr – Corporate & Financial  
      ☐ RCMP  
      ☐ Fire Chief  
      ☐ Mgr - Accounting  
      ☐ Chief Information Officer  
      ☐ Gen Mgr – Public Works & Development  
      ☒ Dir - Planning  
      ☐ Dir - Licenses, Permits & Bylaws  
      ☐ Municipal Engineer  
      ☐ Dir - Engineering Operations  
      ☐ Gen Mgr - Com. Dev. & Rec. Services  
      ☐ Dir - Parks & Facilities  
      ☐ Dir – Recreation  
      ☐ Dir – Community Services  
  
      Clerk's Section  
      ☐ Corporate Officer  
      ☐ Property & Risk Manager  
      ☐ Lynn Marchand  
      ☐ Diana Dalton  
      ☐ Amanda Allen  
      ☐ Tracy Camire  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012  
Date

  
Corporate Officer



In respect of Section 879 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. School District Boards, 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 District's website, together with an invitation to the public to comment, and;

That Bylaw No. 6906-2012 be given first reading; and;

That the applicant provide further information as described on Schedules A, C and G of the Development Procedures Bylaw No. 5879 – 1999, along with a Subdivision application.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

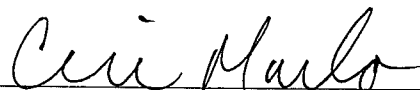
~~CARRIED~~      DEFEATED      DEFERRED      "Ernie Daykin" \_\_\_\_\_ MAYOR

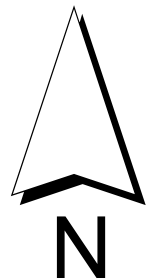
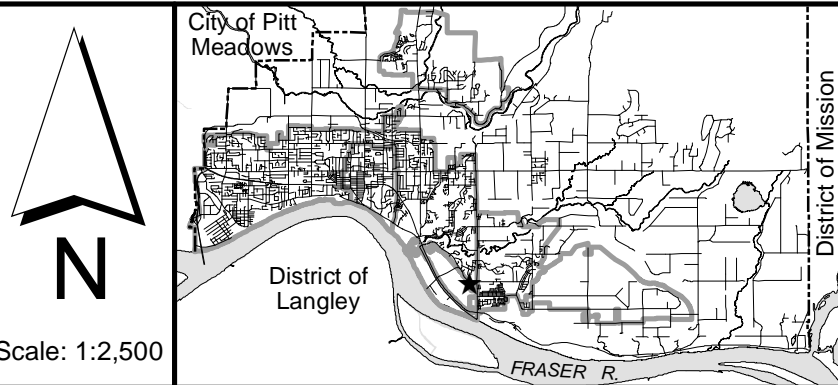
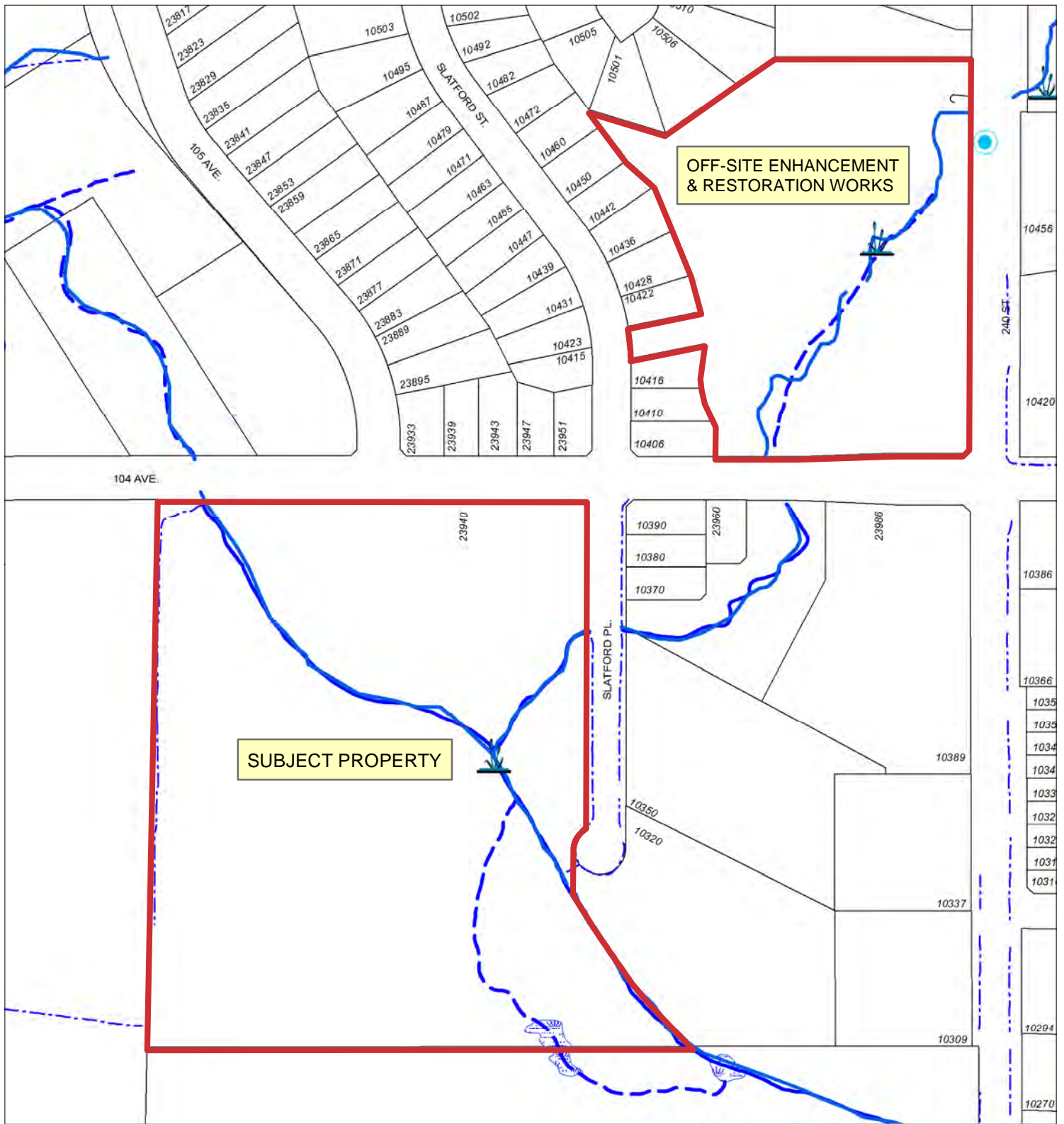
ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
      ☐ Executive Director  
      ☐ Gen Mgr – Corporate & Financial  
      ☐ Mgr - Accounting  
      ☐ Gen Mgr – Public Works & Development  
      ☒ Dir - Planning  
      ☐ Dir - Licenses, Permits & Bylaws  
      ☐ Municipal Engineer  
      ☐ Gen Mgr - Com. Dev. & Rec. Services  
      Clerk's Section  
      ☐ Corporate Officer  
      ☐ Property & Risk Manager  
      ☒ Diana Dalton  
      ☒ Amanda Allen  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012  
Date

  
Corporate Officer



Scale: 1:2,500

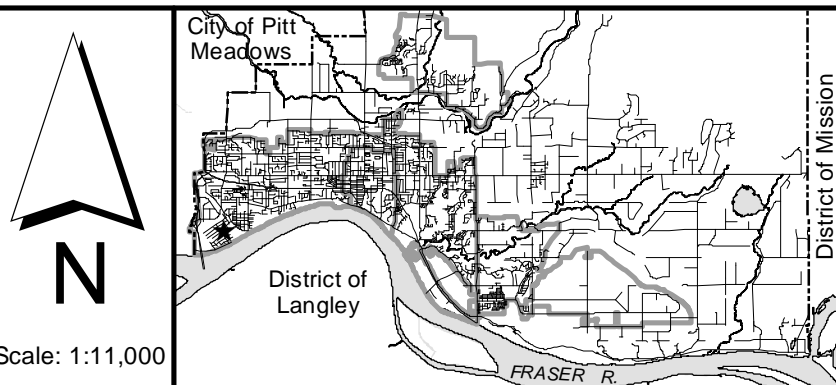
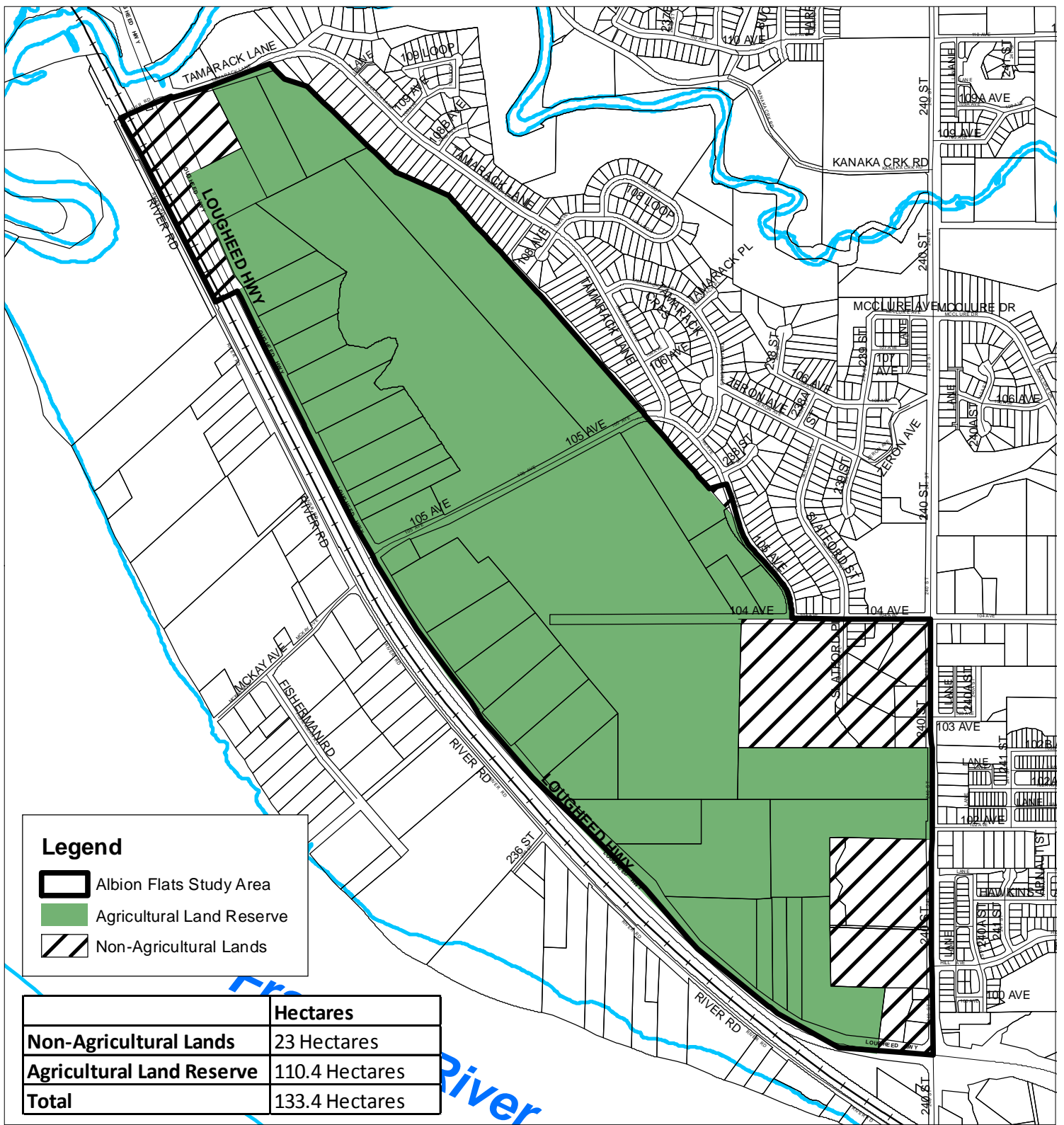
23940 104 Avenue



CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Mar 25, 2015 FILE: 2011-081-RZ

BY: PC



## Albion Flats



**CITY OF MAPLE RIDGE**  
PLANNING DEPARTMENT

DATE: Feb 24, 2015

BY: DT

**CITY OF MAPLE RIDGE  
BYLAW NO. 7120-2014**

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 desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014

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

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 894, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by amending the Urban Area Boundary as shown.

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

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 895, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating to "Urban Residential" and "Conservation" as shown.

4. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 896, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

5. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is 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 .

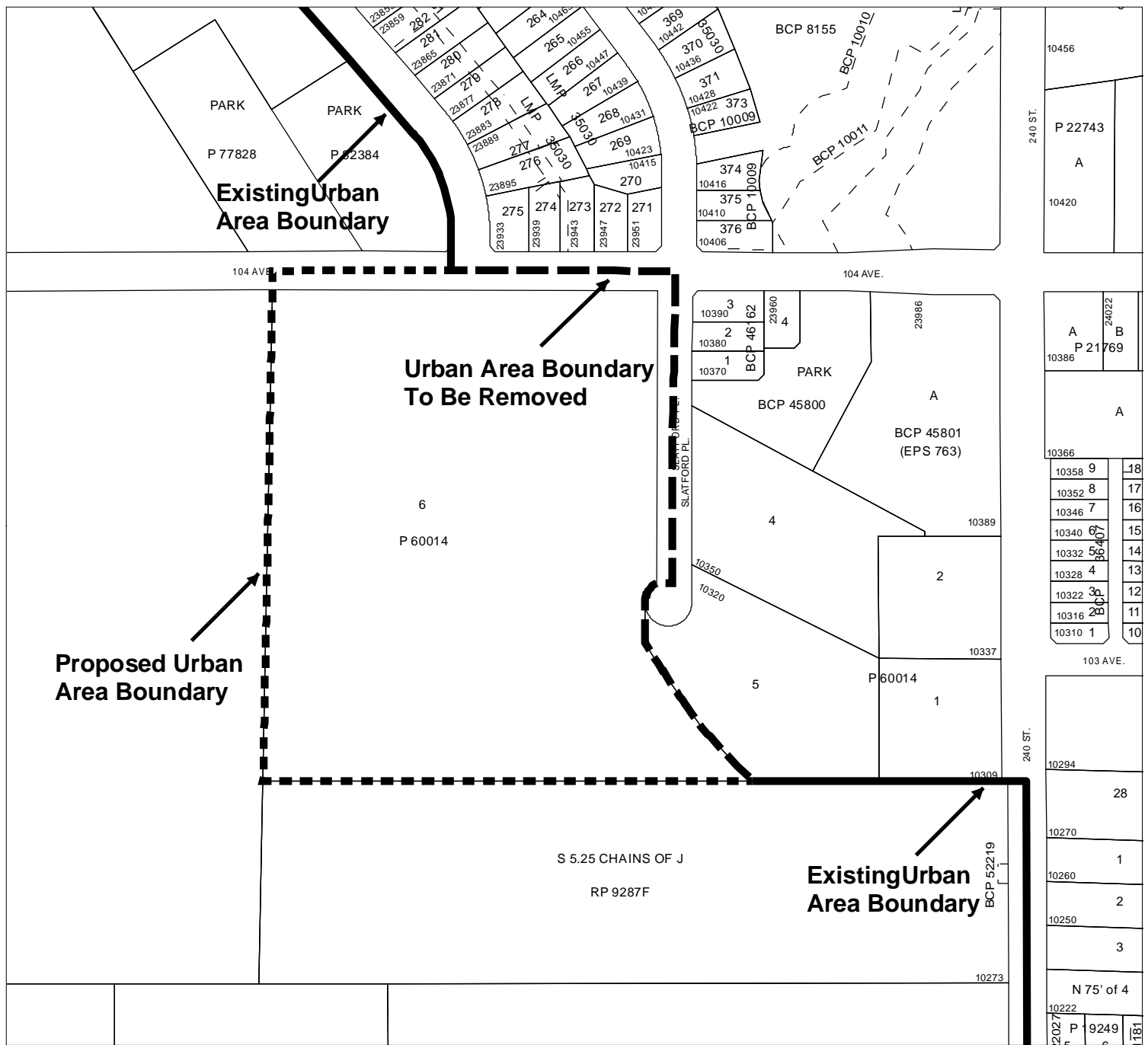
ADOPTED, the      day of                      ,20 .

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PRESIDING MEMBER

---

CORPORATE OFFICER

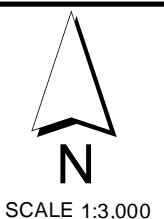


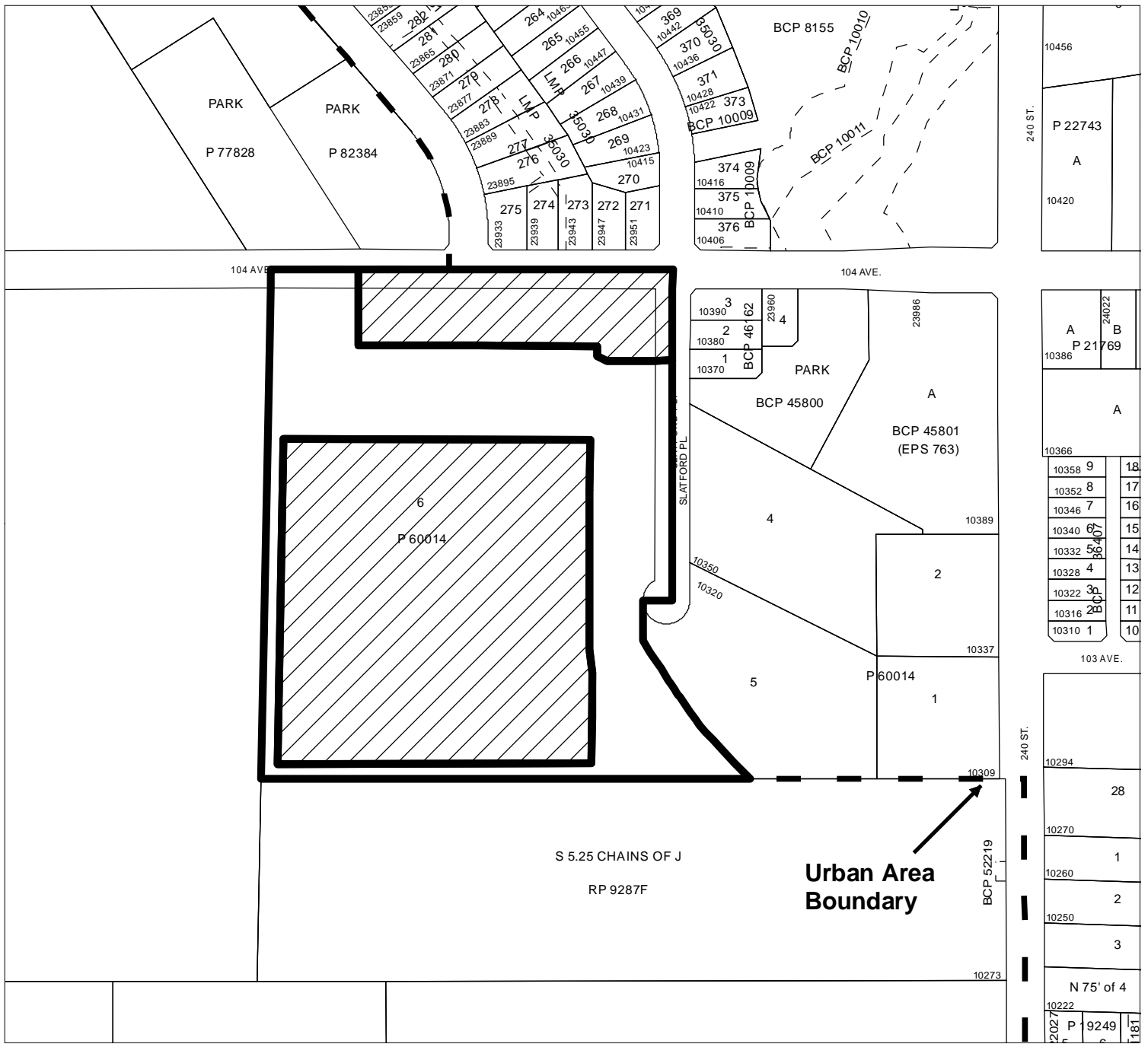
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7120-2014

Map No. 894

Purpose: To Amend the Urban Area Boundary As Shown





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7120-2014

Map No. 895

From: Agricultural

To:  Urban Residential  
 Conservation

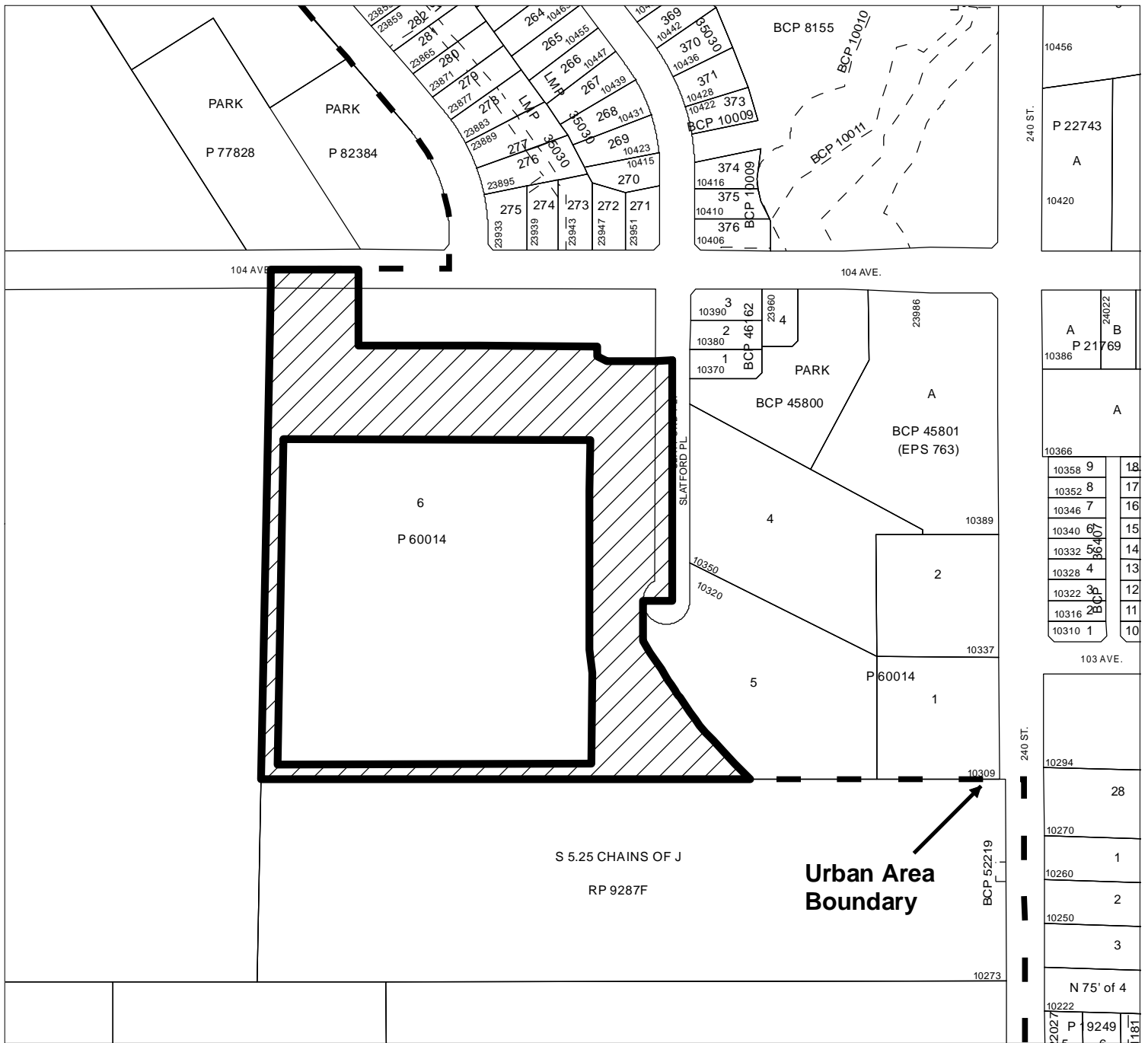


— — Urban Area Boundary



SCALE 1:3,000





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7120-2014

Map No. 896

Purpose: To Add To Conservation on Schedule C



-- Urban Area Boundary



SCALE 1:3,000





## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 27, 2010 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jim Collins	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Jim Johnson	Commissioner
Bert Miles	Commissioner
Jerry Thibeault	Commissioner

### COMMISSION STAFF PRESENT:

Colin Fry	Executive Director
Brian Underhill	Executive Director
Tony Pellett	Regional Planner
Eamonn Watson	Land Use Planner

### Planning Review ID: #175

**PROPOSAL:** Review draft Albion Flats concept plan endorsed by the District of Maple Ridge ("DMR") Council in the context of a package of reports submitted by DMR for review by Commission members and staff.

### COMMISSION CONSIDERATION:

#### Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The draft concept plan would encourage non-farm development throughout the Albion Flats area while preserving a few small, isolated fields as "edible landscapes" and possibly also encouraging the development of greenhouses on rooftops of commercial/industrial buildings. DMR's Agricultural Plan, adopted December 2009, states, "The primary goal with respect to larger, established farming operations...is to plan for their retention as farms...Limited to highly specific situations, the secondary goal...is to explore a policy of compensation from development that enables funds to be generated so that the net agricultural capability of DMR is enhanced by investment elsewhere."

## CONCLUSIONS

1. That the land north of 105 Avenue has agricultural capability, is suitable for agricultural use and is appropriately designated as ALR.
2. That apart from the agricultural fairgrounds, the land south of 105 Avenue is of very limited interest to agriculture, thus previous Commission proposals for limiting land use options may be reconsidered.
3. That the draft concept plan, as proposed, will have an overall negative impact on agriculture in DMR.
4. That the draft concept plan is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

## IT WAS

MOVED BY: Commissioner Collins

SECONDED BY: Commissioner Miles

THAT the Commission not endorse the draft concept plan entirely as submitted, but only in part;  
THAT DMR be advised that while the Commission is prepared to cooperate towards future commercial or industrial development at Albion Flats, it will do so in conjunction with restoration of an agricultural future for that part of Albion Flats lying to the north of 105 Avenue;

AND THAT focusing on the area north of 105 Avenue the Commission will expect DMR to undertake a comprehensive review of drainage and stream flow conditions in the Road Thirteen Dyking District with a view to resolving issues identified in the Golder Associates overview agricultural assessment and the HB Lanaro environmental baseline report, that review to include

- preliminary consultation with Fisheries and Oceans Canada;
- preparation of an agricultural remedial action plan in consultation with the Commission, the Ministry of Agriculture, Fisheries and Oceans Canada and the land owners, such a plan to address all relevant issues including but not limited to drainage, long term access, buffering or consolidation, and
- design to ensure that traffic patterns enable practical access and use by farm vehicles;

AND THAT the Commission will expect DMR to submit an application under section 29 of the *Agricultural Land Commission Act* to exclude from the ALR the land lying south of 105 Avenue and west of 240 Street together with any remnant areas elsewhere in DMR identified by the Commission as being unsuitable for agriculture; Commission approval of such an application may be in part or in whole conditional on progress toward the foregoing action plan;

AND THAT this response does not suggest or promote any move to eliminate the use of land at Albion Flats as an agricultural fairground;

AND THAT the Commission recognizes that any implementation or action to be taken with respect to the Commission's response to the concept plan will require that DMR and land owners be responsible for complying with applicable Acts, regulations, and decisions of any authorities that have jurisdiction under an enactment.

## CARRIED

Resolution # 2635/2011

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

**BYLAW NO. 6906-2012**

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."

2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District) and R-2 (Urban Residential District) as shown.

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

**READ** a first time the 28<sup>th</sup> day of August, A.D. 2012.

**READ** a second time the            day of            , A.D. 20 .

**PUBLIC HEARING** held the            day of            , A.D. 20 .

**READ** a third time the            day of            , A.D. 20 .

**APPROVED** by the Minister of Transportation this            day of            , A.D. 20 .

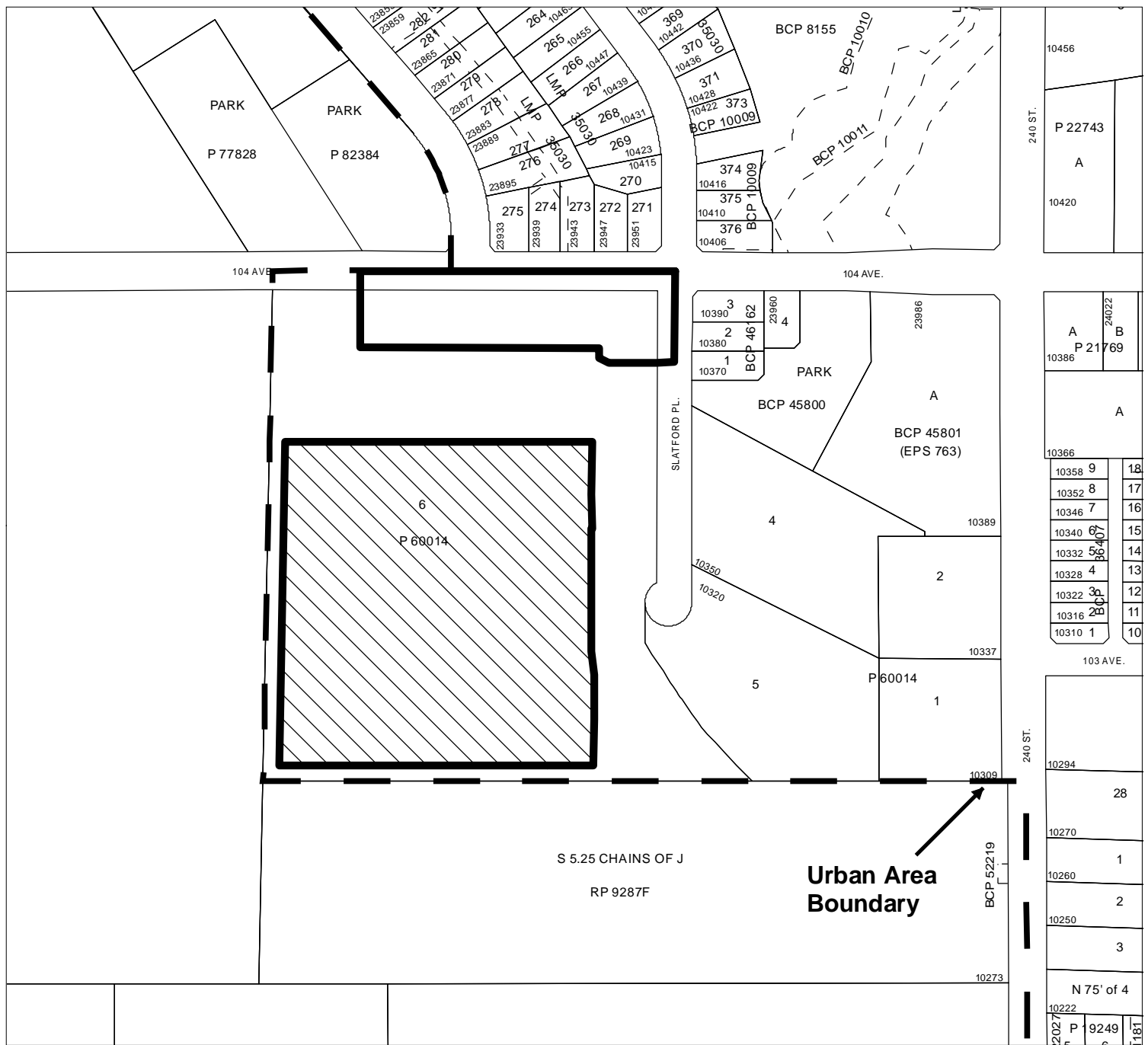
**RECONSIDERED AND FINALLY ADOPTED**, the            day of            , A.D. 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



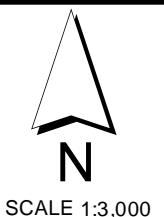
# MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012  
Map No. 1561  
From: RS-3 (One Family Rural Residential)

To:  R-2 (Urban Residential District)  
 R-1 (Residential District)



— — Urban Area Boundary



Zone	R-1	R-2
Front Setback	5.5	3.0 / 5.5 (garage)
Rear Setback	8.0	8.0 / 13.0 (lane)
Sideway Setback	1.2(I)	1.2(I)
	3.0(E)	3.0(E)
Min. Area (m <sup>2</sup> )	371	315
Min. Depth (m.)	24	27
Min. Width (m.)	12	10.5 / 9.2 (lane), 13.5 / 13.2 (lane)

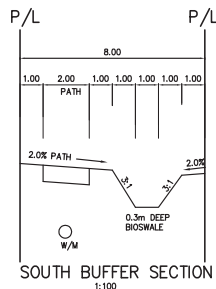
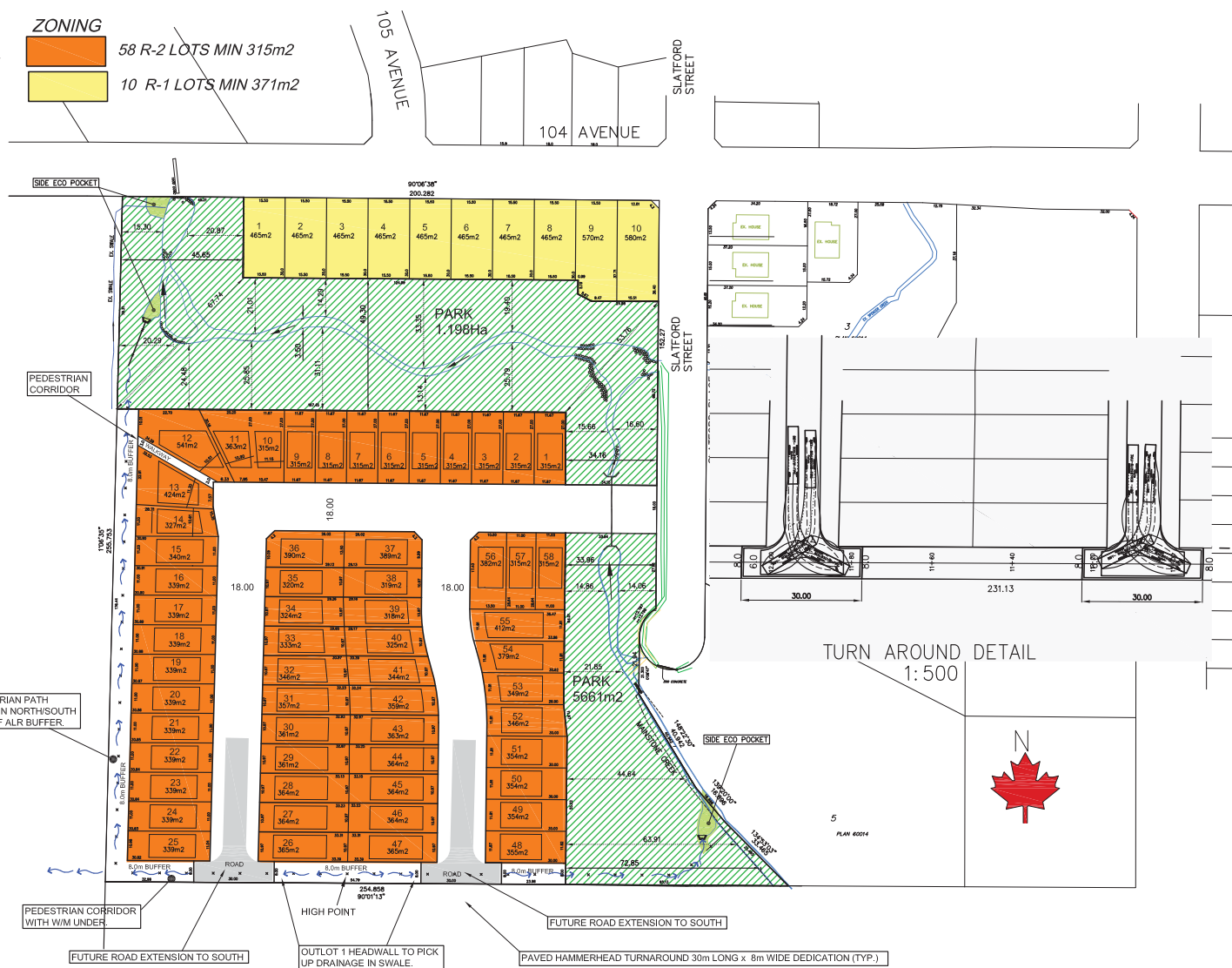
MIN Building  
Foundation Footprint



### ZONING

- 58 R-2 LOTS MIN 315m<sup>2</sup>
- 10 R-1 LOTS MIN 371m<sup>2</sup>

\*External lot width i.e. adjacent to road or lane.



TURN AROUND DETAIL  
1:500



No	Date	Revision	BY
03	FEB 2015	NEW BOUNDARY SURVEY PLAN	AJD
02	FEB 2015	MORNINGSTAR LAYOUT	AJD
01	AUG 14/14	"AS PER FIELD CONDITIONS"	AJD

**D.K. BOWINS & ASSOCIATES INC.**  
8955 EMERY STREET, MISSION, B.C.  
V4S 1A6 FAX: 604-826-4399, FAX: 604-826-3316  
EMAIL: dbowins@shaw.ca

EXISTING	PROPOSED
STW	STW
SANITARY SEWER	SANITARY SEWER
GAS	GAS
WATER	WATER
U.G. LIGHTING	U.G. LIGHTING
U.G. HYDRO	U.G. HYDRO
U.G. TELEPHONE	U.G. TELEPHONE
MANHOLE	MANHOLE
CATCH BASIN	CATCH BASIN
WATER OR GAS VALVE	WATER OR GAS VALVE

DITCH	UTILITY POLE / ANCHOR
POLE	POLE
BASEMENT ELEV.	BASEMENT ELEV.
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FENCE	FENCE
SURVEY MONUMENT	SURVEY MONUMENT
SAN. INSPECTION CHAMBER	SAN. INSPECTION CHAMBER
STREET LIGHT	STREET LIGHT

EDGE OF GRAVEL	EDGE OF GRAVEL
SLOPE	SLOPE
SHRUB	SHRUB
HEDGE	HEDGE
TREE	TREE
BUILDING	BUILDING

DRAWN	AJD
DESIGNED	DKB
CHECKED	
APPROVED	
FIELD BOOK	
SCALES	HORIZ. 1:750
VERT.	-

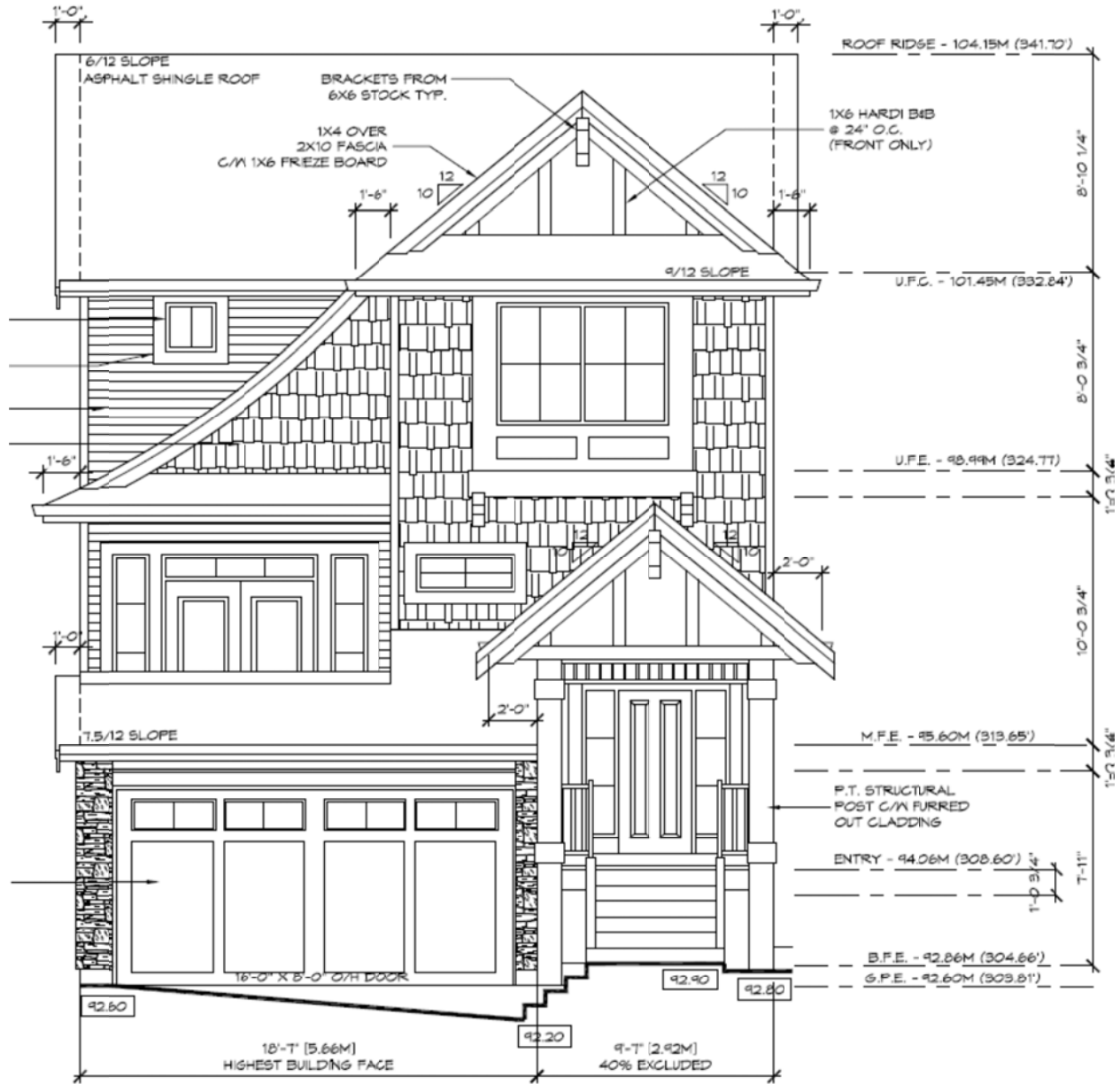


CITY OF MAPLE RIDGE  
ENGINEERING DEPARTMENT

**68 LOT SUBDIVISION PLAN**  
WYNNBROOK DEVELOPMENT

Date: APRIL 2014  
SHEET OF  
Dwg. No. 00

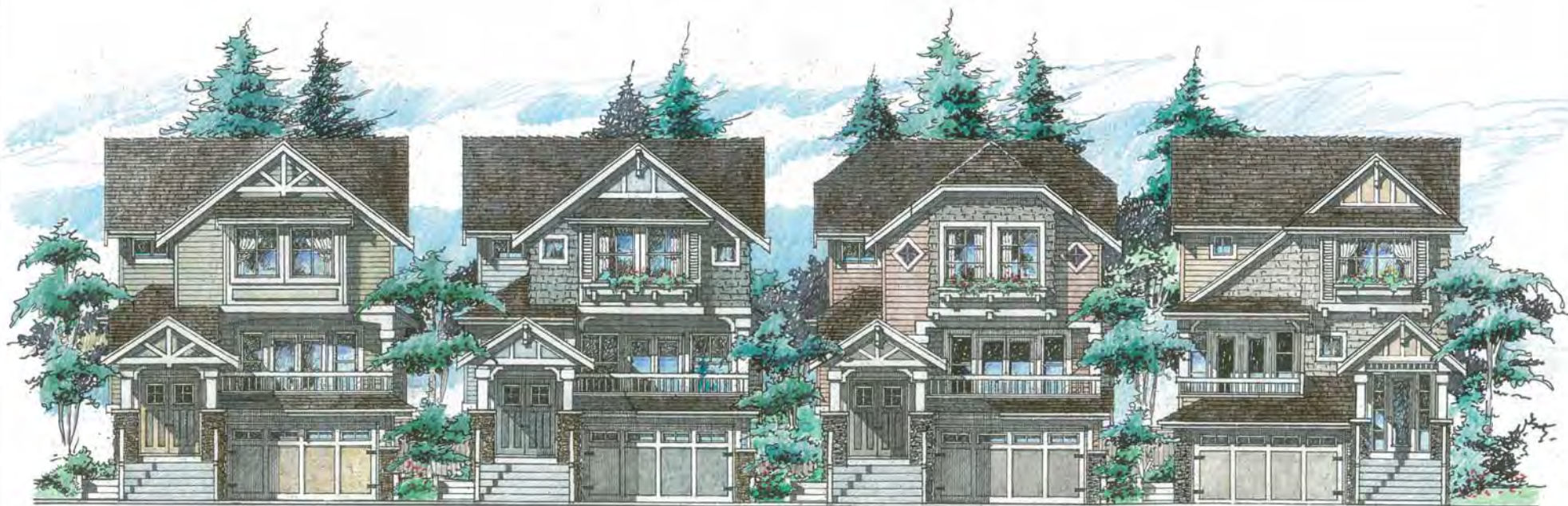
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FRONT ELEVATION







# TYPICAL STREET ELEVATION

14' x 10'  
 WYNNBROOK DEVELOPMENT - MAPLE RIDGE B.C.  
 BY MORNINGSTAR HOMES

*Handy Set 19*

Freddy Sale & Associates Ltd.

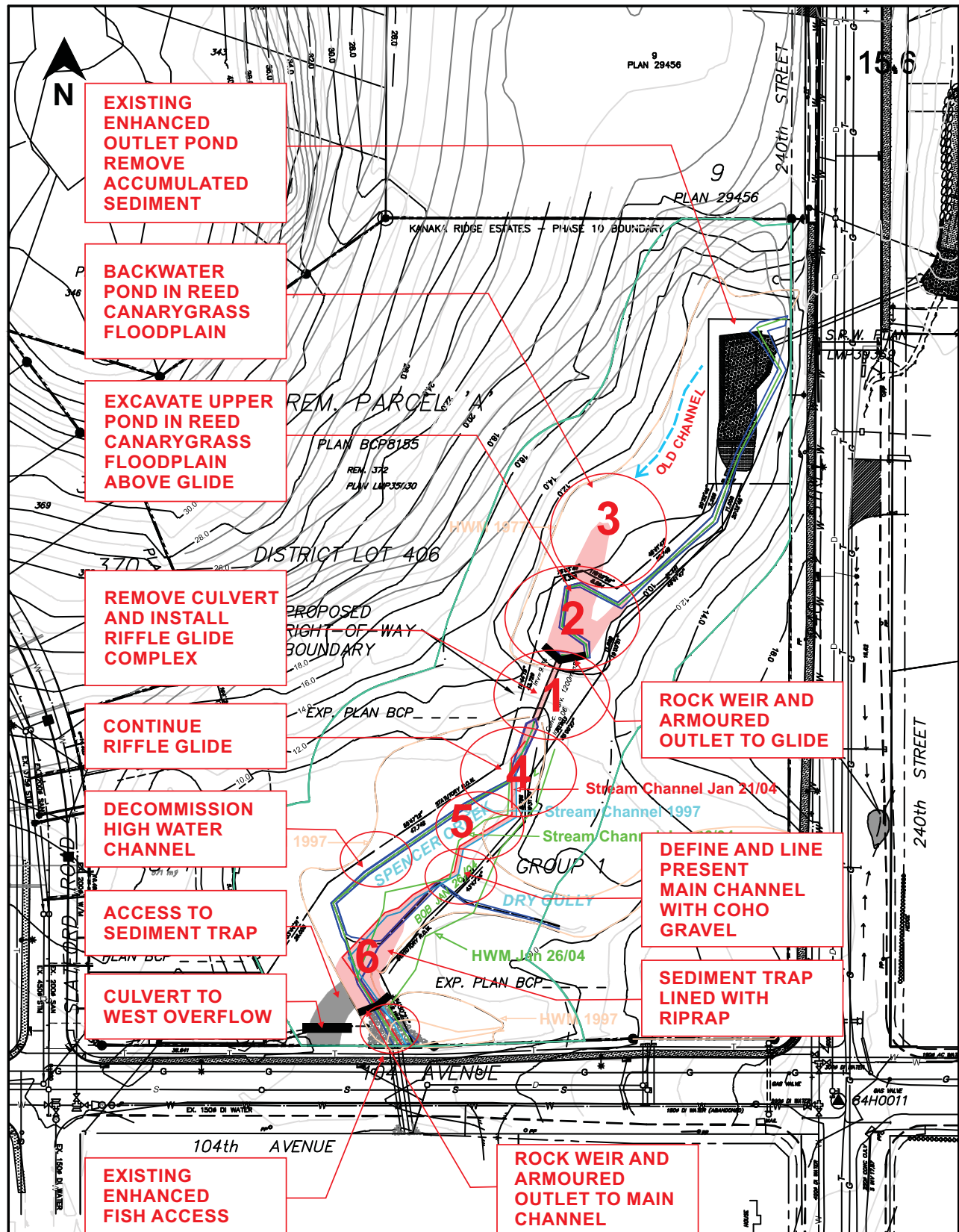
Residential Design, Construction, Planning

1000 - 10th Avenue, Suite 100, Vancouver, B.C. V6H 1A1

Professional Design Services

© 1997 - 1998



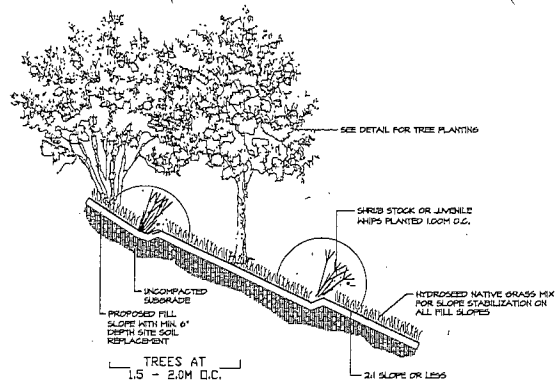


Map 4  
WYNNBROOK OFFSITE ENHANCEMENT  
IN SPENCER CREEK BETWEEN 240TH STREET AND 104TH AVENUE

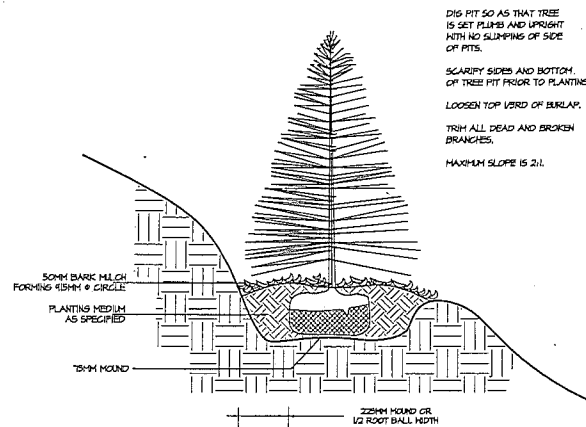


Surface drainage from 1997 to 2004

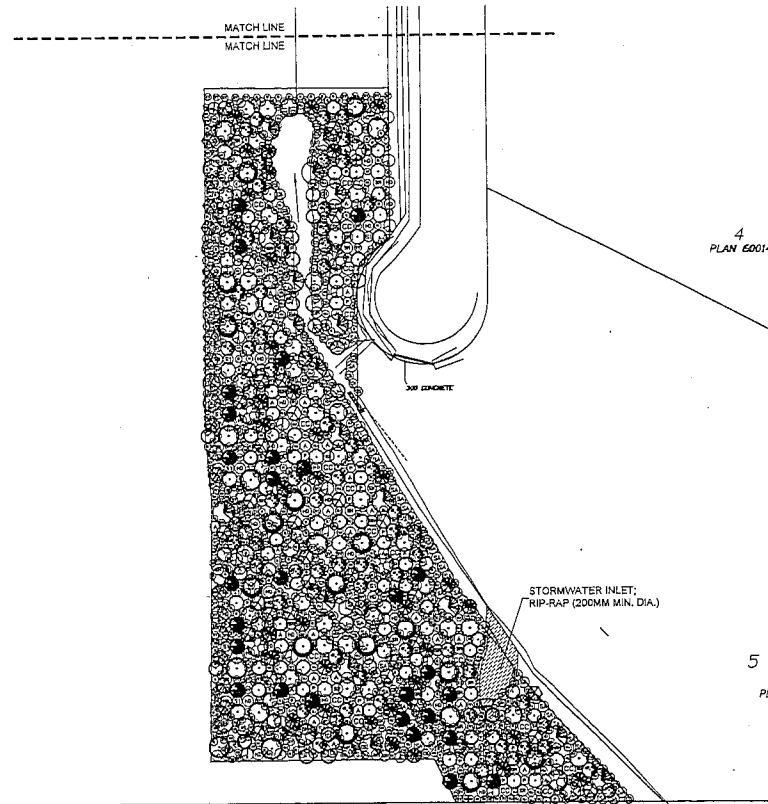




1  
L2 TREE PLANTING ON A SLOPE



2  
L2 TREE PLANTING DETAIL



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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 SSB Creek Drive  
Burnaby, British Columbia, V5C 0G2  
p: 604-294-0911 • f: 604-294-0022

SEAL:

1	DESIGNED	ADDITIONAL PLANTING IN SOUTHEAST	NO
1	DRAWN	NEW SITE PLAN	03
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:  
MORNINGSTAR HOMES

PROJECT:  
WYNNBROOK DEV'L  
RIPARIAN AREA PLANTING  
STAFFORD PL. & 104TH AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
LANDSCAPE  
PLAN

DATE: 15 JAN 21 DRAWING NUMBER:  
SCALE: 1:300  
DRAWN: CLS  
DESIGN: CLS  
CHKD: MCT OF 2

L2

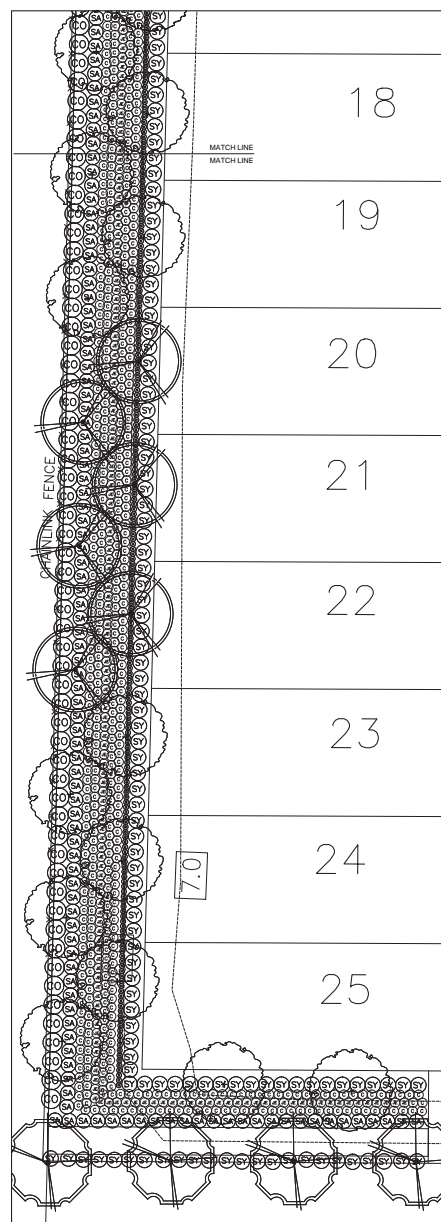
15013-12P

PMG PROJECT NUMBER:

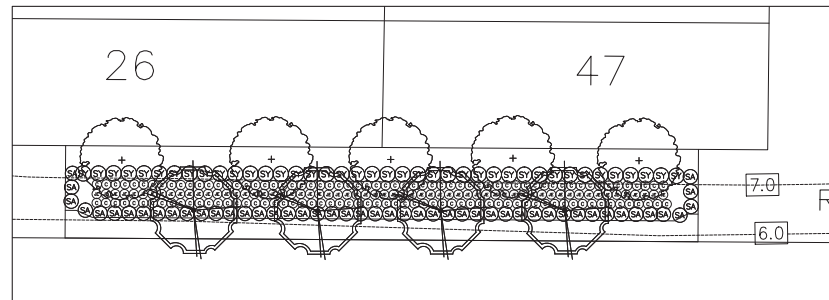
15-013







NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. \*SUBSTITUTIONS: ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL MUST HAVE THE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, LATEST EDITION. \*DISEASE RESISTANT: ALL PLANT MATERIAL AND ANNUALS MUST BE DISEASE RESISTANT. \*SOURCE: ALL PLANT OR SUBSTITUTED MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CLIENT:

MORNINGSTAR HOMES

PROJECT:

**WYNNBROOK DEV'L  
BIOSWALE PLANTING**  
STAFFORD PL. & 104TH AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
**LANDSCAPE  
SHRUB PLAN**

DATE: 15.JAN.27 DRAWING NUMBER:  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: MCY



2<sup>ND</sup> FLOOR - 946 BRUNETTE AVENUE, COQUITLAM, BC V3K 1C9

HEAD OFFICE: 604.521.0038 FAX: 604.521.0078

[www.morningstarhomes.bc.ca](http://www.morningstarhomes.bc.ca)

May 1, 2015

**CITY OF MAPLE RIDGE**  
11995 Haney Place  
Maple Ridge, BC  
V2X 6A9

Attention: Chuck Goddard, Approving Officer

Dear Chuck:

Further to our meeting on April 29, 2015, we have discussed a proposed amenity contribution payable by Morningstar in conjunction with our proposed development on the southwest corner of 104<sup>th</sup> Avenue and Slatford Road and would like to propose an amenity contribution as follows:

1. The amenity contribution will be based on the Albion Area Plan Community Amenity Program;
2. Based on the proposed subdivision an amount of \$210,800.00, equivalent to \$3,100.00 per lot;
3. At the City's discretion the contribution can be cash-in-lieu or Morningstar can build amenities such as the washroom/change room facilities that were mentioned at the Council meeting on April 28<sup>th</sup> 2015.

Thank you for meeting us regarding this matter and we look forward to your response.

Sincerely,

**MORNINGSTAR DEVELOPMENTS LTD.**

Ryan Lucy

Vice President, Acquisitions and Development

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** April 20, 2015  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W  
**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7120-2014 and  
Second Reading  
Zone Amending Bylaw No. 6906-2012  
23940 104 Avenue

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### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23940 104 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District) and R-2 (Urban Residential District), to permit a future subdivision of approximately 68 lots.

The subject property was excluded from the Agricultural Land Reserve (ALR) in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses. The property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

Council granted first reading to Zone Amending Bylaw No. 6906-2012 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on August 28, 2012.

The subject property is designated as General Urban in the Metro Vancouver Regional Growth Strategy and is within the Fraser Sewer Area, so no Regional approvals are required. However, an Official Community Plan (OCP) amendment is required to amend the Urban Area Boundary on Maple Ridge's Generalised Future Land Use Map in the OCP and to re-designate the land from *Agricultural* to *Urban Residential* and to *Conservation* for the areas around the watercourse.

### RECOMMENDATIONS:

- 1) That, in accordance with Section 879 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. 7120-2014 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. 7120-2014 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. 7120-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014 be given first and second readings and be forwarded to Public Hearing;

- 5) That Maple Ridge Zone Amending Bylaw No. 6906-2012 be amended as identified in the staff report dated April 20, 2015, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedules "B" and "C";
  - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
  - v) Registration of a Restrictive Covenant and Access Easement for the offsite compensation works around the watercourse north-east of the subject property;
  - vi) Registration of a Restrictive Covenant for the geotechnical and floodplain report, which addresses the suitability of the subject property for the proposed development;
  - vii) Proof of submission for review or approval from the Ministry of Forests, Lands and Natural Resource Operations for changes in and about a stream prior to beginning in-stream works;
  - viii) Proof of submission of notification to the Department of Fisheries and Oceans for the relocation and enhancement of Spencer Creek and Mainstone Creek; and
  - ix) 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: Don Bowins  
Owners: John and Steve Wynnyk

Legal Description: Lot 6, District Lot 405, Group 1, New Westminster District Plan 60014

##### OCP:

Existing: Agricultural  
Proposed: Urban Residential and Conservation

##### Zoning:

Existing: RS-3 (One Family Rural Residential)  
Proposed: R-1 (Residential District) and R-2 (Urban Residential District)



## Surrounding Uses:

North:	Use:	Park and Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential and Parks within the ALR
South:	Use:	Agricultural (Horse Training Facility)
	Zone:	RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Park and Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Conservation and Urban Residential
West:	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc.)
	Designation:	Parks within the ALR
Existing Use of Property:		Vacant
Proposed Use of Property:		Single Family Residential
Site Area:		5.3 ha (13 acres)
Access:		104 Avenue and Slatford Place
Servicing requirement:		Full Urban

## 2) Background:

The subject property was excluded from the ALR in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses, and the property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks. In 2008, the property was removed from the Green Zone in the Livable Region Strategic Plan, and in 2011 was re-designated General Urban in the Regional Growth Strategy.

At the March 27, 2012 Council Meeting, Council defeated staff's recommendation to defer first reading of Zone Amending Bylaw No. 6906-2012 pending adoption of an Albion Flats Concept Plan. The motion was amended that Zone Amending Bylaw No. 6906-2012 be deferred for a period of no longer than four months, at which time an updated recommendation from staff would be brought forward to Council. At the August 28, 2012 Council Meeting, Council defeated staff's recommendation to defer first reading of Zone Amending Bylaw No. 6906-2012 pending the outcome of the exclusion applications for properties to the north of 105 Avenue and the subsequent adoption of an Albion Flats Concept Plan. First reading was granted on August 28, 2012, and the applicant was directed to provide further information as described on Schedules A, C, and G of the *Development Procedures Bylaw No. 5879-1999*, along with a Subdivision application (see Appendix A for previous Council reports and Council resolutions).

### **Timeline:**

Pursuant with the Council Resolution, a letter was sent on September 12, 2012 requesting the information required on Schedules A, C, and G and the Subdivision application. The applicant worked on the subdivision layout and requested variances to the setback to the creeks. In order to compensate for the reduced environmental setbacks, the applicant needed to provide a net benefit to the environment. Offsite compensation works to the north-east of the site were incorporated into the development plan to accomplish this net benefit. The applicant made their application for the Watercourse Development Permit application on July 11, 2014, the Subdivision application on September 25, 2014, and the Development Variance Permit application on February 16, 2015. Near the end of 2014, the application changed hands from Genstar to Morningstar Homes, resulting in further changes to the subdivision layout and proposed zoning. An updated Environmental Assessment, Subdivision Plan, and Geotechnical Report were received in February 2015, and the Development Information Meeting was held on March 5, 2015. Based on the review of the submitted information, the application is considered feasible and able to proceed for second reading and Public Hearing.

### **3) Project Description:**

The subject property is located on the southwest corner of 104 Avenue and Slatford Place and is approximately 5.3 ha (13 acres) in area (see Appendix B). The subject property is bounded to the north by 104 Avenue and RS-1b (One Family Urban (Medium Density) Residential) zoned properties; to the east by Spencer Creek and Slatford Place and RS-1b (One Family Urban (Medium Density) Residential), RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) zoned properties; to the south by an RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) zoned agricultural property that is still within the ALR; and to the west by a city-owned Fairground and playing fields (CD-4-88 Comprehensive Development zone).

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to 10 R-1 (Residential District) zoned lots on the north of the property, and 58 R-2 (Urban Residential District) zoned lots on the interior of the property.

### **4) Planning Analysis:**

#### **i) Official Community Plan:**

The subject property is designated *Agricultural*, and is within the Albion Flats Area Plan boundaries (see Appendix C). As this application is proceeding in advance of the Albion Flats Area Plan, an OCP amendment to re-designate the subject property from *Agricultural* to *Urban Residential* and *Conservation* is required. The OCP Land Use Schedule will also need amending to include the subject property within the Urban Area Boundary (see Appendix D).

The proposed OCP designation is *Urban Residential – Major Corridor*, as 104 Avenue is identified as a Major Corridor on Figure 4 of the OCP. The *Urban Residential – Major Corridor* designation includes ground-oriented housing forms such as single-detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential infill policies. The R-1 (Residential District) and R-2 (Urban Residential District) zones are in compliance with the OCP designation.

ii) **Albion Flats and the Agricultural Land Reserve:**

As noted above, the subject property is designated *Agricultural*, and is within the Albion Flats Area Plan boundaries.

The history of the Albion Flats Area Plan process was presented at the Council Workshop of March 16, 2015. A report on the land use options and process is being prepared for Council discussion to be presented at an upcoming Council Workshop meeting. The Area Plan will determine future land uses, including land uses to the south of the subject property, which have not yet been determined. The proposed subdivision plan suggests future road connections that may or may not occur, depending upon the outcome of the area plan process.

The subject property was excluded from the Agricultural Land Reserve (ALR) in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses. The property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

Additionally, in October 2011, the Agricultural Land Commission discussed the Albion Flats Concept Plan and provided the following decision related to this area of the plan (Appendix E):

*“...that while the Commission is prepared to cooperate towards future commercial or industrial development at Albion Flats, it will do so in conjunction with restoration of an agricultural future of that part of Albion Flats lying to the north of 105 Avenue; and that focusing on the area north of 105 Avenue, the Commission will expect the DMR to undertake a comprehensive review of drainage and stream flow condition in the Road Thirteen Dyking District with a view to resolving issues identified in the Golder Associates overview agricultural assessment and the HB Lanarc environmental baseline report, that review to include:*

- preliminary consultation with Fisheries and Oceans Canada,*
- preparation of an agricultural remedial action plan...to address all relevant issues including but not limited to drainage, long-term access, buffering or consolidation, and*
- design to ensure that traffic patterns enable practical access and use by farm vehicles;*

*AND THAT the Commission will expect DMR to submit an application under section 29 of the Agricultural Land Commission Act to exclude from the ALR the land lying south of 105 Avenue and west of 240 Street together with any remnant areas elsewhere in DMR identified by the Commission as being unsuitable for agriculture; Commission approval of such an application may be in part or in whole conditional on progress toward the foregoing action plan;”*

The above suggests that exclusion of the lands to the south 105 Avenue is dependent upon a remedial action plan for lands to the north of 105 Avenue. One of the key issues will be funding the drainage improvement required for the area. The land use options and process report currently being prepared will highlight this issue. One option Council could consider is that a fee is charged to each property to contribute to the required drainage improvements. As this application is being advanced ahead of the remedial action plan and Area Plan, any new lots created would be exempt from paying the drainage improvement fee, unless required as a condition of zoning approval.

iii) **Metro Vancouver:**

The subject property is designated *General Urban* in the Regional Growth Strategy and is within the Metro Urban Containment Boundary. The subject property is also located within the Fraser Sewerage Area. No regional approvals are required.

iv) **Zoning Bylaw:**

As discussed above, the proposed OCP designation is *Urban Residential – Major Corridor*, as 104 Avenue is identified as a Major Corridor on Figure 4 of the OCP. Although the subject property is considered as a whole to be along a major corridor, Spencer Creek bisects the property in such a way that the properties fronting 104 Avenue should be considered *Major Corridor*, whereas the properties within the development site, which are accessed by Slatford Place, should be considered *Neighbourhood Residential Infill*. It is also noted that these lands abut lands in the ALR and given that the *Agricultural* land use designation remains, lower density use remains the most appropriate.

The proposed R-1 (Residential District) lots to the north are proposed to be wider than what is required under the zone (15.5m (51ft) proposed, versus 12m (39ft) required), in order to be consistent with the RS-1b (One Family Urban (Medium Density) Residential) zoned properties to north, across 104 Avenue, which have a minimum width requirement of 15m (49 ft). The minimum lot area for R-1 (Residential District) zoned lots is 371m<sup>2</sup> (4,000ft<sup>2</sup>). The R-1 (Residential District) lots are proposed to be a minimum of 465m<sup>2</sup> (5,000ft<sup>2</sup>), up to 580m<sup>2</sup> (6,240ft<sup>2</sup>).

The minimum lot area for R-2 (Urban Residential District) zoned lots is 315m<sup>2</sup> (3,390ft<sup>2</sup>). The R-2 (Urban Residential District) lots are proposed to be a minimum of 315m<sup>2</sup> (3,390ft<sup>2</sup>) up to 541m<sup>2</sup> (5,800ft<sup>2</sup>) (see Appendices F and G). Note that Zone Amending Bylaw No. 6909-2012 has been amended since it received first reading on August 28, 2012 to revise the RS-1B (One Family Urban (Medium Density) Residential) zone to the R-1 (Residential District) zone, and to revise the R-1 (Residential District) zone to the R-2 (Urban Residential District) zone.

Both *Urban Residential – Major Corridor* and *Neighbourhood Residential* designations meet OCP Policy 3-21 for infill developments, as discussed above. Park dedication is provided along Slatford Place which will act as a natural buffer between the proposed higher density subdivision, from the existing lots fronting Slatford Place. In addition, the proposed development has paid particular attention to the following:

- the ability of the existing infrastructure to support the new development, as the development is within the Fraser Sewer Area and will meet the stormwater management requirements for handling run-off onsite without impacting neighbouring properties;
- the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area, as the development consists of single family lots, with wider lots fronting 104 Avenue to be consistent with the existing lots fronting 104 Avenue;
- the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties, as the development will consist of three-storey, single-family homes, which is slightly taller than permitted within the surrounding area, but consistent with newer developments;

- the location, orientation, and visual impact of vehicle access/egress in relation to:
  - i. adjacent developments, as only one additional road access is provided off Slatford Place; and
  - iii. the pedestrian environment, as walkway are provided to access the neighbouring park;
- minimizing adverse parking and traffic impacts on the existing neighbourhood, as two off-street parking spaces are provided per lot, as well as additional on-street parking being provided;
- a gradual transition of scale and density through the design of building mass and form, such as:
  - ii. location of lower density components towards the perimeters of a site, as provided along 104 Avenue; and
  - iii. concentration of density to the centre of a development or towards a non-residential boundary, as provided for the proposed R-2 (Urban Residential District) zoned lots;
- retention and preservation of significant trees, other natural vegetation, and environmental features, as Spencer and Mainstone Creek will be significantly enhanced and improved as a condition of the development of the subject property; and
- maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods, through developing single family development, rather than multi-family development, as could otherwise be permitted under the *Urban Residential – Major Corridor* designation.

v) **Off-Street Parking and Loading Bylaw:**

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350-1990*, and will need to comply with Section 403 (7) of the *Zoning Bylaw No. 3510-1985*, which states that there needs to be 7.5m (25ft) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the *Zoning Bylaw* also prohibits a driveway that is within 7.5m (25ft) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

vi) **Proposed Variances:**

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

- To increase the maximum height of the R-1 (Residential District) zoned lots from 9m (30ft) to 11m (36ft)
- To increase the maximum height of the R-2 (Urban Residential District) zoned lots from 9.75m (32ft) nor 2 storeys to 11m (36ft) and 3 storeys

The requested variances to increase the maximum allowable heights in the R-1 (Residential District) and R-2 (Urban Residential District) zones will be the subject of a future report to Council.

vii) **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.

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

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

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

viii) **Advisory Design Panel:**

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

ix) **Development Information Meeting:**

A Development Information Meeting was held at Samuel Roberson Technical Secondary School on March 5, 2015. Approximately four 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:

- a) A resident expressed concern over the watercourse area increasing the amount of mosquitos in the area.
- b) A resident expressed concern with the parking along 104 Avenue, especially when there are events at the park.
- c) Two residents expressed concern over the lot sizes fronting 104 Avenue.

The following are the applicant’s responses provided in response to the issues raised by the public:

a) **Long-Term Mosquito Management:**

*“The Wynnbrook development is not set up to have ponds within the subdivision. The riparian areas of Spencer Creek and Mainstone Creek are all part of a flowing watercourse system. We don't anticipate any mosquito management issues once the site is built out.”*

**Short-term issue during construction:**

*“During soil deposition and construction, temporary ponds and linear ponds are actively used for treatment of suspended solids. When in use, stagnant conditions which would encourage mosquito development will not occur. In fact, the amended ESC plan for the southern section has a treatment plant instead of a pond.*

*The northern portion of the property has a linear ditch system with stagnant conditions at this point in time. This is because the site is dormant until spring. Once temperatures reach 10 to 12°C or more at night, mosquito larvae could populate the ponds and ditches. It is not expected that this would occur prior to mid-April. We will keep an eye on these ditches if the site is still dormant and report if mosquito larvae are present. If appropriate we would manage mosquitoes at that time, mainly through physical means such as drainage of any wet areas."*

- b) *"The subdivision will create 50 additional on-street parking spaces and a walkway connecting the road to the park area."*
- c) *"The frontages of the proposed lots fronting 104 Avenue are consistent with the existing RS-1b (One Family Urban (Medium Density) Residential) zoned lots fronting 104 Avenue."*

x) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading. In addition to onsite park dedication, offsite park dedication to the north-east is being provided for additional enhancement and restoration works in connection with Spencer Creek, for compensation for the reduced watercourse setbacks (see Appendices B and I).

5) **Environmental Implications:**

The subject property was formerly farmed and consists of old pasture and fill. The property is currently overgrown by reed canarygrass, blackberry and other grass species. The creeks were channelized when the Albion Flats were diked and a floodgate was installed at the confluence of Spencer Creek with Kanaka Creek. Spencer and Mainstone Creeks are ditched with eroding oversteepened banks with slow-flowing silty channels. Both creeks are fishbearing and have coho and other salmonids that utilize this reach for winter rearing, though summer rearing is limited by low water flows. The subject property has little potential for trees due to high groundwater table and poor soil conditions. The subject property is partially located within the Fraser River 200 year floodplain and soil is being deposited to raise the grade to the proposed flood construction level. A restrictive covenant for the geotechnical and floodplain requirements is a condition of final reading.

The development of the subject property involves the relocation and enhancement of reaches of both Spencer and Mainstone Creeks at their confluence. The proposed riparian area enhancements will improve the habitat for red-legged frogs, an identified species at risk, by providing a treed riparian corridor. The enhancements propose an increase in high-value rearing instream habitat, an increase in high value riparian habitat, and offsite instream enhancements upstream, north-east of 104 Avenue (see Appendices I and J).

A notification of the relocation and enhancement to the watercourses was provided in May 2013, to the Urban Development Group of the Department of Fisheries and Oceans. Recent correspondence from the Ministry of Forests, Lands, and Natural Resource Operations indicates that the Environmental Assessment and enhancement works will need to be audited by them as well. This proof of submission for review or approval will be a condition of final reading. A Watercourse Protection Development Permit and Natural Features Development Permit are required to accompany this rezoning and subdivision application.

## **6) Agricultural Impact:**

The subject property was excluded from the ALR in 1998 by Resolution #454/98, as the agricultural future of the site was limited due to the conflicts associated with adjacent non-farm land uses, and the property is further limited due to the presence of Spencer Creek and its associate stream channels which separates the parcel into three small blocks.

An Agricultural Impact Assessment and Groundwater Impact Assessment were provided for the development as the subject property abuts agricultural land within the ALR that is currently in use as a horse training facility with accompanying horse barns and facilities. The proposed development will require imported fill for foundations for buildings, roads, and driveways, resulting in increased local runoff. All increased water flows will be accommodated by the stormwater management system, including: 300 mm topsoil in yards and boulevards; on-lot detention systems; in-pipe detention structures beneath the roads, and drainage into riparian areas and swales that will flow north. A portion of the water falling on the proposed development will no longer infiltrate as in the pre-development stage, which may result in a lowering of watertables in the area. Because poor drainage is the main limitation of agricultural production in the area, reducing the watertable is more likely to have a beneficial rather than a detrimental effect on neighbours.

Dust impacts during the construction phase will be temporary, as the construction phase is in the summer only, and intermittent, as it would only be an issue during northerly winds. The dust will likely mainly impact the pasture area of the farmland, rather than the more intensively used riding area. Options to mitigate the dust include water suppression and/or constructing a temporary 2m (6.6ft) fence near or at the eastern part of the property line, adjacent to the riding area.

There will be increased traffic attributed to this development, both during the construction phase and afterwards, but it will be focused either on 104 Avenue or on Slatford Place. Neither of these roads is an access point for the farming property, nor do they directly affect traffic flow where the farmland fronts onto 240 Street. Therefore, the assessment concluded that the magnitude of the impact of increased traffic on adjacent farmland will be negligible.

The noise impact will be temporary and felt mainly during construction in the southern portion of the subdivision. It would only be felt during daytime hours and animals will likely adapt to relatively constant background noise. The impact of noise is moderate in magnitude, negative in direction, and intermittent and temporary in duration. The effect of noise on pasturing horses is minor as there is some opportunity for avoidance. Options for mitigation include: communication with the farm operator to identify periods of peak noise, periods of peak sensitivity, and re-scheduling certain construction operations or concentrating training operations at a maximum distance from active construction at any one time; temporary noise barriers; and/or early establishment of a treed buffer.



The Agricultural Impact Assessment recommends a row of medium-sized trees along the proposed development and the farmland to deal with the increase in land use intensity. The best combined protection in the interest of both farmland and the proposed residential development would be an evergreen hedge. Therefore, an agricultural buffer is proposed for the development, including trees, a walkway, and a swale (see Appendix H). The future land use is unknown, but ALC Resolution #2635/2011 determined that the land south of 105 Avenue is of very limited interest to agriculture, and that the Commission will expect the City of Maple Ridge to submit an application to exclude the land lying south of 105 Avenue and west of 240 Street, along with other remnant areas elsewhere in Maple Ridge identified by the Commission as being unsuitable for agriculture. Based on this resolution, it is expected that the lands to the south will at some point be excluded from the ALR and that the need for this agricultural buffer is somewhat temporary in nature.

## **7) Traffic Impact:**

As the subject property is located within 800 metres of an intersection of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

The intersections of 104 Avenue at both Slatford Place and 105 Avenue are to be reconstructed with button-type traffic circles as a condition of rezoning. Existing curb-returns at these intersections will need to be re-built to accommodate the traffic circles. Driveway letdowns on 104 Avenue will need to be designed in a way that does not interfere with the safe use of the equestrian trail that runs between the back of the sidewalk and the property line. A sidewalk connection between 104 Avenue and the new road into the subdivision will need to be provided.

## **8) Interdepartmental Implications:**

### **i) Engineering Department:**

In addition to the intersection improvements noted above, the west side of Slatford Place will require full urban upgrading including widening, curb and gutter, sidewalk and streetlighting at the subdivision stage. Any improvements to the sanitary sewer will be provided by the developer as a condition of rezoning. The developer will also need to eliminate the aerial wires and poles on the west side of Slatford Place as a condition of rezoning. Storm sewer and watermain works and services will be done as a condition of subdivision.

### **ii) Parks & Leisure Services Department:**

There is an existing horse trail that runs along 104 Avenue, therefore the Parks Department would like to work with the developer to identify an appropriate trail surface in front of the new houses.

### **iii) License, Permits and Bylaws Department:**

A geotechnical and floodplain assessment will need to be provided as the subject property is partially within the Fraser River 200 year floodplain. A geotechnical and floodplain restrictive covenant will be registered as a condition of final reading.

**iv) Fire Department:**

The initial subdivision layout showed a dead-end street running north/south on the west side of the property. The Fire Department requested a temporary hammerhead turn-around to be installed on the south end of the dead-end street to accommodate vehicle turn-around until development to the south occurs. The subdivision layout has since been revised to provide two temporary hammerhead turn-arounds for the north/south running streets to accommodate vehicle turn-around until development to the south occurs.

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

Pursuant to Section 881 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 26, 2015. The proposed amendment to the OCP would affect the student population for the catchment areas currently served by Albion Elementary and Samuel Robertson Technical Secondary. The School District has confirmed that Albion Elementary has an operating capacity of 438 students, and for the 2014-15 school year, the student enrollment is 558 students, including 151 students from out of catchment.

Samuel Robertson Technical Secondary School had an operating capacity of 600 students and for the 2014-15 school year, the student enrollment is 802 students, including 213 students from out of catchment.

**10) 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 882 of the *Local Government Act*. The amendment required for this application, to adjust the Urban Area Boundary and change the land use designation from *Agricultural* to *Urban Residential* and *Conservation*, 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.

**11) Citizen/Customer Implications:**

A Development Information Meeting was held on March 5, 2015. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional venue for citizens to express their concern or support of the development.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7120-2014, that second reading be given to Zone Amending Bylaw No. 6906-2012, and that application 2011-081-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

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**Prepared by:** Michelle Baski, ASCT  
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 David Pollock” for

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

“Original signed by Jim Rule”

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**Concurrence:** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Previous Council Reports and Resolutions  
Appendix B – Subject Map  
Appendix C – Albion Flats Area Map  
Appendix D – OCP Amending Bylaw No. 7120-2014  
Appendix E – ALC Resolution #2635/2011  
Appendix F – Zone Amending Bylaw No. 6906-2012  
Appendix G – Subdivision Plan  
Appendix H – Building Elevations and Streetscape  
Appendix I – Offsite Enhancement Works  
Appendix J – Riparian Area Planting Plan



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Maple Ridge Zone Amending Bylaw No. 6906-2012  
Lot 6, Plan 60014- Southwest corner of 104<sup>th</sup> Avenue and Slatford Place

**MEETING DATE:** March 19, 2012  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W

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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-1b One Family Urban (Medium Density) and R-1 (Residential District)(Appendix A). The proposed lot or road pattern for this site has not yet been determined. The site was removed from the Agricultural Land Reserve in 1998 and was the subject of an earlier and lengthy rezoning application process (RZ/41/00). In 2001, a similar application was received. A council report considered this proposal premature for many reasons, paramount being the need to complete a comprehensive Area Plan that would encompass all properties within the study area. Such a plan would consider environmental protection, drainage, infrastructure and transportation provisions. Council of the day endorsed a land use process that the applicant was to follow. In an August 2001 staff report, it was suggested that the Albion Flats Land Use Plan proceed after the OCP review, noting that advancing the Albion Area Land Use Plan would delay the OCP review. The OCP review occurred between 2002 and 2006 and was approved in November of 2006. The 2006 OCP identified that the Albion Flats would not be available for urban development until a comparative analysis to review land use, social, economic and environmental goals was completed. In 2009, Council directed that an Area Planning process be undertaken. Council received an update report on this process in January 2012.

During the current Albion Flats Concept planning process, the applicant submitted a new rezoning application on July 7, 2011 for residential purposes. The applicant was aware that the site is located within the Council defined Albion Flats Study Area (Appendix B). The applicants feel that their plans for a residential subdivision have been delayed long enough and that they have completed the requested studies at significant expense. The applicants feel the proposed use is appropriate and will blend in well with whatever uses emerge in the vicinity.

While it is recognized that the owners of the land have spent considerable time and effort in advancing their application, the recent comments from the ALC need to be taken into account. Given the ALC comments and given that the OCP directed Albion Flats Concept Plan Study (Appendix C) is ongoing, it is recommended that this application be considered premature and be deferred until the current Albion Flats Concept Plan is completed and approved. The highest and best use of this land is yet to be determined based on community needs, senior agency approvals and the numerous OCP objectives, particularly those surrounding the need to enhance employment generating and shopping opportunities in the District. A decision at this time to allow residential use of this strategic parcel of land may negatively impact future land use options for the entire Albion Flats study area south of 105<sup>th</sup> Avenue.

At this point, the Agricultural Land Commission supports future commercial and employment development on the south side of 105<sup>th</sup> Avenue. The loss of any land in this area of the Albion Flats could limit commercial/employment options in the area. The 2011 Albion Flats Concept Plan forwarded to the ALC showed civic, environmental and community garden uses for the applicants site. These uses may have to be accommodated elsewhere in the study area if not on this site. This could only be accomplished on lands south of 105<sup>th</sup> Avenue and would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a reconfiguration of the land uses south of 105<sup>th</sup> Avenue to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use, or needed to accommodate the relocation of civic uses currently situated elsewhere on the plan. Should the ALC exclude lands on the north of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

#### RECOMMENDATION:

That Zone Amending Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

#### DISCUSSION:

##### a) Background Context:

Applicant:	Jorden Cook Associates
Owner:	John Wynnyk Steve Wynnyk

Legal Description:	Lot: 6, D.L.: 405, Plan: 60014
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OCP:	
Existing:	Agricultural
Proposed:	Urban Residential

Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential) and R-1 (Residential District)

Surrounding Uses:	
North:	Use: Park and Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (medium density) Residential)
	Designation: Urban Residential and Parks within the ALR
South:	Use: Agricultural Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Agriculture
East:	Use: Park and Single Family Residential

West:	Zone:	RS-1b (One Family Urban (medium density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Conservation and Urban Residential
	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc)
	Designation:	Parks within the ALR

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	5.304 HA. (13 acres)
Access:	104 Avenue and Salford Place
Servicing requirement:	Full Urban

**b) Project Description:**

At this time the current application has been assessed to determine its compliance with the Official Community Plan 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 if Council grants First Reading. Such assessment may impact proposed lot boundaries and yields, Official Community Plan designations and Bylaw particulars, and may require application for further development permits.

**c) Background:**

A number of staff authored background reports were prepared for Council's consideration throughout 2001 in regards to the initial Albion Flats Land Use Plan. All recommended that before advancing any development applications in the Albion Flats that the proper background studies be completed. Council gave preliminary support in 2001 to rezoning the subject property, contingent upon the landowners at their own expense undertaking site analysis works including a land use concept plan, stormwater management strategy, and drainage study. This work was undertaken in cooperation with other landowners and included preliminary servicing, drainage, environmental and transportation studies. However, this work did not proceed to Second Reading or Public Hearing. During this period of time the District was commencing a review of the Official Community Plan. It was during this work that the overall Albion Flats again became a significant discussion point. It was understood that the site was outside the Urban Area Boundary and Fraser Sewer Area, and the "Green Zone" designation of the site became apparent at this time. The Green Zone designation meant that any lands designated for Agriculture would require GVRD approval prior to development occurring, even if the properties were no longer within the Agricultural Land Reserve. In the newly adopted Official Community Plan, this site, along with 5 other areas, was given a "Starred" designation indicating that Regional consideration was required.

As a result of the adoption of the 2006 OCP and its policies (6-15, 6-16) to undertake comprehensive strategic planning, the Albion Flats was identified as being unavailable for urban development until a comprehensive analysis of potential land uses, social, economic and environmental goals was completed. However, being a "Starred" property, Council requested that the Region remove this property (along with 5 other sites) from the Green Zone. In October 2008, Metro Vancouver granted this request for removal. The property was therefore considered available for urban development, subject to the completion of an Official Community Plan amendment and a rezoning application.

In November of 2009 Council gave approval to an Albion Flats Area Planning Process to begin with a defined study area that included this strategically located site. On January 11, 2010 Council directed that a concept plan be prepared; the Agricultural Land Commission was advised of the work programme and HB Lanarc was hired to proceed with the study. In early May 2011, Council endorsed a Concept Plan which was forwarded to the Commission for consideration. The Concept Plan as endorsed by Council indicated the subject property would be used for community garden plots, conservation, and a playing field.

The Commission responded in late November 2011 they were prepared to cooperate towards future commercial and industrial development at Albion Flats in conjunction with restoration of an agricultural future for lands north of 105<sup>th</sup> Avenue.

Council received a report in January 2012 on the implications of the Commissions comments. Council has directed that an application for the lands south of 105<sup>th</sup> Avenue be prepared. Prior to taking this step, however, Council has advised the property owners north of 105<sup>th</sup> Avenue that they may wish to privately pursue the exclusion of their land through an application by landowners. The Council endorsed option identifies that the District will proceed with an exclusion application on lands to the south in the fall of 2012.

Once acted on by Council, this Commission decision opens up a significant economic development opportunity for all lands south of 105<sup>th</sup> Avenue irrespective of whether or not they are currently in the Agricultural Land Reserve. The subject site at Slatford and 104<sup>th</sup> Avenue is such a site where new and higher uses could now be considered in light of changes in the immediate area. The delays and personal expense incurred by the property owners over the last two decades should be acknowledged. However, the strategic nature of this site within the Albion Flats and its potential for greater community benefit demands consideration. There remain numerous unanswered questions regarding the optimum future use of the entire Albion Flats area to generate the maximum employment, business/commercial uses and recreational and agricultural use. This site may have a role to play in this optimization process of the bigger area. This land may be called upon to accommodate uses displaced by commercial uses seeking to optimize their footprints closer to Lougheed Highway. These are significant questions that can only be answered by looking at the Albion Flats in its entirety, once the available land base is known, and community priorities are clarified. For these reasons, it is not recommended at this time that properties within the Albion Flats Concept Plan study area be advanced on a parcel by parcel basis.

In its November 2011 letter, the Commission has required that the District prepare a comprehensive review of drainage and stream flow conditions in the area. This study is anticipated to begin in the fall of this year. A component of this work will include an estimate of the costs for drainage improvements, as well as a discussion regarding how such improvements would be funded or whether developing properties will contribute.

Residential development of this site may not contribute significantly to achieving Council's goal of improving long term commercial and employment opportunities within the District. It could in fact hinder such efforts as the land base available for commercial employment or community uses could shrink considerably, and the compatibility of these different land uses would also be questionable. The subject site represents 5.3 hectares (13 acres) or about 12% of the available privately owned land south of 105<sup>th</sup> Avenue. This is a significant portion and represents a prime opportunity, especially if the ALC rejects future requests from landowners north of 105<sup>th</sup> Avenue to exclude their lands. However, should the ALC exclude lands on the north side of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

d) **Planning Analysis:**

**Official Community Plan:**

Although designated Agricultural, the site also carries an OCP notation referring to specific Albion Flats (6.2.3) OCP Objectives and Policies that need to be taken into consideration before development can proceed. The OCP requires the District to coordinate its efforts in the Albion Flats with other jurisdictions to meet community, Regional and Provincial goals. Specifically the District must coordinate with Metro Vancouver, the ALC and Federal and Provincial agencies in determining the fate of the Albion Flats study area, of which this parcel is a part.

The OCP policies further require:

*“Council prior to giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will: develop and implement a comprehensive Strategy as outlined in 11.1.3 and collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals or what is known as a balanced triple bottom line analysis”.*

This work is not completed but is in progress under the current Albion Flats Concept Plan process. A component of this required OCP work is the recently completed Agricultural Plan (2010), the future Urban Area Boundary Review, and the soon to begin Commercial and Industrial Land Use Strategy. All of these plans and studies have a direct impact on the potential use of this site and the Albion Flats in general.

Should this application proceed in advance of the Area Plan, an OCP amendment to re-designate the site from Agricultural to Urban Residential will be required. The Urban Area Boundary will also need amending to include the site within the Urban Area Boundary.

**Zoning Bylaw:**

The current application proposes to rezone the property located at Slatford Place and 104<sup>th</sup> Avenue from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District). The lands to the north and east contain lots zoned RS-1b. The introduction of the smaller R-1 lot is intended to increase density and lot yield. Any variations from the requirements of the proposed zone(s) will require a Development Variance Permit application.

**Development Permits:**

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas associated with Spencer and Mainstone creeks which flow through the site.



Pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement for the natural environment and for development that is protected from hazardous conditions for;

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

to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

#### **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) Parks Department;
- e) School District;
- f) Agricultural Land Commission;
- g) Ministry of Environment;
- h) Metro Vancouver.

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) Alternatives:**

Council can choose to grant first reading to this rezoning application which would essentially earmark the site for residential uses and remove the (5.3 ha – 13 acres) site from the critical south-east portion of the Albion Flats Study Area. This loss would constitute approximately 12 % of the available non-government owned lands (39 ha) south-east of 105<sup>th</sup> avenue. Should Council wish to proceed with this option the following resolution must be passed: namely,

1. Grant First Reading of Zone Amending Bylaw No. 6906 – 2012 and consider the following in respect of an amendment to the Official Community Plan:

In respect of Section 879 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. School District Boards, 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 District'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 Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. Watercourse Protection Development Permit Application (Schedule F);
4. Natural Features Development Permit Application (Schedule G);
5. Subdivision Application, as per attached requirements.

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

**CONCLUSION:**

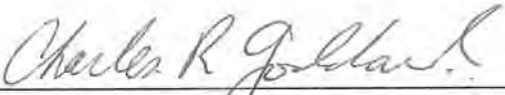
The lands strategic location within the Albion Flats Study Area and the many unanswered questions related to potential development of the larger area. This site will likely form a strategic piece of the overall land use puzzle.

While the applicant has sought residential development for many years and has faced both significant expense and some hurdles not of his own making, the fact remains that the residential use for the site does not appear to be the highest and best use. The insertion of residential uses could add a source of conflict to future commercial, employment or civic uses anticipated to be in the area. These users need large, highly visible tracts of lands.

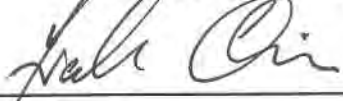
The Agricultural Land Commission favours future development to be on the south side of 105<sup>th</sup> Avenue. The loss of any land in this area of the Albion Flats will limit commercial options in the area. This would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a

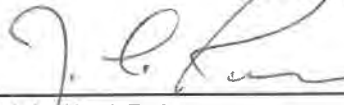
reconfiguration of the land uses on the draft Concept Plan to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use or to accommodate the relocation of civic uses currently situated elsewhere on the plan. Lastly it is noted that the ALC has required that a comprehensive drainage study be prepared for the Albion Flats. It is anticipated that any drainage improvements required would be shared by those owners situated south of 105<sup>th</sup> Avenue. Should this project advance, this applicant would not be contributing to the ALC required drainage improvements.

Therefore, it is recommended that this application for residential uses be considered premature and not proceed but be deferred until Albion Flats Concept Plan is completed and approved.

  
Prepared by: Charles R. Goddard BA MA  
Manager of Development and Environmental Services  
Approving Officer

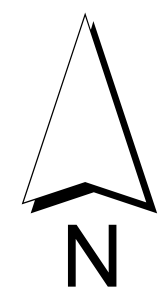
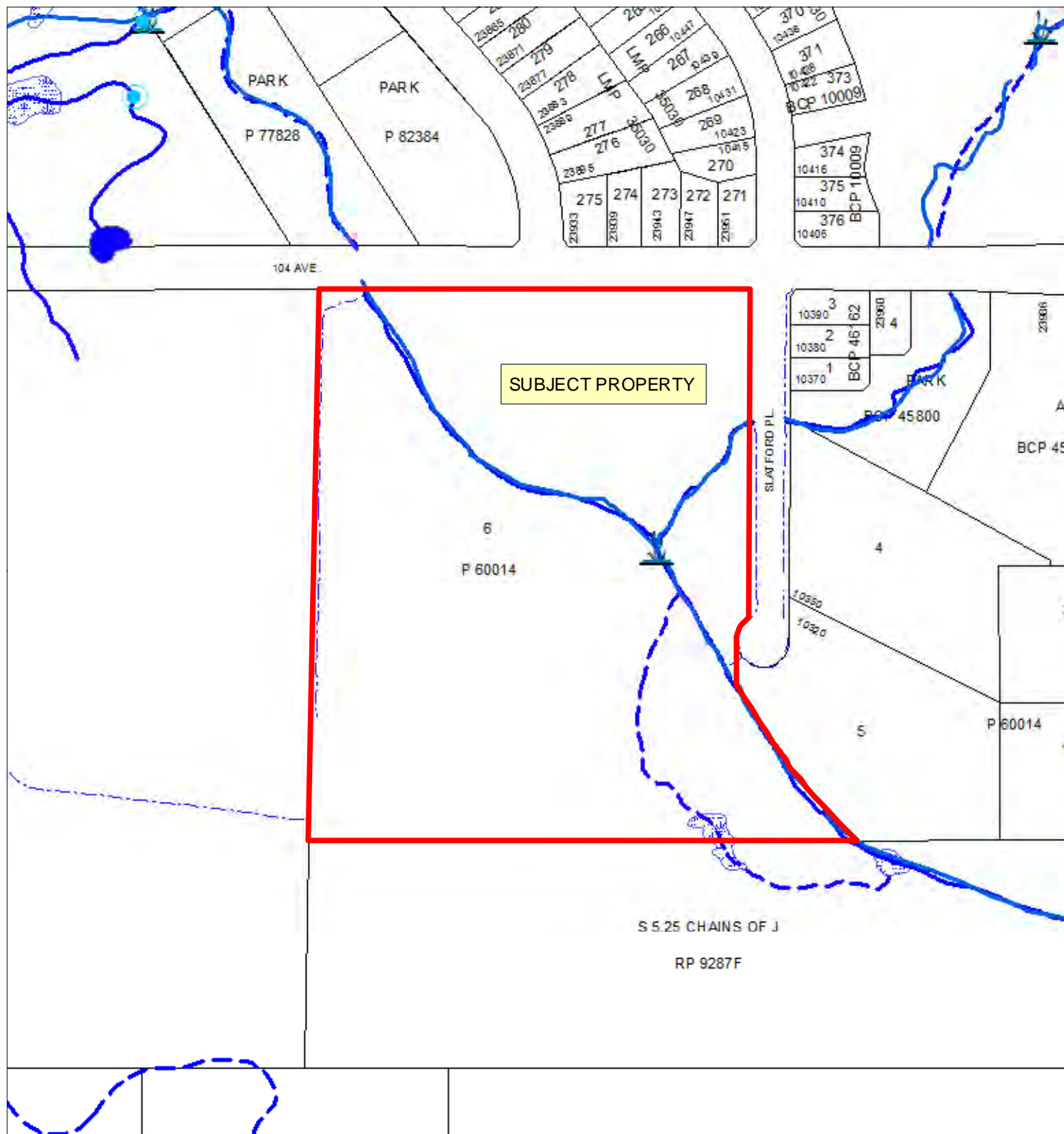
  
Approved by: Christine Carter, M.PL, MCIP  
Director of Planning

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

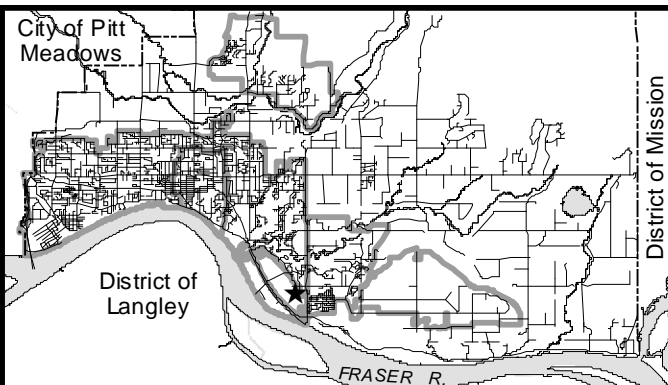
  
Concurrence: J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Albion Flats Study Area Map
- Appendix C – Draft Concept Plan
- Appendix D – Zone Amending Bylaw No. 6906-2012



SCALE 1:2,500



ROLL #94165-0600-6  
S/W CORNER SLATFORD PL & 104 AVE



**CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE**

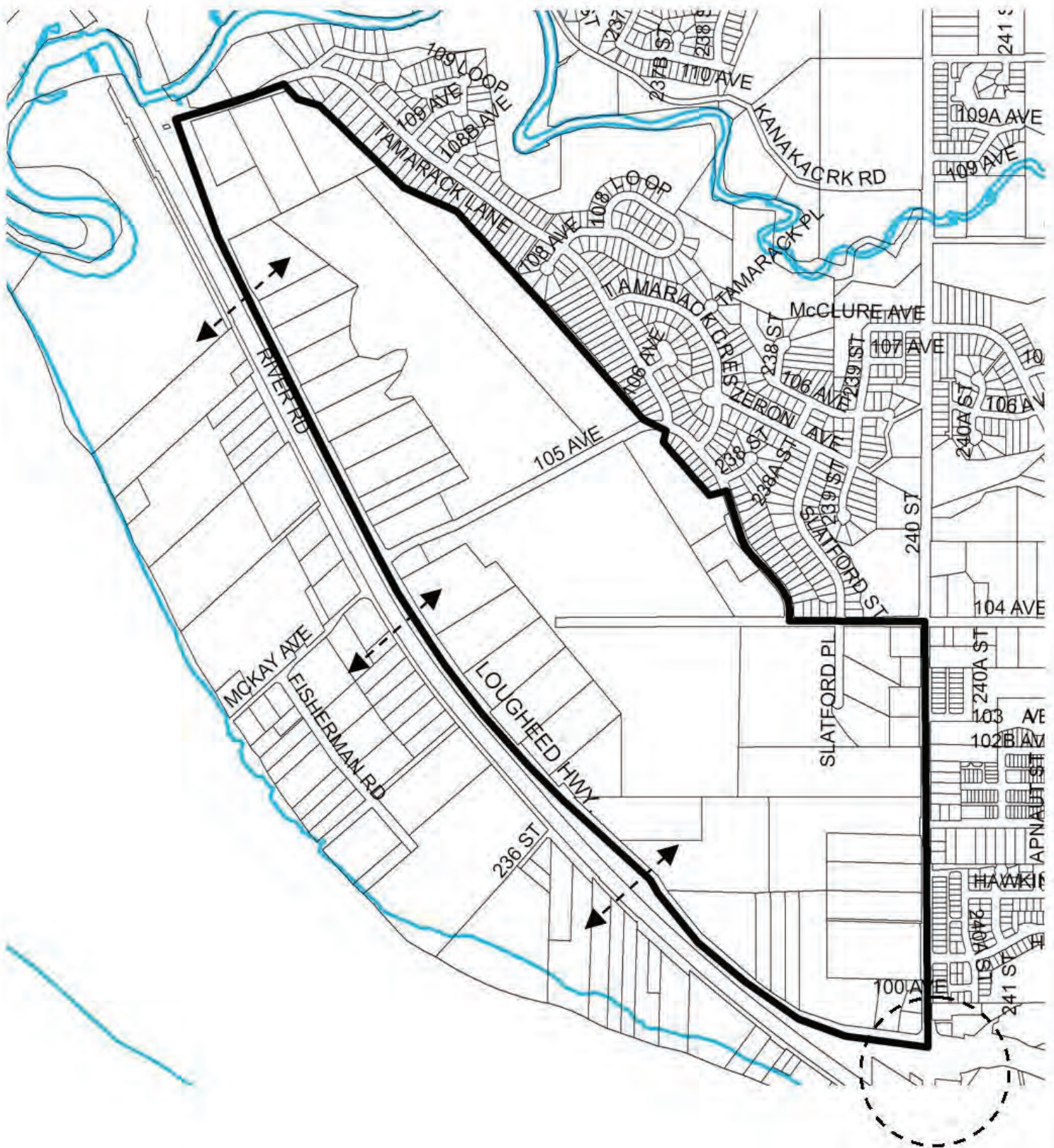
PLANNING DEPARTMENT

DATE: Aug 16, 2012 FILE: 2011-081-RZ

BY: DT



## Albion Flats Study Area





# Draft Concept Plan



Proposed Land Use	Area hectares*	Area acres*
Agricultural Fairgrounds & Farm Cluster	5.6	13.8
Agriculture Fields & Community Garden	4.6	11.4
Auto Oriented Regional Serving Retail	9.8	24.2
Mixed Employment Node, Light Industrial, Business Office & Agri-Industrial	27.2	67.2
Green Space & Stream Setbacks	42.6	105.3
Institutional (school site)	2.1	5.2
Recreation (includes multi-purpose recreation facility)	20.0	49.4
Townhouse	8.0	19.8
Transit-Oriented Mixed Use	4.8	11.8
<b>TOTAL</b>	<b>124.7</b>	<b>308.1</b>

\* Area calculations are approximate

As directed by Council, the Consultants original numbers have been refined.

## BYLAW NO. 6906-2012

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."
2. The parcel of land known and described as:

and outlined in heavy black line on Map No. 1561 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) and 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 \_\_\_\_\_, A.D. 20 \_\_\_\_\_.

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

**PUBLIC HEARING** held the       day of       , A.D. 20 .

READ a third time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 .

**APPROVED** by the Minister of Transportation this            day of            , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the            day of            , A.D. 20   .

CORPORATE OFFICER

SCALE 1:3,000



That Bylaw No. 6906-2012 be deferred pending adoption of an Albion Flats Concept Plan.

AMENDMENT TO MOTION

That the motion be amended with the addition of the text 'for a period of no longer than four months, at which time an updated recommendation from staff will be brought forward to Council' following the word "deferred" and the removal of the text "pending adoption of an Albion Flats Concept Plan."

CARRIED

MOTION AS AMENDED

That Bylaw No. 6906-2012 be deferred for a period of no longer than four months, at which time an updated recommendation from staff will be brought forward to Council.

CARRIED AS AMENDED

(2011-081-RZ, Lot 6, Plan 60014 – Southwest corner of 104 Avenue and Slatford Place – to rezone from RS-3 [One Family Rural Residential] to RS-1b [One Family Urban (medium density) Residential] and R-1 [Residential District] to permit single family residential lots)

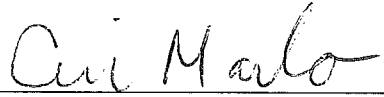
~~CARRIED~~      DEFEATED      DEFERRED      "Ernie Daykin"      MAYOR

ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
      ☐ Gen Mgr – Corporate & Financial  
      ☐ Mgr - Accounting  
      ☐ Gen Mgr – Public Works & Development  
      ☒ Dir - Planning  
      ☐ Dir - Licenses, Permits & Bylaws  
      ☐ Municipal Engineer  
      ☐ Dir - Engineering Operations  
      ☐ Gen Mgr - Com. Dev. & Rec. Services  
      ☐ Dir - Parks & Facilities  
      ☐ Dir – Recreation  
      ☐ Dir – Community Services  
      Clerk's Section  
      ☐ Corporate Officer  
      ☐ Property & Risk Manager  
      ☐ Lynn Marchand  
      ☐ Diana Dalton  
      ☐ Amanda Allen  
      ☐ Tracy Camire  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

March 27, 2012  
Date

  
Corporate Officer



## District of Maple Ridge

**TO:** His Worship Mayor Ernie Daykin  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Maple Ridge Zone Amending Bylaw No.6906-2012  
Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014  
Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place

**MEETING DATE:** August 27, 2012  
**FILE NO:** 2011-081-RZ  
**MEETING:** C of W

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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-1b (One Family Urban (Medium Density) and R-1 (Residential District) (Appendix A). The application was considered by Council on March 27, 2012 for First Reading and was deferred for a period of four months pending an updated recommendation from the Planning Department.

Since the First Reading deferral earlier this year, various discussions have taken place between the Albion Flats Area property owners and the District. Property owners on the north side of 105<sup>th</sup> Avenue are pursuing independent ALR exclusionary applications. Rulings from the ALC on these independent ALR exclusionary applications would allow the District to confirm the final ALR land use designation and therefore solidify the resulting Albion Flats Concept Plan. Should the Albion Flats Concept Plan be adopted without confirmation on whether or not the properties north of 105<sup>th</sup> Avenue will be excluded from the ALR, or isolated land uses decisions taken without consideration to the larger picture, there is potential that the adopted Albion Flats Area Plan would not reflect the best possible land use for all lands in the Albion Flats. This is due to the fact that significant portions of the total land area are north of 105<sup>th</sup> and the land use of that area could change dramatically.

Discussions have also begun between the District of Maple Ridge and the property owners of the lands north of 105<sup>th</sup> Avenue (Smart Centre's) in regards to a possible land exchange. There is potential to reconfigure the civic lands on the Albion Flats to further improve the commercial opportunities on the lands south of 105<sup>th</sup> Avenue. Any reordering of the civic facilities would dramatically affect the possible land use configuration of the lands south of 105<sup>th</sup> Avenue. The extent and affect of this reordering on land in the study area is currently unknown. These unknowns should be resolved before the Albion Flats Concept Plan is finalized.

At this point, there are several unresolved and unknown factors which need to be concluded prior to development applications proceeding in the Albion Flats Concept Plan. The forthcoming discussions by the ALC will largely determine the final concept plan for the Albion Flats. For example should lands become available for development on the north side of 105<sup>th</sup> Avenue, then the concept plan could include commercial/employment lands on the north side. If the ALR exclusion application is denied, then the only developable commercial land will be on the properties south of 105<sup>th</sup> Avenue. This would

put even more pressure on the lands south of 105<sup>th</sup> Avenue as limited space is available to create a comprehensive commercial node and community plan for this area. Once the ALC land use issues are resolved, the Albion Flats Concept Plan can then be finalized. It is therefore, recommended that this application be deferred pending the outcome of the decisions on the lands to the north of 105<sup>th</sup> Avenue.

## RECOMMENDATIONS:

**That Zone Amending Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105<sup>th</sup> Avenue and the subsequent adoption of an Albion Flats Concept Plan.**

## DISCUSSION:

### a) Background Context:

Applicant:	Jorden Cook Associates
Owner:	John Wynnyk Steve Wynnyk

Legal Description:	Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014
--------------------	--

OCP:	
Existing:	Agricultural
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (medium density) Residential) and R-1 (Residential District)

Surrounding Uses:	
North:	Use: Park and Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (medium density) Residential)
	Designation: Urban Residential and Parks within the ALR
South:	Use: Agricultural Zone: RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Agriculture
East:	Use: Park and Single Family Residential Zone: RS-1b (One Family Urban (medium density) Residential), RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential)
	Designation: Conservation and Urban Residential

West:	Use:	Fairgrounds, Ice Rink and Sports Fields
	Zone:	CD-4-88 (Agricultural Events, Special Events, etc)
	Designation:	Parks within the ALR
Existing Use of Property:	Vacant	
Proposed Use of Property:	Single Family Residential	
Site Area:	5.304 Ha. (13 acres)	
Access:	104 Avenue and Slatford Place	
Servicing requirement:	Full Urban	

**a) Project Description:**

At this time the current application has been assessed to determine its compliance with the Official Community Plan 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 if Council grants First Reading. Such assessment may impact proposed lot boundaries and yields, Official Community Plan designations and Bylaw particulars, and may require application for further development permits.

**b) Background:**

Over the past decade, various reports were prepared regarding the Albion Flats Land Use Plan. It was agreed by Council that the highest and best use of the Albion Flats Area is combination of uses including: mixed-use commercial; auto-oriented retail; employment generating industrial uses; parks and rec space and mixed agricultural uses. The positioning of these uses into a land use plan is difficult to finalize at this point as final determination of which lands will be excluded from the ALR are not yet resolved. Property owners of the various lands have been pursuing independent ALR exclusionary applications. One ((Wymmyk) has been forwarded to the ALC at this point. The District has recently received another exclusion application (GCS Holdings Ltd –Glen Bury. It will be forwarded to Council in August 2012 for consideration.

Prior to sending any applications to the ALC, Council also endorsed a resolution that the District commences negotiations on a land exchange relating to the Fairgrounds and the area just north of 105<sup>th</sup> Avenue. These negotiations are underway and would be assisted by an ALC ruling regarding a ALR exclusionary application for the adjacent lands on the north side of 105<sup>th</sup> Avenue. The ruling on the Wynnyk exclusion application is expected to go before the ALC board no earlier than September 2012.

The Commission's decision in late 2011 stated that they were willing: "to cooperate towards future commercial or industrial development at the Albion Flats, in conjunction with restoration of a agricultural future for that part of the Albion lying to the north of 105<sup>th</sup> Avenue". Although conditional, this position opens up a significant economic development opportunity for all lands south of 105<sup>th</sup> Avenue irrespective of whether or not they are currently in the Agricultural Land Reserve. The subject site at Slatford and 104<sup>th</sup> Avenue is such a site where new and higher uses could be considered. The delays and personal expense incurred by the property owners over the last two decades should be

acknowledged. However, the strategic nature of this site within the Albion Flats and its potential for greater community benefit needs consideration. There remain numerous unanswered questions regarding the optimum future use of the entire Albion Flats area to generate the maximum employment, business/commercial uses and recreational and agricultural use. This site may have a role to play in this optimization process of the bigger area. This land may be called upon to accommodate uses displaced by commercial uses seeking to optimize their footprints closer to Lougheed Highway. These are significant questions that can only be answered by looking at the Albion Flats in its entirety, once the available land base is known, and community priorities are clarified. For these reasons, it is not recommended at this time that properties within the Albion Flats Concept Plan study area be advanced on a parcel by parcel basis.

In its November 2011 letter, the Commission has required that the District prepare a comprehensive review of drainage and stream flow conditions in the area. This study is anticipated to begin in the fall of this year. A component of this work will include an estimate of the costs for drainage improvements, as well as a discussion regarding how such improvements would be funded or whether developing properties will contribute. All parties in the study area should contribute to resolving this common area wide problem.

Residential development of this site may not contribute significantly to achieving Council's goal of improving long term commercial and employment opportunities within the District. It could in fact hinder such efforts as the land base available for commercial/employment or community uses could shrink considerably, and the compatibility of these different land uses would also be questionable. The subject site represents 5.3 hectares (13 acres) or about 12% of the available privately owned land south of 105<sup>th</sup> Avenue. This is a significant portion and represents a prime opportunity, especially if the ALC rejects future requests from landowners north of 105<sup>th</sup> Avenue to exclude their lands. However, should the ALC exclude lands on the north side of 105<sup>th</sup> Avenue as a result of individual applications for exclusion, the need for alternative uses of the subject site may not be as prevalent.

**d) Planning Analysis:**

**Official Community Plan:**

Although designated Agricultural, the site also carries an OCP notation referring to specific Albion Flats (6.2.3) OCP Objectives and Policies that need to be taken into consideration before development can proceed. The OCP requires the District to coordinate its efforts in the Albion Flats with other jurisdictions to meet community, Regional and Provincial goals. Specifically the District must coordinate with Metro Vancouver, the ALC and Federal and Provincial agencies in determining the fate of the Albion Flats study area, of which this parcel is a part.

The OCP policies further require:

*"Council prior to giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will: develop and implement a comprehensive Strategy as outlined in 11.1.3 and collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic and environmental goals or what is known as a balanced triple bottom line analysis".*

This work is not completed but is in progress under the current Albion Flats Concept Plan process. A component of this required OCP work is the recently completed Agricultural Plan (2010) and the ongoing Commercial and Industrial Land Use Strategy. All of these plans and studies have a direct impact on the potential use of this site and the Albion Flats in general.

Should this application proceed in advance of the Area Plan, an OCP amendment to re-designate the site from Agricultural to Urban Residential will be required. The Urban Area Boundary will also need amending to include the site within the Urban Area Boundary.

#### **Zoning Bylaw:**

The current application proposes to rezone the property located at Slatford Place and 104<sup>th</sup> Avenue from RS-3 (One Family Rural Residential) to RS-1b One Family Urban (Medium Density) and R-1 (Residential District). The lands to the north and east contain lots zoned RS-1b. The introduction of the smaller R-1 lot is intended to increase density and lot yield. Any variations from the requirements of the proposed zone(s) will require a Development Variance Permit application.

#### **Development Permits:**

Pursuant to Section 8.9 of the Official Community Plan, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas associated with Spencer and Mainstone creeks which flow through the site.

To ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas and pursuant to Section 8.10 of the Official Community Plan, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement for the natural environment and for development that is protected from hazardous conditions for:

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

#### **Development Information Meeting:**

A Development Information Meeting in accordance with Council Policy 6.20 is required for this application, prior to Second Reading.

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

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Parks Department;
- e) School District;
- f) Agricultural Land Commission;
- g) Ministry of Environment;
- h) Metro Vancouver.

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) Alternatives:**

Council can choose to grant first reading to this rezoning application which would essentially earmark the site for residential uses and remove the (5.3 ha – 13 acres) site from the critical south-east portion of the Albion Flats Study Area. This loss would constitute approximately 12 % of the available non-government owned lands south-east of 105<sup>th</sup> Avenue. Should Council wish to proceed with this option the following resolution must be passed: namely,

1. Grant First Reading of Zone Amending Bylaw No. 6906 – 2012 and consider the following in respect of an amendment to the Official Community Plan:

In respect of Section 879 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. School District Boards, 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 District'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 Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. Watercourse Protection Development Permit Application (Schedule F);
4. Natural Features Development Permit Application (Schedule G);
5. Subdivision Application, as per attached requirements.

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

**CONCLUSION:**

The subject is an integral part of the Albion Flats Study Area and potentially is a strategic piece of the overall land use puzzle. While the applicant has sought residential development for many years and has faced both significant expense and some hurdles not of his own making, the fact remains that the residential use for the site may not to be the highest and best use. Depending upon the amount of land ultimately available, the insertion of residential uses could add a source of conflict to future commercial, employment or civic uses anticipated to be in the area.

As the Agricultural Land Commission currently only supports development on the south side of 105<sup>th</sup> Avenue and not on the north side of 105<sup>th</sup> Avenue, any loss of land south of 105<sup>th</sup> Avenue would limit commercial options in the study area and would not be the highest and best use of these commercially strategic and highly visible lands. In addition, should the Agricultural Land Commission deny any application(s) for additional commercial development for lands on the north side of 105<sup>th</sup> Avenue, Council may wish to pursue a reconfiguration of the land uses on the draft Concept Plan to maximize the amount of commercial or employment lands in the area. Should this occur, the subject site may be best suited for commercial or employment use or to accommodate the relocation of civic uses currently situated elsewhere on the proposed land use plan. Lastly, it is noted that the ALC requires a comprehensive drainage study be prepared for the Albion Flats. It is anticipated that any drainage improvements required would be shared by those owners situated south of 105<sup>th</sup> Avenue. Should this project advance, this applicant would not be contributing to the ALC required drainage improvements.



Therefore, it is recommended that this application for residential uses be considered premature and not proceed but be deferred pending the ALC decisions and the Albion Flats Concept Plan is approved.

"Original signed by Charles R. Goddard"

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***Prepared by:*** Charles R. Goddard BA MA  
Manager of Development and Environmental Services  
Approving Officer

"Original signed by Charles R. Goddard"

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***Approved by:*** Christine Carter, M.PL, MCIP  
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 J.L. (Jim) Rule"

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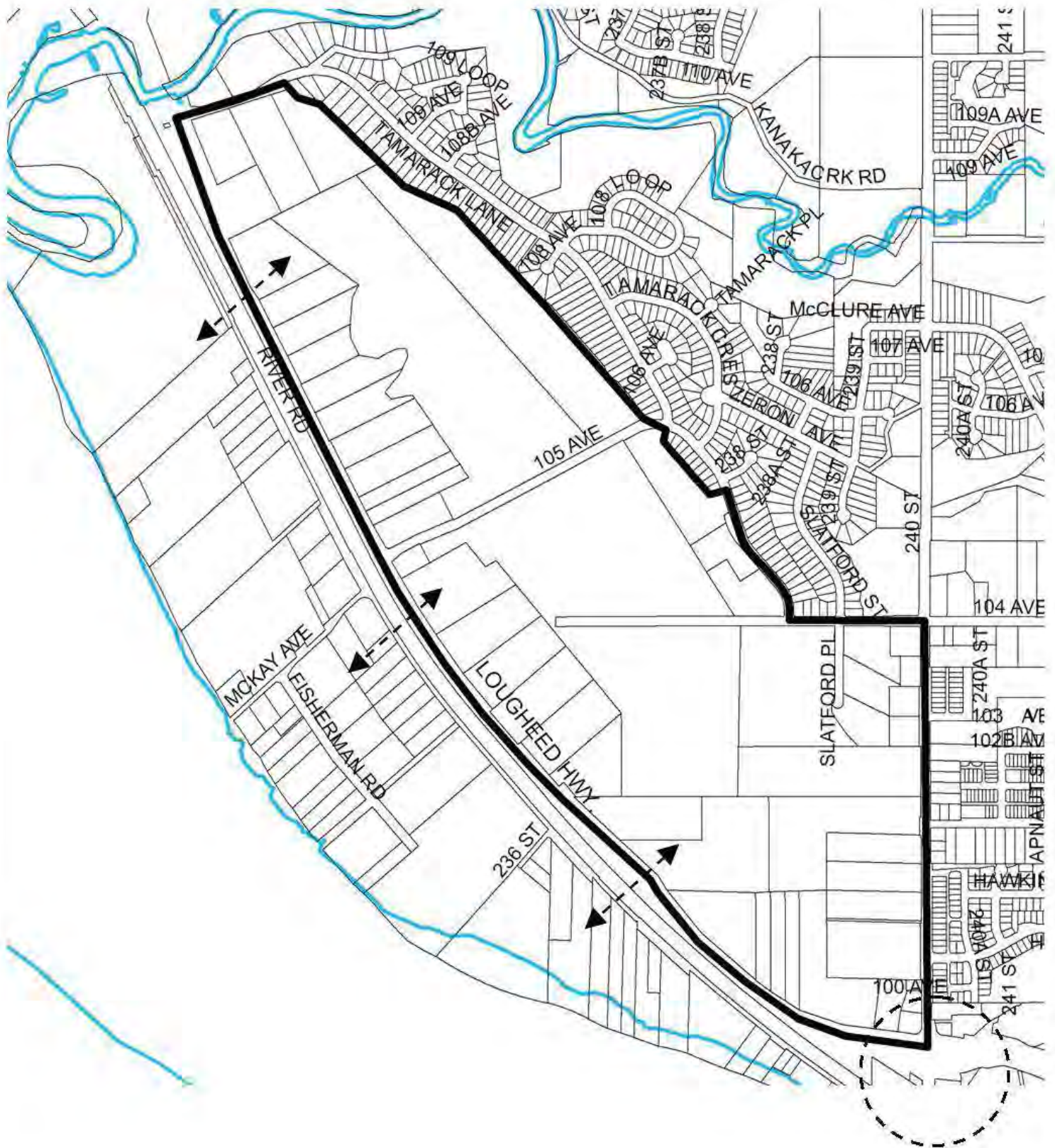
***Concurrence:*** J. L. (Jim) Rule  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Albion Flats Study Area Map
- Appendix C – Draft Concept Plan
- Appendix D – Zone Amending Bylaw No. 6906-2012



## Albion Flats Study Area





# Draft Concept Plan



Proposed Land Use	Area hectares*	Area acres*
Agricultural Fairgrounds & Farm Cluster	5.6	13.8
Agriculture Fields & Community Garden	4.6	11.4
Auto Oriented Regional Serving Retail	9.8	24.2
Mixed Employment Node, Light Industrial, Business Office & Agri-Industrial	27.2	67.2
Green Space & Stream Setbacks	42.6	105.3
Institutional (school site)	2.1	5.2
Recreation (includes multi-purpose recreation facility)	20.0	49.4
Townhouse	8.0	19.8
Transit-Oriented Mixed Use	4.8	11.8
<b>TOTAL</b>	<b>124.7</b>	<b>308.1</b>

\* Area calculations are approximate

As directed by Council, the Consultants original numbers have been refined.

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE**

## BYLAW NO. 6906-2012

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."
2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 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) and 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 \_\_\_\_\_, A.D. 20 .

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

**PUBLIC HEARING** held the       day of       , A.D. 20 .

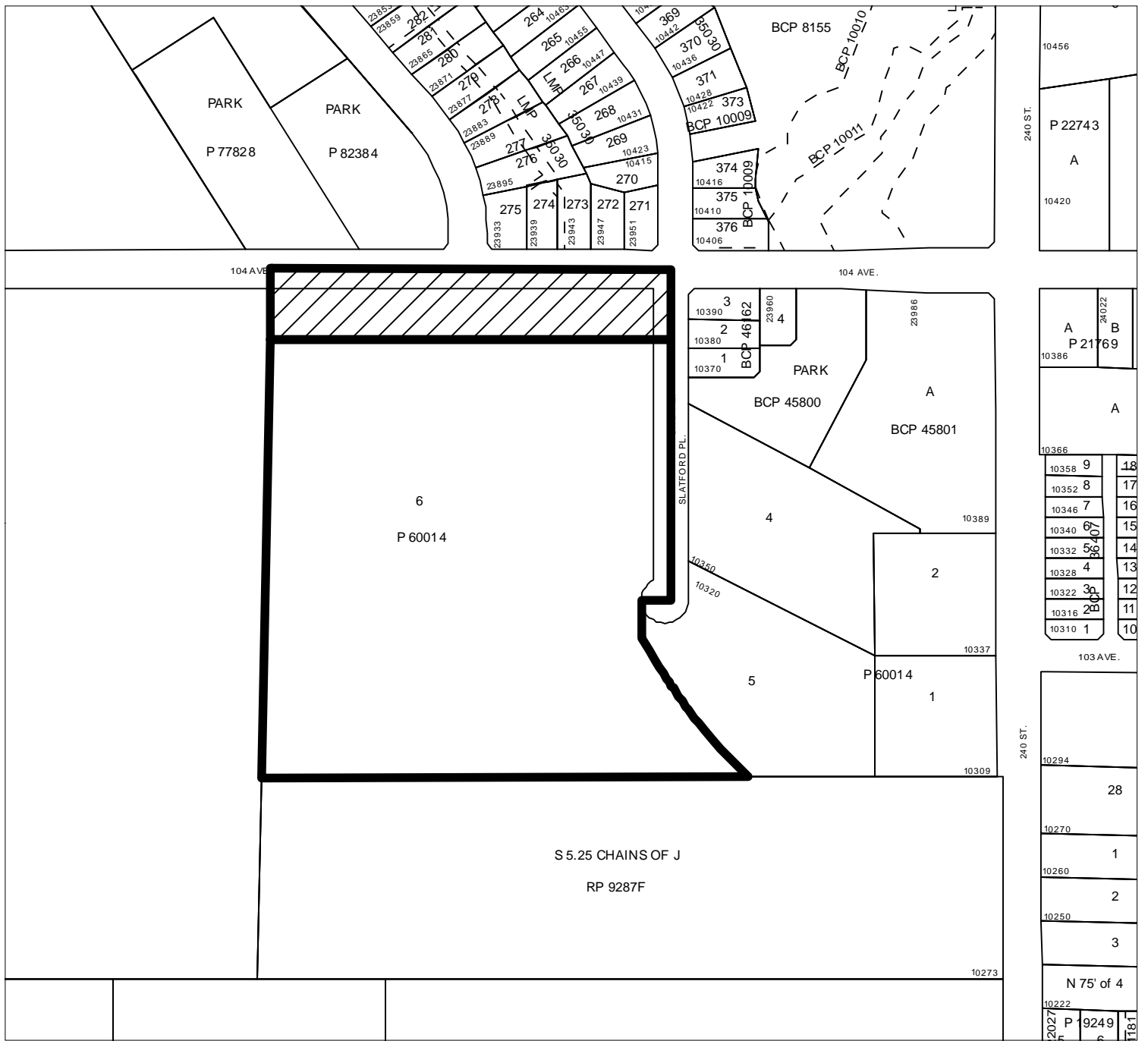
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20 .

**APPROVED** by the Minister of Transportation this                      day of                      , A.D. 20   .

**RECONSIDERED AND FINALLY ADOPTED,** the                      day of                      , A.D. 20   .

**PRESIDING MEMBER**

CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012

Map No. 1561

From: RS-3 (One Family Rural Residential)

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



SCALE 1:3,000

That Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105th Avenue and the subsequent adoption of an Albion Flats Concept Plan.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

OPPOSED - C. HOGARTH, C. QUECK, C. ASHLIE, M. DAYKIN.

"Ernie Daykin"

CARRIED      ~~DEFEATED~~      DEFERRED      \_\_\_\_\_ MAYOR

ACTION NOTICE

TO: ☐ Chief Administrative Officer  
☐ Executive Director  
☐ Mgr – Strategic Economic Initiatives  
☐ Mgr – Sustainability & Corp Planning  
☐ Mgr – Communications  
☐ Gen Mgr – Corporate & Financial  
☐ RCMP  
☐ Fire Chief  
☐ Mgr – Accounting  
☐ Chief Information Officer  
☐ Gen Mgr – Public Works & Development  
☒ Dir – Planning  
☐ Dir – Licenses, Permits & Bylaws  
☐ Municipal Engineer  
☐ Dir – Engineering Operations  
☐ Gen Mgr – Com. Dev. & Rec. Services  
☐ Dir – Parks & Facilities  
☐ Dir – Recreation  
☐ Dir – Community Services

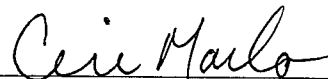
Clerk's Section

☐ Corporate Officer  
☐ Property & Risk Manager  
☐ Lynn Marchand  
☒ Diana Dalton  
☐ Amanda Allen  
☐ Tracy Camire  
☐ Amanda Gaunt  
☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012

Date



Corporate Officer

That Bylaw No. 6906-2012 be deferred pending the outcome of the exclusion applications to the north of 105th Avenue and the subsequent adoption of an Albion Flats Concept Plan.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104th Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

Mayor Daykin, Councillor Ashlie, Councillor Dueck,  
Councillor Hogarth - OPPOSED


CARRIED      ~~DEFEATED~~      DEFERRED      "Ernie Daykin"      MAYOR

ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
      ☐ Executive Director  
      ☐ Mgr – Strategic Economic Initiatives  
      ☐ Mgr – Sustainability & Corp Planning  
      ☐ Mgr – Communications  
      ☐ Gen Mgr – Corporate & Financial  
      ☐ RCMP  
      ☐ Fire Chief  
      ☐ Mgr - Accounting  
      ☐ Chief Information Officer  
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      ☒ Dir - Planning  
      ☐ Dir - Licenses, Permits & Bylaws  
      ☐ Municipal Engineer  
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      ☐ Dir - Parks & Facilities  
      ☐ Dir – Recreation  
      ☐ Dir – Community Services  
  
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      ☐ Tracy Camire  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012  
Date

  
Corporate Officer



In respect of Section 879 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. School District Boards, 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 District's website, together with an invitation to the public to comment, and;

That Bylaw No. 6906-2012 be given first reading; and;

That the applicant provide further information as described on Schedules A, C and G of the Development Procedures Bylaw No. 5879 – 1999, along with a Subdivision application.

(2011-081-RZ, Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014, Southwest Corner of 104<sup>th</sup> Avenue and Slatford Place – to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) and R-1 (Residential District) to allow for future single family residential development)

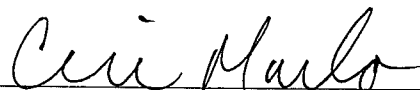
~~CARRIED~~      DEFEATED      DEFERRED      "Ernie Daykin" \_\_\_\_\_ MAYOR

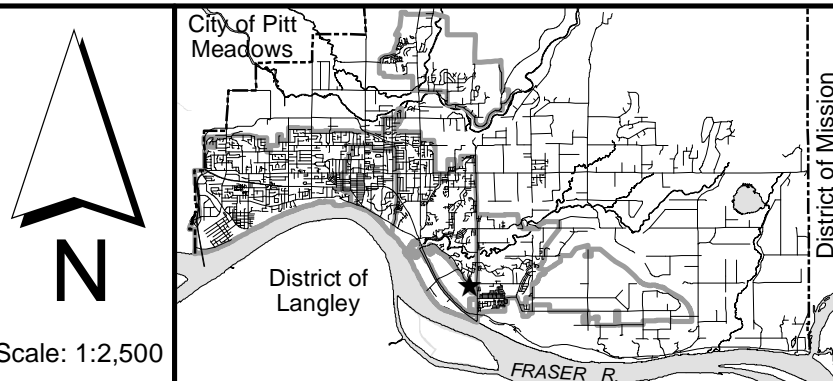
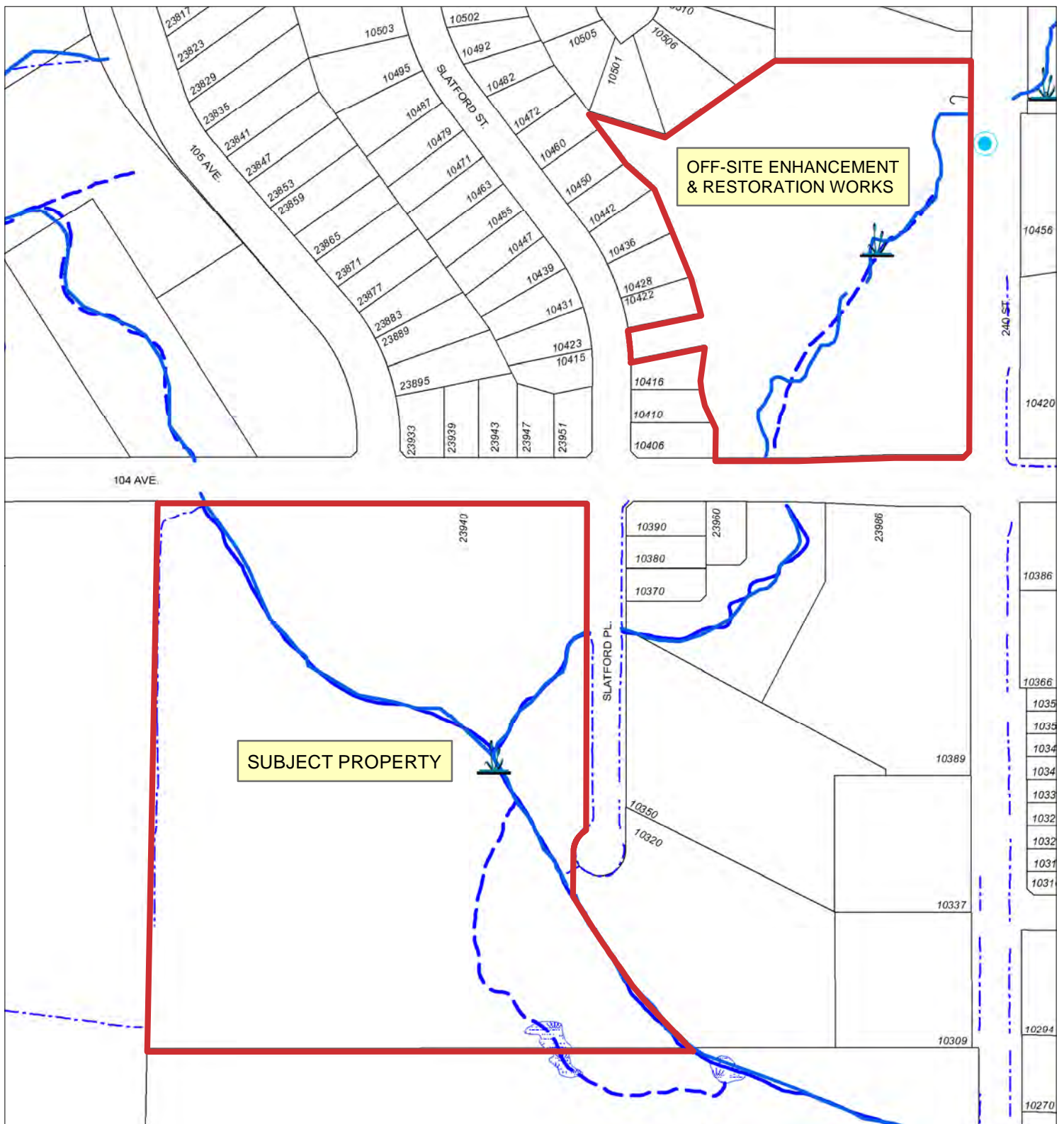
ACTION NOTICE

TO:    ☐ Chief Administrative Officer  
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      ☐ Gen Mgr – Public Works & Development  
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      Clerk's Section  
      ☐ Corporate Officer  
      ☐ Property & Risk Manager  
      ☒ Diana Dalton  
      ☒ Amanda Allen  
      ☐ Amanda Gaunt  
      ☐ Karen Kaake

The above decision was made at a meeting of the Municipal Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

August 28, 2012  
Date

  
Corporate Officer



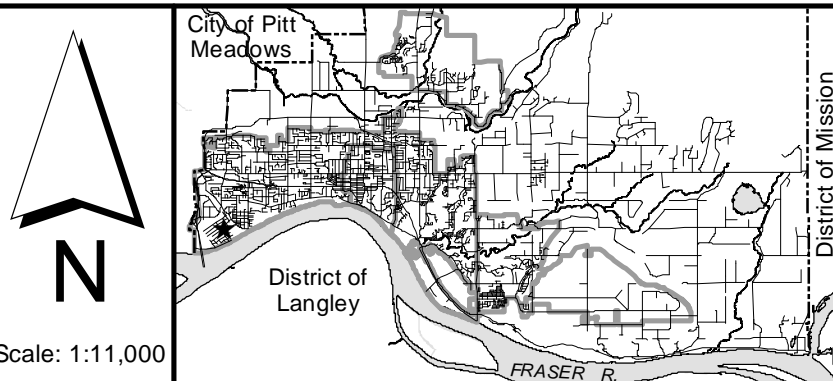
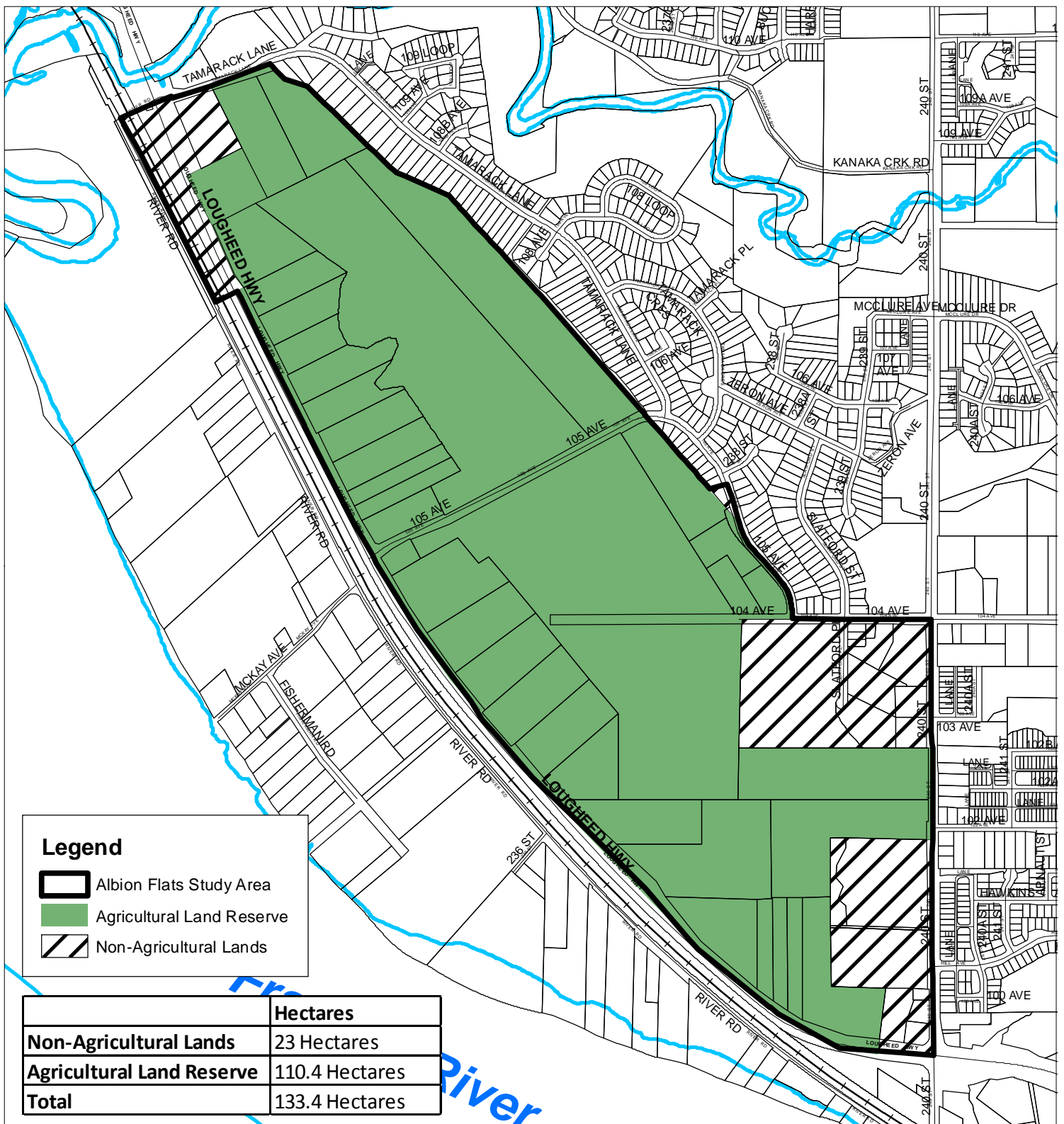
23940 104 Avenue



**CITY OF MAPLE RIDGE**  
PLANNING DEPARTMENT

Scale: 1:2,500

DATE: Mar 25, 2015 FILE: 2011-081-RZ BY: PC



Albion Flats

**CITY OF MAPLE RIDGE**  
PLANNING DEPARTMENT

DATE: Feb 24, 2015

BY: DT

## CITY OF MAPLE RIDGE BYLAW NO. 7120-2014

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

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

**AND WHEREAS** it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7120-2014

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

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 894, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by amending the Urban Area Boundary as shown.

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

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 895, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating to "Urban Residential" and "Conservation" as shown.

4. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 896, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

5. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is 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 .

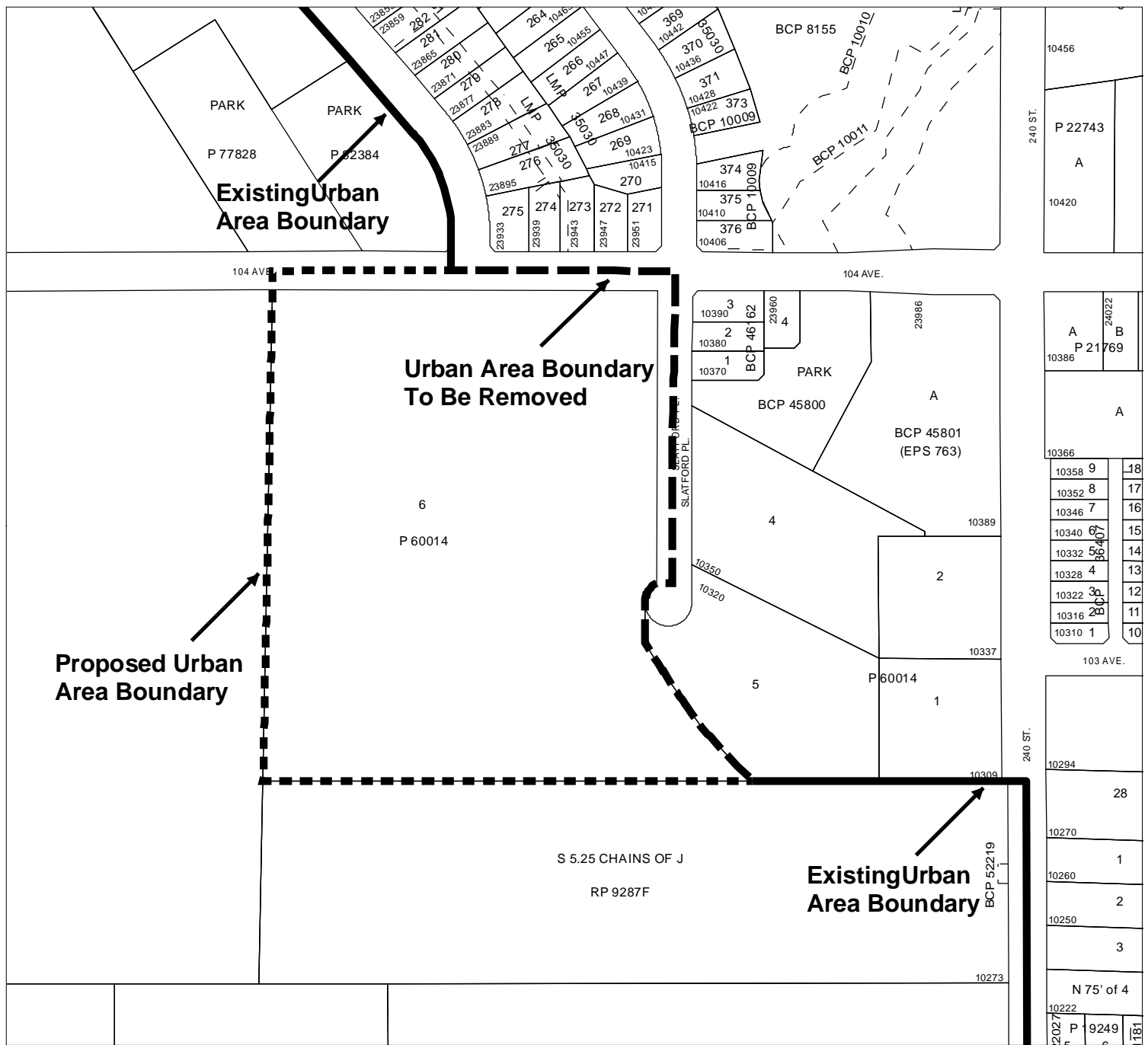
ADOPTED, the      day of                      ,20 .

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PRESIDING MEMBER

---

CORPORATE OFFICER

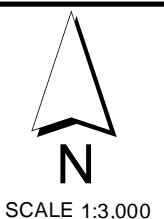


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7120-2014

Map No. 894

Purpose: To Amend the Urban Area Boundary As Shown



SCALE 1:3,000





Map No. 896

Purpose: To Add To Conservation on Schedule C



SCALE 1:3,000





## PROVINCIAL AGRICULTURAL LAND COMMISSION

A meeting was held by the Provincial Agricultural Land Commission on October 27, 2010 at the offices of the Commission located at #133 – 4940 Canada Way, Burnaby, B.C.

### COMMISSION MEMBERS PRESENT:

Richard Bullock	Chair
Jim Collins	Commissioner
Lucille Dempsey	Commissioner
Denise Dowswell	Commissioner
Jennifer Dyson	Vice-Chair
Gordon Gillette	Vice-Chair
Jim Johnson	Commissioner
Bert Miles	Commissioner
Jerry Thibeault	Commissioner

### COMMISSION STAFF PRESENT:

Colin Fry	Executive Director
Brian Underhill	Executive Director
Tony Pellett	Regional Planner
Eamonn Watson	Land Use Planner

### Planning Review ID: #175

**PROPOSAL:** Review draft Albion Flats concept plan endorsed by the District of Maple Ridge ("DMR") Council in the context of a package of reports submitted by DMR for review by Commission members and staff.

### COMMISSION CONSIDERATION:

#### Context

Section 6 of the *Agricultural Land Commission Act* identifies the purposes of the Commission as: (1) to preserve agricultural land; (2) to encourage farming on agricultural land in collaboration with other communities of interest; and (3) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

The draft concept plan would encourage non-farm development throughout the Albion Flats area while preserving a few small, isolated fields as "edible landscapes" and possibly also encouraging the development of greenhouses on rooftops of commercial/industrial buildings. DMR's Agricultural Plan, adopted December 2009, states, "The primary goal with respect to larger, established farming operations...is to plan for their retention as farms...Limited to highly specific situations, the secondary goal...is to explore a policy of compensation from development that enables funds to be generated so that the net agricultural capability of DMR is enhanced by investment elsewhere."

## CONCLUSIONS

1. That the land north of 105 Avenue has agricultural capability, is suitable for agricultural use and is appropriately designated as ALR.
2. That apart from the agricultural fairgrounds, the land south of 105 Avenue is of very limited interest to agriculture, thus previous Commission proposals for limiting land use options may be reconsidered.
3. That the draft concept plan, as proposed, will have an overall negative impact on agriculture in DMR.
4. That the draft concept plan is inconsistent with the objective of the *Agricultural Land Commission Act* to preserve agricultural land.

## IT WAS

MOVED BY: Commissioner Collins

SECONDED BY: Commissioner Miles

THAT the Commission not endorse the draft concept plan entirely as submitted, but only in part;  
THAT DMR be advised that while the Commission is prepared to cooperate towards future commercial or industrial development at Albion Flats, it will do so in conjunction with restoration of an agricultural future for that part of Albion Flats lying to the north of 105 Avenue;

AND THAT focusing on the area north of 105 Avenue the Commission will expect DMR to undertake a comprehensive review of drainage and stream flow conditions in the Road Thirteen Dyking District with a view to resolving issues identified in the Golder Associates overview agricultural assessment and the HB Lanaro environmental baseline report, that review to include

- preliminary consultation with Fisheries and Oceans Canada;
- preparation of an agricultural remedial action plan in consultation with the Commission, the Ministry of Agriculture, Fisheries and Oceans Canada and the land owners, such a plan to address all relevant issues including but not limited to drainage, long term access, buffering or consolidation, and
- design to ensure that traffic patterns enable practical access and use by farm vehicles;

AND THAT the Commission will expect DMR to submit an application under section 29 of the *Agricultural Land Commission Act* to exclude from the ALR the land lying south of 105 Avenue and west of 240 Street together with any remnant areas elsewhere in DMR identified by the Commission as being unsuitable for agriculture; Commission approval of such an application may be in part or in whole conditional on progress toward the foregoing action plan;

AND THAT this response does not suggest or promote any move to eliminate the use of land at Albion Flats as an agricultural fairground;

AND THAT the Commission recognizes that any implementation or action to be taken with respect to the Commission's response to the concept plan will require that DMR and land owners be responsible for complying with applicable Acts, regulations, and decisions of any authorities that have jurisdiction under an enactment.

## CARRIED

Resolution # 2635/2011

## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6906-2012

#### 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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6906-2012."

2. The parcel of land known and described as:

Lot 6 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1561 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District) and R-2 (Urban Residential District) as shown.

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

**READ** a first time the 28<sup>th</sup> day of August, A.D. 2012.

**READ** a second time the            day of            , A.D. 20 .

**PUBLIC HEARING** held the            day of            , A.D. 20 .

**READ** a third time the            day of            , A.D. 20 .

**APPROVED** by the Minister of Transportation this            day of            , A.D. 20 .

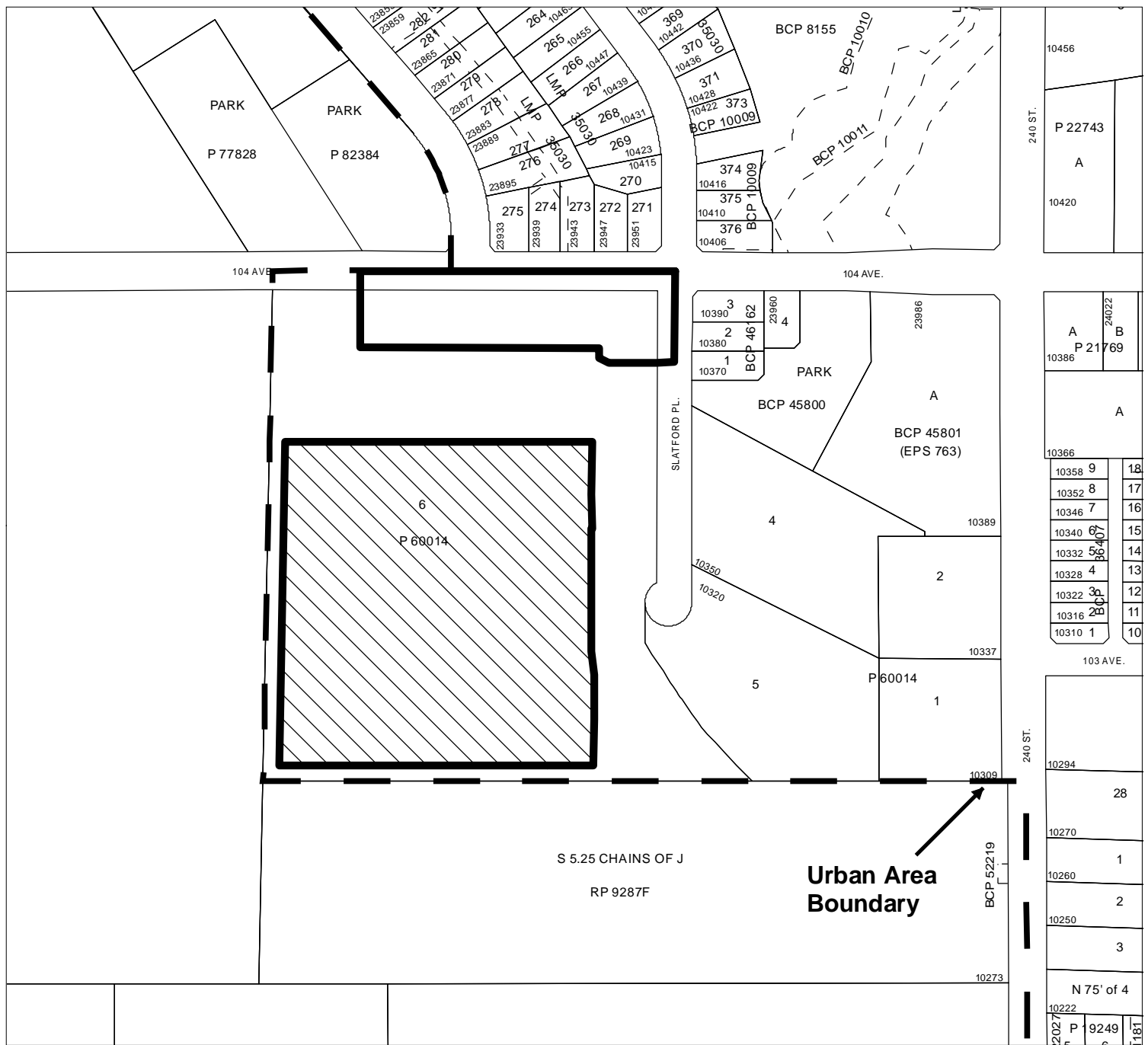
**RECONSIDERED AND FINALLY ADOPTED**, the            day of            , A.D. 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 6906-2012  
Map No. 1561  
From: RS-3 (One Family Rural Residential)

To:  R-2 (Urban Residential District)  
 R-1 (Residential District)



— — Urban Area Boundary



SCALE 1:3,000

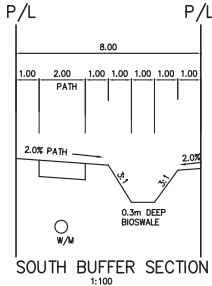
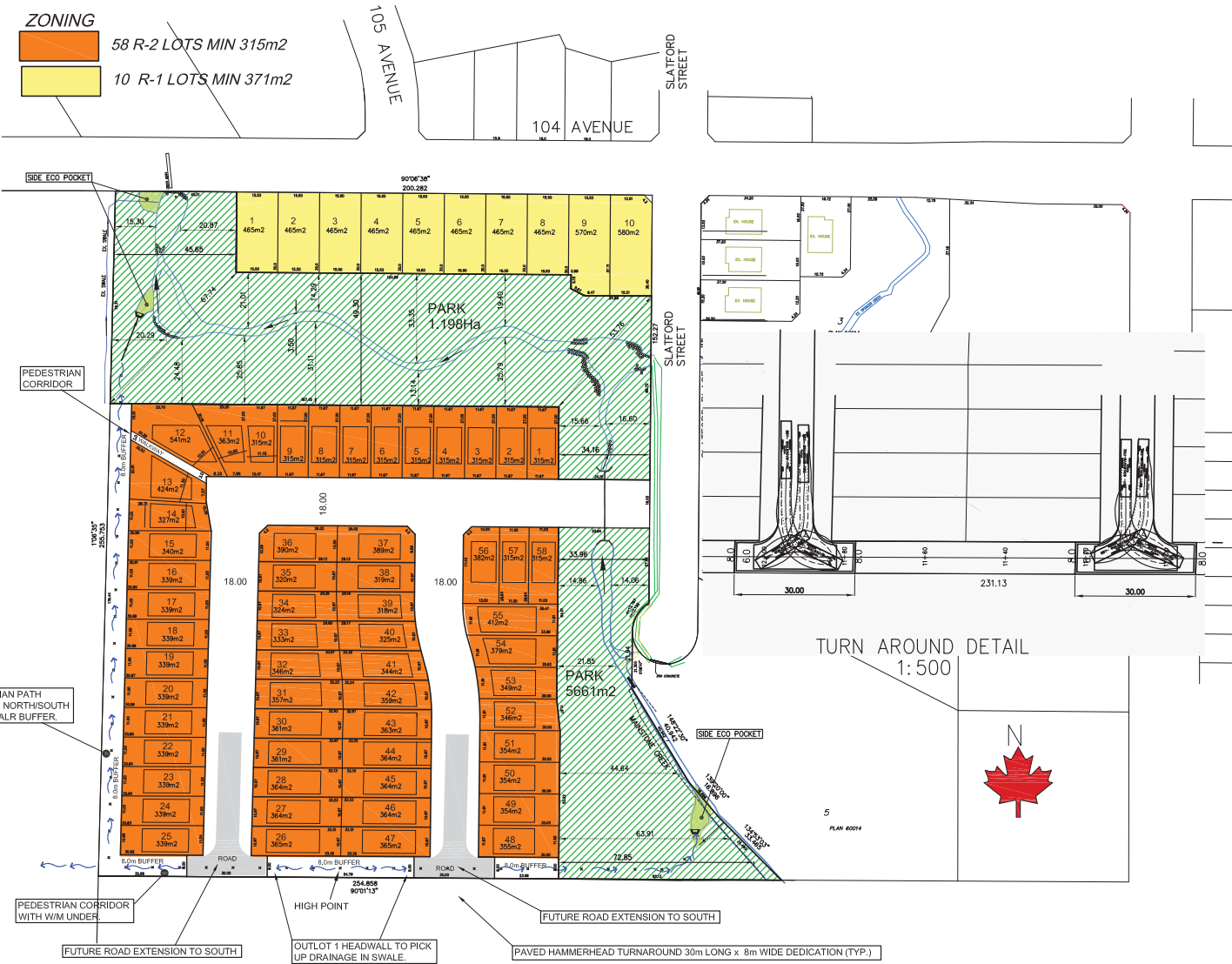
Zone	R-1	R-2
Front Setback	5.5	3.0 / 5.5 (garage)
Rear Setback	8.0	8.0 / 13.0 (lane)
Sideway Setback	1.2(I)	1.2(I)
	3.0(E)	3.0(E)
Min. Area (m <sup>2</sup> )	371	315
Min. Depth (m.)	24	27
Min. Width (m.)	12	10.5 / 9.2 (lane), 13.5 / 13.2 (lane)

MIN Building  
Foundation Footprint



ZONING  
58 R-2 LOTS MIN 315m<sup>2</sup>  
10 R-1 LOTS MIN 371m<sup>2</sup>

\*External lot width i.e. adjacent to road or lane.



TURN AROUND DETAIL  
1:500



No	Date	Revision	BY
03	FEB 2015	NEW BOUNDARY SURVEY PLAN	AJD
02	FEB 2015	MORNINGSTAR LAYOUT	AJD
01	AUG 14/14	"AS PER FIELD CONDITIONS"	AJD

D.K. BOWINS & ASSOCIATES INC.  
8955 EMERY STREET, MISSION, B.C.  
V4S 1A6 FAX: 604-826-4399, FAX: 604-826-3316  
EMAIL: dkbowins@shaw.ca

EXISTING PROPOSED	STW	SAN	GAS	WATER	U.G. LIGHTING	U.G. HYDRO	U.G. TELEPHONE	MANHOLE	CATCH BASIN	WATER OR GAS VALVE
SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS

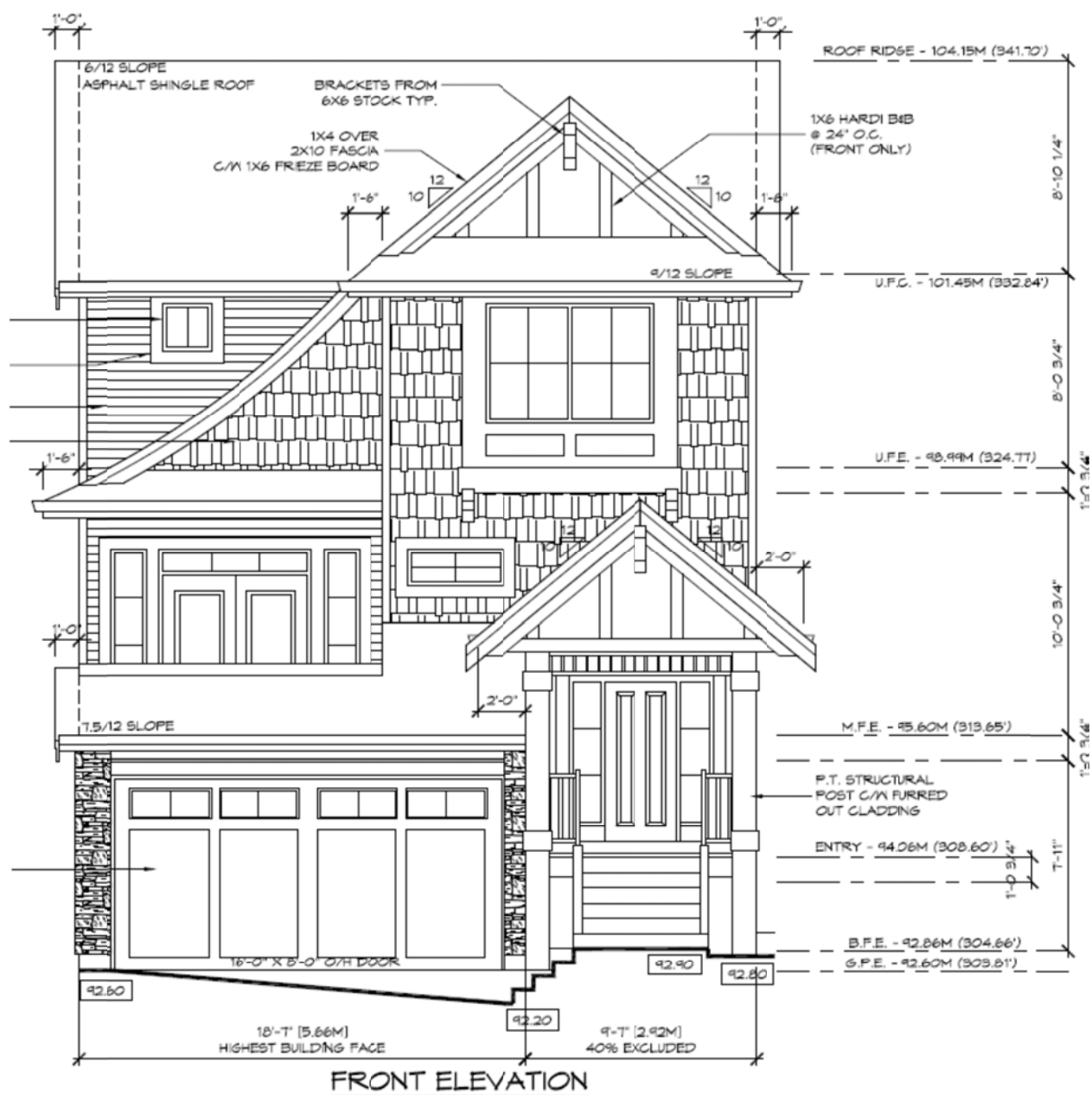
DRAWN	AJD
DESIGNED	DKB
CHECKED	
APPROVED	
FIELD BOOK	
SCALES	HORZ. 1:750
VERT.	-



CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT		Date	APRIL 2014
68 LOT SUBDIVISION PLAN WYNNBROOK DEVELOPMENT		SHEET	OF
		Dwg. No.	00

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## APPENDIX H



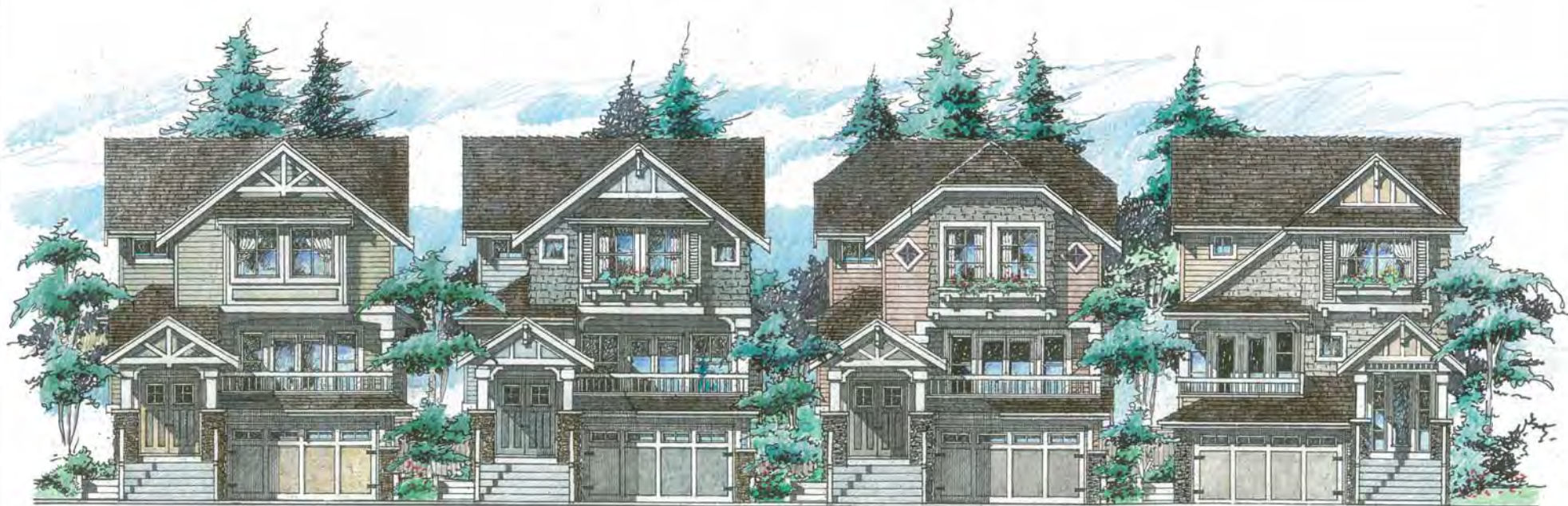


## REAR ELEVATION

HIGHEST BUILDING FACE CALCULATION:  
 WALL LENGTH = 8.59M x 0.40 = 3.44M EXCLUDED  
 AVERAGE NATURAL GRADE = 88.56 + 88.50 / 2 = 88.53M  
 - SEE RIGHT ELEVATION

RDDP





# TYPICAL STREET ELEVATION

14'x10'

WYNNBROOK DEVELOPMENT - MAPLE RIDGE B.C.  
BY MORNINGSTAR HOMES

Freddy Sale & Associates Ltd.

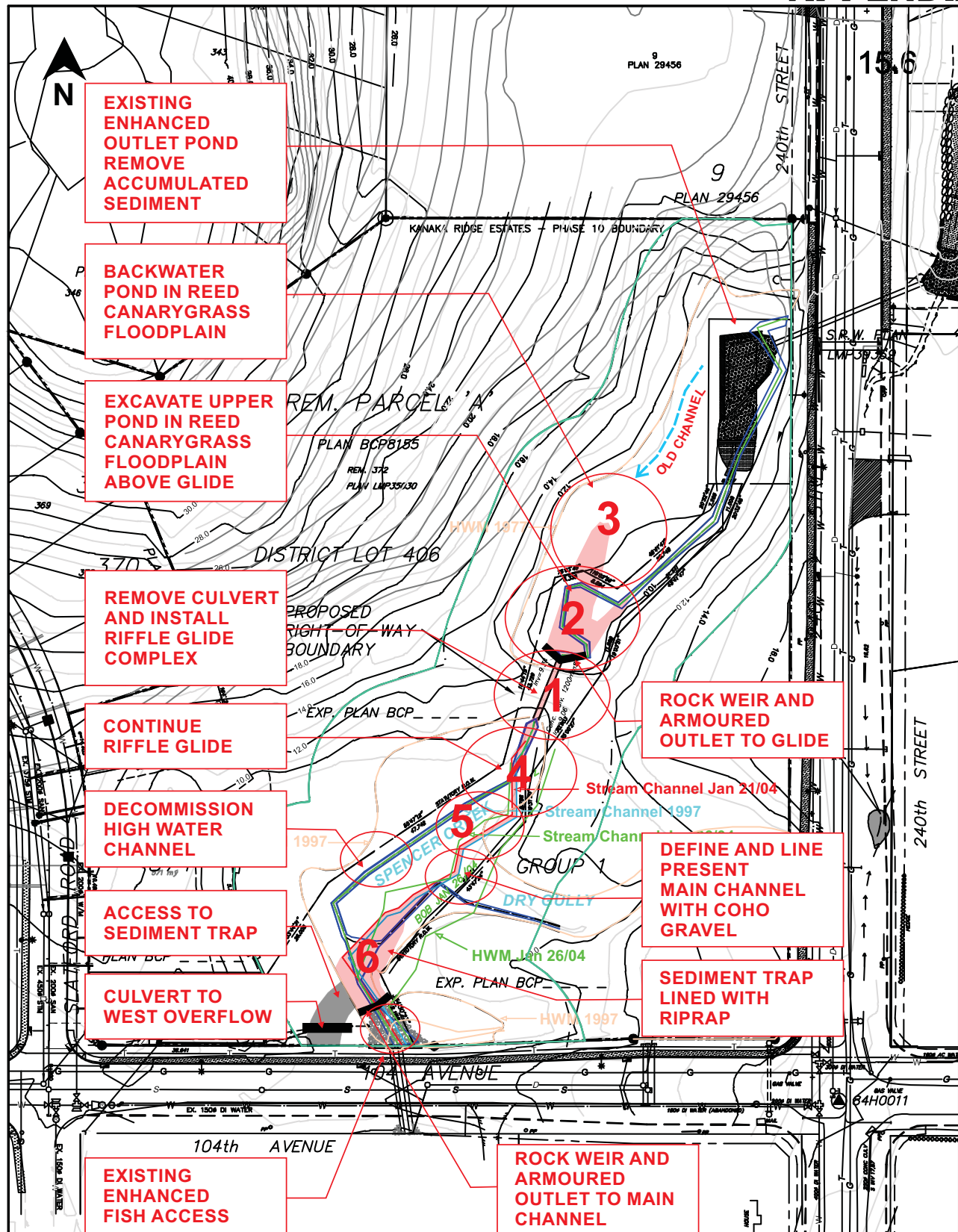
Residential Design & Construction Group

1000 - 10th Avenue, Suite 100, Vancouver, B.C. V6H 1A1

Architectural & Engineering Services

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**pmg**  
LANDSCAPE  
ARCHITECTS  
Suite C100 - 4185 GSE Creek Drive  
Burnaby, British Columbia, V0C 1G8  
p: 604 294-0011 ; f: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
1	2010.10.15	REVISED PLAN	CA
2	2010.10.15	REVISED PLAN	CA
3	2010.10.15	REVISED PLAN	CA
4	2010.10.15	REVISED PLAN	CA
5	2010.10.15	REVISED PLAN	CA
6	2010.10.15	REVISED PLAN	CA
7	2010.10.15	REVISED PLAN	CA
8	2010.10.15	REVISED PLAN	CA
9	2010.10.15	REVISED PLAN	CA
10	2010.10.15	REVISED PLAN	CA

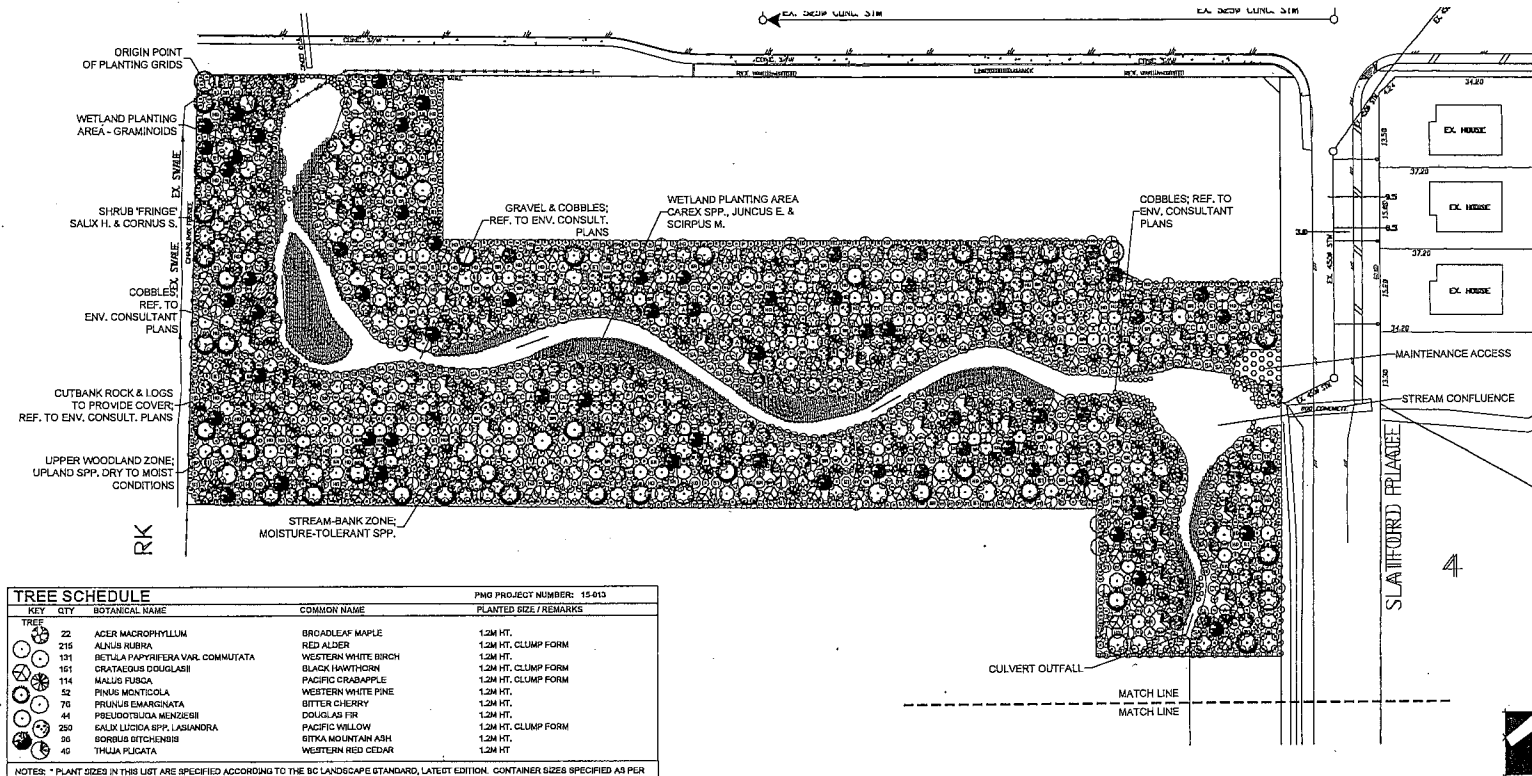
CLIENT:  
MORNINGSTAR HOMES

PROJECT:  
WYNNBROOK DEV'L  
RIPARIAN AREA PLANTING  
STAFFORD PL. & 104TH AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
LANDSCAPE  
PLAN

DATE: 15 JAN 21 DRAWING NUMBER:  
SCALE: 1:500  
DRAWN: C.G.  
DESIGN: C.G.  
CHECK: M.C.  
OF 2

15013-2.2P PMG PROJECT NUMBER: 15-013



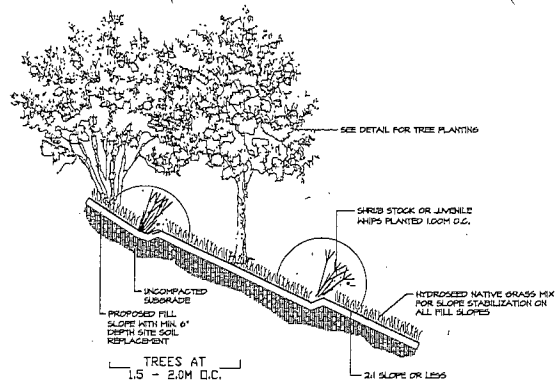
TREE SCHEDULE					PMG PROJECT NUMBER: 15-013
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
22		ACER MACROPHYLLUM	BROADLEAF MAPLE	1.2M HT.	
215		ALNUS RUBRA	RED ALDER	1.2M HT. CLUMP FORM	
131		BETULA PAPERIFERA VAR. COMMUTATA	WESTERN WHITE BIRCH	1.2M HT.	
151		CRATAEGUS DOUGLASII	BLACK HAWTHORN	1.2M HT. CLUMP FORM	
114		MALUS RUBRA	PACIFIC CRABAPPLE	1.2M HT. CLUMP FORM	
52		PINUS MONTICOLA	WESTERN WHITE PINE	1.2M HT.	
70		PRUNUS EMARGINATA	BITTER CHERRY	1.2M HT.	
44		PRULODULICA MENZIESII	DOUGLAS FIR	1.2M HT.	
250		GALIX LUCIDA SPP. LASIANORA	PACIFIC WILLOW	1.2M HT. CLUMP FORM	
50		SORBUS BITCHENBIS	STIKA MOUNTAIN ASH	1.2M HT.	
45		THUJA PLICATA	WESTERN RED CEDAR	1.2M HT.	

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER DATA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE-FREE NURSERY

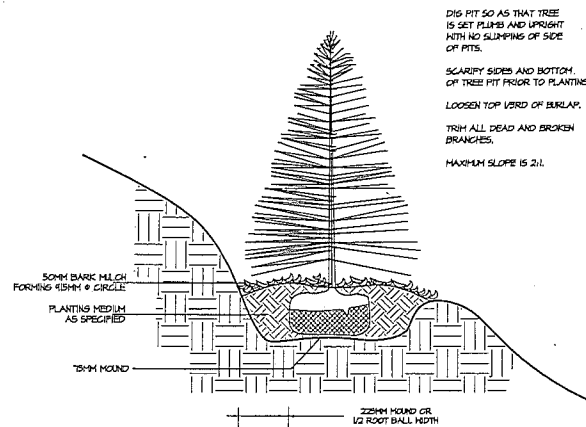
SHRUB SCHEDULE					PMG PROJECT NUMBER: 15-013
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
157		ALNUS VULGUS SUBSP. SINJATA	STIKA ALDER	#1 POT; 40CM; SHRUB FORM	
105		AMELANCHIER ALNIFOLIA	SARAKATON	#1 POT; 30CM HT. CLUMP FORM	
202		CORNUS SERICEA	REDTWIN DOGWOOD	#1 POT; 30CM	
87		CORYLUS CORNUTA 'CORNUTA'	BEAKED HAZELNUT	#1 POT; 20CM	
160		HOLDOGULUS BIGELOWII	OCEANSPRAY	#1 POT; 25CM	
87		PRUNUS VIRGINIANA	CHOCOLATE BERRY	#1 POT; 45CM	
671		ROSA GYMNOCARPA	BALDIP ROSE	#1 POT; 25CM	
850		ROSA NUTKANA	NODDY ROSE	#1 POT; 25CM	
455		RUBUS PAVLOVSKII	THIMBLEBERRY	#1 POT; 20CM	
874		RUBUS SPECIOSUS	SALMONBERRY	#1 POT; 25CM	
206		GALIX HOOKERIANA	HOOKER'S WILLOW	#1 POT; 30CM	
74		SAMBUCCUS CERULEA	BLUE-BERRY ELDER	#1 POT; 20CM	
127		SAMBUCCUS RACEMOSA	ELDERBERRY	#1 POT; 30CM	
52		SORBUS BITCHENBIS	STIKA MOUNTAIN ASH	#1 POT; 30CM	
417		SYMPHORICARPOS ALBUS	SNOWBERRY	#1 POT; 15CM	

WETLAND PLANT SCHEDULE					PMG PROJECT NUMBER: 15-013
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
GRAMINOIDS					
250		CAREX ROSTRATA	BEAKED BEDGE	#1 POT; 30CM	
251		CAREX OXYSTACHYA	SLOUGH BEDGE	#1 POT; 30CM	
257		JUNCUS EFFUSUS	COMMON RUSH	#1 POT	
308		SCIRPUS MICROCARPUS	BULRUSH	#1 POT; 30CM	

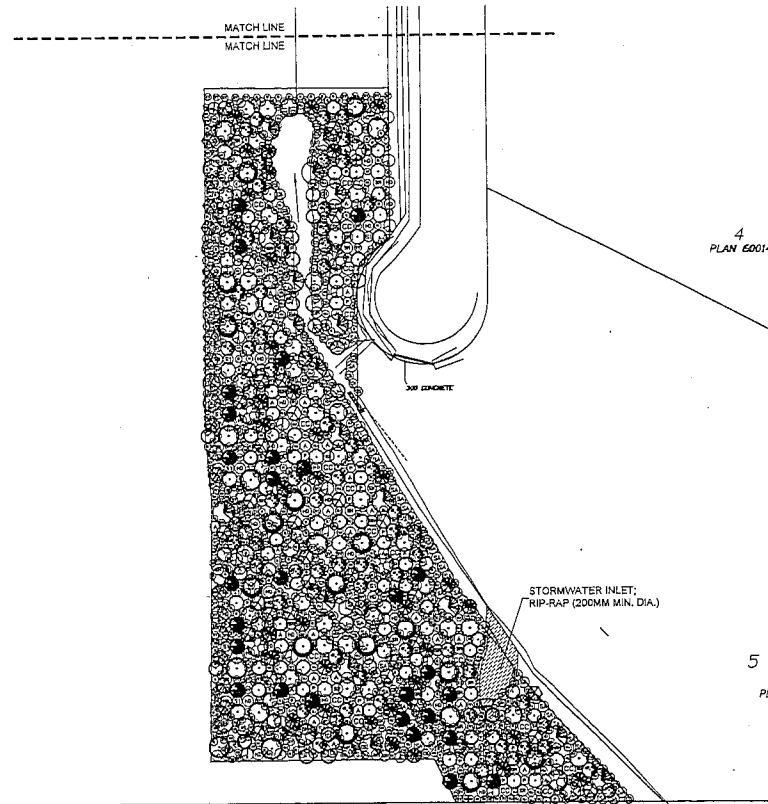
COMPOSITION REQUIREMENTS	REQ'D	%	PROPOSED	%
CONIFERS	121	(10%)	145	12%
FRUITING TREES AND SHRUBS	3062	(50%)	4692	78%



1  
L2 TREE PLANTING ON A SLOPE



2  
L2 TREE PLANTING DETAIL



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Suite C100 - 4185 SSB Creek Drive  
Burnaby, British Columbia, V5C 0G2  
p: 604-294-0911 • f: 604-294-0022

SEAL:

1	DESIGNED	ADDITIONAL PLANTING IN SOUTHEAST	NO
1	DRAWN	NEW SITE PLAN	03
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:  
MORNINGSTAR HOMES

PROJECT:  
WYNNBROOK DEV'L  
RIPARIAN AREA PLANTING  
STAFFORD PL. & 104TH AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
LANDSCAPE  
PLAN

DATE: 15 JAN 21 DRAWING NUMBER:  
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CHKD: MCT OF 2

L2

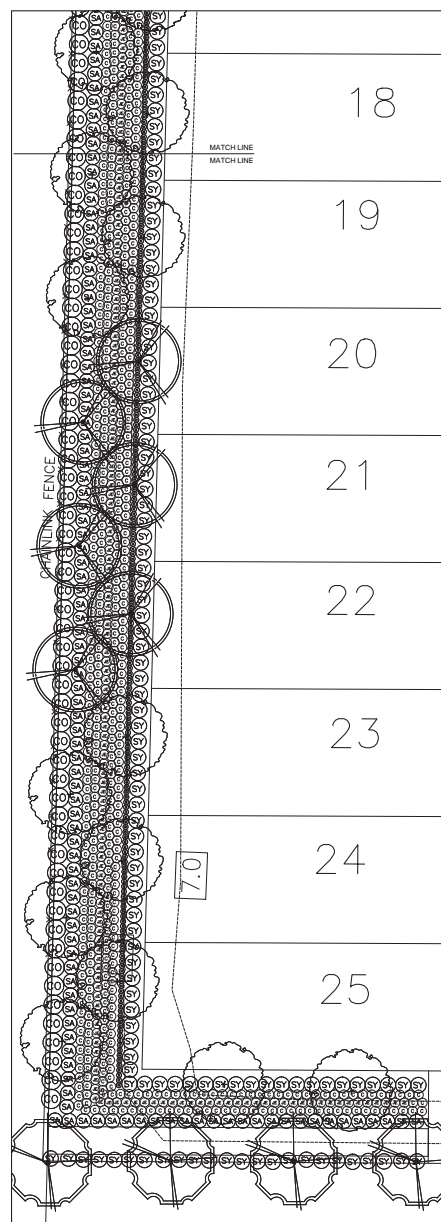
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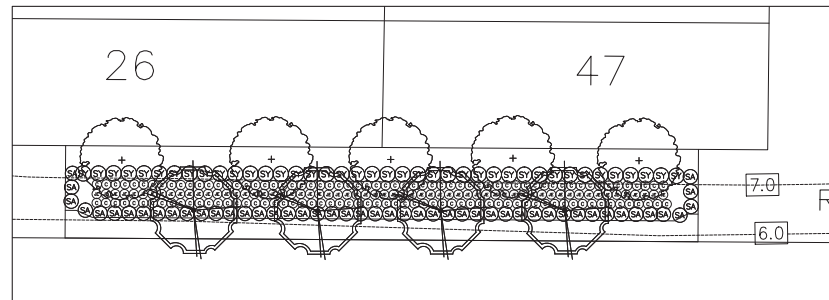
15-013







NOTES - PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED ARE PER CMA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \*REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \*SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO ORDERING. \*SUBSTITUTIONS: SUBSTITUTIONS ARE PERMITTED ONLY IF THEY HAVE BEEN PREVIOUSLY APPROVED FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD, LATEST EDITION. \*DISEASE RESISTANT: ALL PLANT MATERIAL AND ANNUALS MUST BE DISEASE RESISTANT. \*SOURCE: ALL PLANT OR SUBSTITUTED MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY.



CLIENT:

MORNINGSTAR HOMES

PROJECT:

**WYNNBROOK DEV'L  
BIOSWALE PLANTING**  
STAFFORD PL. & 104TH AVE.  
MAPLE RIDGE, B.C.

DRAWING TITLE:  
**LANDSCAPE  
SHRUB PLAN**

DATE: 15.JAN.27 DRAWING NUMBER: **L2**  
SCALE: 1:200  
DRAWN: CLG  
DESIGN: CLG  
CHKD: MCY OF 2

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	May 12, 2015
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2011-012-RZ
		<b>MEETING:</b>	COUNCIL
<b>SUBJECT:</b>	Final Reading Zone Amending Bylaw No. 6803 - 2011 11550 and 11544 207 Street		

---

### EXECUTIVE SUMMARY:

Bylaw 6803 - 2011 has been considered by Council and at Public Hearing and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the construction of ten townhouse units.

Council granted first reading for Zone Amending Bylaw No. 6803-2011 on April 12, 2011 and second reading on April 10, 2012. This application was presented at Public Hearing on May 15, 2012, and Council granted third reading on May 22, 2012. Council granted a first extension on May 14, 2013, and a second extension on May 27, 2014.

### RECOMMENDATION:

**That Zone Amending Bylaw No. 6803 - 2011 be adopted.**

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on May 15, 2012. On May 22, 2012 Council granted third reading to Maple Ridge Zone Amending Bylaw No. 6803 - 2011 with the stipulation that the following conditions be addressed:

- i. Approval from the Ministry of Transportation;
- ii. Road dedication as required;
- iii. Consolidation of the development site;
- iv. Removal of the existing buildings;
- v. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations;
- vi. Registration of a Restrictive Covenant protecting the Visitor Parking;
- vii. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development.

The following applies to the above:

1. Ministry of Transportation and Infrastructure approval was granted on June 5, 2012.
2. A road dedication plan has been registered at the Land Title Office.
3. A consolidation plan has been registered at the Land Title Office.
4. The existing buildings have been removed.
5. A disclosure statement has been received that there are no underground fuel storage tanks on the subject properties.
6. A Restrictive Covenant protecting the Visitor Parking has been registered at the Land Title Office.
7. The Building Department has reviewed the geotechnical report for the subject properties, and has advised that the report does not need to be registered as a Restrictive Covenant at the Land Title Office.

#### **CONCLUSION:**

The purpose of the rezoning is to permit the construction of ten townhouse units. As the applicant has met Council's conditions, it is recommended that final reading be given to Maple Ridge Zone Amending Bylaw No. 6803 - 2011.

"Original signed by Amelia Bowden"

**Prepared by: Amelia Bowden**  
**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 Jim Rule"

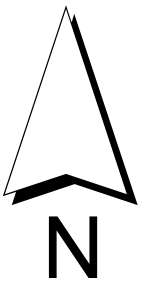
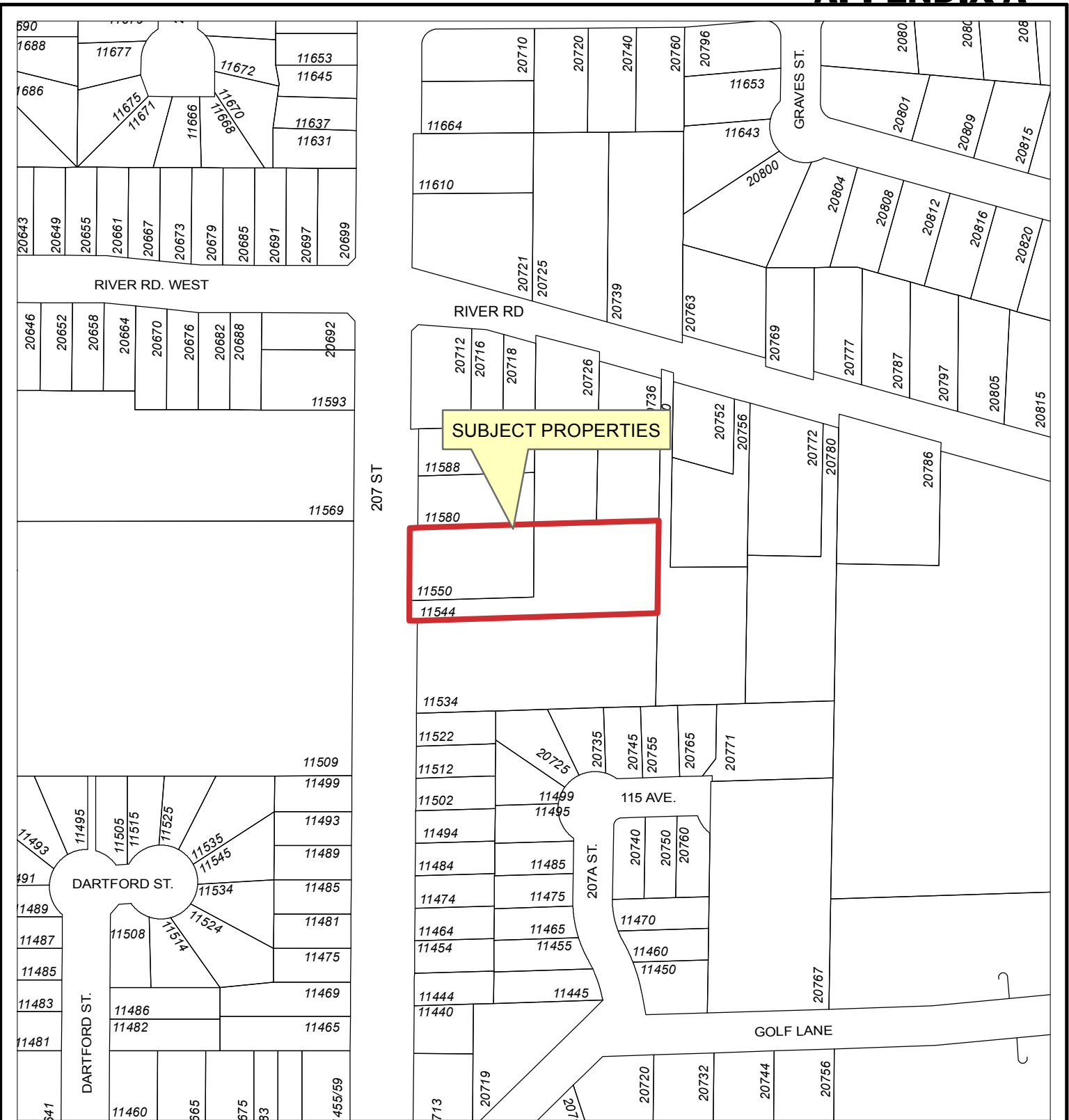
**Concurrence: J. L. (Jim) Rule**  
**Chief Administrative Officer**

The following appendices are attached hereto:

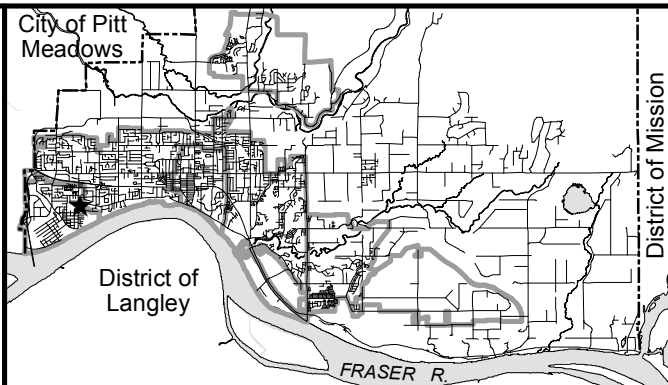
Appendix A – Subject Map

Appendix B – Zone Amending Bylaw No. 6803 - 2011

Appendix C – Site Plan



Scale: 1:2,000



11544/50 207 STREET



CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: Apr 23, 2015

FILE: 2011-012-RZ

BY: PC



## CORPORATION OF THE DISTRICT OF MAPLE RIDGE

### BYLAW NO. 6803 - 2011

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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6803 - 2011."

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

Lot A District Lot 277 Group 1 New Westminster District Plan 23180

Lot B District Lot 277 Group 1 New Westminster District Plan 23180

and outlined in heavy black line on Map No. 1513 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

**READ** a first time the 12<sup>th</sup> day of April, A.D. 2011.

**READ** a second time the 10<sup>th</sup> day of April, A.D. 2012.

**PUBLIC HEARING** held the 15<sup>th</sup> day of May, A.D. 2012.

**READ** a third time the 22<sup>nd</sup> day of May , A.D. 2012.

**APPROVED** by the Minister of Transportation this 5<sup>th</sup> day of June, A.D. 2012.

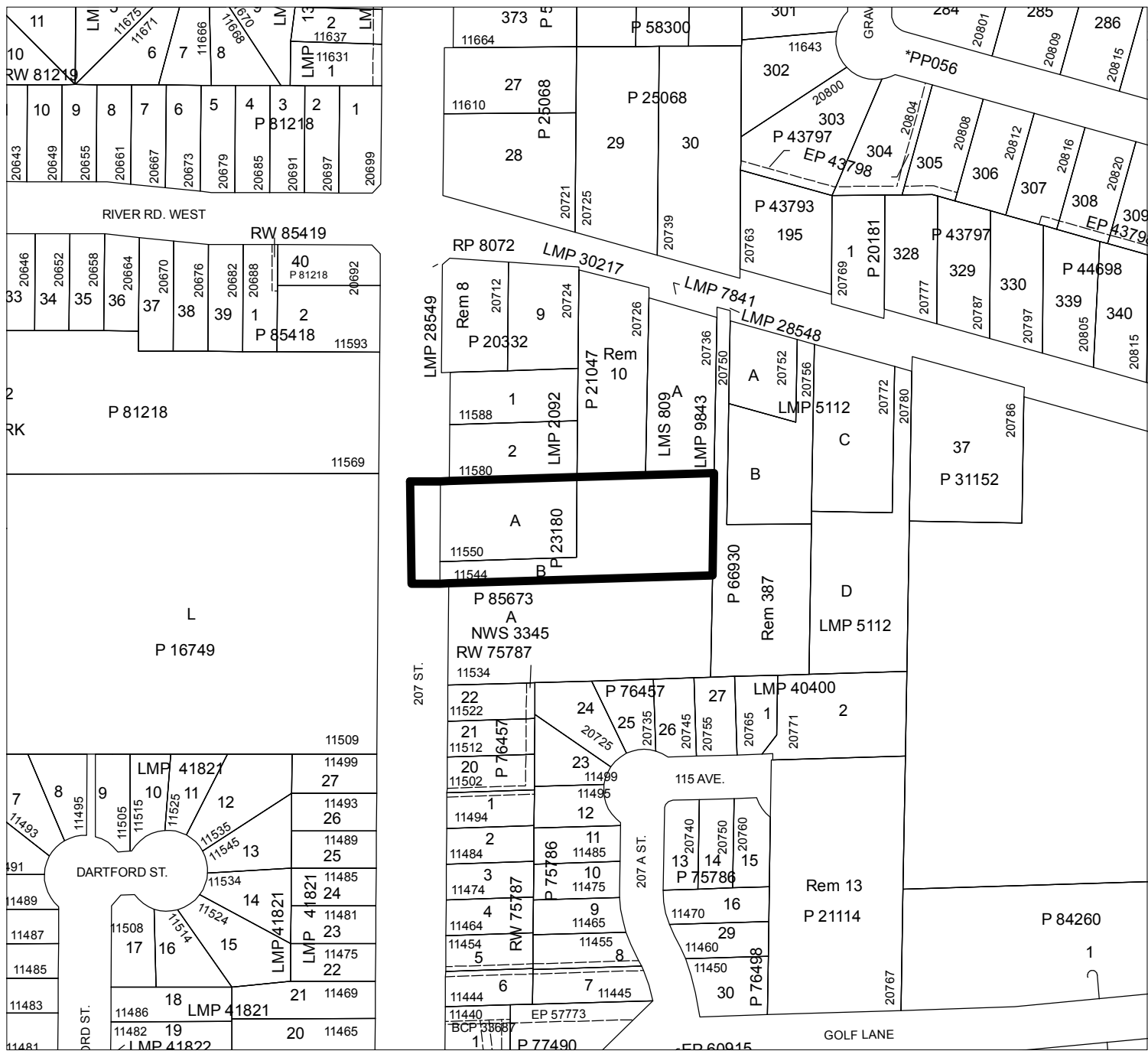
**RECONSIDERED AND FINALLY ADOPTED**, the       day of       , A.D. 20 .

---

PRESIDING MEMBER

---

CORPORATE OFFICER



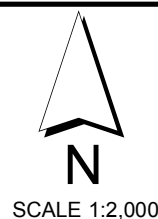
# MAPLE RIDGE ZONE AMENDING

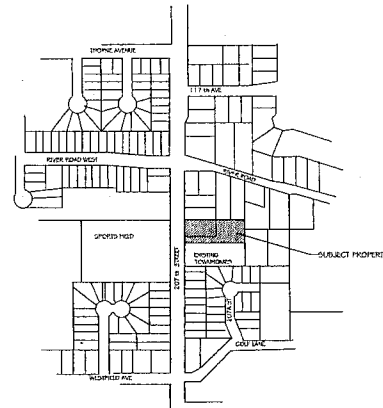
Bylaw No. 6803-2011

Map No. 1513

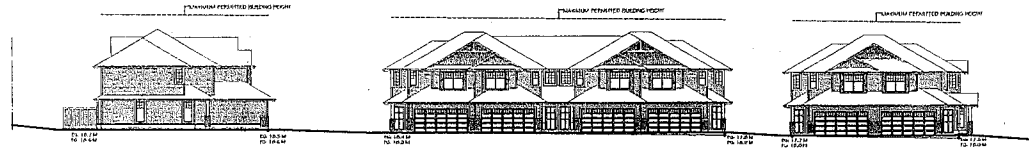
From: RS-1 (One Family Urban Residential)

To: RM-1 (Townhouse Residential)

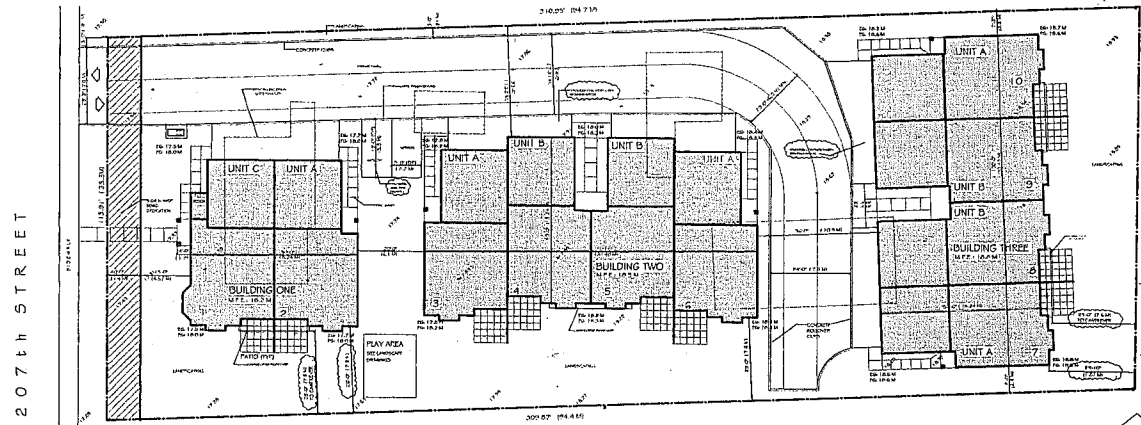




LOCATION PLAN



NORTH FACING STREETSCAPE  
SHOWING COMPLIANCE TO  
BUILDING HEIGHT REQUIREMENTS



SITE DEVELOPMENT PLAN

FIRE DEPARTMENT ACCESS  
ROUTE DATA:

MINIMUM WIDTH OF ACCESS LANE: 20'-0" (6.09 M)  
PROPOSED WIDTH OF LANE: 24'-0" (7.32 M)  
CLEARANCE REQUIRED: 33'-0" (10.06 M)  
CLEARANCE REQUIRED: 40'-0" (12.19 M)  
MAXIMUM LENGTH OF ACCESS LANE: 220'-0" (67.05 M)  
PROPOSED LENGTH OF ACCESS LANE: 200'-0" (60.96 M)

NOTE: SEE LANDSCAPE PLAN (PREPARED BY:  
BERRY DAVIS, LANDSCAPE ARCHITECT)

## RECONCILIATION:

ZONING DISTRICT: SINGLE FAMILY  
ZONING PROPOSED: RM1 (TOWNHOUSE RESIDENTIAL)  
SITE AREA: 33,117.7 SQ. M (8264.8 SQ. FT.) (3.31 HA)  
NO. OF UNITS PROPOSED: 10 UNITS (12.2 UNITS / ACRE)

### UNIT BREAKDOWN:

UNIT	No.	TYPE	SIZE
A	5	3 BEDRM + DEN	95.6 SQ. M (1075 SQ. FT.)
B	4	3 BEDRM + DEN	95.6 SQ. M (1075 SQ. FT.)
C	1	3 BEDRM + DEN	95.6 SQ. M (1075 SQ. FT.)

GROSS FLOOR AREA ALLOWED: 1.6 X 33,117.7 SQ. M = 1067.0 SQ. M (2320.0 SQ. FT.)

GROSS FLOOR AREA PROPOSED: 1550.9 SQ. M (16762 SQ. FT.)

PARKING REQUIRED: 2.0 X 10 = 20 SPACES

VISITOR: 2 X 10 = 2

TOTAL REQUIRED = 22 SPACES

PARKING PROVIDED: 20 CONCEALED + 2 SURFACE

TOTAL PROVIDED: 22 SPACES

### SETBACKS:

FRONT YARD SETBACK REQUIRED: 7.6 M (25.0')

FRONT YARD SETBACK PROPOSED: 4.97 M (16.3') (RELAXATION REQUIRED)

REAR YARD SETBACK REQUIRED: 7.6 M (25.0')

REAR YARD SETBACK PROPOSED: 7.6 M (25.0')

LEFT SIDE SETBACK (NORTH) REQUIRED: 7.6 M (25.0')

LEFT SIDE SETBACK (NORTH) PROPOSED: 11.25 M (36.9') BUILDING 1 + 2

2.2 M (7.25') BUILDING 3 (RELAXATION REQUIRED)

RIGHT SIDE SETBACK (SOUTH) REQUIRED: 7.6 M (25.0')

RIGHT SIDE SETBACK (SOUTH) PROPOSED: 7.6 M (25.0') BUILDING 1 + 2

2.4 M (7.87') BUILDING 3 (RELAXATION REQUIRED)

BUILDING HEIGHT ALLOWED: 10.9 M (35.7') OR 2 1/2 STOREYS

BUILDING HEIGHT PROPOSED: 30'-0" (9.14 M)

DISTANCE BETWEEN BUILDINGS REQUIRED: 3 M (9.84')

DISTANCE BETWEEN BUILDING PROPOSED: 6.1 M (20.0')

VISIBLE OPEN SPACE REQUIRED: 48 SQ. M (489 SQ. FT.) X 10 = 480 SQ. M (4844 SQ. FT.)

VISIBLE OPEN SPACE PROVIDED: 450 SQ. M (4800 SQ. FT.)

COMMON ACTIVITY AREA REQUIRED: 5 SQ. M (53.8 SQ. FT.) X 10 = 50 SQ. M (538 SQ. FT.)

COMMON ACTIVITY AREA PROVIDED: 50 SQ. M (540 SQ. FT.)

### LEGAL DESCRIPTIONS:

LOT A: GROUP 1 PLAN 23180 NWD PID 009-326-979

LOT B: GROUP 1 PLAN 23180 NWD PID 009-327-005

CIVIC ADDRESS: 11550 + 11544 - 207 TH STREET

No.	Date	Description	Rev.
1	2011-02	REVISIONS FOR CITY REVIEW	
2	2011-02	REVISIONS FOR CITY REVIEW	
3	2011-02	REVISIONS FOR CITY REVIEW	
4	2011-02	REVISIONS FOR CITY REVIEW	
5	2011-02	REVISIONS FOR CITY REVIEW	
6	2011-02	REVISIONS FOR CITY REVIEW	
7	2011-02	REVISIONS FOR CITY REVIEW	
8	2011-02	REVISIONS FOR CITY REVIEW	
9	2011-02	REVISIONS FOR CITY REVIEW	
10	2011-02	REVISIONS FOR CITY REVIEW	

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H.R. HATCH ARCHITECT LTD.  
Design - Planning - Research



302-228 East George Street, Vancouver, BC, V6A 1Z7  
Tel: (604) 261-2347  
Fax: (604) 261-2349

Consultant

Seal

Seal

Project

Location

207th STREET

MAPLE RIDGE, B.C.

Project

Location

207th STREET

MAPLE RIDGE, B.C.

Project

Location

207th STREET

MAPLE RIDGE, B.C.

Project

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Project

Location

207th STREET

MAPLE RIDGE, B.C.

Project

Location

207th STREET

MAPLE RIDGE, B.C.

NOV 30 2011

**CITY OF MAPLE RIDGE**

**BYLAW NO.7151 -2015**

A bylaw to amend Maple Ridge Smoking Regulation Bylaw No. 6968-2013

---

**WHEREAS** the Council of the City of Maple Ridge deems it expedient to further amend Maple Ridge Smoking Regulation Bylaw No. 6968-2013 as amended;

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

1. This bylaw may be cited as Maple Ridge Smoking Regulation Amending Bylaw No. 7151 - 2015 .
2. Maple Ridge Smoking Regulation Bylaw. No. 6968-2013 is amended in Part 4 Definitions by adding the word and definitions of “e-cigarette” following the definitions of Dwelling Unit and before the word Enforcement Officer. This shall read as follows:

“e-cigarette” means a cylinder-shaped device made of stainless steel or plastic. It is similar in appearance, use and sometimes taste to a cigarette but it contains no tobacco and does not produce smoke. It consists of a battery powered atomizer that vaporizes in a chemical liquid containing propylene glycol or vegetable glycerine, flavourings, and other chemicals such as formaldehyde and acetone. The cartridge may or may not contain nicotine.

3. Maple Ridge Smoking Regulation Bylaw No. 6968-2013 is further amended in Part 4 Definitions by adding the word “e-cigarette,” to the definitions of “Smoke” or “Smoking” following the word “cigarette,” and before the word “cigar,”

**READ** a first time this 28<sup>th</sup> day of April, 2015.

**READ** a second time this 28<sup>th</sup> day of April, 2015.

**READ** a third time this 28<sup>th</sup> day of April, 2015.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2015.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7147-2015**

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

---

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

1. This Bylaw may be cited for all purposes as “Albion Dyking District Tax Rates Bylaw No. 7147-2015”.
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:

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

- (a) a rate of \$2.391 per \$1000 of assessment of land and improvements in all categories
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

**READ** a first time on the 28<sup>th</sup> day of April, 2015.

**READ** a second time on the 28<sup>th</sup> day of April, 2015.

**READ** a third time on the 28<sup>th</sup> day of April, 2015.

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

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7148-2015**

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

---

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

1. This Bylaw may be cited for all purposes as “Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7148-2015”.
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:  
  
For purposes of dyke maintenance and improvements and equipment repair and maintenance:
  - (a) a rate of \$0.5223 per \$1000 of assessment of land and improvements in all categories
  - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

**READ** a first time on the 28<sup>th</sup> day of April, 2015.

**READ** a second time on the 28<sup>th</sup> day of April, 2015.

**READ** a third time on the 28<sup>th</sup> day of April, 2015.

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

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7145-2015**

A bylaw to establish the five year financial plan for the years 2015 through 2019

---

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

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

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

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

1. This Bylaw may be cited as “Maple Ridge 2015-2019 Financial Plan Bylaw No. 7145-2015”.
2. Statement 1 attached to and forming part of this bylaw is hereby declared to be the Consolidated Financial Plan of the City of Maple Ridge for the years 2015 through 2019.
3. Statement 2 attached to and forming part of the bylaw is hereby declared to be the Revenue and Property Tax Policy Disclosure for the City of Maple Ridge.
4. Statement 3 attached to and forming part of the bylaw is hereby declared to be the Capital Expenditure Disclosure for the City of Maple Ridge.

**READ** a first time the 28<sup>th</sup> day of April, 2015.

**READ** a second time the 28<sup>th</sup> day of April, 2015.

**READ** a third time the 28<sup>th</sup> day of April, 2015.

**PUBLIC CONSULTATION** completed on the 12<sup>th</sup> day of May, 2015.

**ADOPTED** the                day of                , 2015.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

ATTACHMENTS: Statement 1, Statement 2 and Statement 3

# Statement 1

## Consolidated Financial Plan 2015-2019 (in \$ thousands)

	2015	2016	2017	2018	2019
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	16,500	16,500	16,500	16,500	16,500
Developer Cost Charges	34,987	6,002	7,715	6,273	8,888
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	1,028	200	200	200	200
Contributions from Others	2,717	1,251	1,253	1,276	1,238
Development Fees Total	55,232	23,953	25,668	24,249	26,826
Property Taxes	71,072	74,815	78,932	83,035	87,286
Parcel Charges	2,852	2,950	3,051	3,145	3,241
Fees & Charges	39,049	41,052	42,795	44,613	46,560
Interest	1,868	1,883	1,898	1,913	1,928
Grants (Other Govts)	6,121	6,524	3,759	3,421	4,585
Property Sales	4,250	-	-	-	-
Total Revenues	180,444	151,177	156,103	160,376	170,426
<b>EXPENDITURES</b>					
Operating Expenditures					
Interest Payments on Debt	2,407	2,273	2,134	2,046	1,926
Amortization Expense	20,124	20,929	20,929	21,766	22,637
Other Expenditures	107,315	101,172	105,571	109,729	113,029
Total Expenditures	129,846	124,374	128,634	133,541	137,592
<b>ANNUAL SURPLUS</b>	<b>50,598</b>	<b>26,803</b>	<b>27,469</b>	<b>26,835</b>	<b>32,834</b>
Add Back: Amortization Expense (Surplus)	20,124	20,929	20,929	21,766	22,637
Less: Capital Expenditures	85,340	22,871	18,360	21,731	23,261
Less: Developer Contributed Capital	16,500	16,500	16,500	16,500	16,500
<b>CHANGE IN FINANCIAL POSITION</b>	<b>(31,118)</b>	<b>8,361</b>	<b>13,538</b>	<b>10,370</b>	<b>15,710</b>
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	7,048	-	-	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	3,953	4,048	4,142	3,638	3,715
<b>TOTAL REVENUES LESS EXPENSES</b>	<b>(28,023)</b>	<b>4,313</b>	<b>9,396</b>	<b>6,732</b>	<b>11,995</b>
<b>INTERNAL TRANSFERS</b>					
Transfer from Reserve Funds					
Capital Works Reserve	7,967	549	549	-	-
Equipment Replacement Reserve	4,051	3,092	1,184	3,474	2,453
Fire Department Capital Reserve	1,976	-	-	-	-
Land Reserve	4,250	-	-	-	-
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Transfer from Reserve Fund Total	18,244	3,641	1,733	3,474	2,453
Less :Transfer to Reserve Funds					
Capital Works Reserve	462	2,005	2,253	2,299	2,481
Equipment Replacement Reserve	2,344	2,448	2,615	2,744	2,876
Fire Dept. Capital Acquisition	664	761	889	1,018	1,150
Land Reserve	4,255	5	5	5	5
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	30	30	30	30	30
Total Transfer to Reserve Funds	7,755	5,249	5,792	6,096	6,542
Transfer from (to) Own Reserves	19,214	(245)	(1,998)	(2,115)	(2,734)
Transfer from (to) Surplus	(1,680)	(2,460)	(3,339)	(1,995)	(5,172)
Transfer from (to) Surplus & own Reserves	17,534	(2,705)	(5,337)	(4,110)	(7,906)
<b>TOTAL INTERNAL TRANSFERS</b>	<b>28,023</b>	<b>(4,313)</b>	<b>(9,396)</b>	<b>(6,732)</b>	<b>(11,995)</b>
<b>BALANCED BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>



## Statement 2

### Revenue and Property Tax Policy Disclosure

#### Revenue Disclosure

Revenue Proportions	2015		2016		2017		2018		2019	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
<b>Revenues</b>										
Property Taxes	71,072	37.9	74,815	49.5	78,932	50.6	83,035	51.8	87,286	51.0
Parcel Charges	2,852	1.5	2,950	2.0	3,051	2.0	3,145	2.0	3,241	1.9
Fees & Charges	39,049	20.8	41,052	27.2	42,795	27.4	44,613	27.8	46,560	27.2
Borrowing Proceeds	7,048	3.8	-	-	-	-	-	-	-	-
Other Sources	67,471	36.0	32,360	21.4	31,325	20.1	29,583	18.4	33,339	19.4
Total Revenues	187,492	100	151,177	100	156,103	100	160,376	100	171,426	100
Other Sources include:										
Development Fees Total	55,232	29	23,953	16	25,668	16	24,249	15	26,826	16
Interest	1,868	1	1,883	1	1,898	1	1,913	1	1,928	1
Grants (Other Govts)	6,121	3	6,524	4	3,759	2	3,421	2	4,585	3
Property Sales	4,250	2	-	-	-	-	-	-	-	-
	67,471	36	32,360	21	31,325	20	29,583	18	33,339	19

#### **Objectives & Policies**

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

The Financial Plan includes property tax increases totaling 2.97% for 2015, and 3.25% from 2016 to 2019 for:

- General Purposes
- Infrastructure Sustainability
- Parks and Recreation Master Plan implementation
- Drainage Improvements

Additional property tax revenue due to new construction is also included in the Financial Plan at 1.1% in 2015 and 2% annually for 2016 through 2019. Additional information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies which were adopted in 2004.

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

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

## Statement 2 (cont.)

### Revenue and Property Tax Policy Disclosure

#### Fees & Charges

The Business Planning Guidelines call for an increase of 5% in fees as a guideline. Actual fee increases vary depending on the individual circumstances, the type of fee and how it is calculated. Fees should be reviewed annually and updated if needed. Recent fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC), recommended no more frequently than every five years, was completed in 2008. Minor DCC amendments are done more frequently. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

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

Other Sources will vary greatly year to year as it includes:

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

#### **PROPERTY TAX DISCLOSURE**

##### Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value		Tax Rate	Multiple
	('000s)		('000s)		(\$/1000)	(Rate/Res.Rate)
1 Residential	53,677	77.9%	12,004,518	91.1%	4.4713	1.0
2 Utility	540	0.8%	13,495	0.1%	40.0000	8.9
4 Major Industry	573	0.8%	17,230	0.1%	33.2682	7.4
5 Light Industry	2,808	4.1%	228,203	1.7%	12.3038	2.8
6 Business/Other	11,082	16.1%	900,715	6.8%	12.3038	2.8
8 Rec./ Non-Profit	38	0.1%	2,901	0.0%	13.1537	2.9
9 Farm	157	0.2%	4,905	0.0%	31.9560	7.1
Total	<u>68,875</u>	<u>100%</u>	<u>13,171,968</u>	<u>100%</u>		

## **Statement 2 (cont.)**

### **Revenue and Property Tax Policy Disclosure**

#### **PROPERTY TAX DISCLOSURE**

##### Objectives & Policies

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

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

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

##### Property Tax Rates

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

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

A review was done on the Major Industry Class rates and the recommendation from the Audit and Finance Committee and Council was a 5% property tax reduction in both 2009 and 2010 to support additional investments in the subject property and to keep rates competitive. As part of the Financial Planning discussions in December, 2013 Council authorized \$70,000 each year for five years, 2014-2018, to reduce the Major Industrial Class property tax rate.

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

##### Permissive Tax Exemptions

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

##### Revitalization Tax Exemption Program

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

More information on this tax exemption can be found on our website; you may also refer to Bylaw 7112-2014.

### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misleading. This disclosure is required under the Local Government Act s. 937(2); Capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2035 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2020 through 2035. Projects in these years typically exceed likely funding available.

#### Capital Works Program for 2020 – 2035

(in \$ thousands)

<b>Capital Works Program</b>	<b>329,579</b>
------------------------------	----------------

#### Source of Funding

Development Fees	
Development Cost Charges	137,586
Parkland Acquisition Reserve	-
Contribution from Others	6,667
	144,253

Borrowing Proceeds	6,319
Grants	41,695

Transfer from Reserve Funds	
Capital Works Reserve	8,935
Cemetery Reserve	115
Equipment Replacement Reserve	1,060
Fire Department Capital Reserve	2,736
Recycling Reserve	250
	13,506

Revenue Funds	124,216
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<b>Source of Funding</b>	<b>329,579</b>
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City of Maple Ridge  
Schedule 'A' to Bylaw No. 7146-2015

Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A	General Municipal	4.4087	39.4395	32.8020	12.1314	12.1314	12.9694	31.5082
B	Drainage Improvements Levy	0.0364	0.3260	0.2712	0.1003	0.1003	0.1072	0.2605
C	Park & Recreation Improvements Levy	0.0262	0.2345	0.1950	0.0721	0.0721	0.0771	0.1873
	Total	4.4713	40.0000	33.2682	12.3038	12.3038	13.1537	31.9560

City of Maple Ridge  
Schedule 'B' to Bylaw No. 7146-2015

Tax Rates (dollars of tax per \$1,000 taxable value)

		1	2	4	5	6	8	9
		Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A	Greater Vancouver Regional District	0.0585	0.2048	0.1989	0.1989	0.1433	0.0585	0.0585

***COMMITTEE OF THE WHOLE MEETING***

***MINUTES***

May 4, 2015  
1:00 p.m.  
Council Chamber

---

***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***

J. Rule, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
C. Marlo, Manager of Legislative Services

***Other Staff as Required***

W. Oleschak, Superintendent of Roads and Fleet

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**1. *DELEGATIONS/STAFF PRESENTATIONS***

**1.1 Thornhill Aquifer Protection Study (TAPS) – Grant Hill Aquifer Groundwater Sustainability Study**

- **Betty von Hardenberg**

Ms. von Hardenberg spoke to the decision of the previous Council to allow medical marihuana production facilities to be built on agricultural land without placing restrictions with respect to use of well water. She referred to the application of Tantalus and the impact that application will have on the Thornhill Aquifer. She requested a series of amendments to the zoning and building process for medical marihuana production facilities. She also requested the Thornhill forest be rezoned and removed from the urban reserve.

**1.2 Maple Ridge Recycling Society - Recycling - Partners in Action presentation**

- **Kim Day, Executive Director**
- **Leanne Koehn, Community Engagement**

Ms. Koehn gave a power point presentation providing an overview of the Recycling Society's programs, services and the 2015 budget.

## **2. *PUBLIC WORKS AND DEVELOPMENT SERVICES***

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

### **1101 2011-012- DVP, 2011-012-DP, 11550 and 11544 207 Street**

Staff report dated May 4, 2015 recommending that the Corporate Officer be authorized to sign and seal 2011-012-DVP to reduce front yard setbacks, interior north side yard setbacks and interior south yard setbacks and that the Corporate Officer be authorized to sign and seal 2011-012-DP to permit construction of 10 townhouse units in the RM-1 (Townhouse Residential) zone.

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

- Application Information
- Requested Variances
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Site Plan Showing Variances
- Building Elevations
- Landscape Plan

Note: Mayor Read left the meeting at 2:10 p.m.

### ***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of May 12, 2015.**

### **1102 Award of Contract, Pavement Rehabilitation Program**

Staff report dated May 4, 2015 recommending that the extension of the 2010 contract for Pavement Rehabilitation be awarded to Imperial Paving Limited.

The Superintendent of Roads and Fleet clarified the scope of the work proposed under the contract.



***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of May 12, 2015.**

Note: Councillor Shymkiw excused himself from discussion of Item 1103 at 2:17 p.m. as he has an accepted offer on a property in the immediate area.

**1103 Request for Additional DCC Funding – Contract ITT-EN14-54, Larch Avenue Road Extension**

Staff report dated May 4, 2015 recommending that Contract ITT-EN14-54, Larch Avenue Extension awarded to Frazer Excavation be increased and that the Financial Plan be amended to increase the project budget.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of May 12, 2015.**

Note: Councillor Shymkiw returned to the meeting at 2:21 p.m.

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

Note: Councillor Robson excused himself from discussion of Item 1131 at 2:21 p.m. as his wife is on the Board of Directors of one of the applicants. Councillor Speirs assumed the Chair in his absence.  
Councillor Masse excused himself from discussion of Item 1131 at 2:21 p.m.

**1131 2015 Community Grants**

Staff report dated May 4, 2015 recommending that the proposed allocation of 2015 Community Grants be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of May 12, 2015.**

Note: Councillors Robson and Masse returned at 2:28 p.m. Councillor Robson resumed the Chair

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES*** – Nil
5. ***CORRESPONDENCE*** – Nil
6. ***OTHER ISSUES*** – Nil
7. ***ADJOURNMENT*** – 2:28 p.m.
8. ***COMMUNITY FORUM***

**Doug Potter** – speaking to 11580 207 Street, Item 1101

Mr. Potter expressed concern pertaining to the fence line along 11550 and 11544 207 Street. He asked about the status of the road and wished to ensure that fencing will be provided should the road remain. Mr. Potter also expressed concern for the roots of the fir trees on his property during construction of the development.

The Manager of Development and Environmental Services clarified that the landscape treatment includes a 6' fence along the driveway referenced by Mr. Potter and addressed the requirements of the developer with respect to trees on neighbouring properties.

---

G. Robson, Acting Mayor  
Presiding Member of the Committee

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	May 4, 2015
		<b>FILE NO:</b>	2011-012-DP/ 2011-012-DVP
<b>FROM:</b>	Chief Administrative Officer	<b>MEETING:</b>	C of W
<b>SUBJECT:</b>	Development Variance Permit and Development Permit 11550 and 11544 207 Street		

---

### EXECUTIVE SUMMARY:

A Multi-Family Development Permit and a Development Variance Permit application have been received in conjunction with application 2011-012-RZ for rezoning to permit the construction of 10 townhouse units in the RM-1 (Townhouse Residential) zone on the subject properties located at 11550 and 11544 207 Street. This application is subject to the Multi-Family Development Permit Area Guidelines as outlined in the Official Community Plan (OCP).

The requested variances are:

- To reduce the front yard setback from 7.5 metres (24.6 ft.) to 4.57 metres (15.0 ft.) at the building face, 3.8 metres (12.5 ft.) to the alcove face, and 3.07 metres (10.0 ft.) at the entry door roof eave, with no further projection exceptions;
- To reduce the interior north side yard setback from 6.0 metres (19.7 ft.) to 2.2 metres (7.2 ft.) at the building face and 1.6 metres (5.2 ft.) at the roof eave, with no further projection exceptions; and
- To reduce the interior south side yard setback from 6.0 metres (19.7 ft.) to 2.4 metres (7.9 ft.) at the building face and 1.8 metres (5.9 ft.) at the roof eave, with no further projection exceptions.

Council granted first reading for Zone Amending Bylaw No. 6803-2011 on April 12, 2011 and second reading on April 10, 2012. This application was presented at Public Hearing on May 15, 2012, and Council granted third reading on May 22, 2012. Council granted a first extension on May 14, 2013, and a second extension on May 27, 2014. Council will be considering final reading for rezoning application 2011-012-RZ on May 12, 2015. It is recommended that Development Permit 2011-012-DP and Development Variance Permit and 2011-012-DVP be favourably considered.

### RECOMMENDATIONS:

- 1) That the Corporate Officer be authorized to sign and seal 2011-012-DVP respecting property located at 11550 and 11544 207 Street; and further
- 2) That the Corporate Officer be authorized to sign and seal 2011-012-DP respecting property located at 11550 and 11544 207 Street.

## DISCUSSION:

### a) Background Context:

Applicant:	Westridge Lanes Ltd.
Owner:	Westridge Lanes Ltd.
Legal Descriptions:	Lots A and B, District Lot 277, Group 1, New Westminster District Plan 23180
OCP:	
Existing:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential, Duplex Zone: RS-1 (One Family Urban Residential), RT-1 (Two Family Residential)
South:	Designation: Urban Residential Use: Townhouse Residential Zone: RM-1 (Townhouse Residential)
East:	Designation: Urban Residential Use: Single Family Residential Zone: RS-1 (One Family Urban Residential)
West:	Designation: Urban Residential Use: Municipal Park Zone: RS-1 (One Family Urban Residential) Designation: Park
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Townhouse Residential
Site Area:	0.33 ha (0.8 acres)
Access:	207 Street
Servicing requirement:	Urban Standard
Companion Application:	2011-012-RZ

### b) Project Description:

The applicant proposes to rezone the subject properties, located at 11550 and 11544 207 Street (see Appendix A), from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) and consolidate the properties to permit the development of ten townhouse units. The units will be accessed via a private strata road running along the northern property line. Each townhouse unit will include a double car garage, and will be two storeys in height.

**c) Requested Variances:**

The applicant has requested the following building setback relaxations:

- *Maple Ridge Zoning Bylaw No. 3510-1985, Part 6 Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT, 6. Siting a)* to reduce the front yard setback from 7.5 metres (24.6 ft) to 4.57 metres (15.0 ft) at the building face, 3.8 metres (12.5 ft) to the alcove face, and 3.07 metres (10.0 ft) at the entry door roof eave, with no further projection exceptions;
- *Maple Ridge Zoning Bylaw No. 3510-1985, Part 6 Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT, 6. Siting b)* to reduce the interior north side yard setback from 6.0 metres (19.7 ft) to 2.2 (7.2 ft) at the building face and 1.6 metres (5.2 ft) at the roof eave, with no further projection exceptions; and to reduce the interior south side yard setback from 6.0 metres (19.7 ft) to 2.4 metres (7.9 ft) at the building face and 1.8 metres (5.9 ft) at the roof eave, with no further projection exceptions.

**d) Planning Analysis:**

In accordance with Section 8.7 of the OCP, a Multi-Family Development Permit is required for all new multi-family development. The guidelines for a Multi-Family Development Permit as outlined in the OCP are listed below and the proposed development is in compliance with these guidelines as follows:

1. *New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.*

The building height and massing will be similar to the townhouse development directly south of the subject properties. The height and massing is also consistent with single family homes along 207 Street.

2. *Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.*

The scale of this multi-family development is small enough to not require transitions in height within the development site. The proposed height does not exceed those of existing buildings in the vicinity.

3. *Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.*

The proposed development is not large scale, therefore this requirement does not apply. However, it is noted that the private open space for each unit is oriented to minimize privacy impacts for properties to the north and south. Elements such as board and batten siding, and landscaping throughout the site help to improve visual attractiveness.

4. *Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.*

The end townhouse unit facing 207 Street will have an entry door facing 207 Street and landscaping with an arbour to create a strong pedestrian connection to the street. Visitor parking will be located within the development, screened from 207 Street.

**e) Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential), to permit future construction of 10 townhouse units (see Appendix B). The Zoning Bylaw establishes general minimum and maximum regulations for buildings and structures. The Zoning Bylaw permits eaves and other projections to encroach up to 1.25 metres (4 ft.) into a front yard setback and 0.61 metres (2 ft.) into an interior yard setback. The setback variances requested will be the maximum encroachments permitted, and no exemptions are allowed due to the setback relaxations. A Development Variance Permit allows Council some flexibility in the approval process. The applicant has requested variances to the Maple Ridge Zoning Bylaw, as outlined below:

1. *Maple Ridge Zoning Bylaw No. 3510-1985, Part 6 Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT, 6. Siting a) To reduce the front yard setback from 7.5 metres (24.6 ft.) to 4.57 metres (15.0 ft.) at the building face, 3.8 metres (12.5 ft.) to the alcove face, and 3.07 metres (10.0 ft.) at the entry door roof eave, with no further projection exceptions.*

The building elevation that faces 207 Street has been designed to be visually interesting, with varying projections and roof lines. The design is pedestrian-scale, with the building brought closer to the street and a front door entrance feature with a porch roof line partially extending over a pathway connecting to 207 Street. This variance is supportable as it will create a stronger street presence for the proposed development.

2. *Maple Ridge Zoning Bylaw No. 3510-1985, Part 6 Section 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT, 6. Siting b) To reduce the interior north side yard setback from 6.0 metres (19.7 ft.) to 2.2 (7.2 ft.) at the building face and 1.6 metres (5.2 ft.) at the roof eave, with no further projection exceptions; and to reduce the interior south side yard setback from 6.0 metres (19.7 ft.) to 2.4 metres (7.9 ft.) at the building face and 1.8 metres (5.9 ft) at the roof eave, with no further projection exceptions.*

This variance is required to allow the building siting at the east end of the site. The proposed units are wider than many new townhouses, in order to have a double car garage and not exceed two storeys in height. Similar interior side yard setback relaxations were required for the townhouse development directly south, and the northern interior setback for the adjacent property to the south appears to be less than the requested relaxation for the subject properties. The proposed units fit in within the existing context of the neighbourhood with the reduction to the interior side yard setbacks, therefore this variance is supportable.

**f) Advisory Design Panel:**

The Advisory Design Panel reviewed the form and character of the proposed townhouse development and the landscaping plans at a meeting held on November 8, 2011. Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolutions and the project Architect has provided the following explanations for each revision:

*That the application be supported and that the following concerns be addressed as the design develops and submitted to Planning Staff:*

- Consider deleting the front visitor parking stall in lieu of additional landscaping.

*The additional parking space was deleted and more landscaping was added in its place.*

- Consider the addition of permeable pavers to reduce the asphalt areas, including the visitor parking stalls and driveway aprons.

*The concrete driveway aprons and visitor parking spaces are made up of concrete pavers to increase permeability.*

- Work with the Planning Department to look at relaxation of the east property line setback in order to articulate Building 3 and possible relocation of the buildings to allow an increase in the outdoor amenity area.

*The rear elevations for Buildings 2 and 3 were revised by pushing out some of the second floor walls to create better articulation.*

- Consider altering the center roofline to reduce the building length for Buildings 2 and 3 which would result in roof articulation.

*Additional roof elements were added to Buildings 2 and 3 improve the roof articulation.*

- Consider providing a pathway from the common outdoor amenity area east to connect with the driveway.

*A pathway from the play area to the driveway at the east end of the site has been added.*

- Consider further articulation of the 207 Street building front to improve the streetscape.

*Another roof element on the west elevation of Building 1 has been added to improve the streetscape.*

- Consider the addition of trim board on the second floor for all blocks.

*Board and batten siding was added.*

- Consider a change of material at the second floor to accentuate vertical elements (e.g: vertical board and batten).

*Board and batten siding was added.*

**g) Environmental Implications:**

The applicant has submitted a Certified Arborist report to identify opportunities for tree retention and hazard trees for removal. Significant trees along the perimeter of the site will be retained while trees within proposed building envelopes or roadways will need to be removed. Furthermore, the project

landscape plan indicates that 26 new trees will be planted along with shrubs and groundcover to ensure the development is esthetically pleasing.

**h) Financial Implications:**

In accordance with Council's Landscape Security Policy 6.28, 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 \$64,768.00, the landscape security is \$64,768.00.

**i) Citizen Implications:**

A Development Information Meeting was held at the Hammond Community Centre on January 24, 2012. A second Development Information Meeting was subsequently held at the Maple Ridge Library on March 12, 2012. The applicant presented the project to area residents and answered their questions in regards to privacy fencing along the property line, and amount of parking within the townhouse complex. At the Public Hearing held on May 15, 2012, a total of four residents provided written and verbal feedback to Council.

**CONCLUSION:**

The development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character. Furthermore, the requested variances are supported by the Planning Department, as they are considered to improve the overall development by creating a strong connection to the street and by keeping units wide enough for two car garages that do not exceed two storeys in height. It is therefore recommended that 2011-012-DP and 2011-012-DVP be given favourable consideration and that the Corporate Officer be authorized to sign and seal the Development Permit and Development Variance Permit.

"Original signed by Amelia Bowden"

**Prepared by: Amelia Bowden**  
**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 Jim Rule"

**Concurrence: J. L. (Jim) Rule**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

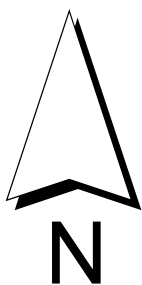
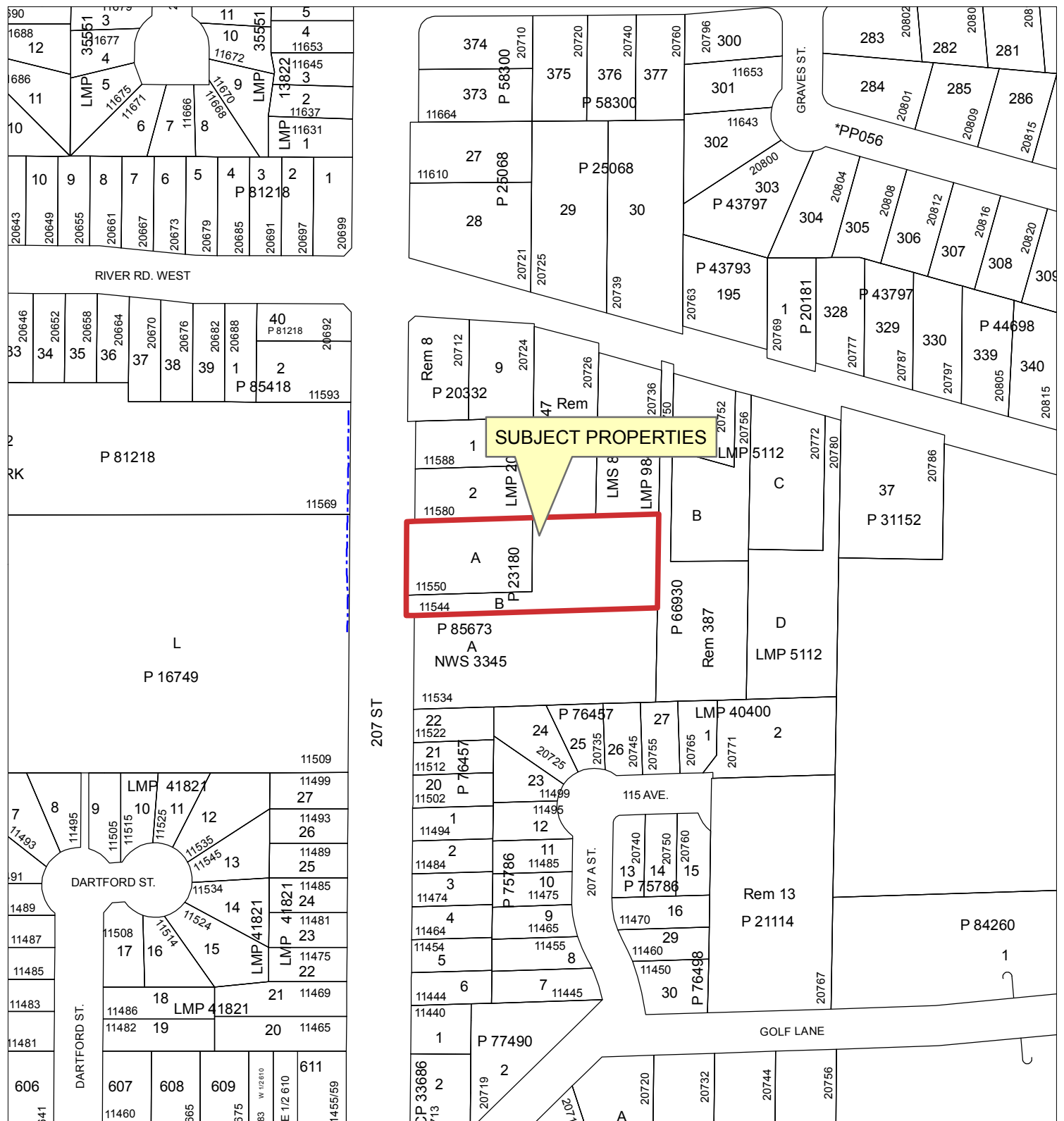
Appendix B – Site Plan Showing Variances

Appendix C – Building Elevations

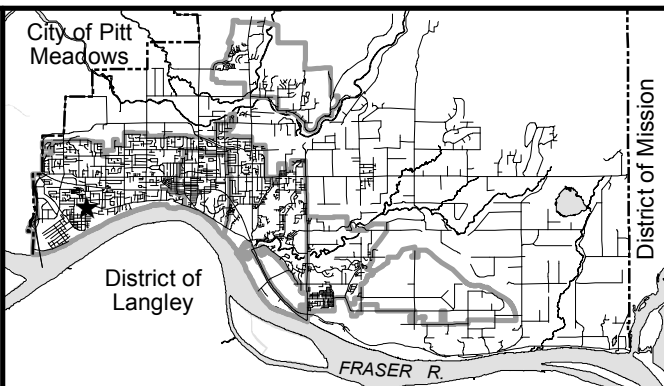
Appendix D – Landscape Plan



## APPENDIX A



SCALE 1:2,000



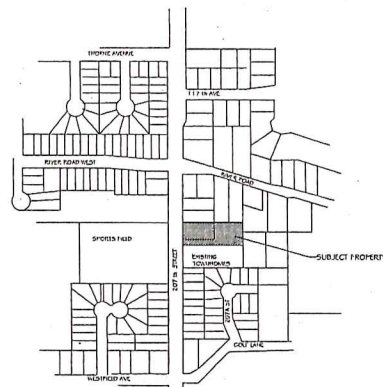
11544/50 207 STREET



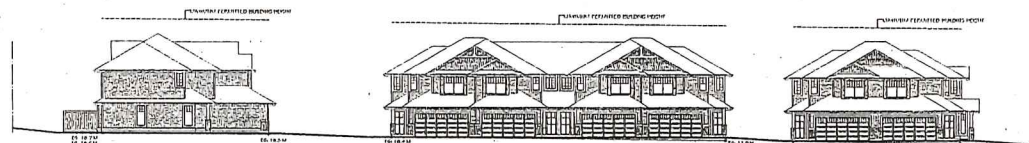
CORPORATION OF  
THE DISTRICT OF  
MAPLE RIDGE  
PLANNING DEPARTMENT

DATE: May 3, 2012    FILE: 2011-012-RZ

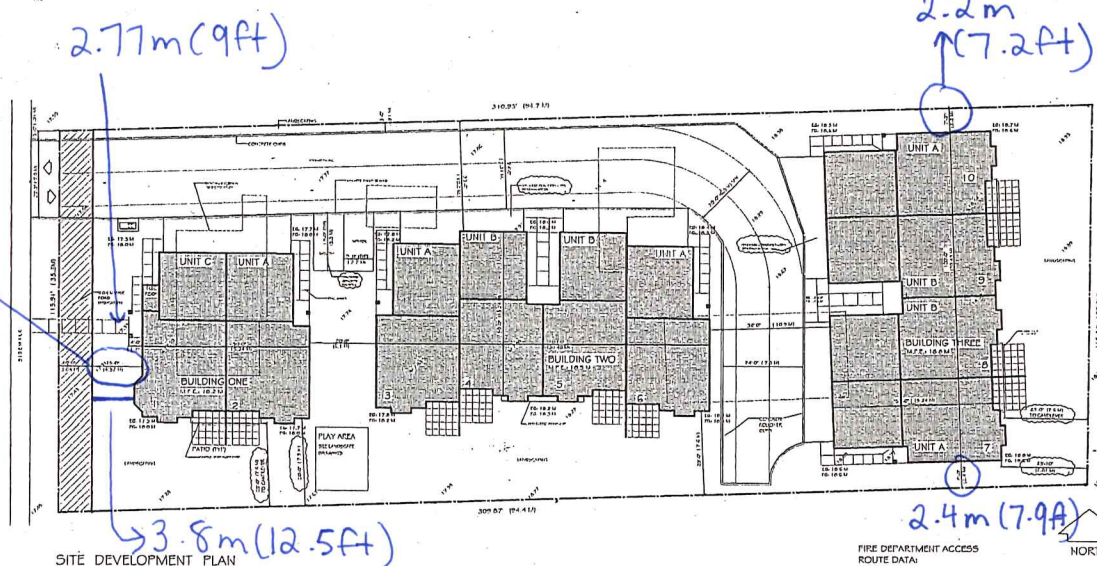
BY: PC



LOCATION PLAN



NORTH FACING STREETSCAPE  
SHOWING COMPLIANCE TO  
BUILDING HEIGHT REQUIREMENTS



SITE DEVELOPMENT PLAN

FIRE DEPARTMENT ACCESS  
ROUTE DATA

MINIMUM WIDTH OF ACCESS LAID: 20' (6.0M)  
PROPOSED WIDTH OF LAID: 24' (7.3M)  
CLEARANCE REQUIRED: 35' (10.7M)  
CLEARANCE REQUIRED: 40' (12.2M)  
MINIMUM LENGTH OF ACCESS LAID: 253.3' (77.2M)  
PROPOSED LENGTH OF ACCESS LAID: 253.0' (77.1M)

NOTE: SEE LANDSCAPE PLAN PREPARED BY  
RORY DING, LANDSCAPE ARCHITECT

## RECONCILIATION:

ZONING EXISTING: SINGLE FAMILY  
ZONING PROPOSED: RM1 (TOWNHOUSE RESIDENTIAL)  
SITE AREA: 3311.7 SQM (1331 HA)  
No. OF UNITS PROPOSED: 10 UNITS (12.2 UNITS/ACRE)

## UNIT BREAKDOWN:

UNIT	No.	TYPE	SIZE
A	5	3 BEDRM + DEN	95.6 SQM (1027 SQ FT)
B	4	3 BEDRM + DEN	95.6 SQM (1027 SQ FT)
C	1	3 BEDRM + DEN	95.6 SQM (1027 SQ FT)

GROSS FLOOR AREA ALLOWED: 1.6 X 3311.7 SF = 1507.0 SQM (1300.0 SQ FT)

GROSS FLOOR AREA PROPOSED: 1500.0 SQM (16200 SQ FT)

PARKING REQUIRED: 2.0 X 10 = 20 SPACES

VISITOR: 2 X 10 = 2

TOTAL REQUIRED = 22 SPACES

PARKING PROVIDED: 20 COILCEALED

+ 2 SURFACE

TOTAL PROVIDED: 22 SPACES

SITING:

FRONT YARD SETBACK REQUIRED: 7.6 M (25.0')

FRONT YARD SETBACK PROPOSED: 4.57 M (15.0') (RELAXATION REQUIRED)

REAR YARD SETBACK REQUIRED: 7.6 M (25.0')

REAR YARD SETBACK PROPOSED: 7.6 M (25.0')

LEFT SIDE SETBACK (NORTH) REQUIRED: 7.6 M (25.0')

LEFT SIDE SETBACK (NORTH) PROPOSED: 12.2 M (40.0') BUILDING 1 + 2

2.2 M (7.25') BUILDING 3 (RELAXATION REQUIRED)

RIGHT SIDE SETBACK (SOUTH) REQUIRED: 7.6 M (25.0')

RIGHT SIDE SETBACK (SOUTH) PROPOSED: 7.6 M (25.0') BUILDING 1 + 2

2.4 M (7.9') BUILDING 3 (RELAXATION REQUIRED)

BUILDING HEIGHT ALLOWED: 10.5 M (34.5') OR 2 1/2 STOREYS

BUILDING HEIGHT PROPOSED: 30'-0" (9.14 M)

DISTANCE BETWEEN BUILDINGS REQUIRED: 3 M (9.84')

DISTANCE BETWEEN BUILDINGS PROPOSED: 6.1 M (20.0')

MIDDLE OPEN SPACE REQUIRED: 45.5 M (1495 SF) X 10 = 455 M (1494 SF)

USABLE OPEN SPACE PROVIDED: 465.5 M (15000 SF)

COLLISION ACTIVITY AREA REQUIRED: 8.5 M (16.4 SF) X 10 = 85 M (1539 SF)

COLLISION ACTIVITY AREA PROVIDED: 50.5 M (1540 SF)

LEGAL DESCRIPTIONS:

LOT A GROUP 1 PLAN 23100 NWD PID 003-326-373

LOT B GROUP 1 PLAN 23100 NWD PID 003-327-506

CIVIC ADDRESS: 11550 & 11544 - 207TH STREET

No.	Date	Description	Rev.
1	AUG 10	FINAL REVISIONS FOR PERMIT	1

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H.R. HATCH ARCHITECT LTD.  
Design - Planning - Research



302-228 East Georgia Street, Vancouver, B.C. V6A 1Z7  
Tel: (604) 261-2347  
Fax: (604) 261-2349

Consultant

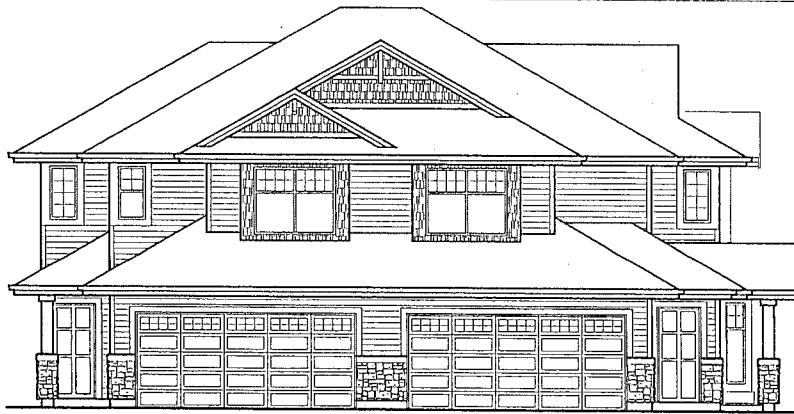
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Project: 10 UNIT  
Location: TOWNHOUSE  
COMPLEX  
207th STREET  
MAPLE RIDGE, B.C.

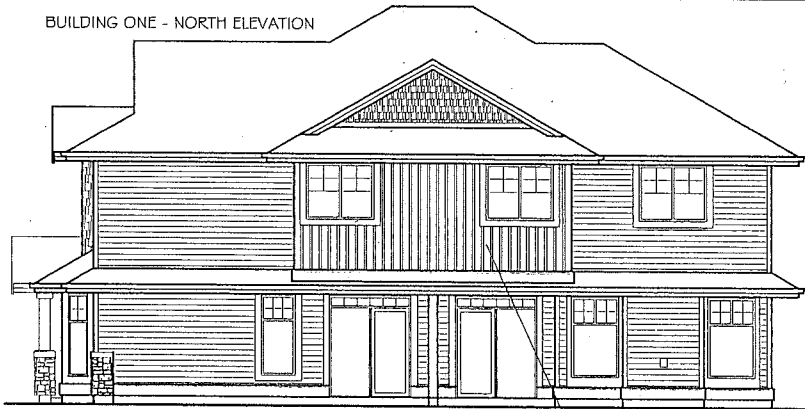
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SITE  
DEVELOPMENT  
PLAN

Drawn	Checked	Project No.
		2011-02
Issued Date	Scale	Drawing No.
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Reproduction Scale		
1/1" = 1'-0"		

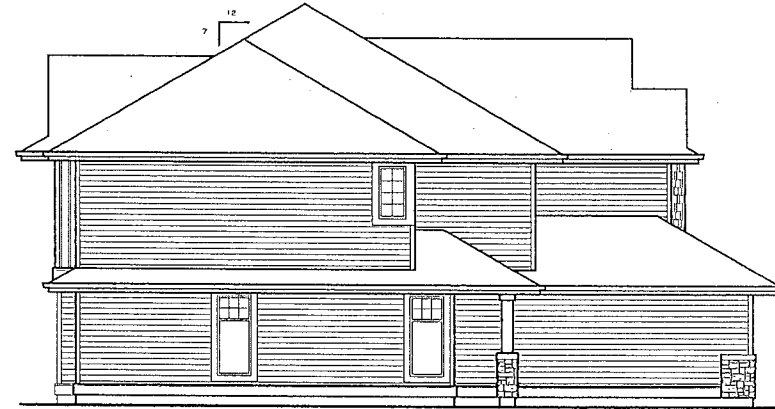
NOV 30 2011



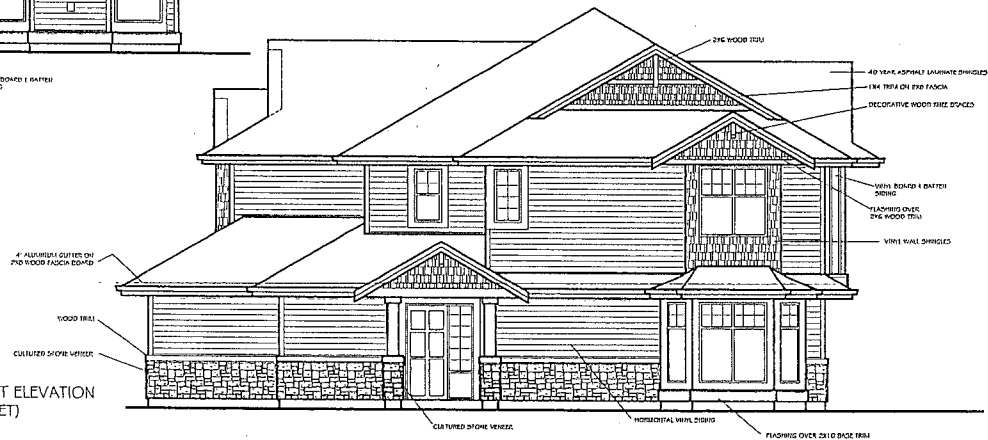
BUILDING ONE - NORTH ELEVATION



BUILDING ONE - SOUTH ELEVATION



BUILDING ONE - EAST ELEVATION




BUILDING ONE - WEST ELEVATION  
(FACING 207th STREET)

No.	Date	Description	Rev.
1	NOV 30	REVISIONS PER A.P. REVIEW	
2	DEC 10	PROPOSED PER A.P. REVIEW	
3	JAN 11	ISSUE FOR CONSTRUCTION PERMIT	

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Fax: (604) 261-2349

Consultant

Seal

Project  
**TOWNHOUSE COMPLEX**

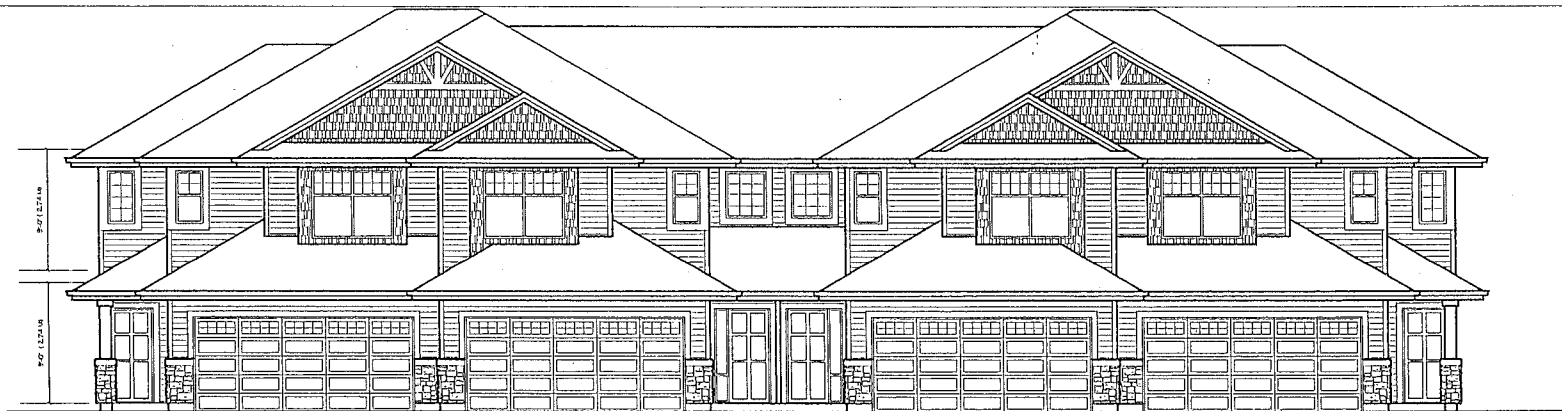
Location  
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MAPLE RIDGE, B.C.

Drawing Title  
**ELEVATIONS  
BUILDING ONE**

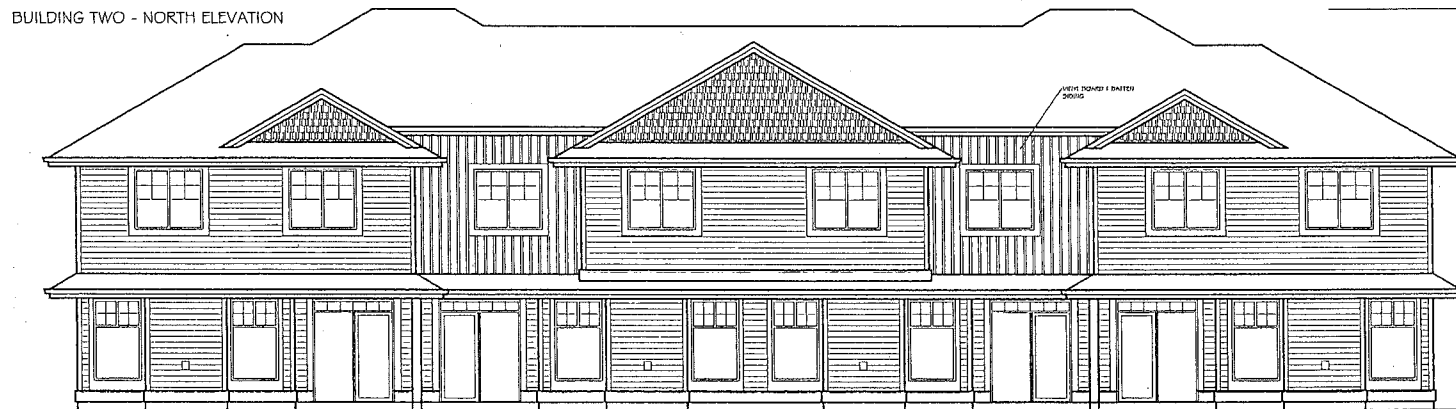
Drawn	Project No.
Chk.	2011-02
Issued Date	Issued By
MAY 2011	
Scale	Drawing No.
1/4" = 1'-0"	
Reproduction Scale	

**A4**

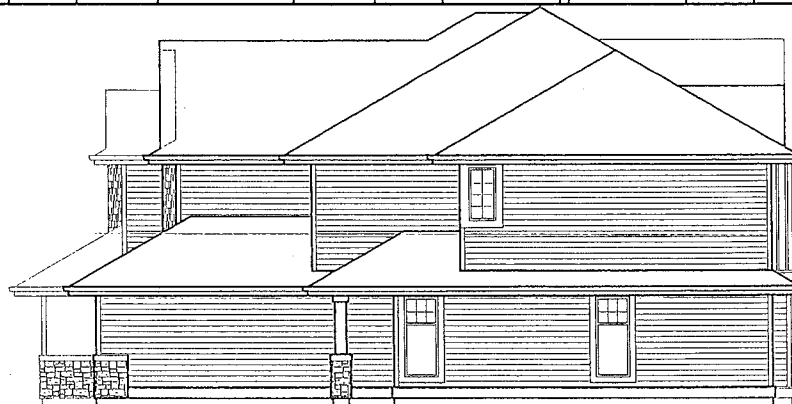
NOV 30 2011



BUILDING TWO - NORTH ELEVATION



BUILDING TWO - SOUTH ELEVATION



BUILDING TWO - WEST ELEVATION  
(EAST SIMILAR)

No.	Date	Description	Drawn
2	NOV 30	REVISION FOR A.P. REVIEW	
1	OCT 9	REVISION FOR A.P. REVIEW	
	AUG 10	ISSUE FOR DEVELOPMENT PERMIT	

Revisions

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Consultant

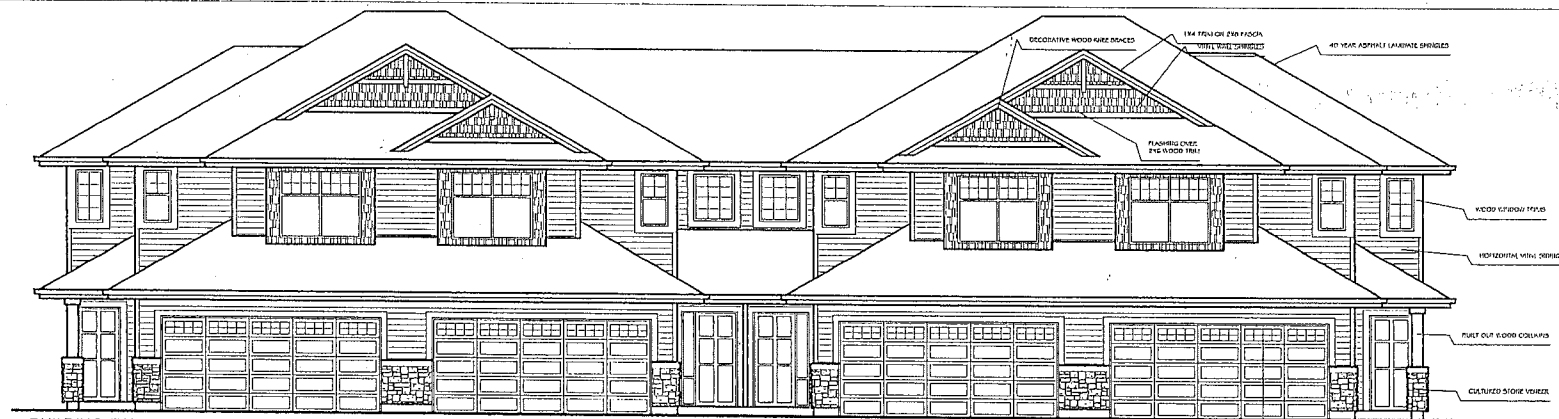
Seal	Seal
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Project  
TOWNHOUSE COMPLEX  
Location  
207th STREET  
MAPLE RIDGE, B.C.

Drawing Title  
ELEVATIONS  
BUILDING TWO

Drawn		Project No.	2011-02
Check	Approved	Drawing No.	A5
Issued Date	Date		
	MAY 2011		
Scale	1/4" = 1'-0"		
Reproduction Scale			

NOV 30 2011



BUILDING THREE - WEST ELEVATION



BUILDING THREE - EAST ELEVATION

**EXTERIOR COLOUR SCHEME - REVISED - NOV 22**

40 YEAR ASPHALT LAUREATE SHINGLES - "SCATTERED WOOD"

ALUMINUM GUTTER, DOWNSPUTTER - MODERN MOSS 513

ALUMINUM DOWNSPUTTER GUTTER - CHANDLER CLAY ARCADE 510

WOOD FASCIA WOOD TRIMS - BERNARDI WOODS 1575

HORIZONTAL VINYL SIDING - CORNERS, GUTTERS, CHANDLER CLAY ARCADE 010

BOARD & BATTEN VINYL SIDING - GUTTERS, CHANDLER CLAY ARCADE 010

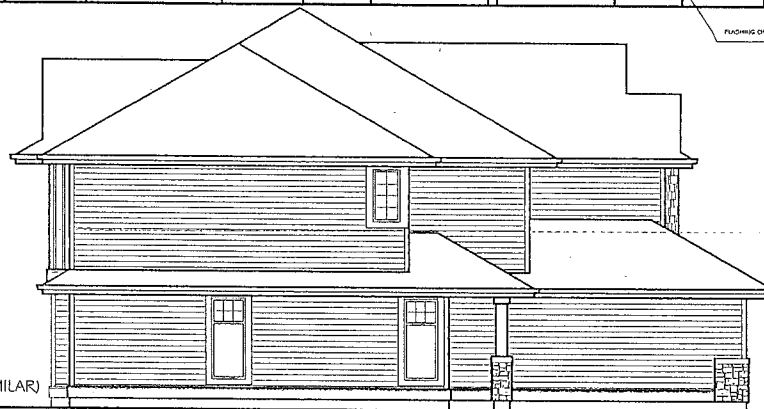
VINYL WALL SHINGLES - THE POLARITY "RUGGED" 276

GARAGE DOOR, PORTLAND WOODS HC-107

VINYL TRIMMED WINDOWS - WHITE

STONE VENEER - ELDERADO STONE VENEER - SHAPEDON PLASTIC LEDGE

BUILDING THREE -  
NORTH ELEVATION (SOUTH SIMILAR)



No.	Date	Description	Rev.
2	NOV 30	REVISIONS PER A.P. REVIEW	
	OCT 9	REVISIONS PER A.P. REVIEW	
	AUG 15	ISSUE FOR CC DEVELOPMENT	

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**H.R. HATCH ARCHITECT LTD.**  
Design - Planning - Research



302-228 East Georgia Street Vancouver, B.C. V6A 1Z7  
Tel: (604) 261-2347  
Fax: (604) 261-2349

Consultant

Soil

Project  
**TOWNHOUSE COMPLEX**

Location  
207 th STREET  
MAPLE RIDGE, B.C.

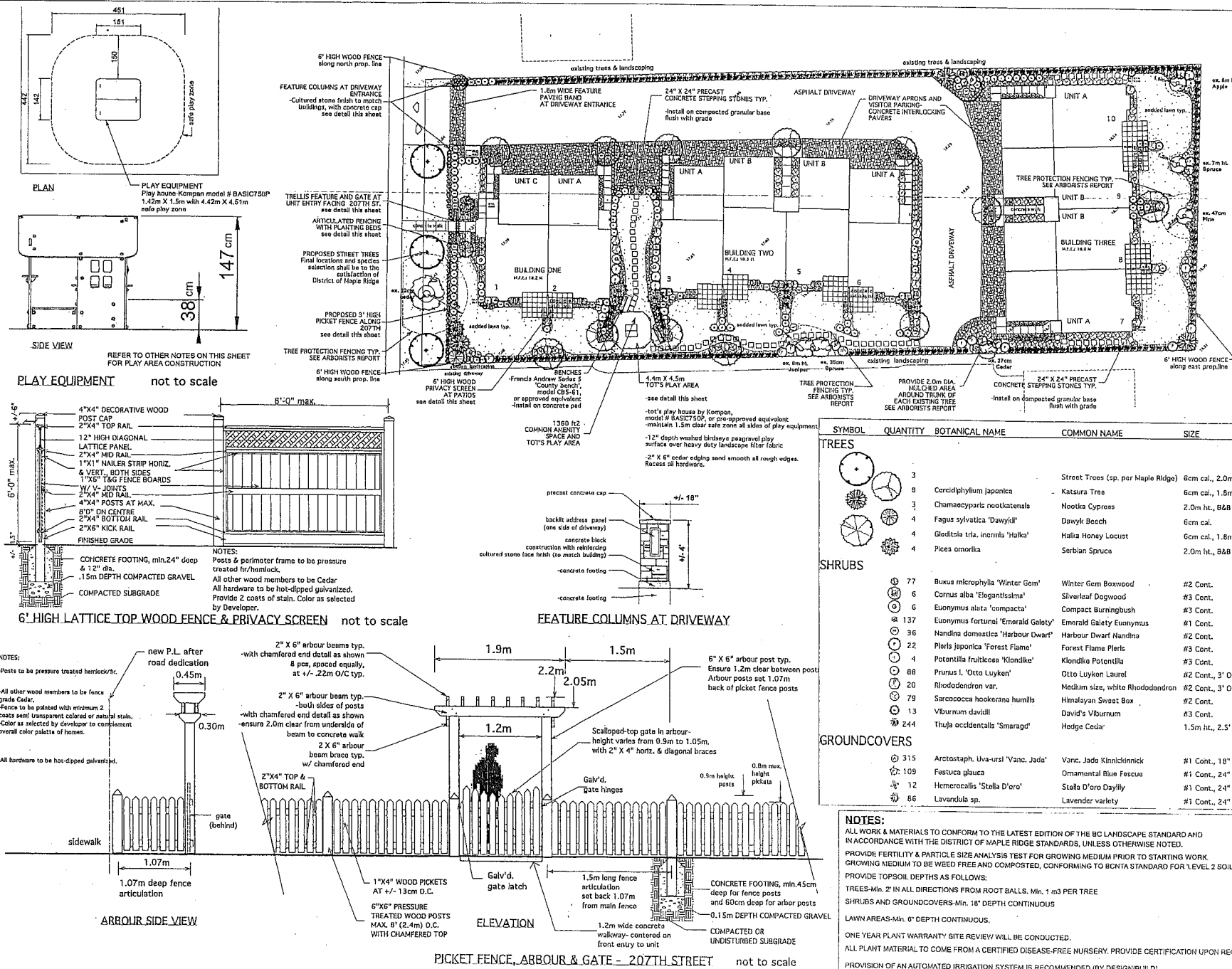
Drawing Title  
**ELEVATIONS  
BUILDING THREE**

Drawn		Project No.	2011-02
Check		Appr. No.	
Issued Date	DATE	Working No.	
Scale	1/4" = 1'-0"		
Reproduction Scale			

**A6**

NOV 30 2011





**NOTES:**

LANDSCAPE PLAN FROM ARCHITECTURAL PART OF THE DEVELOPMENT AND LANDSCAPE PLAN AND NOT TO BE USED FOR CONSTRUCTION OF THE LANDSCAPE LAYOUT OR CONSTRUCTION OF THE LANDSCAPE LAYOUT WITHOUT THE APPROVAL OF THE DISTRICT OF MAPLE RIDGE.

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No.	Date	Description	Drawn
1	Dec-12/11	Revised per the plan changes	RD
2	Nov-29/11	Revised per the plan changes	RD
3	Nov-29/11	Revised per the plan changes	RD
4	Nov-29/11	Revised per the plan changes	RD
5	Nov-29/11	Revised per the plan changes	RD
6	Nov-29/11	Revised per the plan changes	RD
7	Nov-29/11	Revised per the plan changes	RD
8	Nov-29/11	Revised per the plan changes	RD
9	Nov-29/11	Revised per the plan changes	RD
10	Nov-29/11	Revised per the plan changes	RD

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
3	3	Street Trees (sp. per Maple Ridge)	6cm cal., 2.0m std.	
3	3	Cercidiphyllum japonica	Katsura Tree	6cm cal., 1.8m std.
3	3	Chamaecyparis nootkatensis	Nootka Cypress	2.0m ht., B&B
4	4	Fagus sylvatica 'Dawyck'	Dawyck Beech	6cm cal.
4	4	Gleditsia tria. inornata 'Halka'	Halka Honey Locust	6cm cal., 1.8m std.
4	4	Picea omorika	Serbian Spruce	2.0m ht., B&B
<b>SHRUBS</b>				
77	77	Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#2 Cont.
6	6	Cornus alba 'Elegantissima'	Silviesal Dogwood	#3 Cont.
6	6	Euonymus alata 'compacta'	Compact Burningbush	#3 Cont.
137	137	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	#1 Cont.
36	36	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Nandina	#2 Cont.
22	22	Platanus japonica 'Forest Flame'	Forest Flame Platanus	#3 Cont.
4	4	Potentilla fruticosa 'Klondike'	Klondike Potentilla	#3 Cont.
88	88	Prunus L. 'Otto Luyken'	Otto Luyken Laurel	#2 Cont., 3' O.C.
20	20	Rhododendron var.	Medium size, white Rhododendron	#2 Cont., 3' O.C.
79	79	Sarcococca hookeriana humilis	Himalayan Sweet Box	#2 Cont.
13	13	Viburnum davidii	David's Viburnum	#3 Cont.
244	244	Thuja occidentalis 'Smaragd'	Hedge Cedar	1.5m ht., 2.5' O.C.
<b>GROUNDCOVERS</b>				
315	315	Arctostaphylos uva-ursi 'Vanc. Jade'	Vanc. Jade Kinnikinnick	#1 Cont., 18" O.C.
109	109	Festuca glauca	Ornamental Blue Fescue	#1 Cont., 24" O.C.
12	12	Hemerocallis 'Stella D'oro'	Stella D'oro Daylily	#1 Cont., 24" O.C.
86	86	Lavandula sp.	Lavender variety	#1 Cont., 24" O.C.

**NOTES:**

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE DISTRICT OF MAPLE RIDGE STANDARDS, UNLESS OTHERWISE NOTED.

PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK. GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR LEVEL 2 SOILS.

PROVIDE TOPSOIL DEPTHS AS FOLLOWS:

TREES-Min. 2' IN ALL DIRECTIONS FROM ROOT BALLS. Min. 1 m<sup>3</sup> PER TREE

SHRUBS AND GROUNDCOVERS-Min. 18" DEPTH CONTINUOUS

LAWN AREAS-Min. 6" DEPTH CONTINUOUS.

ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.

ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

PROVISION OF AN AUTOMATED IRRIGATION SYSTEM IS RECOMMENDED (BY DESIGN/BUILD).

**Consultant**

**RORY DAFEE** BCALA CSLA  
Landscape Architect

11278 Elgin Street  
Maple Ridge  
British Columbia  
V2X 1P3  
Office & Mobile: (604) 460-0988  
rdafee@rorydafee.com

**Project**

**10 UNIT TOWNHOUSE COMPLEX**

**Location**

**207 TH STREET MAPLE RIDGE, B.C.**

**LANDSCAPE PLAN**

**NOV 30 2011**

**Drawn** RD **Approved** RD **Scale** 1:200

**Issued Date** Date **July 2011**

**Reproduction Scale**

**L. 1 of 1**



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**DATE:** May 4, 2015  
**FILE NO:**  
**ATTN:** Committee of the Whole  
**SUBJECT:** Contract Award: Pavement Rehabilitation Program

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### EXECUTIVE SUMMARY:

As part of the City's commitment to infrastructure renewal and replacement, the backlog of roads requiring pavement rehabilitation continues to be addressed. This year's program combines 2015 allocated funds from Capital and Maintenance as well as TransLink funding to continue road maintenance resurfacing and associated works this year. The program has been well received with public feedback being very positive. This report recommends rewarding the extension of the multi-year contract to Imperial Paving Ltd. This is the final year for extending the contract.

### RECOMMENDATION(S):

That the extension of the annual Pavement Rehabilitation Program be awarded to Imperial Paving Limited in the amount of \$1,112,967.40 including applicable taxes and further those additional work locations may be added under the extra work provisions in the contract up to 25% of the value of the contract (\$278,241.85) including taxes.

### DISCUSSION:

#### a) Background Context:

A public invitation for Prequalification was conducted in 2010. Following a detailed assessment of the submissions three contractors met prequalification criteria. All three submitted bids on the multi-year Pavement Rehabilitation work. An evaluation was done for the City of Maple Ridge by Aplin and Martin Consulting Engineers. It was determined that Imperial Paving provides best value to the City of Maple Ridge. This contract has multi year extension provisions. The prices for 2015 works are appropriate and provide best value for road rehabilitation works.

#### b) Financial Implications:

The funding for this work, including the extra provisions, is approved within the Financial Plan and is within budget. The City's Purchasing Policy requires that the potential to add additional works be identified to Council at the time of award. TransLink is providing approximately 35% of the project funding.

## **Planned Locations**

**The following locations are included in the 2015 program:**

- 207 Street - Loughheed Highway to Westfield Avenue
- 207 Street - Loughheed Highway to Dewdney Trunk Road
- Dewdney Trunk Road – 207 Street to 210 Street (MRN)
- 216 Street - Exeter Avenue to 124 Avenue
- Glenhurst Street – Dewdney Trunk Road to 118 Avenue
- Laity Street - Loughheed Highway to Dewdney Trunk Road
- 230 Street- 124B Avenue to 126 Avenue
- Hall Street – Dewdney Trunk Road to Donovan Avenue
- Princess Street - Lorne Avenue to Ospring Avenue
- Dewdney Trunk Road - 224 Street to 222 Street (MRN)
- Dewdney Trunk Road – 210 Avenue to Laity Street (MRN)
- Selkirk Avenue – 220 Street to 222 Street
- 119 Avenue – Loughheed Highway to 20400 Block Top Lift
- 100 Avenue – 256 Street to 25915 256 Street
- Wicklund Avenue – 210 Street to Laity Street
- 132 Avenue & 210 Street – Neaves Road to 12957 210 Street

## **CITIZEN/CUSTOMER IMPLICATIONS:**

Over the first four years of the program the improvements to pavement conditions throughout the City have been favourably received.

## **CONCLUSION:**

The recommended contract award continues Councils commitment to infrastructure renewal and replacement. Award of the contract extension would see the work completed through the spring and summer of 2015.

“Original signed by Russ Carmichael”

*Prepared by:* **Russ Carmichael, ASCT, Eng.L**  
**Director of Engineering Operations**

“Original signed by Trevor Thompson”

*Reviewed by:* **Trevor Thompson**  
**Manager Financial Planning**

“Original signed by Frank Quinn”

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

“Original signed by J. L. (Jim) Rule”

*Concurrence:* **J.L. (Jim) Rule**  
**Chief Administrative Officer**



<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	May 4, 2015
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	11-5255-40-167
		<b>MEETING:</b>	C of W
<b>SUBJECT:</b>	Request for Additional DCC Funding - Contract ITT-EN14-54, Larch Avenue Road Extension		

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**EXECUTIVE SUMMARY:**

The Larch Avenue Road Extension Project is in the City's approved Financial Plan as part of the Silver Valley Pedestrian and Road Improvements. The road is funded primarily (99%) through Development Cost Charges (DCC). The project objective is to complete a critical transportation linkage between the Forest Hamlet, River Village and the adjacent neighbourhoods as identified in the Silver Valley Area Plan. The Larch Avenue Road Extension Project is presently under construction and will extend 85 metres east from 235 Street to connect to the developer-constructed section of Larch Avenue that ends to the west of 235A Street. The project scope includes road construction, boulevard and pedestrian upgrades, drainage works and a section of watermain replacement.

In October 2014, the contract to construct the Larch Avenue Road Extension was awarded to Frazer Excavation Ltd. As part of the due diligence process at the design stage, a review of geotechnical reports for road construction adjacent to this project, coupled with the undisturbed nature of the area did not indicate significant amounts of organics would be found. During road construction in the spring, Frazer Excavation Ltd. discovered an unexpected pocket of organic materials against the hillside that will need to be excavated and replaced with imported granular fill. The depth of material that needs to be removed is up to 1.6m in depth in some locations, well above the expected maximum depth of 0.6m. This removal increased the amount of common excavation which has a ripple effect on the amount of imported granular fill required to replace the excavated materials.

The contractor's costs to remove the organic material and place imported granular fill will be based upon the contract unit rates. Based on these rates the additional costs are estimated at \$110,000.00.

The purpose of this report is to obtain Council's approval for the additional project funding from the DCC reserve fund.

**RECOMMENDATION:**

**THAT Contract ITT-EN14-54 Larch Avenue Road Extension awarded to Frazer Excavation Ltd. on October 1, 2014, be increased to the amount of \$366,672.10; and**

**THAT the Financial Plan be amended to increase the project budget by \$110,000.00 as detailed in the Council Report dated May 4, 2015 titled Request for Additional DCC Funding - Contract ITT-EN14-54, Larch Avenue Road Extension.**

## **DISCUSSION:**

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

The construction of Larch Avenue is identified as a significant transportation link in the Silver Valley Area Plan as well as the City's Transportation Plan. Through a number of Public Meetings, residents in Silver Valley have expressed a desire to see this connection advanced.

The proposed capital project to complete the Larch Avenue Road Extension Project includes construction of two travel lanes, boulevard and pedestrian upgrades and temporary boulevard treatments fronting future development lands and the replacement of a section of watermain. The project will provide a continuous pedestrian and vehicle link between 235 Street and 236 Street.

For this work, the City retained DK Bowins & Associates Inc. to complete the road design and assist with the tendering process as they had previously designed both adjacent portions of Larch Avenue to facilitate subdivisions. During construction of previous segments of Larch Avenue, no excessive amounts of organic subsurface materials were encountered and only minimal surface stripping was required to install the road base on a suitable road structure.

In October 2014, the contract to construct the Larch Avenue Road Extension was awarded to Frazer Excavation Ltd. As part of the due diligence process, a review of geotechnical reports for road construction adjacent to this project, coupled with the undisturbed nature of the area did not indicate significant amounts of topsoil and organics would be found.

During road construction in the spring, Frazer Excavation Ltd. discovered an unexpected pocket of organic materials against the hillside that will need to be excavated and replaced with imported granular fill. The contractor's costs to remove the organic material and place imported granular fill will be based upon the contract unit rates.

### **b) Desired Outcome:**

Completion of the construction of Larch Avenue will provide a critical transportation link between 235 Street and 236 Street and provide alternate road access to the Rock Ridge area. This connection will also provide improved facilities for pedestrians.

### **c) Strategic Alignment:**

The Larch Avenue Road Extension supports the following key strategies identified in the City's Strategic Plan:

- Maintain and enhance a multi-modal transportation system within Maple Ridge to provide citizens with safe, efficient alternatives for the movement of individuals and goods
- Promote alternative modes (pedestrian, bike, public transit) of travel to reduce reliance on the automobile

### **d) Citizen/Customer Implications:**

Residents of the Silver Valley area have expressed their desire for alternate access and egress points to their community. The extension of Larch Avenue will provide a much needed and called for alternate route for vehicles into the eastern area of Silver Valley. Local access is not affected while this extension is under construction.

**e) Interdepartmental Implications:**

The Operations and Planning Departments have provided input to the design and construction.

**f) Business Plan/Financial Implications:**

A contract was awarded to Frazer Excavation Ltd. for \$256,672.10 and the project funding was provided through Capital Projects LTC 8468 and LTC 7840. The additional cost of \$110,000.00 can be funded almost entirely (99%) through Development Cost Charges similar to the existing funding distribution of the project. The balance of the funding is recommended to be drawn from Accumulated Surplus. Therefore, funding allocation would be \$108,900 from DCCs and \$1,100 from Accumulated Surplus.

**CONCLUSIONS:**

As a result of unexpected site conditions encountered during construction, additional funding is required to complete the Larch Avenue Road Extension. Therefore, it is recommended that the contract value be increased to \$366,672.10 and the project budget be increased by \$110,000.00.

“Original signed by Jeff Boehmer”

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

“Original signed by Joe Dingwall” acting for:

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

“Original signed by Frank Quinn”

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

“Original signed by J.L. (Jim) Rule”

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*Concurrence:* **J.L. (Jim) Rule**  
**Chief Administrative Officer**

“Original signed by Trevor Thompson”

---

*Financial* **Trevor Thompson, CGA**  
*Concurrence:* **Manager of Financial Planning**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2015 Community Grants

**MEETING DATE:** 4-May-2015  
**FILE NO:**  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

The Community Grants Program helps to support organizations providing service to our community. For 2015, the funding envelope for Community Grants is \$62,200. The previous Council had requested that 2014 Community Grant recipients be advised that the intent of the program was not to provide ongoing funding and that they should secure other sources of funding for the future. While a letter was provided to that effect, we have received applications from some of the same groups as last year.

Staff recommend the grant allocations shown on the attached Schedule "A".

**RECOMMENDATION(S):**

That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated May 4, 2015 titled 2015 Community Grants be approved.

**DISCUSSION:**

**a) Background Context:**

The Community Grants Program helps support organizations providing service to our community. Many of these organizations are struggling to find sustainable funding. The funding that we provide offers some assistance. It should be noted that some of these same organizations also apply for, and receive, funding from other municipal programs. The previous Council had requested that 2014 Community Grant recipients be advised that the intent of the program was not to provide ongoing funding and that they should secure funding from other sources for the future. While a letter was provided to that effect, we have received applications from some of the same groups as last year.

In 2013, Council adopted the attached Community Grants policy, formalizing the eligibility and evaluation criteria used when considering the allocation of the community grants budget. It is not possible to provide the level of support that all groups request, so an effort is made to ensure that the available budget is distributed where it will provide the greatest community benefit. For 2015, the budget for Community Grants is \$62,200; the recommended allocation is attached. Following the distribution of the 2015 Community Grants budget, Council may want to discuss how they wish to handle this funding envelope for future years.

Commentary on the specific applications follows.

A number of years ago, Council entered into an agreement with the Alouette Home Start Society to provide a grant to offset property taxes for the Iron Horse Youth Safe House. The provision of this grant allowed the Society to leverage funding from other levels of government to support their operations. The amount is not included on Schedule "A" for 2015 due to the uncertainty regarding the ongoing operation of this facility. The organization is hopeful they will be able to secure funding to continue full operations this year and staff recommend that \$5,000 of the available budget be held in reserve in order to meet the City's agreed to obligation if they are successful.

After ensuring that we can meet our potential obligation to the Alouette Home Start Society, Council is left with \$57,200 to allocate to other requests. The following provides some information about these other requests.

The Family Education and Support Centre (FESC) is a multi-service agency that has grown and changed over the years in response to the community's need for services. Their objective is to provide social services to families in need of finding their own answers to challenges with regard to their parenting, mental health, food security, settlement as newcomers and to their individual personal growth. They are a founding member of the Community Network and serve as host for the Network coordination funds. In this capacity, the FESC receive \$25,000 annually from the city to assist in funding a community network coordinator. This funding is outside of the community grants envelope. In addition to this, FESC is asking for support for two specific initiatives:

1. The Community Kitchen program helps local citizens living below the poverty line learn how to prepare affordable and nutritious meals while also providing a place of social contact and information about community resources. The Community Kitchen applies for funding from other sources, such as the United Way, but requires additional support to operate with out service reductions; funding from the City allows the service to continue without interruption. The Community Kitchen has received support from the City since 2010 and in 2014 received \$4,000. A 2015 contribution of \$4,000 is recommended.
2. The Multicultural Women's Group provides a resource for women who have settled in Maple Ridge from other countries, who are socially isolated, unaware of community resources that might be of service to them and in need of support from their peers and the social service community. A 24 week program targets women who are the most isolated in the community and will benefit 6-10 immigrant women by providing them with opportunities to practice speaking English and by providing relevant information about social services available to them in Maple Ridge. The FESC has requested \$5,000 to support this program in 2015 and staff recommends supporting the request. This is the first request received to support this program.

As in other years, the Maple Ridge Lions Club, in conjunction with the Fire Department, plans to host the annual Halloween Fireworks Display. In 2004, Council adopted a bylaw banning the sale or use of fireworks in Maple Ridge. Since that time, the Lions Club has been coordinating this popular community celebration and while some monies may be raised through sponsorship the fireworks display has received municipal support through the Community Grants program since 2006, receiving \$3,000 in 2014. For 2015 municipal contribution of \$3,000 is recommended.

The Fraser River All Nations Aboriginal Society's goal is to raise awareness of and share Aboriginal cultures through community events, relationships and networking opportunities. They are planning a celebration for Canada's National Aboriginal Day on June 21<sup>st</sup> that will support these objectives. The

celebration will share traditional Aboriginal culture through song and dance, drumming and stories, with the intent of creating new relationships and helping to facilitate examples of healthy living. The Society has requested \$3,000 to support this event. Staff recommends supporting the request. This is the first time the organization has requested a community grant.

The Friends in Need Food Bank helps to provide food to more than 3,700 people and has enjoyed support from the City for many years, not only through the Community Grants Program, but also through the direct efforts of staff fundraising and annual food drives. They have also received \$300 annually for the past three years, funded from the festivals budget, to support their food drive held in conjunction with the CP Holiday Train. The Friends in Need Food Bank has requested a grant of \$20,000 for 2015; staff is recommending an allocation of \$17,000.

The Haney Farmers' Market is a fixture in Memorial Peace Park from May through October. The Market provides residents with opportunities to connect directly with local food producers and artisans, learn about farming practices, and discover seasonal eating. The society has researched sustainable market funding models and identified that most markets require some annual grant funding to remain financially viable. In 2009, Council committed to providing the Haney Farmers' Market Society with a total of \$10,000 from the Community Grants budget over two years and has provided annual grants of \$6,000 since 2011. In 2014 the Market also received \$1,500 from the festivals budget, as well as an additional \$500 from the Agricultural Advisory Committee. In order to facilitate relocating the Farmers Market during the 2014 Caribbean Festival an additional \$2,800 was provided funded from other municipal programs. Staff is recommending providing a Community Grant of \$6,000 for 2015. At the April 9, 2015 Maple Ridge, Pitt Meadows, Parks and Leisure Services Commission meeting a recommendation was endorsed that Maple Ridge Council be asked to authorize entering into an operating agreement at a future meeting.

The Maple Ridge Pitt Meadows Agricultural Association's annual Country Fest is a popular community event that Council has supported with community grants since 2008. The event serves to educate attendees about agriculture and to celebrate local farmers and farming in general. The event also provides a venue for local 4-H youth to show their livestock and learn valuable leadership skills. In 2014, in addition to a \$12,000 grant, the Association received \$3,500 from the festivals budget and \$1,000 from the Agricultural Advisory Committee. The Association is requesting a community grant of \$12,000 to assist with the 2015 event. Staff is recommending the grant be approved. At the April 9, 2015 Maple Ridge, Pitt Meadows, Parks and Leisure Services Commission meeting a recommendation was endorsed that Maple Ridge Council be asked to authorize entering into an operating agreement at a future meeting.

The North Fraser Therapeutic Riding Association (NFTRA) has been operating in Maple Ridge for over forty years, providing therapeutic equine activities for children and adults with physical, emotional or developmental disabilities. The programs offered by the Association help participants on a number of levels, improving both physical well being and confidence. Council has supported the organization through the community grant program for the past two years. In 2014 NFTRA received a grant of \$1,538. The Association is requesting a grant of \$715 to purchase equipment that will increase efficiency for the barn staff. Staff is recommending providing \$700.

The Salvation Army Caring Place is a multi-function facility focused on providing support to local residents. Their programs include the community meal program, community crisis response, a year round shelter program as well as children and youth programs. The Salvation Army has received contributions from the Community Grant program since 2003. In 2014, they received a community grant of \$6,000. In addition they received \$1,200 from the Social Planning Advisory Committee to support their activities for Homelessness Action Week and \$2,000 funded from other municipal

programs to sponsor a workshop for landlords. For 2015, the Salvation Army for has requested a grant of \$7,500 to support their Send a Kid to Camp Program providing underprivileged children and teens the chance to spend a week at camp. The program is one of the ways the Salvation Army strives to meet their goal of building a strong community network. Staff is recommending a grant of \$6,500 to support their request.

**b) Desired Outcome(s):**

Organizations, such as those identified on Schedule “A”, are increasingly struggling to secure long-term sustainable funding at the same time as the demand for the services they provide is growing. Through the Community Grants program, Council is able to help such organizations continue with the provision of services to the citizens of Maple Ridge.

**c) Business Plan/Financial Implications:**

The distribution of Community Grants proposed on the attached “Schedule A” allocates \$57,200 to various community groups. Staff recommends that the remaining \$5,000 be reserved to support the Iron Horse Youth Safe House if they are successful in their efforts to secure funding to continue full operations.

**d) Alternatives:**

Council could choose not to distribute any grants but as that decision may jeopardize the ability of various organizations to continue providing necessary services that is not recommended.

**CONCLUSIONS:**

The provision of grants to local organizations benefits the citizens of Maple Ridge. The distribution proposed on Schedule “A” attempts to allocate the limited resources to provide benefit to the community.

*‘Original signed by Catherine Nolan’*

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Prepared by: Catherine Nolan, CPA, CGA  
Manager of Accounting

*“Original signed by Sue Wheeler”*

---

Approved by: Sue Wheeler  
Director of Community Services

*“Original signed by Dane Spence”*

---

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

*“Original signed by Jim Rule”*

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Concurrence: J.L. (Jim) Rule  
Chief Administrative Officer

## Grants - Requests for 2015

	Requested Amount for 2015	Recommendation for 2015	How the Grant will be used
<b>Total Budget Available as per the 2015 Financial Plan</b>		<b>\$ 62,200</b>	
Family Education and Support Centre (Community Kitchens)	5,000	4,000	To assist the organization with their Community Kitchens program while they work to secure stable funding for the program
Family Education and Support Centre (Multicultural Women' Group)	5,000	5,000	To support women that have settled in Maple Ridge from other countries who are socially isolated and unaware of community resources that might be of service to them.
Fireworks Display (Maple Ridge Lions Club)	3,000	3,000	Annual Halloween Fireworks Display
Fraser River All Nations Aboriginal Society	3,000	3,000	Support for Canada's National Aboriginal Day celebrations planned for June 21
Friends in Need Food Bank	20,000	17,000	To assist the organization with their fixed operational costs, allowing them to use other donations for the purchase of food.
Haney Farmers' Market	6,000	6,000	To assist the market's operations
MR, PM Agricultural Association	12,000	12,000	To assist with the annual Country Fest
North Fraser Therapeutic Riding Association	715	700	To assist the NFTRA with the purchase of equipment.
Salvation Army	7,500	6,500	Support for the "Send a Kid to Camp" program. Provides underprivileged children/teens the chance to spend a week at camp. Targets children between 7 & 18
<b>Totals</b>	<b>\$ 62,215</b>	<b>\$ 57,200</b>	
<b>Held in reserve for Alouette Home Start Society</b>		<b>\$ 5,000</b>	
<b>Unallocated Community Grants</b>	<b>-</b>	<b>\$ -</b>	





# POLICY MANUAL

<b>Title:</b> <b>Community Grants</b>		<b>Policy No : 5.56</b>  <b>Supersedes: New</b>
<b>Authority:</b> <input checked="" type="checkbox"/> <b>Legislative</b> <input type="checkbox"/> <b>Operational</b>  <b>Approval:</b> <input checked="" type="checkbox"/> <b>Council</b> <input type="checkbox"/> <b>CMT</b>  <span style="margin-left: 300px;"><input type="checkbox"/> <b>General Manager</b></span>		<b>Effective Date: February 27, 2013</b>  <b>Review Date: February 2014</b>
<b>Policy Statement:</b> Council's vision for a safe and livable community is supported by a network of organizations that contribute to the wellness and vitality of the community. Funding will be allocated to the Community Grants program as part of the District's business planning process and grants awarded to organizations that provide valuable community services in support of Council's objectives.		
<b>Purpose:</b> It is recognized that community organizations contribute significant value to the community. The purpose of this policy is to establish open and transparent guidelines for the evaluation and distribution of Community Grants, respecting the limited financial resources available for this purpose.		
<b>Definitions:</b> <b>Community Grant Review Committee:</b> refers to a committee of four staff members including representatives from Administration, Finance and Community Development, Parks and Recreation. The work of the committee is to evaluate grant requests against Council's guidelines and provide Council with recommendations for allocating the annual community grant budget.  <b>Eligible Requests:</b> The following requests, submitted on a completed application with financial statements from the most recently completed fiscal year, would be eligible for funding from the Community Grant Program: <ul style="list-style-type: none"> <li>➤ requests to fund one-time items or events, or</li> <li>➤ requests for bridge funding while an organization works to secure long-term stable funding, or</li> <li>➤ requests that will allow a community group to leverage additional funding from other agencies, or</li> <li>➤ organizations denied a permissive tax exemption will be eligible to apply for a community grant or</li> <li>➤ requests for services that are not duplicated in the private sector</li> </ul> <b>Evaluation Criteria:</b> The following criteria will be used to evaluate grant requests: <ul style="list-style-type: none"> <li>➤ The organization is a registered not-for-profit or charitable community organization based in Maple Ridge that has been in operation for more than one year</li> </ul>		

- The purpose of the grant request is consistent with the District's Vision Statement
- The proposed service, project or event supports one or more of the following Council Key Strategies for a safe and livable community
  - Strive for quality of life and independence by citizens.
  - Develop and implement preventative as well as reactionary plans to address the impacts of emerging issues on the local community and citizens
  - Encourage active and healthy living among citizens
  - Encourage a strong sense of community by providing citizens with opportunities to connect
- The citizens of Maple Ridge are the primary beneficiaries of the services provided by the organization
- The proposed service, project or event will be sustainable past the support of the grant funding
- The organization has a proven track record of working collaboratively with other community partners

#### **Key Areas of Responsibility**

##### **Action to Take**

1. Review grant applications received
2. Prepare report to Council
3. Authorize distribution of Community Grants
4. Distribute grants
5. Report back

##### **Responsibility**

Review committee  
 Review committee  
 Council  
 Finance  
 Recipient

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** MHSTF Proposed Outreach Operating Grants

**MEETING DATE:** May 12, 2015  
**FILE NO:**  
**MEETING:** Council

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### **EXECUTIVE SUMMARY:**

The City of Maple Ridge's Mayor's Homeless Solutions Task Force (MHSTF) received approval from Council on April 28, 2015 for \$160,000 to proceed with funding the provision of four outreach workers as an interim measure for up to six months. The MHSTF has directed staff to enter into Operating Grants with two agencies, Alouette Addictions Services (AAS) and the Canadian Mental Health Association (CMHA), to provide outreach services designed to address the current lack of outreach support in the community.

The April 28 MHSTF report indicated that the community is experiencing the convergence of three critical problems: a continuum of care that is difficult for people to access without the support of a strong advocate or outreach worker; a decrease in outreach services to support people dealing with issues related to addiction, mental health, and homelessness; and the risk of a significant growth in the numbers in the community that are unsheltered.

The report also noted that although the City is not mandated to deliver health services the MHSTF was formed to actively pursue leading edge solutions that will ensure the health and safety of all residents in our community. Two draft Operating Grants are attached to this report for Council's consideration.

### **RECOMMENDATIONS:**

**That the Corporate Officer be authorized to execute the proposed Addictions Outreach Operating Grant between the City of Maple Ridge and Alouette Addictions Services; AND,**

**That the Corporate Officer be authorized to execute the proposed Mental Health Outreach Operating Grant between the City of Maple Ridge and the Canadian Mental Health Association; AND,**

**That the remaining portion of funding allocated to this project be held by the City of Maple Ridge on a contingent basis pending unforeseen expenses incurred as related to the delivery of the outreach services under the proposed Operating Grants.**

### **DISCUSSION:**

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

Alouette Addictions Services is a registered society that is the primary agency providing outpatient addiction services in Maple Ridge. The Agency provides outpatient treatment programs including outreach services for individuals faced with substance misuse challenges. All of the Agency's services are voluntary and focus on supporting every individual to meet their needs and goals. The Agency is primarily funded by Fraser Health Authority but also receives donations.

The Canadian Mental Health Association (CMHA) is a registered society that is the primary agency providing outreach services to the individuals who are homeless experiencing mental illness in Maple Ridge. CMHA promotes the mental health of all and supports the resilience and recovery of people experiencing mental illness. The CMHA accomplishes this mission through advocacy, education, research, and services. The Agency is currently undergoing an accreditation by CARF, the Rehabilitation Commission for its Mental Health programs. All of the Agency's services are voluntary and focus on supporting every individual to meet their needs and goals.

The MHSTF's last report to Council indicated that there is growing evidence that there is a segment of the homeless population who continue to be unsheltered. The report indicated that through the Task Force's discovery process they found evidence that there are ongoing system-related challenges to support people with multi-barriers to access addiction and mental health services. In an effort to increase access to services and supports the MHSTF has committed to provide resources through the proposed Operating Grants to increase resources at the ground level over the next six months.

As a result, Council has allocated interim funding and the MHSTF has directed staff to prepare Operating Grants with Alouette Addictions Services for the provision of Addiction Outreach Services and the Canadian Mental Health Association for the provision of Mental Health Outreach Services. Both these Grants focus on increasing supports for people who are unsheltered in this community to move more quickly into services to meet their needs.

The Goals outlined in the proposed Operating Grants are aligned with the overall goals of the Task Force:

1. To connect people who are homeless or at immediate risk of homelessness with access to addictions and mental health services, housing, and other required support services in order to reduce the likelihood of continued homelessness;
2. To provide outreach services that are focused on the particular circumstances of each client and that promote long term health services support and housing stability.

In addition, the Operating Grants outline a service delivery model that is aligned with the overall structure of the Action Teams of the Task Force. The requirement for coordination with other Task Force teams is included in both Grants, as well as requirement for coordination and collaboration with other agencies and ministries providing referral, treatment, and support services for the populations that the Outreach Workers will be supporting. For the purposes of the Outreach Services to be delivered under these Grants, people who are homeless or at immediate risk of homelessness are the primary target population and are defined as the Absolute Homeless, individuals who are living in:

- Public spaces without legal claim (on the streets, in abandoned buildings, or tent cities);
- Homeless or emergency shelters;
- A public facility or service (hospital, treatment centre, correctional facility) and cannot return to a stable residence;
- Individuals who are financially, sexually, physically or emotionally exploited to maintain their shelter.

The Grants define Outreach as an activity of providing services to populations who might not otherwise have access to those services. A key component of outreach is that the groups providing it are not stationary, but mobile; in other words they are meeting those in need of outreach services at the locations where they are. Under these Grants AAS agree to provide Addiction Outreach Services (2 Outreach Workers) and CMHA (2 Outreach Workers) agrees to

provide Mental Health Outreach Services. All of the Outreach Workers will participate on the “Outreach Action Team” led and coordinated by the AAS Executive Director. AAS will also be responsible for administrative support to the team, as well as reporting to the City Liaison Coordinator regarding the Team’s progress. The Mental Health Team leader will provide guidance to the Outreach Team specifically for the Outreach component of their work. The Outreach workers mandate, as outlined in the proposed Grants includes:

- Assessment and goal setting;
- Referrals to appropriate services such as medical services, mental health services, alcohol and drug treatment services, employment programs and life skills training
- Assistance and referral for obtaining appropriate housing;
- Assistance in accessing income assistance, pension benefits, obtaining a BC ID card and/or bank account;
- Linkages and referrals to support services.

The proposed Grants also outline the requirement for regular reporting and monitoring of the Outreach Services. The structure for reporting and monitoring has been designed to ensure the effective delivery of services, as well as providing for ongoing responsiveness and adjustments as required. This will ensure that the needs of clients are met, service providers are able to work together to better match services to client’s needs, and to ensure coordination with the other teams related to the MHSTF. Schedule “B” of each Grant outlines the Outcome Measures to be tracked and reported. A provision is also included that requires the Street Action Team to adopt an Outcome Program Tool that will be designed to assist in providing evidence of the impact of these services. Most importantly, it will support informed discussion between the person using services and the Outreach worker towards developing an individual plan that works for the individual and enables a shared understanding of progress and remaining challenges.

**b) Desired Outcome:**

To take a leadership role by proactively providing resources to address an urgent need in the community. The concentrated effort that will be mobilized through this funding initiative will assist in supporting individuals to access addiction and mental health services. Addressing the needs of the homeless population will reduce the impacts on the community and assist in increasing all citizens’ sense of safety.

**c) Strategic Alignment:**

Entering into the proposed Operating Grants aligns with the Safe and Livable Communities strategic direction. Through this initiative, vulnerable residents will have increased opportunities to have their basic health needs met to assist them in their journey to improve their life circumstances. In addition, the services outlined in the proposed Grants will assist in addressing the impacts of social issues on the local community.

**d) Citizen/Customer Implications:**

Although the City is not mandated to deliver health services the MHSTF was formed to actively pursue leading edge solutions that will ensure the health and safety of all residents in our community. The provision of these additional resources will benefit the vulnerable unsheltered population as well as assist in improving the overall health of the community.

**e) Interdepartmental Implications:**

The success of this initiative will require ongoing coordination, input, and responsiveness from a number of departments that have been assigned roles related to the Task Force’s Action Teams. This includes Community Services, RCMP, Fire, Bylaws and Parks staff. The organizational structure for the teams has been designed to promote coordination and collaboration.

**f) Business Plan/Financial Implications:**

On April 28, 2015 Council approved one-time funding from the Protective Services Reserve. The Proposed Grants have been negotiated on a time-duration basis of six months and are non-renewable.

**g) Policy Implications:**

The Purchasing Policy requires a competitive bid process wherever possible, however Council does have the discretion to enter into agreements that it deems necessary for the operation of the City without such a process. The allocation of grants to enhance services provided by non-profit community agencies that provide a service that is of benefit to the community is a common practice of Council. In this case, the agencies recommended to receive grants are the primary service providers in Maple Ridge for addictions and mental health outreach services. Allocating grants to the most logical candidate has enabled an expedient process to address this urgent issue.

**CONCLUSIONS:**

Providing funding for Outreach Services is one of the preliminary recommendations made by the Mayor's Homelessness Solutions Task Force that was approved by Council on April 28, 2015. Entering into the proposed Operating Grants will provide a mechanism to respond to the urgent community need to address the growing impacts related a segment of the population that continue to be unsheltered and face challenges to accessing appropriate and timely access to both addiction and mental health services.

"Original signed by Shawn Matthewson"

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*Prepared by:* Shawn Matthewson, Recreation Coordinator Social Planning

"Original signed by Sue Wheeler"

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*Approved by:* Sue Wheeler, Director Community Services

"Original signed by Kelly Swift"

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*Approved by:* Kelly Swift, General Manager, Community Development  
Parks & Recreation Services

"Original signed by Jim Rule"

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*Concurrence:* **J.L. (Jim) Rule**  
**Chief Administrative Officer**

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Attachments:

Addiction Services Outreach Operating Grant - Draft

Mental Health Services Outreach Operating Grant - Draft

## **ADDICTION SERVICES OUTREACH OPERATING GRANT**

**THIS GRANT made as of June 1, 2015**

**BETWEEN:**

**CITY OF MAPLE RIDGE**, having its offices at 11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9  
(the "City")

**AND:**

**ALOUETTE ADDICTIONS SERVICES SOCIETY**, a non-profit society registered in BC under No. S-27308 and having its administrative offices at 201 – 22477 Lougheed Hwy, Maple Ridge, BC V2X 2T8  
(the "Agency")

**WHEREAS:**

- A. The City of Maple Ridge's Mayor's Homeless Solutions Task Force ("MHSTF") was established in January, 2015 with the mandate to:
1. Increase access to treatment for people dealing with drug addiction.
  2. Increase adequate support for people with significant mental illness.
  3. Increase a sense of health and safety in the community.
- Although the City is not mandated to deliver health services the MHSTF was formed to actively pursue leading edge solutions that will ensure the health and safety of all residents in our community.
- B. Due to the evidence that there are a segment of the homeless population who continue to be unsheltered, together with MHSTF's efforts to deal with vacant and derelict building which have been providing shelter, as well as the ongoing challenges to support people with multi-barriers to access addiction and mental health services, Council has allocated interim funding and directed staff to enter into an operating Grant with the Agency for the provision of addiction outreach services to support the most vulnerable members of this community to move more quickly into services to meet their needs.
- C. The Agency offers outpatient treatment programs for adults and youth in Maple Ridge who are affected directly or indirectly by addictions and substance use in some way. All of the Agency's services are voluntary and focus on each individual's needs and goals. The Agency provides outpatient treatment programs including outreach services for individuals faced with substance misuse challenges. The Agency is primarily funded by Fraser Health Authority but also receives donations.

**NOW THEREFORE** the parties to this Grant, in consideration of the promises and contributions made by each to the other, agree as follows:

## **1. TERMS AND RENEWALS**

### **1.1 Term**

The term of this Grant will be six (6) months, commencing on the **1st day of June, 2015 and concluding on the 30<sup>th</sup> day of November, 2015** (the “Term”).

### **1.2 Renewal Terms**

The parties agree that there shall be no renewal options.

### **1.3 Withdrawal**

Either party has the right to terminate this Grant by providing 15 days’ notice of its intention to terminate to the other party. In the case of termination by the Society, the Society will refund to the City a pro-rated amount of funding corresponding to the effective date of termination of this Grant.

### **1.4 Amendments to Grant**

(a) Either party may request amendments to this Grant by delivering 15 days’ notice of its request to the other party.

(b) Once a request for amendment in accordance with this paragraph has been delivered, both parties will promptly, diligently and in good faith enter into negotiations to amend this Grant in a manner reasonably acceptable to both parties.

(c) For certainty, in no event will a notice requesting amendments to this Grant be deemed by either party to constitute a notice of withdrawal, and any notice of intention to withdraw may only be delivered in accordance with paragraph 1.3 of this Grant.

(d) Any agreed amendments to this Grant must be shown in a written document, signed by both parties.

## **2. ROLE OF THE CITY**

### **2.1 Funding**

The City agrees to pay to the Agency a total amount of \$74,800.00 for the provision of the Services (defined in section 3.2(a)) in accordance with and subject to the terms and conditions outlined in the Grant, in six (6) payments based on the following schedule:

- a. \$12,466.00 to be paid on June 1, 2015;
- b. \$12,466.00 to be paid by July 2, 2015;
- c. \$12,466.00 to be paid by August 1, 2015;
- d. \$12,466.00 to be paid by September 1, 2015;
- e. \$12,466.00 to be paid by October 1, 2015; and
- f. \$12,470.00 to be paid by November 1, 2015.

The Agency’s budget for spending these amounts is attached as Schedule “A”.

### **2.2 Responsibilities of the City**

The City is responsible for:

- a. providing funding as set out in section 2.1
- b. appointing a designated staff liaison (the “Liaison”) to work with the Agency to ensure that reporting requirement related to monitoring and reporting of outcomes outlined



- in Schedule “B” are being met. The Liaison will ensure that the work of MHSTF and its various teams are coordinated and responsive; and
- c. Responding to all media enquiries and communications, including social media sites.

### **3. ROLE OF THE AGENCY**

#### **3.1 Goals, and Objectives**

**3.1.1** The Parties agree that this Grant is premised on the following goals:

1. To connect people who are homeless or at immediate risk of homelessness with access to addictions and mental health services, housing, and other required support services in order to reduce the likelihood of continued homelessness;
2. To provide outreach services that are focused on the particular circumstances of each client and that promote long term health services support and housing stability.

**3.1.2** The Parties agree that this Grant is premised on the following objectives:

1. Connect people who are homeless or at risk of homelessness with the fastest and easiest possible access to the support and services they need to help them take control of their lives, recover their dignity and independence, and begin their journey to health and stability:
  - a. Provide a “point of entry” with the fastest and easiest possible access to medical and social services and supports to meet their needs;
  - b. Build connections, assess needs, and assist clients in setting personal goals;
  - c. Determine referral needs and support clients to access safe and appropriate services.
2. Where clients have been connected to services, treatment, or housing, support them in maintaining access:
  - a. Provide direct support to ensure access to appropriate service,
  - b. Liaise and coordinate with other community-based service providers to ensure that clients are connected to, and maintain connection to, services appropriate to meet their needs.
3. Implement a holistic approach that includes recognition that clients are partners in their health care, focuses on strengths and assets, and uses multiple strategies to achieve optimal health:
  - a. Plan and deliver services utilizing a coordinated approach, requiring coordination with other outreach workers attached to this project, as well as outreach and related services that are currently operating in the community.
  - b. To promote and work within a collaborative and integrative multidisciplinary approach with other service providers to share responsibility for supporting clients to access appropriate services and to pool resources when necessary to meet the needs of the client in accessing services.

4. Ensure that the Services provided by the Agency meet acceptable Standards of Care, are transparent, accountable, and responsive to the needs of the individuals:
  - a. Ensure that all connections, support, counselling, and referrals meet Standards of Care requirements outlined by the Provincial Ministry providing the funding for the treatment or support service.
  - b. Maintain reliable records, policies and procedures that are attuned to the special needs of clients, and fulfill regular reporting obligations outlined in this Grant;
  - c. Participate in a coordinated evaluative approach to ensure that the Services delivered under this Grant are flexible and responsive to the needs of the clients, and that during the course of this Grant, adjustments to the delivery model be made as necessary to ensure the effectiveness of the Services.

### **3.2 Role of the Agency:**

In consideration for the payments made by the City, the Agency will:

- a) Provide the Services, collectively described in sections 3.3, 3.4, 3.5, 3.6 and 4 of this Grant, during the Term;
- b) Ensure that Services provided align with the Goals and Objectives as set out in section 3.1;
- c) Coordinate the planning and activities of the Street Action team which is responsible for outreach;
- d) Prepare and submit to the City Liaison summaries of all team outcomes and measures, and submit reports as outlined in section 4;
- e) Ensure that all Services are delivered in accordance with the Principles, requirements, and restrictions as outlined within this Grant;
- f) Ensure that the relevant Ministry Standards of Care are met;
- g) Ensure that the Street Action team is trained to meet the training and safety standards outlined in this Grant;
- h) Provide an exit plan before the completion of the Services at the end of the Term including but not limited to a follow up mechanism for supporting clients accessing services; and
- i) Direct all media enquiries to the City Liaison, and instruct its employees, contractors and agents to do the same.
- j) Spend the funding provided by the City in accordance with the budget attached hereto as Schedule "A". In the event that the budget needs to be adjusted during the Term, the process in section 1.4 will apply.

### **3.3 Scope of Services**

**Outreach** is an activity of providing **services** to populations who might not otherwise have access to those **services**. A key component of **outreach** is that the groups providing it are not stationary, but mobile; in other words they are meeting those in need of **outreach services** at the locations where they are.

Under this Grant, the Agency's Executive Director, Team Lead to the Street Action Team, will ensure the provision of Services whereby the outreach workers will provide the following to clients as a Street Action Team:

- Assessment and goal setting;
- Referrals to appropriate services such as medical services, mental health services, alcohol and drug treatment services, employment programs and life skills training
- Assistance and referral for obtaining appropriate housing;
- Assistance in accessing income assistance, pension benefits, obtaining a BC ID card and/or bank account;
- Linkages and referrals to support services.

Under this Grant, two additional outreach workers provided by the Agency will specifically provide the following Services to clients as members of the Street Action Team:

- Assessment and goal setting;
- Referrals to appropriate services such as medical services, mental health services, alcohol and drug treatment services and life skills training;
- Assistance in accessing income assistance and pension benefits;
- Linkages and referrals to support services.

### **3.4 Target populations**

For the purposes of the Services to be delivered under this Grant, people who are homeless or at immediate risk of homelessness are the primary target client population, further defined as individuals who are living in:

- Public spaces without legal claim (on the streets, in abandoned buildings, in tent cities);
- Homeless or emergency shelters;
- A public facility or service (hospital, treatment centre, correctional facility) and cannot return to a stable residence;
- Individuals who are financially, sexually, physically or emotionally exploited to maintain their shelter.

### **3.5 Principles**

The Agency will ensure that the Services provided under this Grant are in accordance with the following Principles:

- a) Services will be accessible to clients regardless of race, religion, culture, sexual orientation, gender identity, social condition, or, when possible, level of physical ability;

- b) While discriminatory criteria for admission are not tolerated, the Agency is not expected to deliver Services to individuals in circumstances where the safety or security of the staff or any other individual may be threatened;
- c) An atmosphere of dignity and respect for all clients is to be maintained; and documented operating written policies are in place, including a system for review of complaints and conflict resolution.

### 3.6 Staff Safety and Training

For all employees and contractors of the Agency providing the Services, the Agency will:

- a. Have written policies on eligibility, remuneration, training, safety and security. The Safety and Security policies and procedures must be in accordance with current Occupational Health and Safety Regulations contained within the *Workers Compensation Act* of BC;
- b. Ensure that they have the appropriate skills, training and qualifications for the task that they perform;
- c. Ensure the they have, at minimum, the following:
  - (i) Orientation on the Agency's standards, written policies and procedures related to the Services including health and safety procedures. This will include written policies and procedures to deal with prevention of infections, infectious diseases, exposure to blood and body fluids and safe handling of needles;
  - (ii) Crisis prevention and or de-escalation training, non-violent intervention; and
  - (iii) Standard First Aid and CPR.
- d. Ensure that they undergo criminal record checks in accordance with provincial and federal requirements and keep evidence on file that the criminal record check was completed;
- e. Ensure any employee or contractor who will be driving in the course of their duties holds a valid BC Driver's Licence and a clean Driver's abstract.

### 3.7 Service Restrictions

The Agency may curtail the Services in the following cases:

- a) The Agency may restrict Services to clients under the following conditions:
  - i. The client exhibits violent or abusive behaviour towards the outreach worker or other staff;
  - ii. The outreach worker feels uncomfortable working with the client.
- b) Outreach workers will not provide Services to any child under the age of 19 years unless:
  - i. The child is accompanied by the child's parents;
  - ii. The child is referred by a Ministry of Child and Family Development ("MCFD") social worker.
- c) If a child presents themselves to an outreach worker, requesting Services, the outreach worker:
  - i. Will immediately inform MCFD and request instructions on how to proceed;
  - ii. Document the date and time of their contact with the child and MCFD.

#### **4. REPORTING AND MONITORING**

The Agency must provide regular reporting and monitoring of the Services provided, to the City as set out below. The structure for reporting and monitoring has been designed to ensure that Services are being delivered in the most effective manner possible, and to allow for ongoing responsiveness and adjustments designed to meet the needs of clients, to enable service providers to work together to better match services to client's needs, and to ensure coordination with the other teams related to MHSTF.

##### **4.1 Reporting and Monitoring Requirements:**

The Agency will make the following reports to the City Liaison:

- a. The Agency's Executive Director will coordinate all team reporting and monitoring of the Street Action Team;
- b. The Executive Director will report to the City Liaison and provide regular verbal updates;
- c. The Executive Director will provide written weekly updates which will include updates on progress and outcome measures as outlined in Schedule "B", as well as any measure attached to outreach outcome tools that are developed by the Street Action Team;
- d. Financial status reporting, developed and provided by the City, on funding related to this Grant to be submitted twice per month of all measures tracked, final financial report, and conclusive recommendations to be submitted at the conclusion of the Term.

#### **5. DISPUTE RESOLUTION**

##### **5.1 Negotiation**

If the parties to this Agreement are unable to agree on the interpretation or application of any provision herein, or are unable to resolve any other issue in dispute pertaining to this Agreement, the parties agree to promptly, diligently and in good faith take all reasonable measures to negotiate an acceptable resolution to the disagreement or dispute.

#### **6. WARRANTIES, INDEMNITY AND INSURANCE**

##### **6.1 Performance of Services**

The Agency represents and warrants to, and covenants with the City that:

- a. the Agency will ensure the Services are performed to a standard acceptable to the City;
- b. the Agency and its employees have the education, training, skill, experience and resources necessary to perform the Services;
- c. the Services will be performed in accordance with all applicable laws, enactments, statutes, legislation and regulations relevant to the Services;

- d. the Agency will, at all times, exercise the standard of care, skill and diligence normally exercised in observed by competent persons engaged in the performance of community addictions outreach similar to the Services,

and the Agency agrees that the City has entered into this Grant relying on the representations and warranties in this section.

## **6.2 Indemnity**

The Agency will indemnify, release and save harmless, the City, its elected officials, officers, employees, contractors and agents, from and against all claims, demands, actions, expenses (including legal fees and disbursements), liabilities, proceedings, and costs, suffered, made, incurred, sustained, brought, prosecuted, threatened to be brought or prosecuted, in any manner based upon, occasioned by or attributable to any personal injury or death, damage to or loss of property, or other loss or damage of any kind, connected with any breach by the Agency of any of its obligations under this Grant, or any willful or negligent act or omission or other actionable wrong on the part of the Agency, its employees, contractors or agents, connected with the performance of this Grant by the Agency. The Agency's liability to indemnify or reimburse the City under this section does not limit or affect any other rights or remedies the City may have against the Agency in respect of the Agency's performance or breach of this Grant. This indemnity obligation survives the Term.

## **6.3 Insurance**

At its expense, Agency must obtain and maintain comprehensive general liability insurance providing coverage for losses incurred for acts or omissions arising in connection with performing this Grant or connected with any breach of this Grant in the amount of not less than \$5,000,000 per occurrence, which policy must be on commercially prudent terms, must name the City as an additional insured, and must be, on other terms acceptable to the City.

The Agency must also obtain and maintain automobile liability insurance on all vehicles owned, operated or licensed in the name of the Agency in an amount not less than \$3,000,000 per occurrence for bodily injury, death and damage to property.

All required insurance will contain a clause that waives the insurer's rights of subrogation against the City and the City's personnel.

The Agency must notify the City immediately upon termination or alteration of the terms of the insurance policy required under this Grant.

## **6.4 Workers Compensation**

The Agency will, at all times, in providing the Services and in performing its obligations under this Grant, comply with the *Workers Compensation Act* and associated regulations.

# **7 GENERAL PROVISIONS**

## **7.1 Further Assurances**

The City and the Agency acknowledge and agree that this Grant is not, nor is it intended to be, exhaustive of the various responsibilities of each party to the effective operation of outreach counselling. Each party hereby agrees to take all further steps, and give such further assurances including the execution of any further documents, which may be reasonably necessary to carry out the spirit and intent of this Grant.

## **7.2 Provisions Severable**

Except as provided in this Grant, if any provision of this Grant is unenforceable or invalid for any reason whatsoever, such unenforceability or invalidity will not affect the enforceability or validity of the remaining provisions of this Grant, and such unenforceable or invalid provisions will be severed or deemed to be severed from the remainder of this Grant.

## **7.3 Grant for Services**

This is a Grant for the performance of Services and the Agency is engaged as an independent contractor for the sole purpose of providing the Services. The Agency is not engaged by the City as an employee or agent of City. The Agency is solely responsible for any and all remuneration and benefits payable to its employees and contractors, and all payments and deductions required to be made by any enactment, including those for Canada Pension Plan, employment insurance, workers' compensation or income tax. This Grant does not create a joint venture, partnership or agency.

## **7.4 Applicable Law**

This Grant will be governed by and construed in accordance with the laws of British Columbia and the laws of Canada applicable thereto, which will be deemed to be the proper law hereof and the parties hereto attorn to the jurisdiction of the courts of British Columbia for all purposes.

## **7.5 Notice**

Any notice required to be given hereunder by a party hereto will be deemed to have been well and sufficiently given if mailed by prepaid registered mail or delivered to, the attention of the person at the address set out below:

(a) If to the City:

District of Maple Ridge, 11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9

(b) If to the Agency:

Alouette Addictions Services, 201 – 22477 Lougheed Hwy, Maple Ridge, British Columbia, V2X 2T8

## **7.6 Assignment**

No part of this Grant may be assigned or subcontracted by the Agency without the prior written consent of the City which shall not be unreasonably withheld. Any assignment or subcontract made without that consent constitutes a breach by the Agency of this Grant. A permitted subcontract does not relieve the Agency from any obligation already incurred or accrued under this Grant or impose any liability upon the City.

**7.7 Waiver –**

Waiver of any default by either party must be express and in writing to be effective, and a waiver of a particular default does not waive any other default.

IN WITNESS WHEREOF the parties hereto have executed this GRANT effective the day and year shown on the first page.

The Corporate Seal of CITY OF MAPLE RIDGE )  
was hereunto affixed in the presence of:

)

)

\_\_\_\_\_

(Authorized Signatory)

)

C/S

)

The COMMON SEAL OF ALOUETTE )  
ADDICTIONS SERVICES SOCIETY was )  
hereunto affixed in the presence of:

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\_\_\_\_\_

Authorized Signatory:

)



## Schedule "A" – Operating Grant Funding

### Alouette Addictions Services – City of Maple Ridge Operating Grant - Funding

#### Outreach Services Funding – Approved Budget

As noted in the Grant, the City agrees to pay to the Agency a total amount of \$74,800.00 for the provision of Addiction Outreach Services in accordance with and subject to the terms and conditions outlined in the Grant. The following is the Agency's Outreach Services budget approved for this Grant:

Expense:	Unit Cost:	Total Cost
2 Outreach Worker Salary/Benefits <ul style="list-style-type: none"><li>30 hrs/wk for 6 months</li></ul>	\$29,000/worker	\$58,000
Phone/Technology	\$1,700/worker	\$3,400
Travel <ul style="list-style-type: none"><li>Additional Rider on Insurance/Mileage (.52/km)</li><li>Cost of Additional Insurance Coverage expense to meet City Requirements</li></ul>	\$1,550/worker \$1,200	\$4,300
Program Supplies	\$2,100/worker	\$4,200
Administration Support – Salaries and Benefits: <ul style="list-style-type: none"><li>12 hrs/wk/6 months</li></ul>	\$4,900	\$4,900
<b>Total Expense:</b>		<b>\$74,800</b>

## **Schedule “B” – Outcome Measures**

### **Alouette Addictions Services – City of Maple Ridge Operating Grant:**

#### **Outcome Measure Reporting**

Outcome Measures to be tracked and reported in weekly written reports:

1. Number of unique points of contact.
2. Number of overall points of contact.
3. Number of meetings with clients.
4. Number of meetings with families
5. Types of substance(s) being used.
6. Number of follow-ups with clients referred to other services.
7. Number of clients that don't successfully maintain and/or complete services referred to.
8. Number of clients supported and transported from one service to the next stage service.
9. Number of people connected with coming from demolished buildings.

This information is also to be used by Street Action Team in working with other teams and community service providers to evaluate success and to respond with adjustments to approaches as necessary.

In addition to the Outcome Measures outlined above, the Street Action Team will be required to either adopt or develop an Outcome Program Tool. This approach will be designed to assist in focusing on the needs, potential, and development of each individual person. The outcome tool will also help to provide evidence of the impact of the Services. Most importantly, it will support informed discussion between the person using services and the outreach worker to work towards developing an individual plan that works for them as an individual and enables a shared understanding of progress and remaining challenges. Examples of Outcome Program Tools to be considered or adapted will be provided by the City Liaison to the Street Action Team. The Agency, as Team Leader, will be responsible for ensuring the development and implementation of the tool, as well as designing the reporting mechanism related to the tool.

## MENTAL HEALTH SERVICES OUTREACH OPERATING GRANT

THIS GRANT made as of the June 1, 2015

BETWEEN:

**CITY OF MAPLE RIDGE**, having its offices at 11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9  
(the "City")

AND:

**CANADIAN MENTAL HEALTH ASSOCIATION (CMHA) Vancouver Fraser Branch**, a non-profit society registered in BC under 10686-394-RR01 and having its administrative offices at 118-2425 Quebec Street, Vancouver, British Columbia V5T 4L6  
(the "Agency")

WHEREAS:

- A. The City of Maple Ridge's Mayor's Homeless Solutions Task Force ("MHSTF") was established in January, 2015 with the mandate to:
  1. Increase access to treatment for people dealing with drug addiction.
  2. Increase adequate support for people with significant mental illness.
  3. Increase a sense of health and safety in the community.Although the City is not mandated to deliver health services the MHSTF was formed to actively pursue leading edge solutions that will ensure the health and safety of all residents in our community.
- B. Due to the evidence that there are a segment of the homeless population who continue to be unsheltered, together with MHSTF's efforts to deal with vacant and derelict building which have been providing shelter, as well as the ongoing challenges to support people with multi-barriers to access addiction and mental health services, Council has allocated interim funding and directed staff to enter into an operating Grant with the Agency for the provision of addiction outreach services to support the most vulnerable members of this community to move more quickly into services to meet their needs.
- C. The Agency facilitates access to community resources that support people to improve and maintain mental health. They provide a number of programs and services including outreach and housing to support individuals with a mental illness.

**NOW THEREFORE** the parties to this Grant, in consideration of the promises and contributions made by each to the other, agree as follows:

## **1. TERMS AND RENEWALS**

### **1.1 Term**

The term of this Grant will be six (6) months, commencing on the **1st day of June, 2015 and concluding on the 30<sup>th</sup> day of November, 2015** (the "Term").

### **1.2 Renewal Terms**

The parties agree that there shall be no renewal options.

### **1.3 Withdrawal**

Either party has the right to terminate this Grant by providing 15 days' notice of its intention to terminate to the other party. In the case of termination by the Society, the Society will refund to the City a pro-rated amount of funding corresponding to the effective date of termination of this Grant.

### **1.4 Amendments to Grant**

(a) Either party may request amendments to this Grant by delivering 15 days' notice of its request to the other party.

(b) Once a request for amendment in accordance with this paragraph has been delivered, both parties will promptly, diligently and in good faith enter into negotiations to amend this Grant in a manner reasonably acceptable to both parties.

(c) For certainty, in no event will a notice requesting amendments to this Grant be deemed by either party to constitute a notice of withdrawal, and any notice of intention to withdraw may only be delivered in accordance with paragraph 1.3 of this Grant.

(d) Any agreed amendments to this Grant must be shown in a written document, signed by both parties.

## **2. ROLE OF THE CITY**

### **2.1 Funding**

The City agrees to pay to the Agency a total amount of \$71,315.00 for the provision of the Services (defined in section 3.2(a)) in accordance with and subject to the terms and conditions outlined in the Grant, in six (6) payments based on the following schedule:

- a. \$11,886.00 to be paid on June 1, 2015;
- b. \$11,886.00 to be paid by July 2, 2015;
- c. \$11,886.00 to be paid by August 1, 2015;
- d. \$11,886.00 to be paid by September 1, 2015;
- e. \$11,886.00 to be paid by October 1, 2015; and
- f. \$11,885.00 to be paid by November 1, 2015.

The Agency's budget for spending these amounts is attached as Schedule "A".

### **2.2 Responsibilities of the City**

The City is responsible for:

- a. providing funding as set out in section 2.1
- b. appointing a designated staff liaison (the "Liaison") to work with the Agency to ensure that reporting requirements related to monitoring and reporting of outcomes outlined

- in Schedule “B” are being met. The Liaison will ensure that the work of MHSTF and its various teams are coordinated and responsive; and
- c. responding to all media enquiries and communications, including social media sites.

### **3. ROLE OF THE AGENCY**

#### **3.1 Goals, and Objectives**

**3.1.1** The Parties agree that this Grant is premised on the following goals:

1. To connect people who are homeless or at immediate risk of homelessness with access to addictions and mental health services, housing, and other required support services in order to reduce the likelihood of continued homelessness;
2. To provide outreach services that are focused on the particular circumstances of each client and that promote long term health services support and housing stability.

**3.1.2** The Parties agree that this Grant is premised on the following objectives:

1. Connect people who are homeless or at risk of homelessness with the fastest and easiest possible access to the support and services they need to help them take control of their lives, recover their dignity and independence, and begin their journey to health and stability:
  - a. Provide a “point of entry” with the fastest and easiest possible access to medical and social services and supports to meet their needs;
  - b. Build connections, assess needs, and assist clients in setting personal goals;
  - c. Determine referral needs and support clients to access safe and appropriate services.
2. Where clients have been connected to services, treatment, or housing, support them in maintaining access:
  - a. Provide direct support to ensure access to appropriate service,
  - b. Liaise and coordinate with other community-based service providers to ensure that clients are connected to, and maintain connection to, services appropriate to meet their needs.
3. Implement a holistic approach that includes recognition that clients are partners in their health care, focuses on strengths and assets, and uses multiple strategies to achieve optimal health:
  - a. Plan and deliver services utilizing a coordinated approach, requiring coordination with other outreach workers attached to this project, as well as outreach and related services that are currently operating in the community.
  - b. To promote and work within a collaborative and integrative multidisciplinary approach with other service providers to share responsibility for supporting clients to access appropriate services and to pool resources when necessary to meet the needs of the client in accessing services.

4. Ensure that the Services provided by the Agency meet acceptable Standards of Care, are transparent, accountable, and responsive to the needs of the individuals:
  - a. Ensure that all connections, support, counselling, and referrals meet Standards of Care requirements outlined by the Provincial Ministry providing the funding for the treatment or support service.
  - b. Maintain reliable records, policies and procedures that are attuned to the special needs of clients, and fulfill regular reporting obligations outlined in this Grant;
  - c. Participate in a coordinated evaluative approach to ensure that the Services delivered under this Grant are flexible and responsive to the needs of the clients, and that during the course of this Grant, adjustments to the delivery model be made as necessary to ensure the effectiveness of the Services.

### 3.2 Role of the Agency:

In consideration for the payments made by the City, the Agency will

- a) Provide the Services, collectively described in sections 3.3, 3.4, 3.5, 3.6 and 4 of this Grant, during the Term;
- b) Ensure that Services provided align with the Goals and Objectives as set out in section 3.1;
- c) Ensure that all Services are delivered in accordance with the Principles, requirements, and restrictions as outlined within this Grant;
- d) Ensure that the relevant Ministry Standards of Care are met;
- e) Direct all media enquiries to the City Liaison, and instruct its employees, contractors and agents to do the same.
- f) Spend the funding provided by the City in accordance with the budget attached hereto as Schedule "A". In the event that the budget needs to be adjusted during the Term, the process in section 1.4 will apply.

### 3.3 Scope of Services

**Outreach** is an activity of providing **services** to populations who might not otherwise have access to those **services**. A key component of **outreach** is that the groups providing it are not stationary, but mobile; in other words they are meeting those in need of **outreach services** at the locations where they are.

Under this Grant, the Agency will ensure the provision of Services whereby the outreach workers will provide the following to clients:

- Assessment and goal setting;
- Referrals to appropriate services such as medical services, mental health services, alcohol and drug treatment services, employment programs and life skills training
- Assistance and referral for obtaining appropriate housing;

- Assistance in accessing income assistance, pension benefits, obtaining a BC ID card and/or bank account;
- Linkages and referrals to support services.

### **3.4 Target populations**

For the purposes of the Services to be delivered under this Grant, people who are homeless or at immediate risk of homelessness are the primary target client population, further defined as individuals who are living in:

- Public spaces without legal claim (on the streets, in abandoned buildings, in tent cities);
- Homeless or emergency shelters;
- A public facility or service (hospital, treatment centre, correctional facility) and cannot return to a stable residence;
- Individuals who are financially, sexually, physically or emotionally exploited to maintain their shelter.

### **3.5 Principles**

The Agency will ensure that the Services provided under this Grant are in accordance with the following Principles:

- a) Services will be accessible to clients regardless of race, religion, culture, sexual orientation, gender identity, social condition, or, when possible, level of physical ability;
- b) While discriminatory criteria for admission are not tolerated, the Agency is not expected to deliver Services to individuals in circumstances where the safety or security of the staff or any other individual may be threatened;
- c) An atmosphere of dignity and respect for all clients is to be maintained; and documented operating written policies are in place, including a system for review of complaints and conflict resolution.

### **3.6 Staff Safety and Training**

For all employees and contractors of the Agency providing the Services, the Agency will:

- a. Have written policies on eligibility, remuneration, training, safety and security. The Safety and Security policies and procedures must be in accordance with current Occupational Health and Safety Regulations contained within the *Workers Compensation Act* of BC;
- b. Ensure that they have the appropriate skills, training and qualifications for the task that they perform;
- c. Ensure that they have, at minimum, the following:
  - (i) Orientation on the Agency's standards, written policies and procedures related to the Services including health and safety procedures. This will include written policies and procedures to deal with prevention of infections, infectious diseases, exposure to blood and body fluids and safe handling of needles;
  - (ii) Crisis prevention and or de-escalation training, non-violent intervention; and

- (iii) Standard First Aid and CPR.
- d. Ensure that they undergo criminal record checks in accordance with provincial and federal requirements and keep evidence on file that the criminal record check was completed;
- e. Ensure any employee or contractor who will be driving in the course of their duties holds a valid BC Driver's Licence and a clean Driver's abstract.

### **3.7 Service Restrictions**

The Agency may curtail the Services in the following cases:

- a) The Agency may restrict Services to clients under the following conditions:
  - i. The client exhibits violent or abusive behaviour towards the outreach worker or other staff;
  - ii. The outreach worker feels uncomfortable working with the client.
- b) Outreach workers will not provide Services to any child under the age of 19 years unless:
  - i. The child is accompanied by the child's parents;
  - ii. The child is referred by a Ministry of Child and Family Development ("MCFD") social worker.
- c) If a child presents themselves to an outreach worker, requesting Services, the outreach worker:
  - i. Will immediately inform MCFD and request instructions on how to proceed;
  - ii. Document the date and time of their contact with the child and MCFD.

## **4. REPORTING AND MONITORING**

The Agency must provide regular reporting and monitoring of the Services provided, to the designated Street Outreach Team leader and to the City as set out below. The structure for reporting and monitoring has been designed to ensure that Services are being delivered in the most effective manner possible, and to allow for ongoing responsiveness and adjustments designed to meet the needs of clients, to enable service providers to work together to better match services to client's needs, and to ensure coordination with the other teams related to MHSTF.

### **4.1 Reporting and Monitoring Requirements:**

The Agency's Outreach workers (2) will provide the Street Outreach Team Leader with:

- a. Daily verbal updates;
- b. Weekly written updates on an agreed upon template based on progress and outcome measures as outlined in Schedule "B", as well as any measure attached to outreach outcome tools that are developed by the Street Action Team;
- c. Recommendations at the conclusion of this term.

The agency will provide the following reporting to the City Staff Liaison:



- a. Financial status reporting, template to be developed and provided by the City, on funding related to this Grant to be submitted twice per month, final financial report, and conclusive recommendations to be submitted at the conclusion of the Term.

## **5. DISPUTE RESOLUTION**

### **5.1 Negotiation**

If the parties to this Grant are unable to agree on the interpretation or application of any provision herein, or are unable to resolve any other issue in dispute pertaining to this Grant, the parties agree to promptly, diligently and in good faith take all reasonable measures to negotiate an acceptable resolution to the disagreement or dispute.

## **6. WARRANTIES, INDEMNITY AND INSURANCE**

### **6.1 Performance of Services**

The Agency represents and warrants to, and covenants with the City that:

- a. the Agency will ensure the Services are performed to a standard acceptable to the City;
- b. the Agency and its employees have the education, training, skill, experience and resources necessary to perform the Services;
- c. the Services will be performed in accordance with all applicable laws, enactments, statutes, legislation and regulations relevant to the Services;
- d. the Agency will, at all times, exercise the standard of care, skill and diligence normally exercised in observed by competent persons engaged in the performance of community addictions outreach similar to the Services,

and the Agency agrees that the City has entered into this Grant relying on the representations and warranties in this section.

### **6.2 Indemnity**

The Agency will indemnify, release and save harmless, the City, its elected officials, officers, employees, contractors and agents, from and against all claims, demands, actions, expenses (including legal fees and disbursements), liabilities, proceedings, and costs, suffered, made, incurred, sustained, brought, prosecuted, threatened to be brought or prosecuted, in any manner based upon, occasioned by or attributable to any personal injury or death, damage to or loss of property, or other loss or damage of any kind, connected with any breach by the Agency of any of its obligations under this Grant, or any willful or negligent act or omission or other actionable wrong on the part of the Agency, its employees, contractors or agents, connected with the performance of this Grant by the Agency. The Agency's liability to indemnify or reimburse the City under this section does not limit or affect any other rights or remedies the City may have against the Agency in respect of the Agency's performance or breach of this Grant. This indemnity obligation survives the Term.

### **6.3 Insurance**

At its expense, Agency must obtain and maintain comprehensive general liability insurance providing coverage for losses incurred for acts or omissions arising in connection with performing this Grant or connected with any breach of this Grant in the amount of not less

than \$5,000,000 per occurrence, which policy must be on commercially prudent terms, must name the City as an additional insured, and must be, on other terms acceptable to the City.

The Agency must also obtain and maintain automobile liability insurance on all vehicles owned, operated or licensed in the name of the Agency in an amount not less than \$3,000,000 per occurrence for bodily injury, death and damage to property.

All required insurance will contain a clause that waives the insurer's rights of subrogation against the City and the City's personnel.

The Agency must notify the City immediately upon termination or alteration of the terms of the insurance policy required under this Grant.

#### **6.4 Workers Compensation**

The Agency will, at all times, in providing the Services and in performing its obligations under this Grant, comply with the *Workers Compensation Act* and associated regulations.

### **7 GENERAL PROVISIONS**

#### **7.1 Further Assurances**

The City and the Agency acknowledge and agree that this Grant is not, nor is it intended to be, exhaustive of the various responsibilities of each party to the effective operation of outreach counselling. Each party hereby agrees to take all further steps, and give such further assurances including the execution of any further documents, which may be reasonably necessary to carry out the spirit and intent of this Grant.

#### **7.2 Provisions Severable**

Except as provided in this Grant, if any provision of this Grant is unenforceable or invalid for any reason whatsoever, such unenforceability or invalidity will not affect the enforceability or validity of the remaining provisions of this Grant, and such unenforceable or invalid provisions will be severed or deemed to be severed from the remainder of this Grant.

#### **7.3 Grant for Services**

This is a Grant for the performance of Services and the Agency is engaged as an independent contractor for the sole purpose of providing the Services. The Agency is not engaged by the City as an employee or agent of City. The Agency is solely responsible for any and all remuneration and benefits payable to its employees and contractors, and all payments and deductions required to be made by any enactment, including those for Canada Pension Plan, employment insurance, workers' compensation or income tax. This Grant does not create a joint venture, partnership or agency.

#### **7.4 Applicable Law**

This Grant will be governed by and construed in accordance with the laws of British Columbia and the laws of Canada applicable thereto, which will be deemed to be the proper law hereof and the parties hereto attorn to the jurisdiction of the courts of British Columbia for all purposes.

#### **7.5 Notice**

Any notice required to be given hereunder by a party hereto will be deemed to have been well and sufficiently given if mailed by prepaid registered mail or delivered to, the attention of the person at the address set out below:

(a) If to the City:

City of Maple Ridge, 11995 Haney Place, Maple Ridge, British Columbia, V2X 6A9

(b) If to the Agency:

**CANADIAN MENTAL HEALTH ASSOCIATION (CMHA) Vancouver Fraser Branch**, 118-2425 Quebec Street, Vancouver, British Columbia V5T 4L6

#### 7.6 Assignment

No part of this Grant may be assigned or subcontracted by the Agency without the prior written consent of the City which shall not be unreasonably withheld. Any assignment or subcontract made without that consent constitutes a breach by the Agency of this Grant. A permitted subcontract does not relieve the Agency from any obligation already incurred or accrued under this Grant or impose any liability upon the City.

#### 7.7 Waiver –

Waiver of any default by either party must be express and in writing to be effective, and a waiver of a particular default does not waive any other default.

IN WITNESS WHEREOF the parties hereto have executed this GRANT effective the day and year shown on the first page.

The Corporate Seal of CITY OF MAPLE RIDGE )  
was hereunto affixed in the presence of: )

)  
)

\_\_\_\_\_) C/S  
(Authorized Signatory) )

The COMMON SEAL OF CANADIAN MENTAL )  
HEALTH ASSOCIATION-Vancouver Branch was )  
hereunto affixed in the presence of: )

)  
)

\_\_\_\_\_)  
Authorized Signatory: )

## Schedule "A" – Operating Grant Funding

### Canadian Mental Health Association – City of Maple Ridge Operating Grant - Funding

#### Outreach Services Funding – Approved Budget

As noted in the Grant, the City agrees to pay to the Agency a total amount of \$71,315.00 for the provision of Mental Health Outreach Services in accordance with and subject to the terms and conditions outlined in the Grant. The following is the Agency's Outreach Services budget approved for this Grant:

Expense:	Unit Cost:	Total Cost
2 Outreach Worker Salary <ul style="list-style-type: none"><li>37.5 hrs/wk for 6 months</li></ul>	\$22,142/worker	\$44,284
2 Outreach Worker Benefits <ul style="list-style-type: none"><li>37.5 hrs/wk for 6 months</li></ul>	\$7,274/worker	\$14,548
Travel <ul style="list-style-type: none"><li>Additional Rider on Insurance/Mileage (.52/km)</li></ul>	\$1,500/worker	\$3,000
Program Supplies	\$1,500/worker	\$3,000
Administration Cost – 10% total expense		\$6,483
<b>Total Expense:</b>		<b>\$71,315</b>

## **Schedule “B” – Outcome Measures**

### **Canadian Mental Health Association – City of Maple Ridge Operating Grant:**

#### **Outcome Measure Reporting**

Outcome Measures to be tracked and reported to the Street Action Team Leader (Alouette Addictions Services Executive Director) to be included in the weekly written reports submitted by the Team Leader:

1. Number of unique points of contact.
2. Number of overall points of contact.
3. Number of meetings with clients.
4. Number of meetings with families
5. Types of substance(s) being used.
6. Number of follow-ups with clients referred to other services.
7. Number of clients that don't successfully maintain and/or complete services referred to.
8. Number of clients supported and transported from one service to the next stage service.
9. Number of people connected with coming from demolished buildings.

This information is also to be used by Street Action Team in working with other teams and community service providers to evaluate success and to respond with adjustments to approaches as necessary.

In addition to the Outcome Measures outlined above, the Street Action Team will be required to either adopt or develop an Outcome Program Tool. This approach will be designed to assist in focusing on the needs, potential, and development of each individual person. The outcome tool will also help to provide evidence of the impact of the Services. Most importantly, it will support informed discussion between the person using services and the outreach worker to work towards developing an individual plan that works for them as an individual and enables a shared understanding of progress and remaining challenges. Examples of Outcome Program Tools to be considered or adapted will be provided by the City Liaison to the Street Action Team. The Agency, as Team Leader, will be responsible for ensuring the development and implementation of the tool, as well as designing the reporting mechanism related to the tool.