

City of Maple Ridge

**COMMITTEE OF THE WHOLE
AGENDA
January 22, 2019
1:30 p.m.
Council Chamber**

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council. The meeting is live streamed and recorded by the City of Maple Ridge.

Note: If required, the meeting will recess at 2:50 p.m. and reconvene at 4:10 p.m.

Chair: Acting Mayor

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 Minutes of the Committee of the Whole Meeting of December 4, 2018
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
 - 3.1 Community Benefits of Direct Fibre Optics
 - Ron Ramsay, Riding Representative, Canadians for Safe Technology
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

Note: Owners and/or Agents of Development Applications may be permitted to speak to their applications with a time limit of 10 minutes.

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

1101 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building with approximately 82 units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1102 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision of 6 lots be given first reading and that the applicant provide further information as described on Schedules A, B and F of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1103 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road, C-1, RS-1 to C-2

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m² in size be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2018-217-RZ, 11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, RS-3 to RS-1b

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7519-2018 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots no less than 371m² in size 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 the information required for a Subdivision application.

1105 2018-408-RZ, 13160 236 Street, RS-2 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7527-2019 to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B, F, G & J of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1106 2017-461-RZ, 11641 227 Street, RS-1 to RM-2

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7525-2018 to amend the Conservation Boundary and to amend the Low Rise Apartment land use designation to permit a 6 storey development be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7401-2017 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of two residential apartment buildings with approximately 153 residential units be amended as identified in the staff report dated January 22, 2019, be given second reading and be forwarded to Public Hearing, and that Maple Ridge Housing Agreement Bylaw 7524-2018 be given first and second readings.

1107 2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4

Staff report dated January 22, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit a future project with approximately 30 townhouses be given second reading and be forwarded to Public Hearing.

1108 2017-074-RZ, 20383 Ospring Street, RS-1 to R-1

Staff report dated January 22, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7315-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

1109 2017-283-DVP, 11352 230 Street

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

1110 2017-221-DP, 22032 119 Avenue

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

1111 2019-010-DP, 11352 230 Street, 11295, 11280 & 11300 Pazarena Place

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the properties outlined in the staff report dated January 22, 2019.

1112 Latecomer Agreement LC 159/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 24895 Smith Avenue is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

1113 Latecomer Agreement LC 164/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

1114 Latecomer Agreement LC 166/18

Staff report dated January 22, 2019 recommending that the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is

excessive to the municipality and the cost to provide these services shall be paid by the owners of the land being subdivided and that Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

5. **CORPORATE SERVICES**

1131 **Partnering Agreement – Employment Land Investment Incentive Program**

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute Partnering Agreements as outlined in the staff report dated January 22, 2019.

6. **PARKS, RECREATION & CULTURE**

1151 **WHO Global Network for Age-friendly Cities and Communities – Application**

Staff report dated January 22, 2019 recommending that the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

1152 **Maple Ridge Sport and Physical Activity Strategy Implementation Plan**

Staff report dated January 22, 2019 recommending that the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

1153 **Fundamentals Childcare Centre Lease**

Staff report dated January 22, 2019 recommending that the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled “Fundamentals Child Care Centre Lease” for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

7. **ADMINISTRATION (including Fire and Police)**

8. **OTHER COMMITTEE ISSUES**

10. **ADJOURNMENT**

9. **COMMUNITY FORUM**

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: 

Date: Jan 17/19

2.0 Minutes

2.0

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING

MINUTES

December 4, 2018
1:30 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

F. Quinn, Acting Chief Administrative Officer/General
Manager Public Works and Development Services
K. Swift, General Manager Parks, Recreation & Culture
L. Benson, Director of Corporate Administration
T. Thompson, Chief Financial Officer
C. Carter, Director of Planning

Other Staff as Required

C. Goddard, Manager of Development and Environmental
Services
M. Baski, Planner 2
D. Hall, Planner 2
D. Pollock, Municipal Engineer

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES – Nil**
3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**
4. **PUBLIC WORKS AND DEVELOPMENT SERVICES**

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

1101 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-4

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7505-2018 to rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit subdivision into two single family homes be given first reading and that the applicant provide further information as described in Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

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

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

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1102 2017-432-RZ, 20234 Lorne Avenue, RS-1 to RT-2

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7398-2017 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future development of approximately five townhouse units be rescinded and that Maple Ridge Zone Amending Bylaw 7518-2018 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to allow for a fourplex development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

M. Baski, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map

- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Considerations
- Proposed Site Plan
- Terms and conditions

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1103 2018-381-RZ, 20873 123 Avenue, A-2 to R-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7508-2018 to rezone from A-2 (Upland Agricultural) to R-1 (Residential District) to permit a two lot subdivision be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

M. Baski, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and conditions

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1104 2018-430-RZ, 23717 and 23689 Fern Crescent, RS-2 to RM-1

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7520-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future development of approximately 33 townhouse units be given first reading and that the applicant provide further information as described on Schedules A, C, D, E, F and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and conditions

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1105 2018-444-RZ, 21759 River Road, RS-1 to RS-1b

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7516-2018 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit future subdivision into two lots be given first reading and that the applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

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

- Application Information
- Subject Map
- Official Community Plan Context

- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and conditions

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1106 2018-458-RZ, 11310 Kingston Street, RS-3 to M-3

Staff report dated December 4, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7522-2018 to rezone from RS-3 (One Family Rural Residential) to M-3 (Business Park) to permit the creation of a campus style business park with 7 buildings, habitat restoration and trail development be given first reading and that the applicant provide further information as described on Schedules C, D, E and F of the Development Procedures Bylaw No. 5879-1999.

D. Hall, Planner gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and conditions

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

Note: The main motion was moved and seconded. Council requested a presentation from the applicant prior to the question being called.

Graeme Clendenan - Aquilini Development, Senior Development Manager

Mr. Clendenan provided clarification on why the application was withdrawn at a previous date.

Acting Mayor Robson called the question on the motion

CARRIED

1107 Latecomer Agreement LC 162/18, 24086 and 24108 104 Avenue

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 24086 and 24108 104 Avenue, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 162/18.

The Municipal Engineer gave a Power Point presentation providing the following information:

- Latecomer agreements
- Definition of Excess capacity or extended services
- Definition of Cost recovery
- Works included in latecomer agreements
- Summation for each property

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1108 Latecomer Agreement LC 163/18, 13660, 13702 and 13738 232 Street

Staff report dated December 4, 2018 recommending that the cost to provide excess or extended services excessive to the municipality be paid by the owners of 13660, 13702 and 13738 232 Street, that Latecomer Charges be imposed and that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 163/18.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

1109 Award of Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting

Staff report dated December 4, 2018 recommending that Contract ITT-EN18-78: North Lane Sanitary Sewer Replacement by Pipe Bursting be awarded to PW Trenchless Construction Inc., that a contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of December 11, 2018.

CARRIED

5. **CORPORATE SERVICES – Nil**
6. **PARKS, RECREATION & CULTURE – Nil**
7. **ADMINISTRATION (including Fire and Police) – Nil**
8. **OTHER COMMITTEE ISSUES – Nil**
9. **ADJOURNMENT – 2:08pm**
10. **COMMUNITY FORUM**

G. Robson, Acting Mayor
Presiding Member of the Committee

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7523-2018
20278 and 20292 Patterson Avenue

MEETING DATE: January 22, 2019
FILE NO: 2018-489-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 20278 and 20292 Patterson Avenue within the Hammond Area Plan, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building. Approximately 82 units, ranging from studio to three bedrooms units, are proposed at this time.

The subject properties are designated *Medium Density Multi-Family (MDMF)* under the Hammond Area Plan, and no OCP amendment is required to support the current application. More intensive land uses within the Hammond Area Plan are designed to be compatible with the existing built form and height. Medium density residential land uses are permitted in various areas within the new Hammond Area Plan, including along major corridors such as 203 Street, 207 Street, near Lougheed Highway, and in closer proximity to the West Coast Express station and local bus routes. In developing the Hammond Area Plan, the City undertook one of its most extensive public consultation processes to date, including holding three open houses and extensive advertising and communications through the newspapers, website, social media, mail outs and posters.

Subsequent to the adoption of the Hammond Area Plan, TransLink announced plans to run a new B-Line rapid bus route, starting in September 2019, from Coquitlam Town Centre to Maple Ridge Town Centre along Lougheed Highway. A B-Line bus stop is currently planned at 203 Street, approximately 200 m, or a 2 to 3 minute walk, from the subject properties. Furthermore, Council directed staff in September 2018 to undertake a Lougheed Transit Corridor Study, the purpose of which is to review existing policies and land use designations around proposed B-Line rapid bus stops and along the Lougheed corridor to ensure they are transit-supportive in terms of uses and density. Council also endorsed the study's engagement strategy and study area boundaries, which includes properties on Patterson Avenue and this application's development site.

This rezoning application for a four storey apartment building is in compliance with the intent and land use policies of the Hammond Area Plan. Therefore, it is recommended that first reading be granted to the current application to allow it to proceed, subject to further information being provided by the applicant prior to second reading. However, Council has the option to defer the current application pending the outcomes of the Lougheed Transit Corridor Study.

As per Council Policy 6.31, a CAC charge of \$254,200 is requested for this proposed development (\$3,100 per apartment dwelling unit). To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7523-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc., Wayne Bissky
Legal Description:	Lot 55 Except Part Dedicated Road on Plan 78633, District Lot 222, Group 1, New Westminster District Plan 35806 Lot 56, District Lot 222, Group 1, New Westminster District Plan 35806
OCP:	
Existing:	Medium Density Multi-Family
Proposed:	No Change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family and Medium Density Multi-Family
South:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential), RS-1b (One Family Urban (medium density) Residential) Designation: Medium Density Multi-Family, Single-Family and Compact Residential
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Medium Density Multi-Family
West:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Low Density Multi-Family
Existing Use of Properties:	Single Family Residential
Proposed Use of Properties:	Multi-Family Residential
Site Area:	0.368 ha (0.909 acres)
Access:	Patterson Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The two subject properties, located at 20278 and 20292 Patterson Avenue at the intersection of 203 Street, together make up a trapezoidal development site approximately 0.368 ha (0.9 acres) in

size (see Appendix A). The development site is largely flat, with two single family dwellings located on them. They are surrounded by single family dwellings on all sides. A Katzie First Nation's cemetery is located to the southwest of the development site across 203 Street. Maple Ridge Firehall #3 is located two properties to the south of the development site (see Appendix B).

Patterson Avenue is a local road which ends in a cul-de-sac to the west. 203 Street is a main north-south arterial road in the western end of the City connecting lower Hammond, the Maple Meadows Business Park, the commercial services along Lougheed Highway and Dewdney Trunk Road, and the residential and agricultural areas to the north.

c) Project Description:

The development proposal is for a four storey apartment building with approximately 6,597 m² (71,008 sf) of gross floor area, and a floor space ratio of approximately 1.8 (see Appendix E). At this preliminary stage, approximately 82 units are proposed comprising studio to three bedroom units. Note that numbers are subject to change following further detailed review:

- Studio (~7 units, 9%)
- One Bedroom (~35 units, 44%)
- Two Bedroom (~30 units, 37%)
- Three Bedroom (~8 units, 10%)

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

d) Planning Analysis:

Hammond Area Plan and the Official Community Plan

The development site is located within the Hammond Area Plan. The area planning process was initiated in 2014 in response to redevelopment pressure occurring in the area. Applications for denser forms of development were being proposed, and local area residents expressed a desire to discuss appropriate forms, density and locations for future development. The public engagement and consultation processes that were undertaken during the development of the Hammond Area Plan included three open houses held between June 2014 to March 2016, and information and invitations to participate listed on the City's website and social media platforms (i.e. Facebook, Twitter, Instagram). Furthermore, open houses were advertised:

- in the local newspaper from four to seven times prior to each one;
- on the City's website;
- through the City's social media channels, as well as posting to the Hammond Neighbours Facebook page (a privately organized Facebook page);
- by email to individuals who signed onto a subscriber list at each open house;
- by letters mailed to individuals who signed up for mail-out updates;
- by posters and postcards left at neighbourhood library boxes, local elementary schools, Waves Coffee Shop, Lorne Avenue Groceries, the Hammond Community Centre, the Dartford

Pub, the Seniors Centre on 224 Street, the Maple Ridge Branch of the Fraser Valley Central Library, and the Municipal Hall;

The final Hammond Area Plan, adopted in January 2017, was the result of these extensive consultation activities with area residents, a review of the OCP's existing policies, and discussions with Council. The intent of the Plan is to provide specific policy guidance for new development as the Hammond neighbourhood evolves over time.

A major feature of the plan is a set of land use policies that aim to preserve the unique character of the existing single family housing neighbourhoods, while also providing guidance on where redevelopment and intensification may occur. Areas which are designated for more intensive redevelopment are located in various areas of Hammond, including major corridors, such as 203 and 207 Streets, and areas close to Lougheed Highway.

It should be noted that 203 Street is classified as an arterial road, and prior to adoption of the Hammond Area Plan, lands along 203 Street were subject to the Major Corridor policies of the OCP. The Major Corridor policies had been in place since 2006, and permitted higher density developments, such as this application's proposed apartment building. The Hammond Area Plan's land use policies for 203 Street were developed in alignment with the OCP's Major Corridor policies. The purpose of the Hammond Area Plan policies is twofold. First, they lead to a greater variety of housing forms and choice for Maple Ridge residents. Second, they create a vibrancy along major corridors that supports efficiencies in transportation mobility. This includes improved public transit, bicycle and pedestrian routes that help Maple Ridge residents move more conveniently throughout the community and region.

The development site is currently designated *Medium Density Multi-Family* (see Appendix C). As discussed above, this designation allows for the highest residential densities within the Hammond Area Plan, and aims to support the creation of vibrant Hammond neighbourhoods as well as support future transportation mobility. This development application is in compliance with the policies of the Hammond Area Plan. A review of specific area plan policies with respect to this application is presented below.

The proposed four storey apartment building is in compliance with the following Hammond Area Plan policies:

3-6 Providing a range of housing forms and tenures is encouraged throughout the Hammond neighbourhood. These include single-family and multi-family forms, with tenures ranging from home ownership, rental (including purpose-built rental), affordable, and subsidized housing.

3-23 Townhouse, rowhouse and apartment housing forms are permitted within the Medium Density Multi-Family Designation.

3-25 Maximum building height for apartment form is four (4) storeys.

Furthermore, the following policies also apply to this development site. As the design of the project is still preliminary, further design work will be undertaken following first reading. A full assessment of the compliance of the project with these policies will be provided at second reading. However, these policies are listed here as strong guidance of how the design of the project will be assessed:

3-5 Hammond is an established neighbourhood, with a predominantly single-family use. As density increases over time, design compatibility with the existing character is encouraged to

maintain livability, streetscape aesthetics, and Hammond's sense of place. Elements of the existing built form should be incorporated into site and building design for all forms of development. For example:

- (a) Space for ample light penetration should be provided between buildings;*
- (b) Building heights should not appear imposing to smaller existing buildings;*
- (c) Existing mature trees and shrubs should be retained, wherever possible; and*
- (d) Landscaping should include new plants and trees that will attract bees, butterflies, and songbirds;*
- (e) Establish garden areas that provide energy conservation benefits, such as shade in the summer and light penetration in the winter (i.e. using deciduous trees).*

3-10 Shadow studies may be required for proposed buildings greater than three (3) storeys in height and where a building façade is more than double the width of adjacent buildings. Site and building design should mitigate for potential shadow casts and blocking of daylight on nearby properties.

3-13 To minimize impervious surfaces, incorporate on-site landscaping infiltration strategies and rainwater retention to comply with the Subdivision and Development Servicing Bylaw.

3-14 Energy efficient design and Best Management Practices are encouraged in all developments in Hammond. Maple Ridge supports the green technologies embedded in the Hammond Development Permit Area Guidelines and encourages these within all development.

3-15 Achieving a LEED (Leadership in Energy & Environmental Design), Built Green, Passive House or similar certification program is encouraged, as they contribute to energy savings and greenhouse gas reductions through enhanced envelope performance and decreased reliance on mechanical systems for heating, cooling, and ventilation.

3-26 Ensuring that higher densities are compatible with existing character is an important consideration. Design for new development should include:

- (a) Orienting living and activity spaces toward streets and laneways, so that opportunities for "eyes on the street" are created wherever possible;*
- (b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;*
- (c) Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height;*
- (d) Parking for residents is provided in a concealed or underground structure.*

The properties directly to the west of the development site are designated as *Low Density Multi-Family* under the Hammond Area Plan. This designation permits townhouses, fourplexes and courtyard residential development forms up to three stories in height on these properties subject to rezoning. These properties are in close proximity to Lougheed Highway and the Maple Meadows West Coast Express Station.

Policy 3-9 c) of the Hammond Area Plan encourages lot consolidation only where it is not to the detriment of residual parcels with respect to their land use designations. In this case, a single family house on the property, 11789 203 Street, is located to the south of the development site and just

north of Maple Ridge Fire Hall #3. This property is also designed *Medium Density Multi-Family* and was envisioned to be a part of future development at this corner of 203 Street. The parcel by itself would have limited development potential without consolidation with the current development application. The developers have approached the property owner of 11789 203 Street to include it within the current development application. However, the property owner does not wish to join the current development at this time.

Finally, the OCP and the Hammond Area Plan contain policies aimed at working cooperatively with regional and provincial agencies, such as TransLink, Metro Vancouver, and the Ministry of Highways to further improve transportation networks within Maple Ridge and connections with the larger region. Notably, the following policy within the Hammond Area Plan reflects this:

4-8 Maple Ridge will continue to consult and work in cooperation with Regional and Provincial agencies to improve public transit and particularly to:

- a) Increase existing transit service to a level that is consistent with a compact and multi-modal community; and,*
- b) Provide safe and convenient access to transit facilities.*

Increasing land use intensity in certain key areas and along specific major corridors is important in being able to secure external agency commitments to infrastructure improvements. For example, discussions were held with TransLink during the development of the Hammond Area Plan which led to the recommendation of higher density land use designations in certain areas in north Hammond. Subsequently, a new B-Line rapid bus service from Coquitlam to Maple Ridge via the Lougheed Highway corridor has been proposed by TransLink. Further discussion on this item is presented below.

In summary, this development application is in compliance with the height and apartment housing forms envisioned by the policies of the Hammond Area Plan. Furthermore, it will be subject to a Form and Character Development Permit, as per OCP section 8.13, where opportunities to address the interfacing and compatibility of this development with respect to the existing single family housing to the south and west will be fully investigated.

Lougheed Transit Corridor Study

TransLink has identified the Lougheed Highway corridor west of the Town Centre as the alignment for a new B-Line rapid bus service route, which will connect the Haney Transit Exchange to Coquitlam Central Station and the Evergreen Line skytrain. This new service is anticipated to begin operating in September 2019. B-Line bus stops in Maple Ridge are proposed at the intersections of Lougheed Highway at Laity Street and 203 Street, and being considered at 222 Street. The proposed stop at the 203 Street intersection is approximately 200 m, or 2 to 3 minute walk, from this application's development site.

In September 2018, Council directed staff to undertake a Lougheed Transit Corridor Study, and also endorsed its engagement strategy and study area boundaries. Based on Council's direction at the September 4, 2018 Workshop meeting, the study area was expanded to include properties on Patterson Avenue, which cover this application's development site.

The Lougheed Transit Corridor Study will review whether existing policies around proposed B-Line bus stops and along the Lougheed corridor are generally transit-supportive. This includes land use designations and infrastructure development that support multi-modal transportation, reduce car-

dependence, and provide opportunities to live, work and shop in close proximity to transit stops. The study outcomes may result in recommendations or changes regarding land use policies within the study area boundaries.

The study is organized into three phases:

1. Background research;
2. Consultation and concept plan development;
3. Policy and bylaw amendments.

Currently, staff are working through phase 1, which includes participation in Metro Vancouver's land use and monitoring study for the Lougheed corridor. Once informed by Metro Vancouver's study findings, staff will be reporting back to Council prior to moving forward with phase 2 of the study.

As this application's development site is located within the Lougheed Transit Corridor Study boundaries, property owners along Patterson Avenue will be invited to participate in the land use conversation surrounding the future 203 Street B-Line bus stop.

Housing Action Plan:

Maple Ridge's vision and commitment towards providing a variety of housing options is encompassed in this statement contained in the Maple Ridge Housing Action Plan:

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

The current application proposes a mix of unit sizes, and provides for greater diversity in the Hammond Area. It was estimated at the time of the preparation of the Hammond Area Plan that approximately 79% of dwelling units in the Hammond Area were in single family housing, while townhouse and apartment type dwelling units made up approximately 17% and 2.5% of dwelling units respectively. While the single family historical development pattern gives the area most of its character, it provides fewer opportunities in terms of housing diversity and choice.

Zoning Bylaw:

The current application proposes to rezone the subject properties located at 20278 and 20292 Patterson Avenue from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit a four storey apartment building. The minimum lot size for the current RS-1 zone is 668 m² (7,190 sf), and the minimum lot size for the proposed RM-2 zone is 1,300 m² (13,993 sf). The net lot size of the current application needs to be determined due to dedication of frontage on 203 Street and Patterson Avenue, but there is more than sufficient lot area to meet the minimum lot size requirements of the proposed zone.

Based on a review of the preliminary proposal at this time, the applicant may seek variances for reducing the parking requirement and relaxing the front (north) and exterior side (east) setback requirements of the RM-2 zone. The precise nature of these variances, and justification for them, will be examined once a full application package is received following first reading. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.13 of the OCP, a Hammond Development Permit Area application is required for all Medium Density Multi-family located in the Hammond Area. Through this design process, efforts will be made to reduce the scale and massing of the proposed building to blend in more with the single family houses in the area.

Advisory Design Panel:

The Hammond Development Permit Area Application for the North Hammond Precinct must be reviewed by the Advisory Design Panel prior to second reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Fire Department;
- c) Building Department;
- d) School District;
- e) Ministry of Transportation and Infrastructure; and
- f) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Hammond Area Development Permit Application for the North Hammond Precinct (Schedule D);
3. A Development Variance Permit (Schedule E);

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

g) Citizen Implication:

To date, Council and the Planning Department have received numerous inquiries and correspondence regarding the proposed development. Correspondence have requested further information on the proposed development and the Hammond Area Plan, information about opportunities to provide feedback, and raised objections to the project. While the proposed rezoning to permit a four storey apartment building conforms with the Hammond Area Plan's land use designation, it is recognized that the insertion of this new development form within a neighbourhood with single family housing forms can be contentious.

As part of the City's regular rezoning process, the public has multiple opportunities to provide comments and feedback:

- The public may write to Council up to Public Hearing;
- As per Council Policy 6.20, the applicant is required to host a public Development Information Meeting prior to second reading. Notice of the meeting is posted on the development sign, in the local newspaper, and mailed to all property owners within 100 metres of the development site;
- The City is required by provincial legislation to hold a Public Hearing on the proposed rezoning. In Maple Ridge, this occurs between second and third readings of a proposed bylaw. All members of the public are allowed to make representations on the proposed bylaw in front of Council. Notice of the meeting is posted on the development sign, in the local newspaper, and mailed to all property owners within 50 metres of the development site;
- Any variances to the requirements of the proposed zone must be addressed through a Development Variance Permit application that is considered by Council. Notice of consideration of any variances is mailed to all adjacent property owners to allow them an opportunity to provide comment to Council on any requested variances.

h) Alternative:

Council has the option to defer the current application pending the outcomes of the Lougheed Transit Corridor Study. The purpose of the study is to review existing policies and land use designations around proposed B-Line rapid bus stops and along the Lougheed corridor to ensure they are transit-supportive in terms of uses and density.

However, as previously noted, this development application and proposed rezoning are in compliance with development site's *Medium Density Multi-Family* land use designation under the Hammond Area Plan. Building on the City's longstanding Major Corridor policies, this designation was envisioned through the Hammond Area Planning process to support, among other things, better, higher frequency transit services like the future B-Line rapid bus.

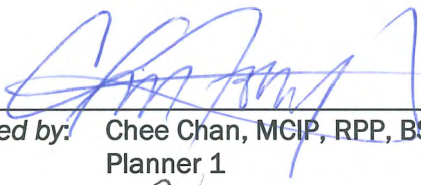
It is anticipated that the City's pending Lougheed Transit Corridor Study will make eventual recommendations regarding land use policies within its study area's boundaries, which include the development site, and Council may wish to wait for the conclusions of these discussions prior to giving further consideration to the current application.

CONCLUSION:

The development proposal is in compliance with the Hammond Area Plan of the OCP. Therefore, it is recommended that Council grant first reading subject to additional information being provided and

assessed prior to second reading, including exploring all opportunities to address the interfacing and compatibility of this development with respect to the existing single family housing to the south and west.

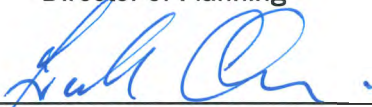
However, Council has the option to defer the current application pending the outcomes of the Loughheed Transit Corridor Study to review land uses along a new proposed B-Line rapid bus route.



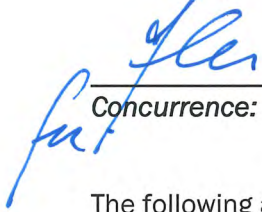
Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1



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



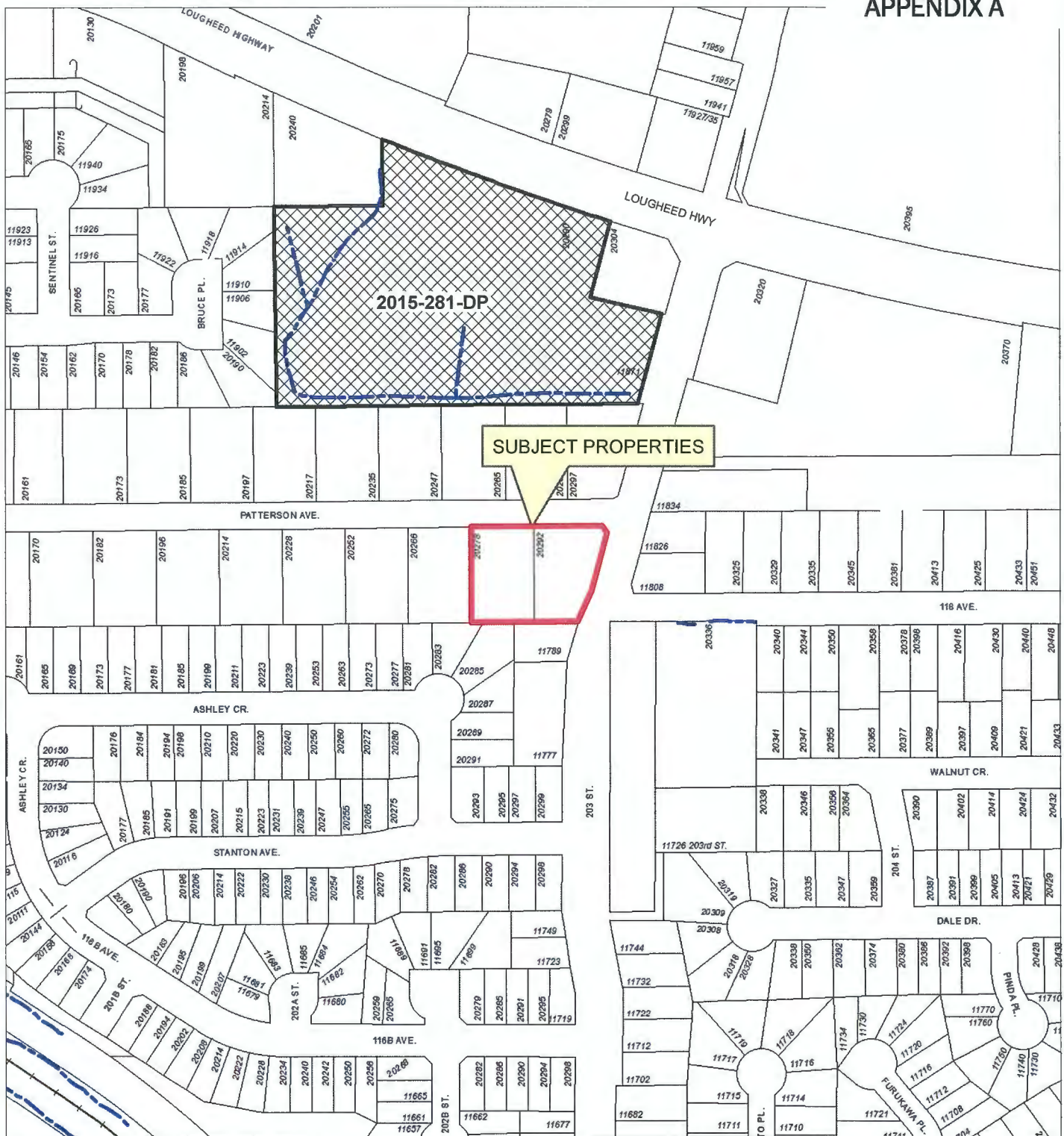
Approved by: Frank Quinn, MBA, P. Eng
GM Public Works & Development Services



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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Official Community Plan Land Use Designations
- Appendix D – Zone Amending Bylaw No. 7523-2018
- Appendix E – Proposed Site Plan



Scale: 1:3,000

Legend

- Ditch Centreline
- Active Applications (RZ/SD/DP/VP)

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

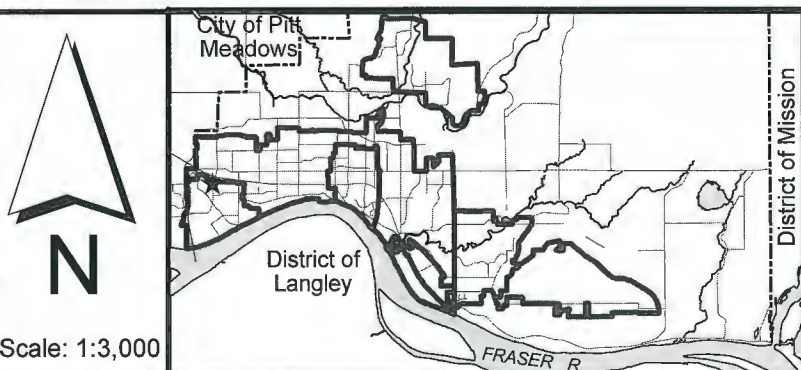
British Columbia

mapleridge.ca

FILE: 2018-489-RZ

DATE: Nov 27, 2018

BY: RA



20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



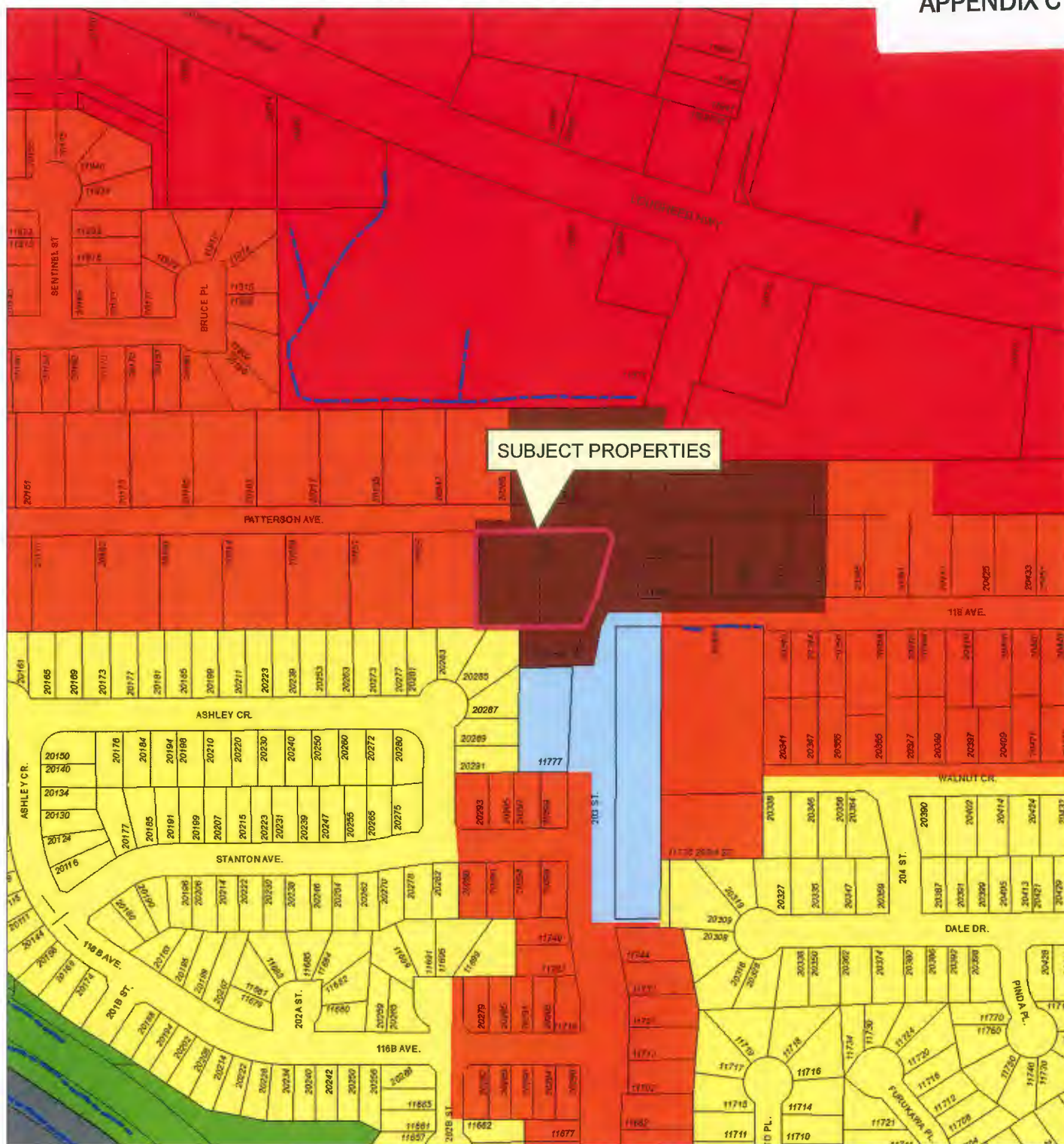
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-489-RZ
DATE: Nov 27, 2018

BY: RA



Scale: 1:3,000

Legend

- Parcel Hook
- Street Name Leader
- Parcels
- Railway (Generalized)
- Single-Family & Compact Residential
- Low Density Multi-Family
- Medium Density Multi-Family
- Maple Meadows Business Park
- Institutional
- Parks & Open Space
- Commercial

20292 & 20278 PATTERSON AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-489-RZ

DATE: Nov 27, 2018

BY: RA

CITY OF MAPLE RIDGE
BYLAW NO. 7523-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7523-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 55 Except: Part Dedicated Road On Plan 78633, District Lot 222 Group 1 New Westminster District Plan 35806
Lot 56 District Lot 222 Group 1 New Westminster District Plan 35806

and outlined in heavy black line on Map No. 1788 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

PUBLIC HEARING held the day of , 20

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

APPROVED by the Ministry of Transportation and Infrastructure this day of
 , 20 .

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7528-2019
24440 128 Avenue

MEETING DATE: January 22, 2019
FILE NO: 2019-001-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 24440 128 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision of 6 lots. The minimum lot size for the current RS-3 zone is 8,000 m², and the minimum lot size for the proposed RS-2 Zone is 4,000 m².

The proposed RS-2 One Family Suburban Residential zoning complies with the policies of the Official Community Plan and with the Suburban Residential designation, but has been discussed extensively by Council. On September 5, 2017, Council reviewed and reaffirmed the Suburban Residential designation with the following resolution:

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

On this basis, this proposal remains consistent with the Official Community Plan. However, an amendment to the OCP is required to adjust the area designated *Conservation* around the watercourse.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$30,600.00.

RECOMMENDATIONS:

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

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

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

That Zone Amending Bylaw No. 7528-2019 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Tarek Yassin
Legal Description:	Lot: 1, Section: 22, Township: 12, Plan: NWP23770
OCP:	
Existing:	Suburban Residential
Proposed:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Vacant Zone: RS-3 (One Family Rural Residential) Designation: Suburban Residential
South:	Use: Vacant Municipal lands Zone: RS-3 (One Family Rural Residential) Designation: Suburban Residential
East:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Suburban Residential
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Estate Suburban Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	4.046 HA (10 acres)
Access:	128 Avenue
Servicing requirement:	Suburban Standard

b) Site Characteristics:

The subject site is located outside of the Urban Area Boundary, south and east of the South Alouette River, south of the 128 Avenue road right-of-way, and west of Alouette Road. An equestrian trail and the Bosa Creek run along the northern property line within the 128 Avenue road right-of-way, which were both recently improved through construction activity for the sanitary sewer main extension on 128 Avenue. The land slopes down to the Alouette River from the embankment on the municipal

lands to the south; however, the subject site itself is relatively flat and vacant with the exception of an outbuilding. The majority of the property is densely vegetated.

c) Project Description:

The applicant has submitted a proposal to rezone the property to RS-2 (One Family Suburban Residential) and subdivide the parcel into suburban residential lots no less than 0.4 ha (1 acre) in area, with a new local road proposed on the site. A significant amount of work has been done on the site, revealing environmentally sensitive areas at the north and the south portions of the site. became clear. The proposed lot yield is 6 lots, combined with dedication and conservation covenants of the environmentally protected areas. The access to the site will be from 128th Avenue.

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

d) Planning Analysis:

Official Community Plan:

The subject site is designated *Suburban Residential* in the Official Community Plan, which permits a single detached housing form located outside of the Urban Area Boundary. The RS-2 (One Family Suburban Residential) zone is in compliance with this designation, and requires city water and private sewage disposal system.

The Suburban Residential designation has been the subject of Council discussion for a few years. On September 5, 2017 Council reaffirmed the Suburban Residential designation. The resolution is as follows:

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

With the September 5, 2017 reaffirmation of this land use designation, it is clear that this proposal for rezoning to RS-2 Suburban Residential is consistent with the stated direction of both Council and the Official Community Plan.

The setback areas on the property for the protection of Bosa Creek on the property will need to be dedicated as park and designated as conservation, thereby triggering the need for an amendment to the Official Community Plan.

Zoning Bylaw:

The current application proposes to rezone the property located at 24440 128 Avenue from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into approximately seven lots (see Appendix C). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. The minimum lot size for the current RS-3 One Family Rural Residential zone is 8000 m², and the minimum lot size for the proposed RS-2 One Family Suburban Residential zone is 4000 m².

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. Approximately 30% of this site will be dedicated as parkland and a significant number of trees will be preserved on the proposed lots via a tree protection covenant. These measures will preserve the rural character of the site.

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) Building Department;
- d) Fire Department; and
- e) Parks Department.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An Official Community Plan Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F); and
4. A Subdivision Application.


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

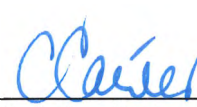
CONCLUSION:

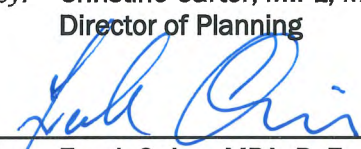
Justification has been provided to support an Official Community Plan amendment to allow a portion of the site to be designated as *Conservation*. The RS-2 (One Family Suburban Residential) zone aligns with the *Suburban Residential* designation, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

It is expected that once complete information is received, Zone Amending Bylaw No. 7528-2019 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

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


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


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

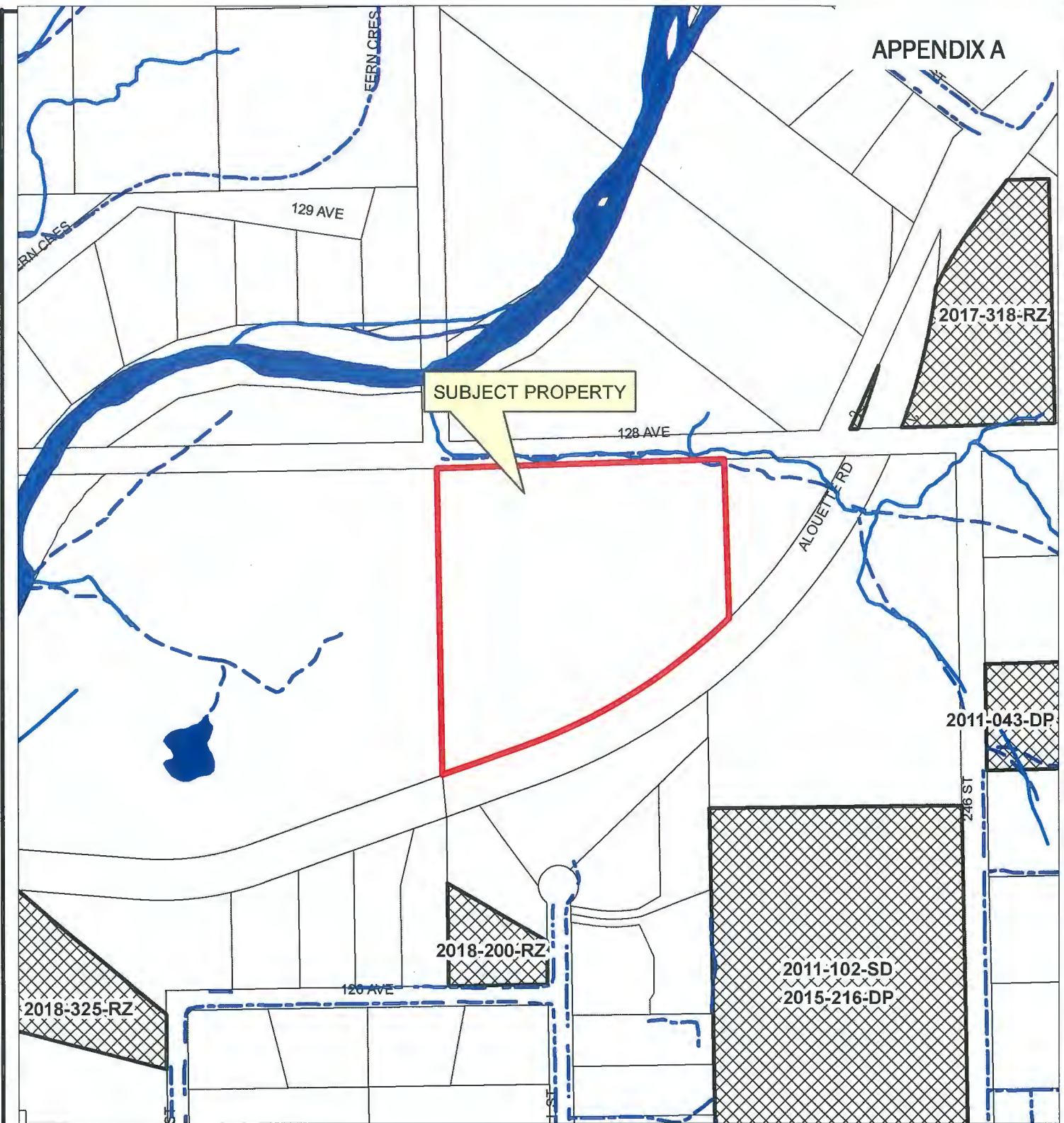

Approved by: **Frank Quinn, MBA, P. Eng**
GM Public Works & Development Services


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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7528-2019
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:4,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

24440 128 Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE
British Columbia

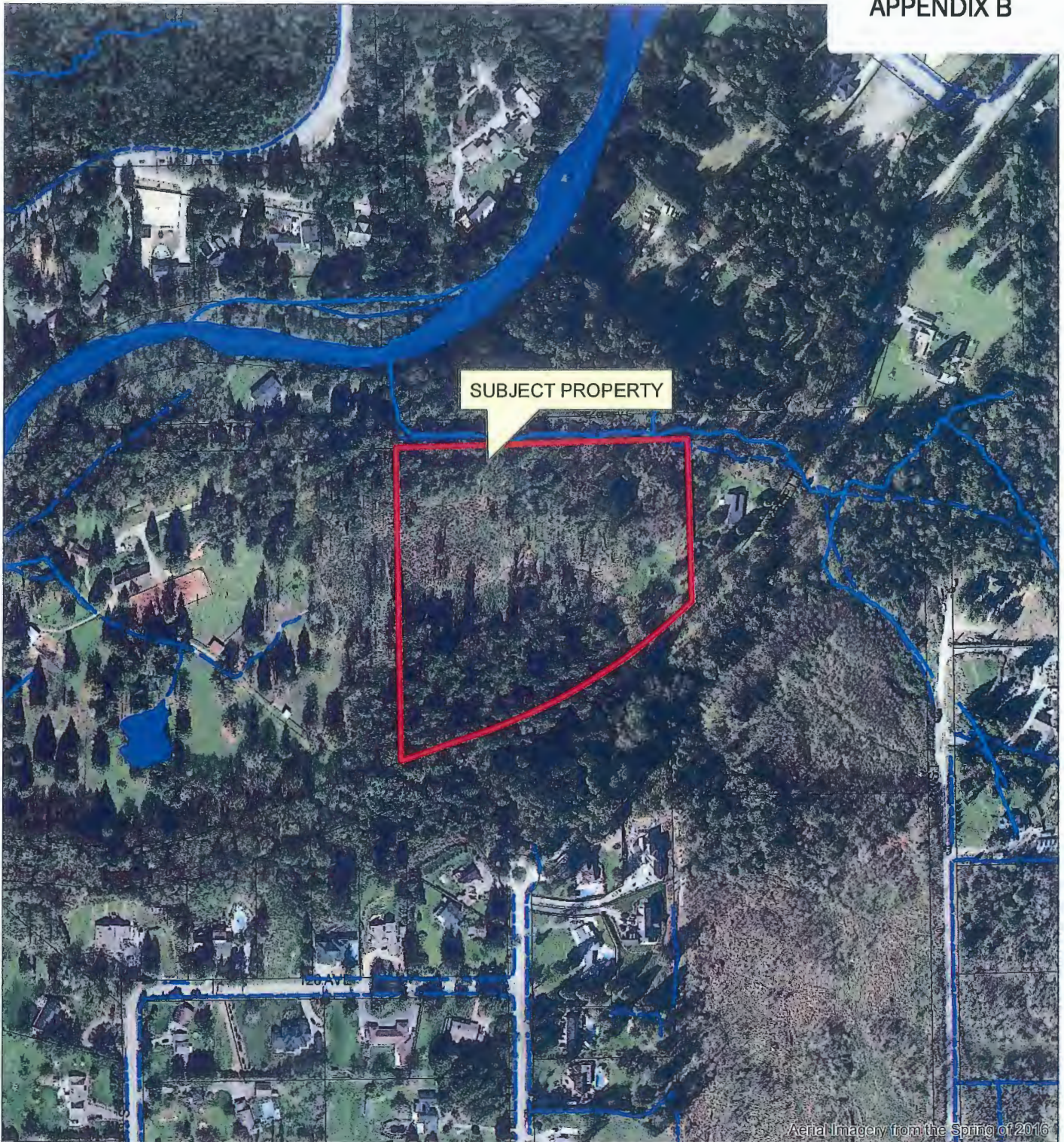
mapleridge.ca

FILE: 2019-001-RZ

DATE: Jan 8, 2019

BY: MC

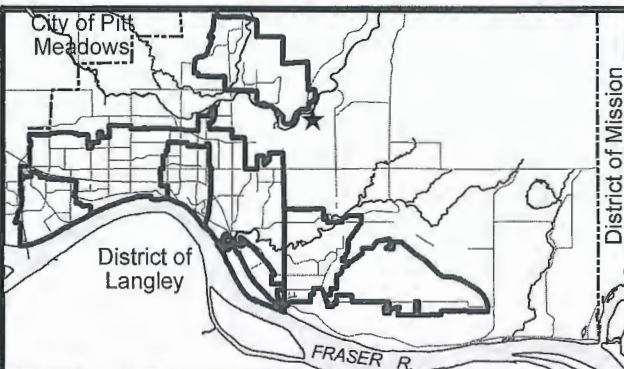
APPENDIX B



Aerial Imagery from the Spring of 2016



Scale: 1:4,000



24440 128 Ave

ENGINEERING DEPARTMENT

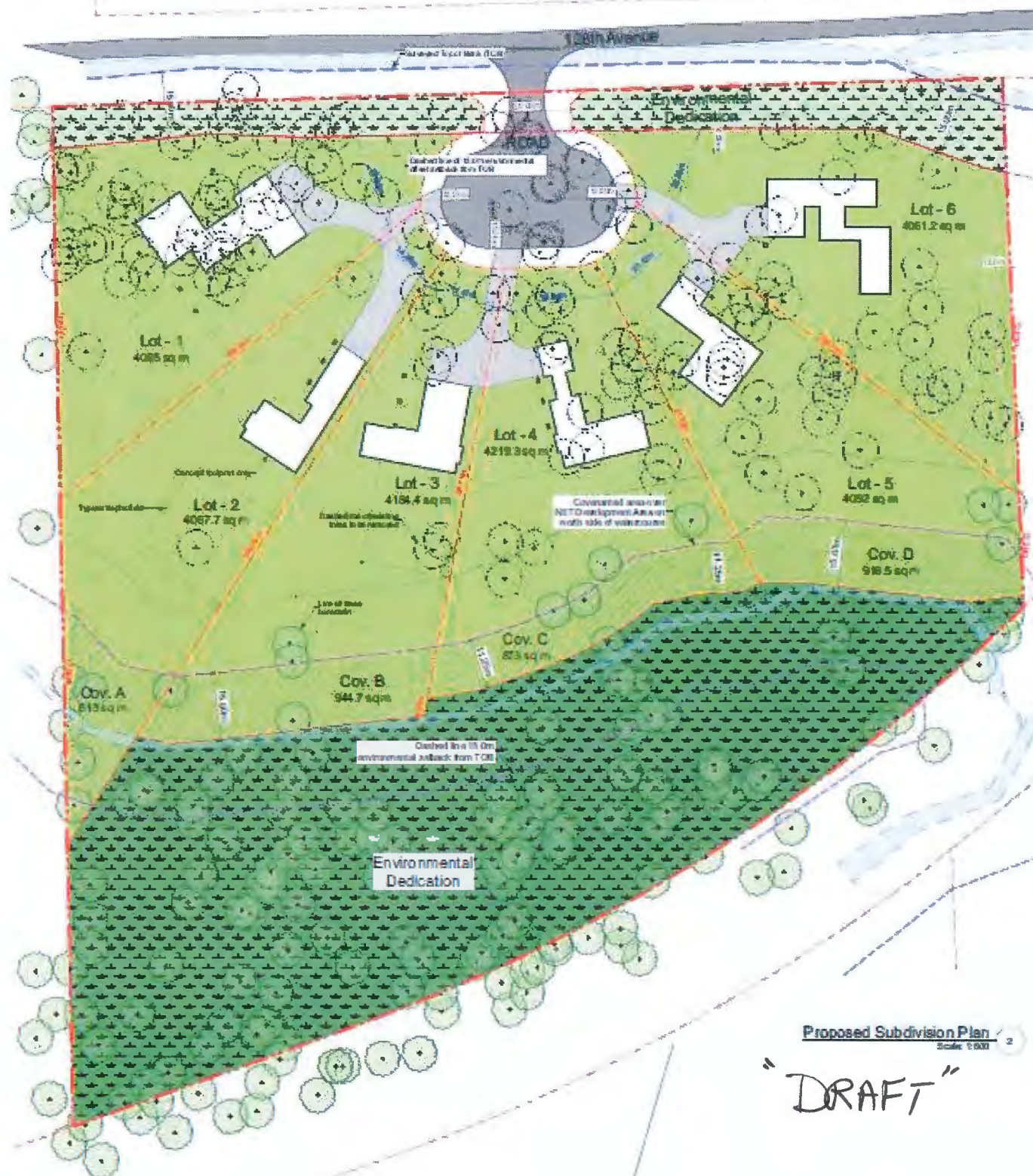


mapleridge.ca

FILE: 2019-001-RZ
DATE: Jan 7, 2019

BY: MC

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michal Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7501-2018
12010 232 Street and 23223 Dewdney Trunk Road

MEETING DATE: January 22, 2019
FILE NO: 2018-335-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12010 232 Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a mixed use commercial development approximately 742m² (7,986.82 ft²) in size. The proposed development would include a dedicated lane and surface parking. The proposed rezoning will require an amendment to the Official Community Plan to re-designate portions of the subject properties from Urban Residential to Commercial. The intersection of 232 Street and Dewdney Trunk Road is identified as a Community Commercial Node by the OCP. Therefore, some limited expansion of the retail node is permitted 100 metres from the intersection. This proposal meets this criterion and is consistent with OCP policies.

This development would not be subject to the City wide community amenity contribution policy as there is no second storey apartment residential uses planned for the site, and commercial projects are exempt from contributing to CACs.

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

RECOMMENDATIONS:

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

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

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

That Zone Amending Bylaw No. 7501-2018 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:	Geoff Lawlor Architect AIBC
Legal Description:	Lot 1, Section 21, Township 12, Plan NWP59958 and Lot A, Section 21, Township 12, Plan NWP6345
OCP:	
Existing:	Commercial and Urban Residential
Proposed:	Commercial
Zoning:	
Existing:	C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Older single family house Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
South:	Use: Gas Station Zone: CS-1 (Service Commercial) Designation: Commercial
East:	Use: Older single family house Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Gas Station Zone: CS-2 (Service Station Commercial) and CS-1 (Service Commercial) Designation: Commercial
Existing Use of Property:	Single Family Residential and Commercial Building
Proposed Use of Property:	Mixed Use Commercial Development
Site Area:	0.26 ha (0.63 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at the intersection of 232nd Street and Dewdney Trunk Road both of which are classified as Arterial roads. Dewdney Trunk Road at this location has two lanes of directional travel plus a left turn lane. 232nd Street has one lane of directional travel plus a left turn lane. The intersection is signalized with advanced left turn signals. Three of the corners of the intersection have commercial uses and beyond those uses is residential. The subject properties under application contain an older two story commercial building being located on the property at

the corner of 232nd Street and Dewdney Trunk Road and the other property contains a single family house. The subject property slopes from the southwest to the northeast.

c) Project Description:

The application is to rezone the subject properties from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to redevelop the current commercial building and expand the site to the west to accommodate a single storey commercial building of approximately 742 m² (7,986.82 ft.²) in size with surface parking and a new lane that will provide future access to nearby the properties. The proposal requires an amendment to the Official Community Plan land use designation. A future Development Permit application report will outline the details of the project and any variances required.

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

d) Planning Analysis:

Official Community Plan:

The application is consistent with OCP policies but needs an OCP amendment to the Designation. The properties are currently designated Commercial (Community Commercial Node Category) and Urban Residential. For the proposed development an OCP amendment will be required to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial to allow the proposed C-2 (Community Commercial) zoning. The proposed OCP amendment can be supported through the OCP Community Commercial Node policies found in Section 6.3.5. The proposed expansion of the Commercial designation is supported several OCP Policies.

6-26 – “Maple Ridge will promote the development of Community Commercial Nodes to serve the commercial needs of emerging neighbourhoods.”

6-28 – “Total commercial space within each Community Commercial Node is typically less than 7,000 sq. m. (75,000 sq. ft.) although it is recognized that over time they may expand to 9290 sq. m. (100,000 sq. ft.).”

6-29 – “Commercial and Mixed Use Developments within an identified Community Node must be designed to be compatible with the surrounding area and will be evaluated against the following:

- a) adherence to additional design criteria;
- b) required commercial or mixed use component along the street frontage, within 100 metres from the intersection;
- c) continuity of commercial or mixed use from the intersection; and

d) the ability of the existing infrastructure to support the new development.”

Please note the node includes all 4 corners, and a one storey development is not as dense as it could be.

The current proposal and design fulfills all of the above policy criteria. It will provide more shopping opportunities in a commercial node characterised presently by two gas stations. The future uses of smaller stores, local merchants and possible office space are supported because they are central to achieving a more balanced community in this area. Further, the proposed expansion of the Commercial designation at this location is not significant in size. The two existing gas stations currently in this commercial node do not exceed 400m² (4,300ft²) in commercial square footage (excluding car washes and gas pump canopy areas). The additional commercial square footage of 742m² (8,000 ft²) will almost triple the available commercial square footage available in this node. There is approximately 224.54m² (2,417ft²) of commercial space on the North West corner.

Zoning Bylaw:

The current application proposes to rezone the properties located at 12010 232nd Street and 23223 Dewdney Trunk Road from C-1 (Neighbourhood Commercial) to C-2 (Community Commercial) to permit the development of a single storey mixed use commercial development approximately 742m² (7,986.82ft.²) in size. Suggestions were made by staff that a two storey building with either office or rental apartments would be supported but the applicant preferred to proceed with no second storey uses. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.5 of the OCP, a Commercial Development Permit application is required to address the current proposal's compatibility with adjacent development, and to enhance the unique character of the community.

Advisory Design Panel:

A Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule C);
- 3. A Commercial Area Development Permit Application (Schedule D);
- 4. A Development Variance Permit (Schedule E);
- 5. A Watercourse Protection Development Permit Application (Schedule F)); and
- 6. A Subdivision Application.

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

CONCLUSION:

It is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

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

The development proposal is not in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to designate those portions of the subject properties


designated Urban Residential to Commercial. It is, therefore, recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

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


Prepared by:


Wendy Cooper, MCIP, RPP
Senior Planning Technician

Approved by:


Christine Carter, M.P.L, MCIP, RPP
Director of Planning

Approved by:


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

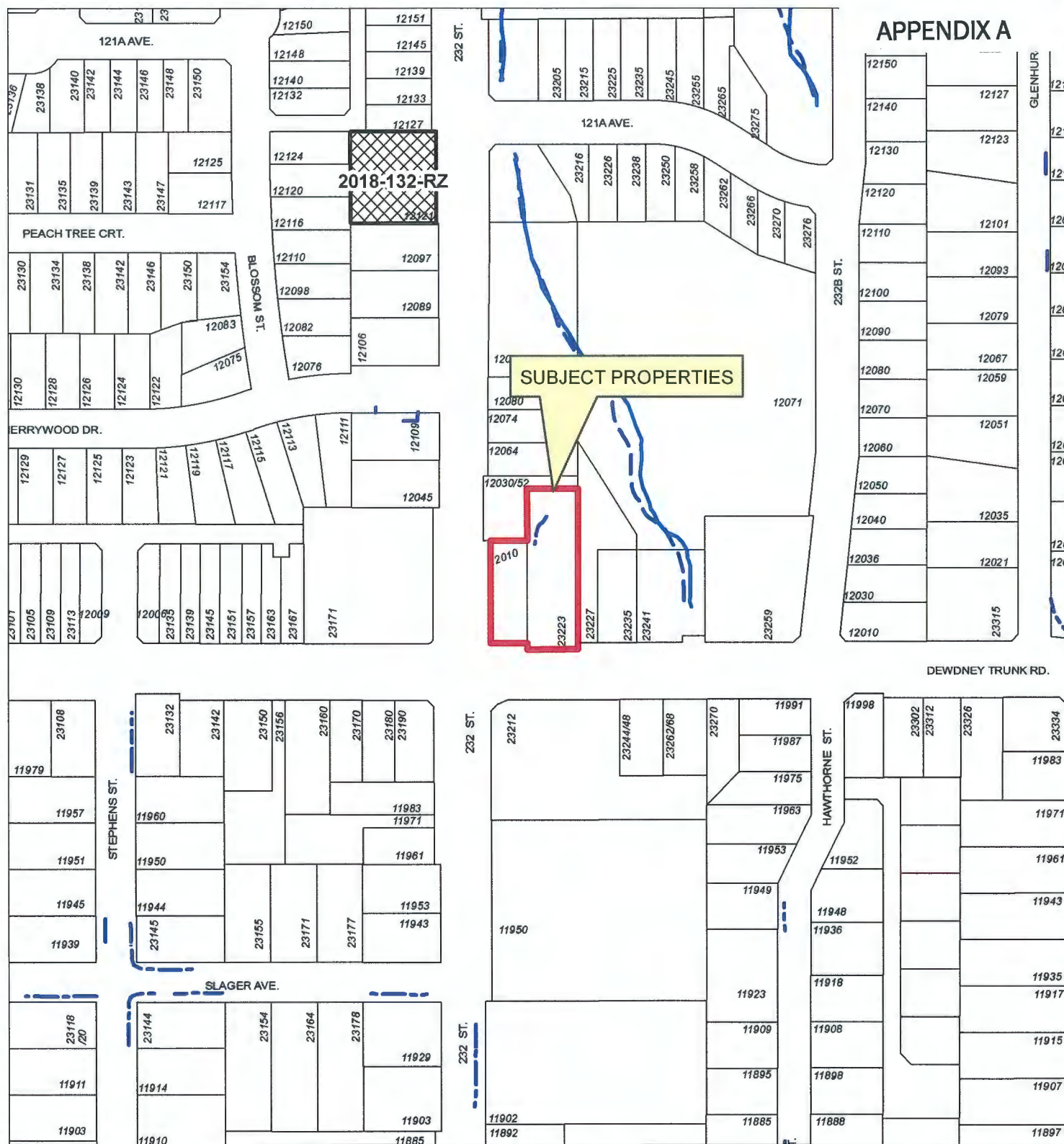
Concurrence:


Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7501-2018
- Appendix D – Proposed Site Plan

APPENDIX A



Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

12010 232 St
23223 Dewdney Trunk Rd

PLANNING DEPARTMENT



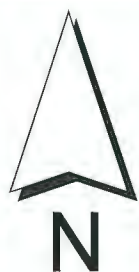
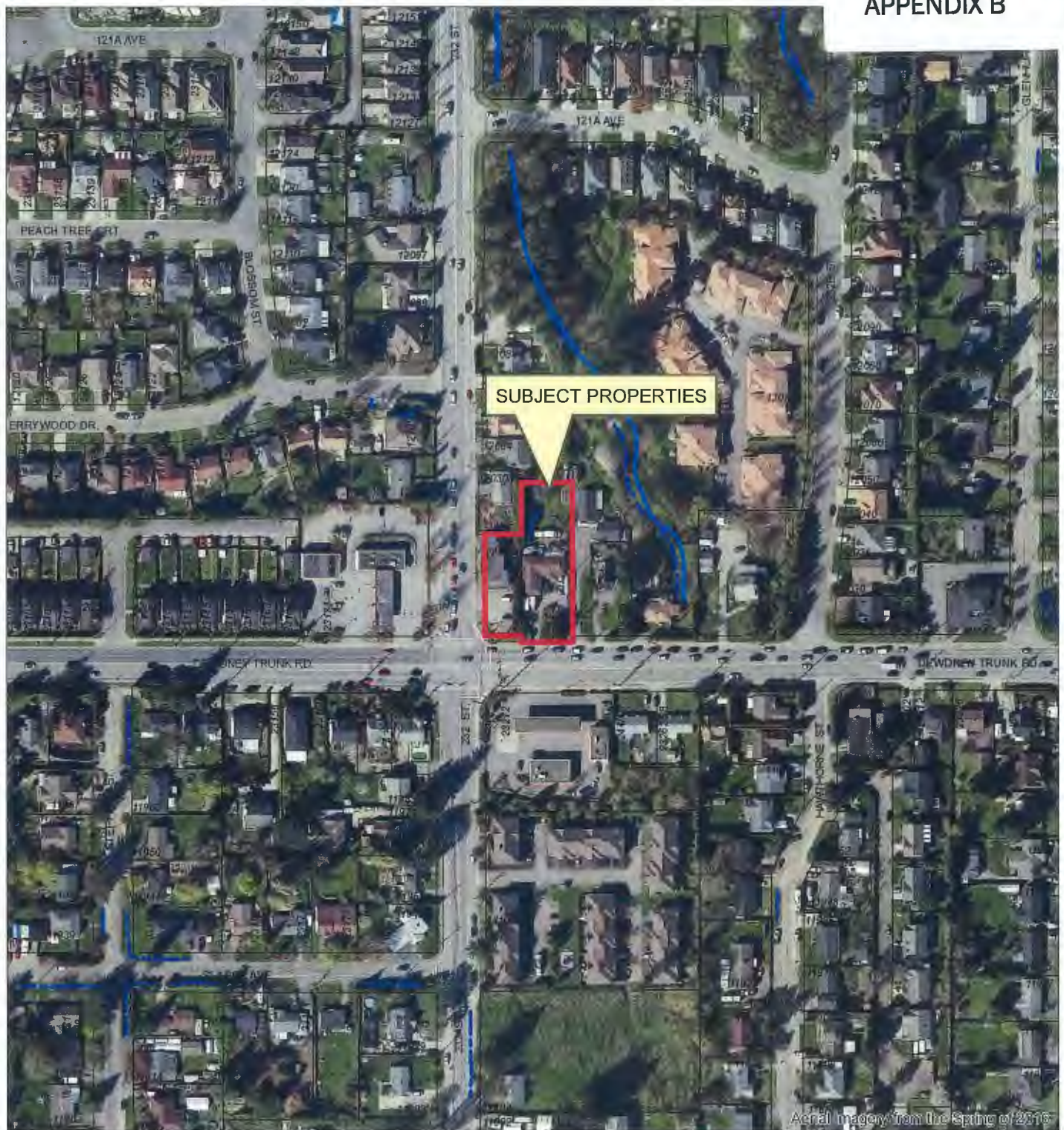
MAPLE RIDGE
British Columbia

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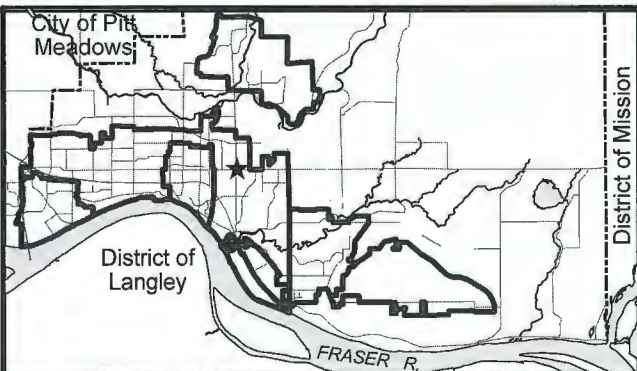
FILE: 2018-335-RZ
DATE: Oct 25, 2018

BY: LP

Scale: 1:2,500



Scale: 1:2,500



12010 232 STREET &
23223 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



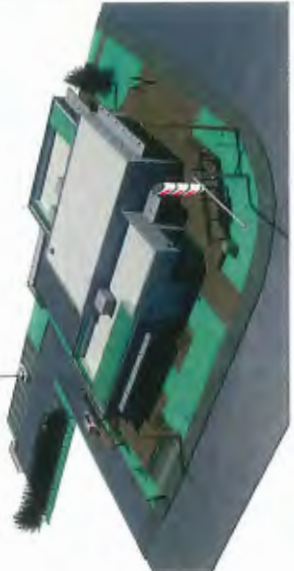
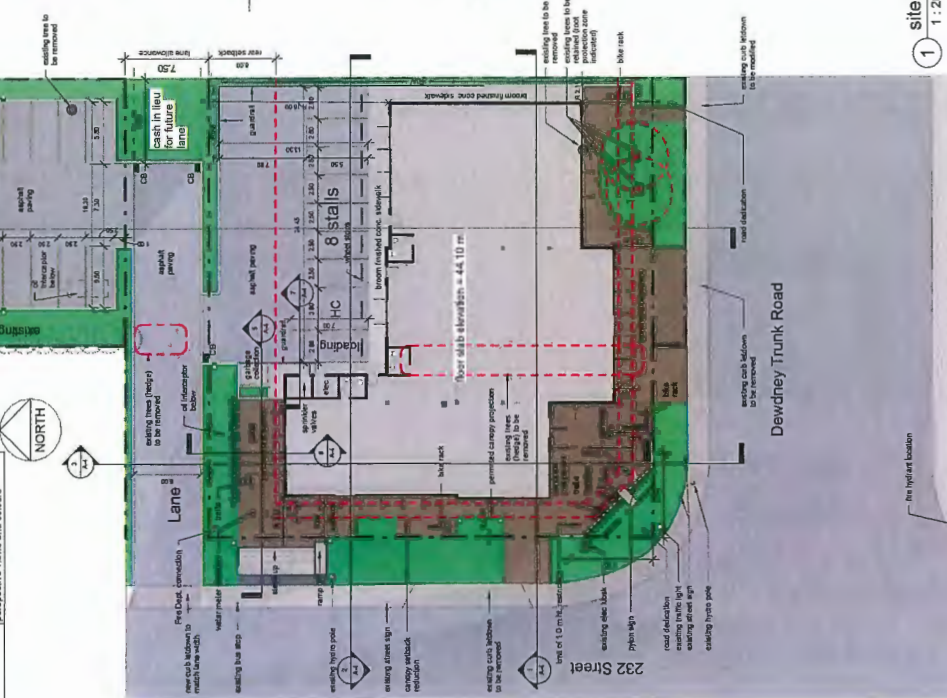
mapleridge.ca

FILE: 2018-335-RZ
DATE: Oct 29, 2018

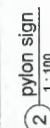
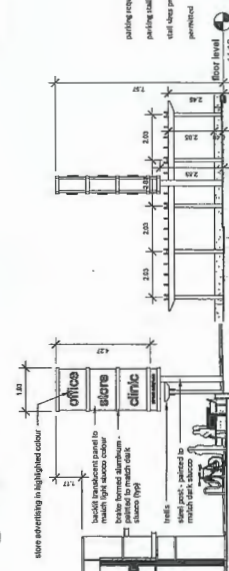
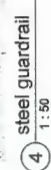
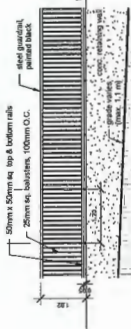
BY: PC

12010 232 Street &
23223 Dewdney Trunk Road,
Maple Ridge

A-1	cover sheet & site plan
A-2	building plans & elevations
A-3	site elevations
A-4	site sections
A-5	adjacent atlas & location
A-6	survey & site photographs
A-7	descriptive views and colours



Sand-Brown® Estate Stone with Slate Grey colored sand
concrete unit pavers



Francis Andrew bench, basic series B1-1

Francis Andrew bike rack, Loopy series 21
21-BR52, black frame

Francis Andrew Furnishing
Urban Recyclable - Series 8

proposed site furnishings

1 site plan
1 : 200

APPENDIX D

cover sheet and site plan

project #	17-116	drawing #	A-1
scale	as shown		
drawn by	GDL		
checked by			

by paper

May not copy without the ENGINEER'S WRITTEN
 REVISION OF THE ARCHITECT
 NOT TO BE USED FOR CONSTRUCTION PURPOSES. STAMPED
 AND SIGNED FOR ARCHITECT'S RECORD
 AND CONSTRUCTION PURPOSES

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 Web: www.architecturalplus.com

Project
 City of Maple Ridge
 Commercial

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 22, 2019
FILE NO: 2018-217-RZ
MEETING: C of W
SUBJECT: First Reading
Zone Amending Bylaw No. 7519-2018
11070 Lockwood Street, 24984, 25024 and 25038 112 Avenue, and
North East Albion Land Use and Servicing Concept Planning Process

EXECUTIVE SUMMARY:

An application has been received to rezone 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue (the development site), located in the northeast section of the Albion Area Plan (North East Albion area). The application proposes to rezone the development site from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes no less than 371 m² (3,993 sf). The required amenity fee of \$3,100.00 per lot less than 557 m² will be collected by the Approving Officer at the subdivision approval stage. Furthermore, this application is subject to the City's Community Amenity Contribution Program Policy 6.31, and a contribution of approximately \$438,600 (\$5,100 per lot) is requested.

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities, and transportation and servicing needs. To address these issues, Council is being asked to endorse a North East Albion Land Use and Servicing Concept Planning Process, which will be undertaken collaboratively with the applicant and, as described in this report, will prepare a Land Use and Servicing Concept Plan for North East Albion. Such a Concept Plan would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion area, starting with the current application 2018-217-RZ.

Council is also asked to consider giving first reading for the development application 2018-217-RZ, which will then be placed on hold pending the outcomes of the planning process. The developer is supportive of the Land Use and Servicing Concept Planning Process and has further offered use of their consultant team, at no cost to the City, because they recognize that in doing so, it could provide insights for their development proposal and expedite the processing of their application.

Should Council not support the proposed approach of undertaking a North East Albion Land Use and Servicing Concept Planning Process while granting first reading to the current application, alternative recommendations have been proposed in this report.

To proceed further, the following recommendations below are made.

RECOMMENDATIONS:

1. That the North East Albion Land Use and Servicing Concept Planning Process be endorsed;
2. That Zone Amending Bylaw No. 7519-2018 be given first reading, and that consideration of second reading be deferred until such time as the draft North East Albion Land Use and Servicing Concept Plan is endorsed by Council;
3. That, in respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, an invitation to the public to comment, and the consultation process included in the North East Albion Land Use And Servicing Concept Planning Process; and

4. 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 the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin, Anya Paskovic, representing Epic Homes
Legal Description:	Lot 4 Except: Firstly: Parcel "A" (Explanatory Plan 16432) and Secondly: Part dedicated as road on Plan 29924, Section 11, Township 12, New Westminster District Plan 1363; Parcel "A" (Explanatory Plan 16432), Lot 4, Section 11, Township 12, New Westminster District Plan 1363; and, Lot 28 and Lot 29, Section 11, Township 12, New Westminster District Plan 34098.
OCP:	
Existing:	Low/Medium Density Residential
Proposed:	No change
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential, Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential, Suburban Residential
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	7.4 ha (18.2 acres)
Access:	Lockwood and 110 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The four subject properties, 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue, which together comprise a 7.4 ha (18 acre) development site (Appendix B), is located in the northeast section of the Albion Area Plan (North East Albion area, see Appendix A). The development site is rural in character, and contains four single family dwellings. Two unnamed creeks flow from southeast to northwest across the development site.

As it is with the proposed development site, the North East Albion area is rural in nature and remains one of the last largely undeveloped areas in Albion. The North East Albion area is bound by Kanaka Creek Regional Park to the north and west, the limits of the Albion Area plan to the east, and Thornvale Creek to the south (near 108 Avenue). The area is characterized by gentle to moderate sloping topography dropping down to Kanaka Creek to the west. Several unnamed creeks, generally in a southeast to the northwest orientation, cross the Northeast Albion area and flow into Kanaka Creek. Current land uses in the area are rural, single family residential in character, with small pockets of slightly denser single family residential properties located in the southeast corner of the North East Albion area (see Appendix A).

c) Development Proposal:

An application has been received to rezone 11070 Lockwood Street, and 24984, 25024 and 25038 112 Avenue (the development site), located in the North East Albion area (see Appendix A and B). The application proposes to rezone the development site from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit a subdivision of approximately 86 single family lots (see Appendix D). The development site is currently designated *Low-Medium Density Residential* under the Albion Area Plan. An Official Community Plan (OCP) amendment will be required to amend this land use designation to include *Conservation* to protect the unnamed creeks which cross the development site.

The *Low-Medium Density Residential* designation corresponds with single detached or duplex housing with lot sizes ranging from 557 m² (5,996 sf) to 891 m² (9,590 sf). The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes no less than 371 m² (3,993 sf). The required amenity fee of \$3,100.00 per lot less than 557 m² will be collected by the Approving Officer at the subdivision approval stage. Furthermore, this application is subject to the City's Community Amenity Contribution Program Policy 6.31, and a contribution of approximately \$438,600 (\$5,100 per lot) is requested.

d) Planning Analysis:

As the southwesterly and northwesterly portions of Albion continue to build out, the relatively undeveloped nature of the North East Albion area make it increasingly attractive to the development industry. While the current proposal represents the first significant development application in the North East Albion area in many years, it is noted that a number of land use enquires have been received adjacent to the development site, suggesting increased development interest in the area. This eventual development interest in the North East Albion area was anticipated in most recent amendments to the Albion Area Plan in 2013. That is, policies in the Albion Area Plan identify the need for future land use and servicing assessments at the time of redevelopment (see the following section of this report).

In acknowledgement of these policy requirements, the applicant and staff have developed a unique and timely approach to undertaking a land use and servicing assessment; one that should inform staff's further assessment of the current development application, as well as of the implications to the possible ongoing development in North East Albion.

Staff have provided below more detail on the relevant policy base and its background before setting out for Council's consideration an overview of a collaborative land use and servicing concept planning process.

Albion Area Plan

The Albion Area Plan, which encompasses the North East Albion area, was adopted with the update to the City's Official Community Plan (OCP) in 2006, and has continued to evolve through subsequent amendments. The Area Plan identifies the North East Albion area as requiring future land use and servicing assessments at the time of redevelopment. Specifically, existing policies raise questions regarding the sequence of development; development impacts to servicing systems, especially downstream; and the commercial needs of the future residents in the North East Albion area:

10 - 9 Growth in North East Albion (Figure 1) may create a need for Neighbourhood or Village Commercial Centres. Maple Ridge will consider the development of such centres to provide daily convenience needs and services, subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

10 - 10 The sequence of development is to proceed in the most efficient manner, with capital costs and ongoing servicing costs to be minimized. To achieve this, a lot consolidation may be required.

10 – 11 Development applications seeking a land use designation change through an Official Community Plan amendment, to allow an increase in density, will be submitted with an analysis of the existing downstream system to a limit determined by the District. Capacity constraints identified within the existing system are to be resolved prior to additional density being advanced.

The above policies stem from the 2012 – 2013 density and amenity zoning review undertaken predominantly for north Albion (west of Kanaka Creek and north of 108 Avenue), where the emergence of development pressures and requests for higher development densities at that time, similar to the current circumstances in North East Albion, triggered a conversation about appropriate density levels and amenity zoning.

Through that process, a key element was a series of public consultation events, undertaken to assess community support for increased densities beyond those supported in the Albion Area Plan at the time, and to determine which community amenities should be prioritized. In a report to Council on June 10, 2013, it was noted that the community's top two concerns were the absence of commercial uses and their accompanying local job opportunities, as well as a lack of schools. Towards addressing these concerns, the public expressed support for an increase in density levels in exchange for the provision of amenities and local services (i.e. commercial). In terms of specific forms of development, the public ranked the following as their top three types of land use: small lot single-family development; commercial development; and mixed-use (residential and commercial) development. A good level of support was also voiced for townhouse forms of development.

This density and amenity review process culminated in the adoption of OCP and Zoning Bylaw amendments on October 8, 2013 to implement a Community Amenity Program, Amenity Reserve Fund, and density bonus framework in the Albion Area Plan.

In terms of the current application, it is noted that through the prior density and amenity review process, it became clear that the timeline for development in the North East Albion area would be far off in the future. As a result, the corresponding level of certainty in terms of possible land use and servicing issues was equally vague. With that, the aforementioned policies 10-9 through to 10-11 were included in the amendments to the Albion Area Plan to ensure that when development interest manifested in the North East Albion area, a more thorough understanding of the land use and servicing requirements would be developed, prior to the approval of any new form of development.

2014 Housing Action Plan

The Housing Action Plan (HAP), endorsed in 2014, along with its Implementation Framework endorsed on September 14, 2015, include a number of goals and principles that expand upon the housing policies set out in the OCP. Its Vision Statement is:

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

The HAP contains five goals, and numerous strategies and actions to help achieve this vision. They cover improving housing choice, housing affordability, access to appropriate housing, and the accommodation of persons with special needs, as well as improving the community's capacity to innovate and enhance access to affordable housing and housing choice.

With respect to the North East Albion area, HAP policies suggest the need for ground-oriented residential housing; housing that provides varying unit sizes; new forms of housing; and

accommodation of accessory dwelling unit options (i.e. secondary suites and detached garden suites), all with the intent to provide affordable and appropriate housing options for current and future households.

2014 Strategic Transportation Plan

The City adopted its Strategic Transportation Plan (STP) in 2014. The STP seeks to address the challenges and opportunities facing the City's transportation system through a framework of goals, objectives and actions to enhance safe transportation access and mobility, provide transportation choice, respect the environment and quality of life, and promote affordability through mobility. This framework is intended to guide the City's decision-making over the next 20 years with respect to transportation both within, to and from Maple Ridge.

With respect to the North East Albion area, the STP identifies the need to complete portions of the transportation network, including a road and bicycle route connector between 112 Avenue and 108 Avenue along the foot of Grant Hill (Thornhill), a cycling connection between 112 and 100 Avenue, and the Thornhill road connector between 256 Street and Lougheed Highway. These proposed improvements will influence traffic travelling in and through the North East Albion area. The STP identifies that the alignment and design of these elements, which are influenced by topography, geology, and property ownership, would require further detailed study in concert with redevelopment.

Furthermore, the internal transportation network within the North East Albion area should also be considered in tandem with the sequencing of land development, infrastructure servicing (e.g. sewer service), and the location of an eventual Neighbourhood or Village Commercial node. A traffic assessment of the overall circulation patterns that may result from anticipated land uses and densities is warranted.

School District 42 Strategic Facilities Plan

The School District 42 Strategic Facilities Plan was adopted by the Board of Education in October 2015. A new elementary school on 104 Avenue is also scheduled to open later this year. More recently, the School District has completed an analysis of the potential number of school-aged children that could be generated by residential growth in Maple Ridge, and projected the number of new school sites that will be needed to meet future demand. The North East Albion area was identified by the analysis as one of two areas where a new school site would be needed over the next ten-year period. With its findings, and in an effort to move towards site acquisition, the School District has taken the first steps required for submission of a 2019/2020 Capital Plan to the Ministry of Education. On July 24, 2018, CMR Council passed a resolution supporting the Board of Education's proposed eligible school site requirements for School District 42. The City's Parks and Leisure Department also seeks to co-locate a neighbourhood park and field with the future school to serve existing and future residents in the North East Albion area. The size, configuration, and siting for these co-located facilities are still under evaluation.

Metro Vancouver and Kanaka Creek Regional Park

Finally, Metro Vancouver has expressed a desire for the siting and development of a gateway to Kanaka Creek Regional Park. While discussions are at a very preliminary phase, there is the potential to locate such a site, which may include a parking lot and small park facilities and information kiosks, somewhere in the North East Albion area.

e) Proposal for North East Albion Land Use and Servicing Concept Planning Process

Altogether, the Albion Area Plan's policies along with the policy directions set forth through other City plans speak to the need and opportunity for greater land use clarity for development in the North East Albion area. A prudent manner to achieve this is through the development of a land use and servicing concept plan that would identify upfront, among other things, the location of land uses, overall density ranges and lot sizes, road and transportation patterns, general developable areas, the servicing strategy and its implications and the phasing of development in the North East Albion area (study area indicated in Appendix A).

Such a concept would consider the City's policy contexts, as well as those presented by institutional partners, as well as through feedback garnered from local area residents and landowners. Further, the land use and servicing concept plan could then be used to guide the preparation and evaluation of the current development proposal, as well as any future development applications, in the North East Albion area on specific land parcels.

In recognition of this, Engineering, Planning and Environment staff have held discussions with the developer of the current application, Epic Homes and their consultant team, on the opportunity to undertake a more comprehensive planning and engineering exercise. These efforts have resulted in a tentative agreement to undertake a North East Albion Land Use and Servicing Concept Planning Process, subject to Council endorsement.

For Council consideration, a general scope of work to develop a Land Use and Servicing Concept Plan is outlined below.

- Undertake background review and research to support the development of the Land Use and Servicing Concept Plan. This review would cover all relevant City policies as well as those of institutional stakeholders (e.g. School District 42, Metro Vancouver), transportation networks, site servicing capacities, constraints and opportunities (i.e. water, sanitation, and stormwater), housing and land use economic analyses;
- Prepare and refine land use and servicing concept elements through a Design Charrette, including possible future land use designations, appropriate development forms, densities and scale/massing parameters, transition strategies between uses and densities, transportation network configurations and designs, servicing options, local and regional park and open space locations, trail connections, school site locations, and environmentally sensitive areas. These different elements will be combined into a minimum of two complete Land Use and Servicing Concept Plan options;
- Solicit community input on the complete Land Use and Servicing Concept Plan options. Staff will initiate an independent peer review of the Land Use and Servicing Concept Plan options and facilitate a community engagement process to gain land owner, stakeholder, and Albion community input on the Concept Plan options with a view to select and finalize the details of a preferred Land Use and Servicing Concept Plan.

A further unique feature of this proposed concept planning process is that the applicant has offered to undertake the scope of work through the use of their consultant resources, at no cost to the City. Additionally, such an approach could expedite the creation of a land use and servicing concept plan for North East Albion, compared to the likely timing should the City undertake the process with its own staff and resources given the current number of City-led community planning efforts already underway. City staff note that they would still provide oversight to the consultant team during the production of the concept plan and have included a third party, independent review and a

community consultation process into the scope of work. More detail on these latter two process elements is provided in the following section of this report.

The final Land Use and Servicing Concept Plan (along with updates throughout the process) would be presented to Council for endorsement. At that time, a summary of the planning process, and feedback received through the community engagement process, will also be presented.

It is anticipated that the Land Use and Servicing Concept Planning Process would take approximately seven to eight months to complete. Should Council endorse the process at the Council Meeting on January 29, 2019, it is anticipated that a Land Use and Servicing Concept Plan could be presented to Council as early as mid-summer 2019.

Consultation Process for North East Albion Land Use and Servicing Concept Plan

As with any planning process, input from the community and local land owners will be essential. The consultation process that will form part of the North East Albion Land Use and Servicing Concept Planning Process will seek to gain feedback from local landowners, stakeholders such as Metro Vancouver and School District 42, and city residents on Land Use and Servicing Concept Plan options and implications. Engagement activities will include a Design Charrette, intended to gather key stakeholders to discuss and explore land use and servicing options for North East Albion, through the use of graphic design imagery, drawings and photos. A subsequent and public Open House will present a further opportunity to review and gain resident input on draft land use and servicing concept(s). A key element of the consultation process will be the retention of a third party facilitator, whose role will be to host the Open House discussion and provide an independent summary report back on the consultation and the draft land use and servicing concept(s). This report, along with various staff reports at key points in the process, will be brought forward as updates to Council, prior to presenting the draft Land Use and Servicing Concept Plan for Council's endorsement.

The process will also be advertised on the City's website and through social media platforms, and also include a mail-out directly to landowners soliciting feedback and inviting them to attend an open house. Posting of the eventual Official Community Plan amendments to reflect the Land Use and Servicing Concept Plan on the City's website, together with an invitation to the public to comment will also be completed.

Application Processing

The applicant made this rezoning application, 2018-217-RZ, for the development site within the North East Albion area to support a single family subdivision, in the interest of being processed in parallel with the proposed North East Albion Land Use and Servicing Concept Planning Process. Should Council grant first reading to Zone Amending Bylaw No. 7519-2018, it would permit the applicant to continue working with staff in the processing of their application. It would also permit the applicant to capitalize on synergies between the planning process and their development site's context (i.e. modifying their proposal to suit the evolution of the planning process). It is noted though that second reading and referral to Public Hearing would not be recommended until the North East Albion Land Use and Servicing Concept Planning Process is completed. Furthermore, it is also recommended that any other development applications received in the North East Albion area be deferred until Council endorses the final North East Albion Land Use and Servicing Concept Plan.

Financial Considerations

The developer has proposed to have their consultant team undertake the North East Albion Land Use and Servicing Concept Planning Process. While such concept planning efforts are typically City-led, staff acknowledge that such a planning exercise is not currently included in the Planning Department's work program. Further, Council Policy 6.30 recognises the likelihood that the number of requests for area plans may exceed staffing and budgetary resources available to the City, and as a result the policy states that the City will typically undertake only one area planning process at a time, subject to Council's discretion. Currently, Planning staff are in the midst of area planning work for the Albion Flats and are set to initiate a Loughheed Corridor Study early in 2019. Noting this, staff also concede that in the absence of a clear land use and servicing concept plan, the further processing of the current application is challenged. By undertaking the proposed Land Use and Servicing Concept Planning Process through the developer's consultant resources, the applicant would be able to advance their development application in a more timely than would otherwise be the case. Further, and as noted above, staff have included in the general scope of work a review of the Concept Plan by an independent third party, as well as through appropriate levels of community engagement to ensure that any resulting plan benefits the North East Albion area, and wider Albion Area, as a whole.

Summary Recommendation

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities and transportation networks.

Council is being asked to endorse the North East Albion Land Use and Servicing Concept Planning Process described above, whose aim is to develop a Land Use and Servicing Concept Plan that would then be used to guide the preparation and evaluation of specific development proposals in the North East Albion area, starting with the current application 2018-217-RZ.

Council is also asked to consider giving first reading for the development application 2018-217-RZ, which will then be placed on hold pending the outcomes of the planning process. The developer has proposed to support the Land Use and Servicing Concept Planning Process through the use of their consultant team, at no cost to the City, because they recognize that it can provide insights for their development proposal and expedite the processing of their application.

It is also recommended that any other development applications received in the North East Albion area be deferred until Council endorses the final North East Albion Land Use and Servicing Concept Plan.

f) Alternatives

The following two alternatives are presented for Council's consideration. Their advantages and disadvantages are also presented.

Alternative 1. Allow the development application to proceed without a Land Use and Servicing Concept

Council may allow the development application to proceed as proposed by granting first reading, but choose not to endorse the North East Albion Land Use and Servicing Concept Planning Process.

Advantages

This course of action allows the application to proceed through the City's normal development application review process. The application conforms within the current Low-Medium Density Residential designation of the Albion Area Plan (with minor amendments to accommodate conservation areas), and the development proposal conforms with the City's current density bonus framework for the Albion Area.

Disadvantages

The opportunity to evaluate the land use implications of development on an area-wide basis (e.g. opportunities for enhancing residential housing diversity and affordability, a commercial node, and recreational and institutional uses) along with the servicing impacts (e.g. vehicle circulation and water and sanitary services), are not realized. Allowing this development application to advance in the absence of a comprehensive land use and servicing concept plan for the North East Albion area may constrain and potentially prevent future opportunities for achieving more coherent, coordinated and desirable land use, transportation, servicing and environmental conservation outcomes on all land parcels across the entire area.

If Council prefers this alternative, all four recommendations cited at the start of this report should be replaced by::

1. That Zone Amending Bylaw No. 7519-2018 be given first reading;

Furthermore, as there are two identified watercourses which flow northward through the development site into Kanaka Creek, an environmental setback area, to be determined, will be dedicated as park for conservation purposes as part of this development application. As such, an Official Community Plan (OCP) amendment will be required to amend the land use designation in this area from *Low-Medium Density Residential* to include *Conservation*. Therefore, the following recommendation is also made:

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

- i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;*
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;*
- iii. The Council of any municipality that is adjacent to the area covered by the plan;*

- iv. *First Nations;*
- v. *Boards of Education, Greater Boards and Improvements District Boards; and*
- vi. *The Provincial and Federal Governments and their agencies.*

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

3. *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 the information required for a Subdivision application.*

Alternative 2. Defer the development application until the completion of an area planning exercise

Council may choose to defer the development application until such time as a City-led and funded area planning exercise is completed. Such a planning exercise would not begin until the conclusion of current efforts on the Albion Flats Area Plan and/or the Lougheed Transit Corridor Study. Regardless, additional funding may be required to retain the necessary staff or consultant resources.

Advantages

This course of action would allow the evaluation of the policy and land use context in North East Albion to be undertaken by City-led resources and would generate similar benefits in developing a clearer land use and servicing understanding as per the outcomes discussed under the recommended course of action. It is not subject to any timelines related to an application.

Disadvantages

This course of action will have the effect of delaying all major redevelopment activities, including the current development application, until the completion of the City-led planning exercise. The cost of this planning exercise is not offset by developer's consultant resources.

If Council prefers this alternative, all four recommendations cited at the start of this report should be replaced by:

1. *That Zone Amending Bylaw No. 7519-2018 be deferred until an area planning exercise for North East Albion is completed.*

g) Other Required Information

Should Council grant first reading the Zone Amending Bylaw No. 7519-2018 within any of the alternatives presented above, the following items specific to the development application 2018-217-RZ must be addressed as part of the application review process.

Item	Required
Development Permit Application(s)	<ul style="list-style-type: none"> • OCP Section 8.5, Commercial Development Permit, should the application include any commercial development; • OCP Section 8.7, Multi-Family Development Permit, should the application include any multi-family residential development; • OCP Section 8.9, Watercourse Protection Development Permit; • OCP Section 8.10, Natural Features Development Permit; • OCP Section 8.12, Wildfire Development Permit.

Covenant(s)	May be required.
Advisory Design Panel Review	The Commercial Development Permit, and Multi-Family Development Permit, if required, must be reviewed by ADP.
Development Information Meeting (Policy 6.20)	Yes, A DIM held before second reading is required for all rezoning applications proposing more than five dwelling units.
Interdepartmental Referrals*	<ul style="list-style-type: none"> • Engineering Department • Fire Department • Building Department • Parks Department • School District • Canada Post
Development Applications**	<ul style="list-style-type: none"> • An OCP Application (Schedule A); • A complete Rezoning Application (Schedule B or C); • A Commercial Area Development Permit Application (Schedule D, if applicable); • A Multi-Family Residential Development Permit Application (Schedule D, if applicable); • A Watercourse Protection Development Permit Application (Schedule F); • A Natural Features Development Permit Application (Schedule G); • A Wildfire Development Permit Application (Schedule J); • A Subdivision Application.

Notes:

* This 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. 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.

** As required by Development Procedures Bylaw No. 5879-1999 as amended. This list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The North East Albion area has been identified in policy as an area requiring future land use and servicing assessments. Specifically, existing policies raises questions regarding the sequence of development and impacts to servicing systems, and identifies the need for a renewed land use assessment to evaluate residential, commercial, recreational, conservation and institutional uses, densities and transportation networks. Furthermore, following the adoption of the Albion Area Plan in 2006, a Housing Action Plan and Strategic Transportation Plan have been adopted. The policy prescriptions of these plans, and the evolving development context support the staff recommendation that a further assessment to provide more detail on appropriate land use mix, levels of density, and servicing opportunities is necessary for the North East Albion area.

Therefore, it is recommended that Council endorse the North East Albion Land Use and Servicing Concept Planning Process, as described in this report.

It is also recommended that Council grant first reading to Zone Amending Bylaw No. 7519-2018, noting that consideration of second reading be deferred until such time as the draft North East Albion Land Use and Servicing Concept Plan is endorsed by Council.


The combination of the proposed North East Albion Land Use and Servicing Concept Planning Process, along with the granting of first reading to Zone Amending Bylaw No. 7519-2018, provides a

unique and balanced approach to moving the current application forward, while still affording an exploration of the larger land use and servicing implications stemming from new development in this emerging area of Albion.

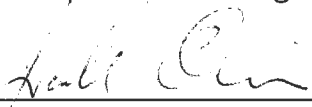
Alternatives have also been presented to Council should an endorsement of the North East Albion Land Use and Servicing Concept Planning Process not be supported.



Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1



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



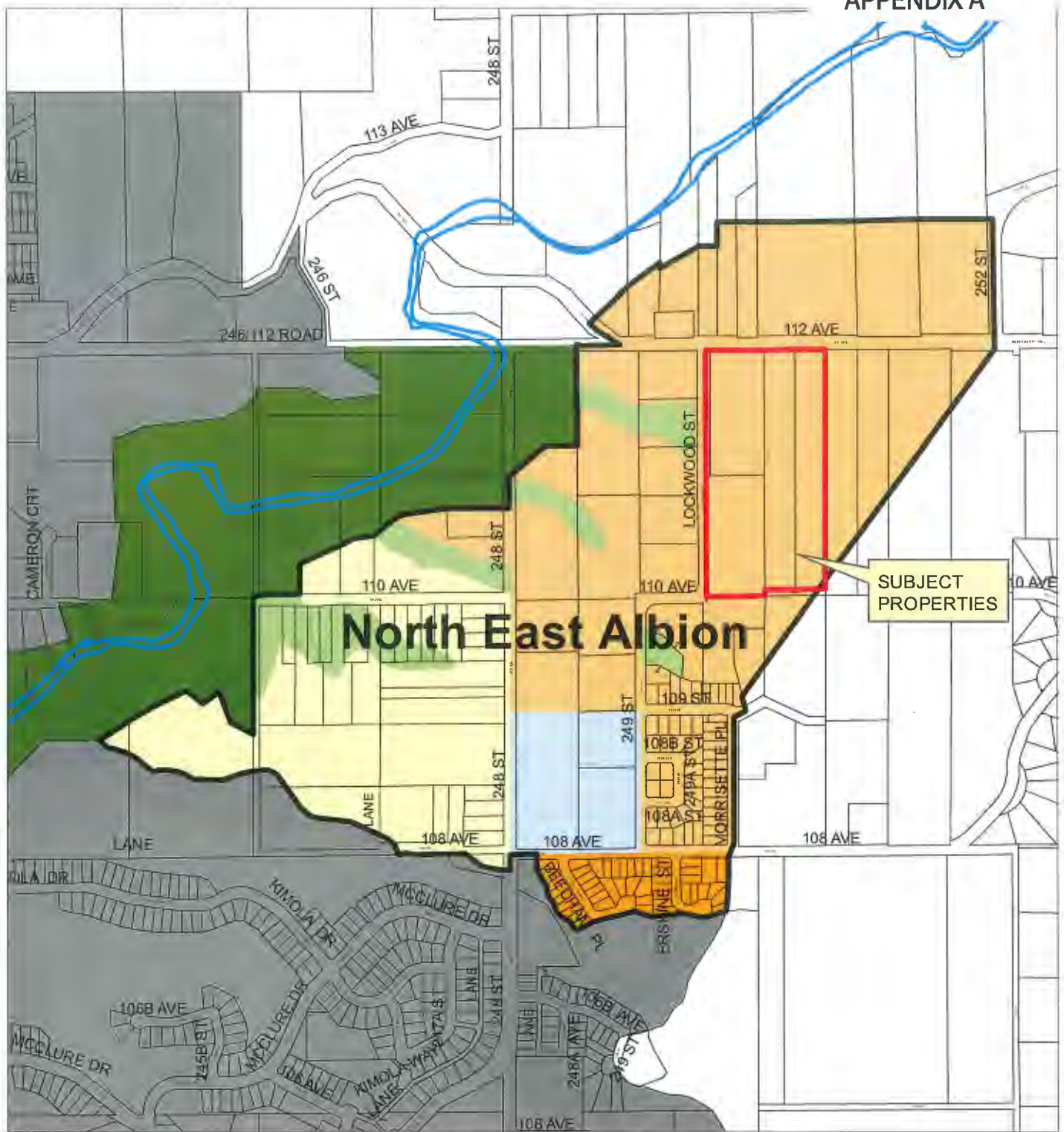
Approved by: Frank Quinn, MBA, P. Eng
GM Public Works & Development Services



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







The following appendices are attached hereto:

- Appendix A – Subject Map and North East Albion area
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7519-2018
- Appendix D – Proposed Site Plan



Scale: 1:8,500

Legend

-  LOW DENSITY RESIDENTIAL
 LOW/MEDIUM DENSITY RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 CONSERVATION
 PARK
 INSTITUTIONAL

11070 Lockwood St
24984,25024 & 25038 112 Ave

PLANNING DEPARTMENT



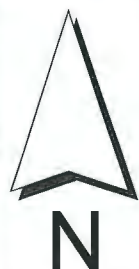
MAPLE RIDGE

British Columbia

mapleridge.ca

2018-217-RZ
DATE: Jan 10, 2019

BY: DT



Scale: 1:3,000

Legend

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

11070 Lockwood St
24984, 25024 & 25038 112th Ave

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-217-RZ
DATE: May 28, 2018

BY: JV

CITY OF MAPLE RIDGE
BYLAW NO. 7519-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7519-2018."
2. Those parcels of land and premises known and described as:

Lot 4 Except: Firstly: Parcel "A" (Explanatory Plan 16432) and Secondly: Part dedicated as road on Plan 29924, Section 11, Township 12, New Westminster District Plan 1363, Parcel "A" (Explanatory Plan 16432), Lot 4, Section 11, Township 12, New Westminster District Plan 1363;

Lot 28, Section 11, Township 12, New Westminster District Plan 34098; and

Lot 29, Section 11, Township 12, New Westminster District Plan 34098,

and outlined in heavy black line on Map No. 1785, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the _____ day of _____, 20_____

READ a second time the _____ day of _____, 20_____

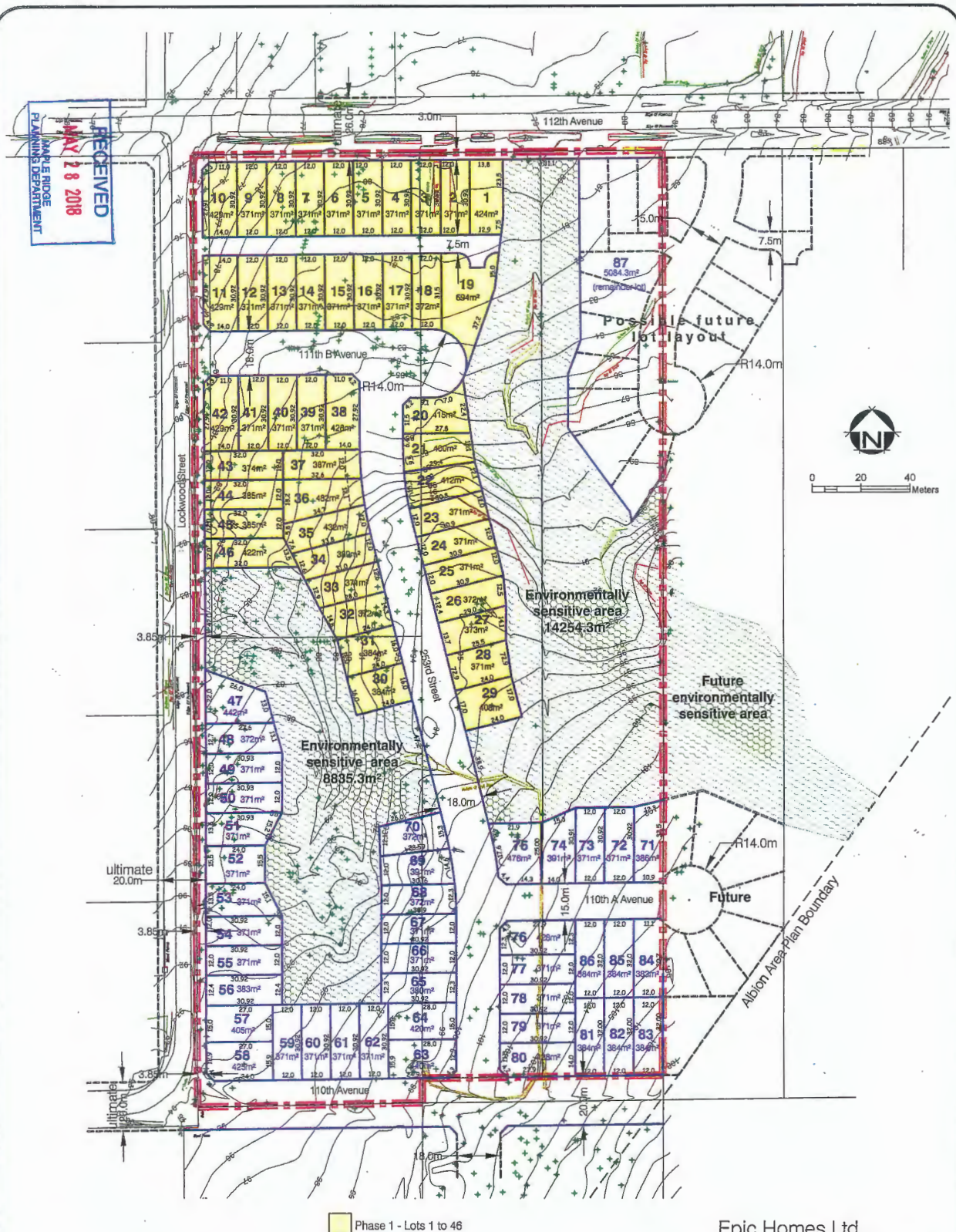
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



TOPOGRAPHIC SOURCE: Terra Pacific Land Surveying Ltd.,
Maple Ridge; Topographic Survey Plan for 11070 Lockwood
Street, 24984, 25024 & 25038 112th Avenue, Maple Ridge; File
MR17-827TPO South Final; 1 metre contours; 13 February 2018

See Phoenix Environmental Services Ltd., Environmental Impact
Assessment Report for watercourse setback information

LEGAL DESCRIPTION

PID 012-136-387
Section 11, Township
12, New Westminster
District, Plan NWP1363

PID 001-447-343
Lot 4, Section 11,
Township 12, New
Westminster District,
Plan NWP1363

EXISTING DESIGNATIONS
OCP: Low-Medium Density Residential
AP: Low-Medium Density Residential
Zoning: RS-3

LOT YIELD
Existing: 4 lots
Proposed: 87 lots
Future: 10 lots

GROSS SITE AREA
7.4 ha / 18.3 acres

NET SITE AREA
3.8 ha / 9.5 acres
(excludes 23088.5m²
environmental area &
12410.7m² road
right-of-way dedication)

PID 007-008-163
Lot 28, Section 11,
Township 12, New
Westminster District,
Plan NWP34098

PID 007-008-198
Lot 29, Section 11,
Township 12, New
Westminster District,
Plan NWP34098

PROPOSED DESIGNATIONS
OCP: Low-Medium Density Residential
AP: Low-Medium Density Residential
Zoning: RS-1b

DENSITY
Gross: 11.8 up / 4.8 up
Net: 22.9 up / 9.2 up

Epic Homes Ltd.
Residential Development Plan
24984, 25024, 25038 112 Avenue &
11070 Lockwood Street, Maple Ridge

SUBDIVISION CONCEPT



Project 18-1022
23 April 2018

Drawing
1

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7527-2019
13160 236 Street

MEETING DATE: January 22, 2019
FILE NO: 2018-408-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-2 (One Family Suburban Residential) to R-1 (Residential District) in order to permit a 5 lot subdivision that will proceed in phases. Two of the proposed lots front 236th Street and can be developed in accordance with the R-1 Residential District Zone. The remainder will remain as 1 lot with frontage through a panhandle with access of 132nd Avenue. Future subdivision of this remainder can proceed in tandem with development of adjacent properties and road network. To proceed further with this application additional information is required as outlined below. This application is subject to the Community Amenity Contribution program, and will be required to pay \$5100.00 per lot which will total 25,500.00. This contribution must be paid prior to rezoning occurring.

RECOMMENDATIONS:

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

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

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

That Zone Amending Bylaw No. 7527-2019 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: Don Bowins
Legal Description: Section: 28, Township: 12, Plan: NWP2637

OCP:
Existing: Conservation, Medium/High Density Residential
Proposed: Medium/High Density Residential

Zoning:
Existing: RS-2 (One Family Suburban Residential)
Proposed: R-1 (Residential District)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-2 (under application to RM-1 and R-1)
	Designation:	Med/High Density Residential, Conservation
South:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Med/High Density Residential, Conservation
East:	Use:	Park
	Zone:	P-1 Park and School
	Designation:	Park
West:	Use:	Vacant
	Zone:	RS-2 (under application to RS-1b)
	Designation:	Conservation, Low Density Urban, Medium/High Density Residential)

Existing Use of Property: Suburban Residential
Proposed Use of Property: Urban Residential
Site Area: 0.44 HA. (1.1acres)
Access: 236th Street
Servicing requirement: Urban Standard

b) Site Characteristics:

The 0.44 hectare property is traversed by the watercourse Maple Ridge Park Creek which effectively limits access to the western portion of the site. Although the main access is from 236th Street, the rear of the site has a pan handle giving access to 132nd Avenue. A number of the adjacent properties are currently under application in accordance with the Silver Valley Area Plan. Due to the site constraints, coordination of the development of these adjacent properties is required in order to gain access and realize the full development potential of the site.

c) Project Description:

The application indicates sufficient developable area to create 5 R-1 lots. Two of these lots face 236th Street, and could be developed at this time, but the remainder will have to wait until the future road alignment can serve additional subdivision.

This remainder portion of the site is not large enough to retain its existing RS-2 Suburban Residential Zoning and therefore will also be rezoned to R-1. This portion has frontage through a panhandle with access off 132nd Avenue. It will not be further subdivided until adjacent properties have completed their development applications, which will likely occur after the rezoning of the subject property is complete. Future adjacent development will contribute to the required road network to give these properties sufficient road frontage to meet bylaw requirements in the R-1 zone. The future cul-de-sac that will serve this portion of the site may be viewed with the proposed subdivision plan, attached to this report as Appendix D.

As the entire developable area will be rezoned with this application, Community Amenity Contributions must be paid for all of the 5 lots, as the rezoning process provides the only opportunity for securing these funds.

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

d) Planning Analysis:

Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated Conservation and Medium / High Density. The proposed R-1 Residential District zone permits a residential density that aligns with this designation. For the proposed development an OCP amendment will be required to adjust the portions of the site that are currently designated Conservation to allow the proposed R-1 Residential District Zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 13160 236 Street from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a total of 5 lots, with 2 parcels developing in accordance with the R-1 Zoning in the short term. The remainder portion will be able to further subdivide into 3 parcels in the future in cooperation with neighbouring properties. The minimum lot size for the current RS-2 Zone is 4000 m², and the minimum lot size for the proposed R-1 Zone is 371 m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

This application will trigger development permit requirements for Watercourse Protection, Natural Features, and Wildfire Protection as outlined further.

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

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

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

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

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

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.

Advisory Design Panel:

As this proposal concerns single family development, a form and character development permit is not required, and therefore, this proposal will not require a presentation to the Advisory Design Panel.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

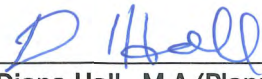
1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B or Schedule C);
3. A Watercourse Protection Development Permit Application (Schedule F);
4. A Natural Features Development Permit Application (Schedule G);
5. A Wildfire Development Permit Application (Schedule J);
6. A Subdivision Application.

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

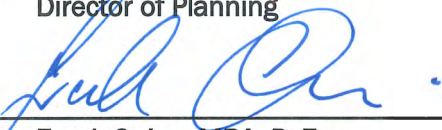
CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to adjust the Conservation Boundaries. It is, therefore, recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

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


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


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

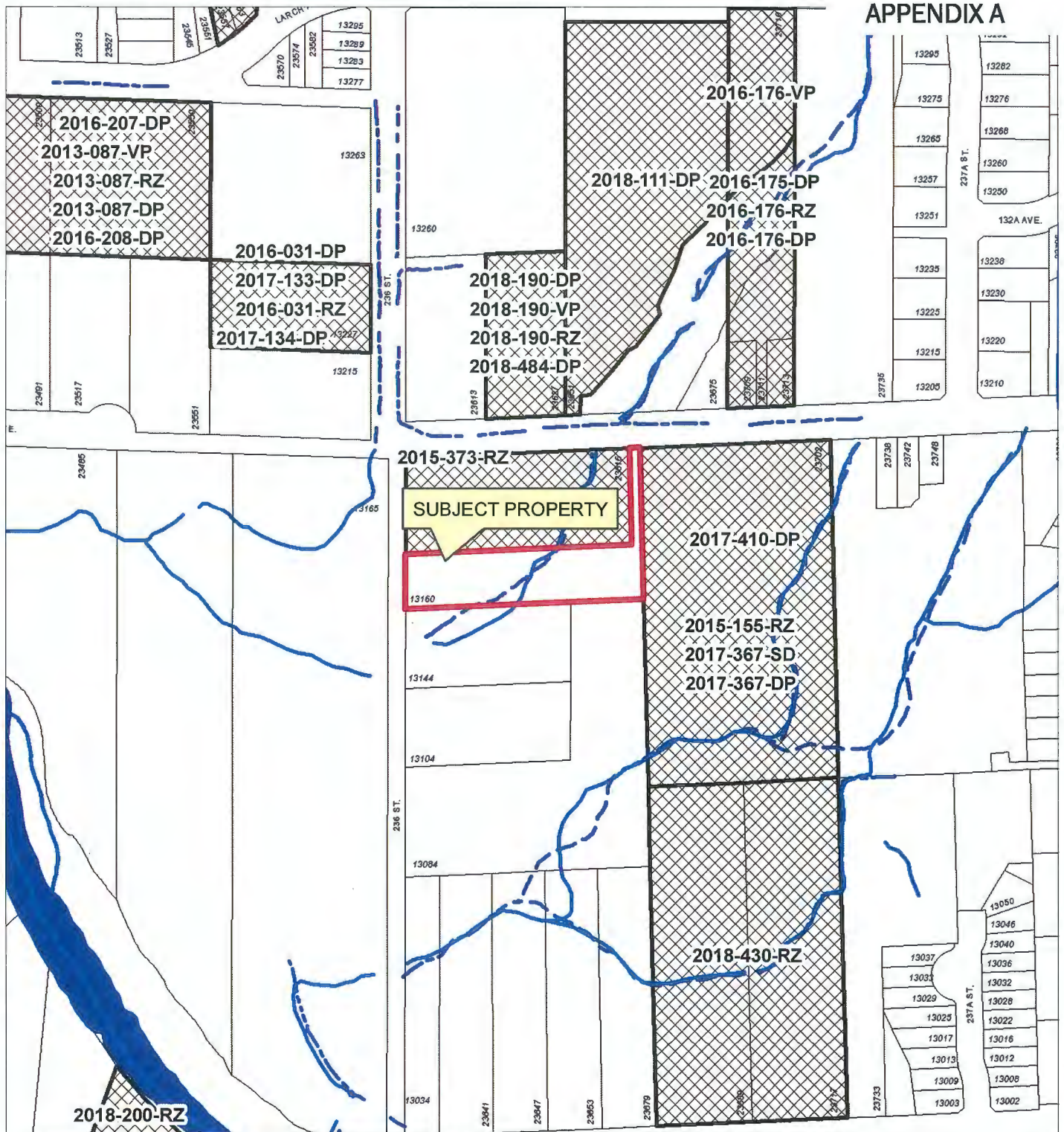

Approved by: **Frank Quinn, MBA, P. Eng**
GM Public Works & Development Services


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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7527-2019
- Appendix D – Proposed Subdivision Plan

APPENDIX A



Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- ... Indefinite Creek
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

13160 236 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

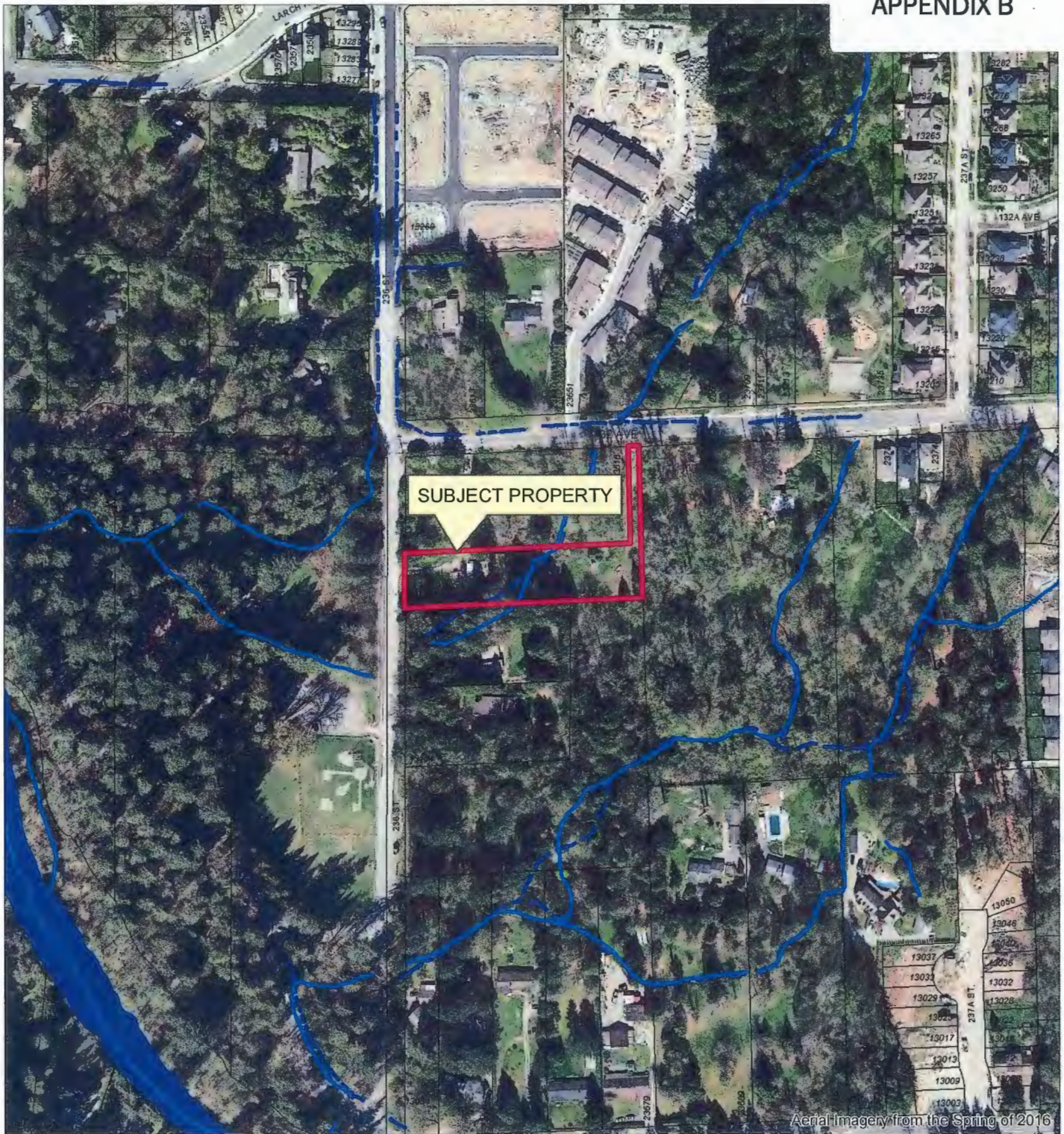
mapleridge.ca

FILE: 2018-408-RZ

DATE: Jan 16, 2019

BY: PC

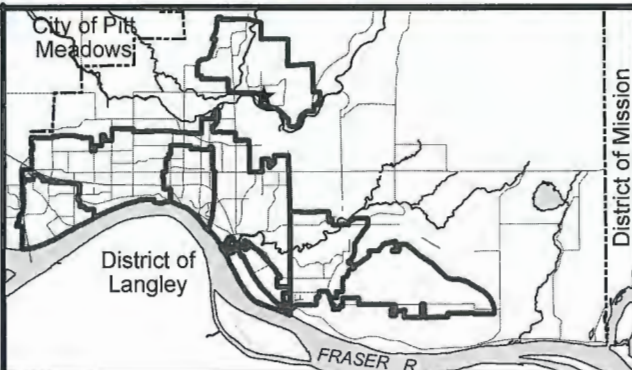
APPENDIX B



Aerial Imagery from the Spring of 2016

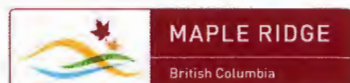


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13160 236 STREET

PLANNING DEPARTMENT

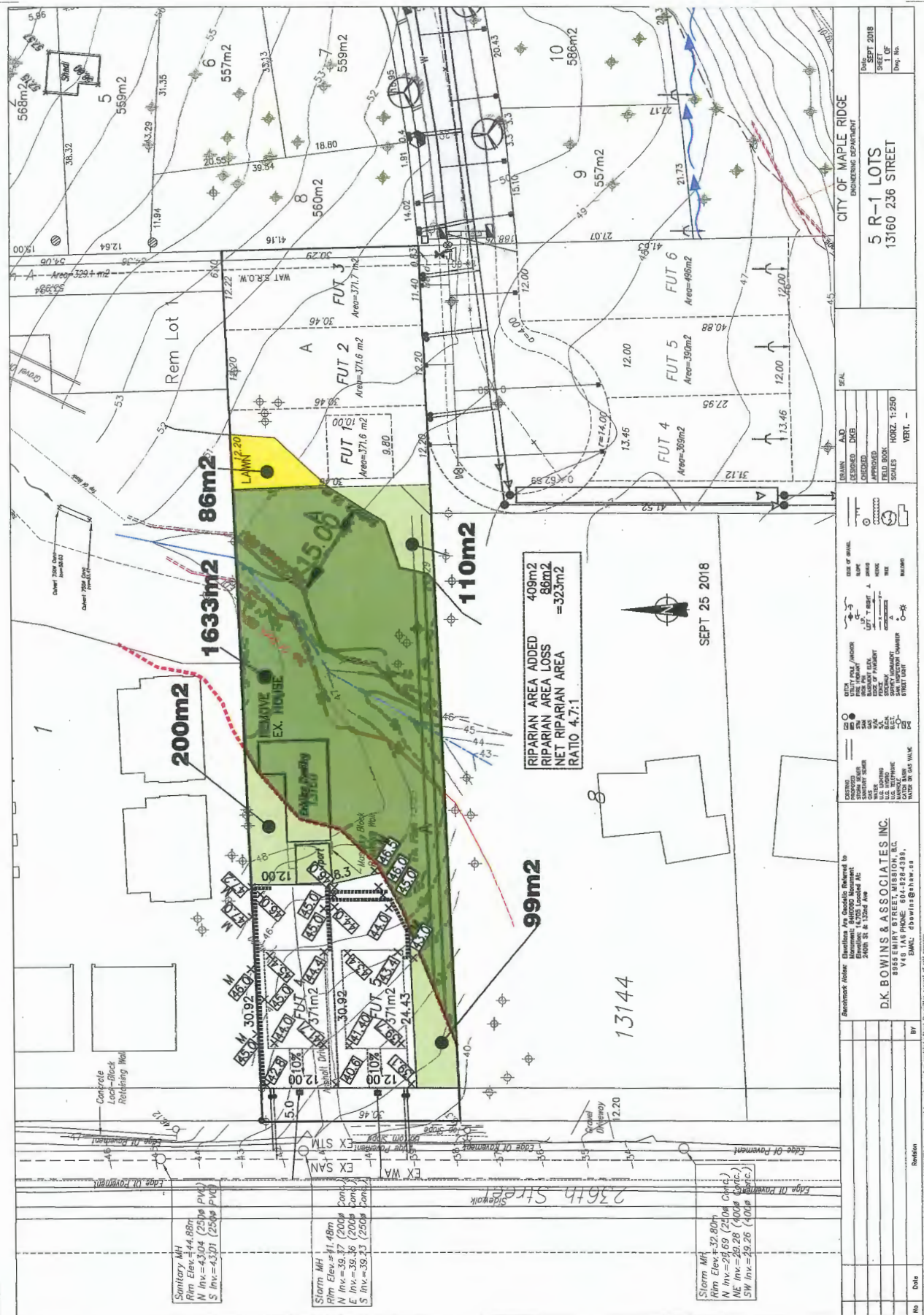


mapleridge.ca

FILE: 2018-408-RZ
DATE: Oct 9, 2018

BY: PC

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7525-2018;
Second Reading
Zone Amending Bylaw No. 7401-2017;
First and Second Reading Housing Agreement Bylaw No. 7524-2018;
11641 227 Street

MEETING DATE: January 22, 2019
FILE NO: 2017-461-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of two residential apartment buildings with approximately 153 residential units. Council granted first reading to Zone Amending Bylaw No. 7401-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment January 16, 2018.

Two text amendments to the following Sections of the Maple Ridge Zoning Bylaw No. 3510-1985 are required. Firstly, to increase the density to a maximum floor space ratio (FSR) not to exceed a net density of 2.0 (FSR). The applicant is proposing a Density Bonus to construct 3 affordable rental and 13 market rental units in exchange for density. Secondly, to increase the height of the building from 4 storeys to 6 storeys which will be in accordance with Section 483 of the Local Government Act and through 11641 227 Street Housing Agreement Bylaw No. 7524-2018 (Appendix E).

Amendments to the OCP are also required; first to amend the *Conservation* boundary; and second, to amend the Low Rise Apartment land use designation to permit a 6 story development on this specific site.

The subject property is located within the Town Centre Area Plan boundaries and thus all market units are subject to the City Wide Community Amenity Contribution Program. This application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit) for an estimated amount of \$474,300.00.

Park land dedication was provided through a previous development application, but the applicant is providing a trail through the north section of the property for the public to access the park site to the west.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7525-2018 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. 7525-2018 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. 7525-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7525-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7401-2017 be amended as identified in the staff report dated January 22, 2019, be given second reading, and be forwarded to Public Hearing;
- 6) That 11641 227 Street Housing Agreement Bylaw No. 7524-2018 be given first and second readings;
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication as required;
 - iv) Subdivision of the subject property into two lots;
 - v) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map and Schedule "C";
 - vi) Registration of a Restrictive Covenant based on the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
 - viii) Registration of a Restrictive Covenant for Stormwater Management;
 - ix) Registration of a Statutory Right-of-Way plan and agreement for a trail;
 - x) The posting of necessary securities or construction of the trail on the subject property and on the City land to the west;
 - xi) Registration of a Restrictive Covenant for Stormwater Management;

- xii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- xiii) Registration of a Restrictive Covenant tying any tandem parking stall to one unit;
- xiv) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that 3 units will be Affordable Rental Units and 13 units will be Market Rental Units that will be restricted to residential rental units;
- xv) 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;
- xvi) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost; and
- xvii) That a voluntary contribution, in the amount of \$474,300 (\$3,100 unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Bissky Architecture and Urban Design Inc.
Wayne Bissky

Legal Description: Lot 1, D.L. 401, NWD, Plan BCP24521

OCP:
Existing: Low-Rise Apartment and Conservation
Proposed: Low-Rise Apartment and Conservation

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

Surrounding Uses:

North: Use: Park
Zone: RS-1 (Single Detached Urban Residential)
Designation: Conservation, Low-Rise Apartment

South: Use: Apartment
Zone: RM-2 (Medium Density Apartment)
Designation: Low-Rise Apartment, Conservation

East: Use: Single Family, Senior's Assisted Living Apartment
Zone: RS-1 (One Family Urban Residential), CD-1-00 (Comprehensive Development)
Designation: Single Family Residential, Low-Rise Apartment

West:	Use:	Park
	Zone:	RS-1 (Single Detached Urban Residential)
	Designation:	Conservation, Low-Rise Apartment
Existing Use of Property:	Vacant, except for a discontinued temporary Sales Office for an adjacent development	
Proposed Use of Property:	RM-2 (Medium Density Apartment Residential District)	
Site Area:	1.425 ha (3.5 acres)	
Access:	227 th Street	
Servicing requirement:	Urban Standard	

2) Project Description:

The applicant has applied to rezone the 0.55 ha (1.36 acres) of the southern portion of the subject property (Appendix A) to RM-2 (Medium Density Apartment Residential District) leaving the remainder of the property zoned RS-1 (One Family Urban Residential) for future development. The applicant is proposing to subdivide that portion of the subject property which will remain RS-1 (One Family Urban Residential) from the portion currently under application for rezoning.

The proposed development will consist of approximately 153 residential units with a density of 2.0 FSR. The proposal will consist of two apartment buildings 6 storeys in height and mezzanines stepping down towards the 227th Street. The parking will be accommodated in an underground parkade. A new trail will be accommodated at the north end of the subject property to provide an additional access point to the trails to the west of the subject property.

The proposal will include some rental housing units secured through a Housing Agreement. A total of 16 rental units will be provided - 3 Affordable and 13 Market Rental Units.

Summary of Development	
Number of Residential Units	153
Number of Rental Units. Affordable and Market Units.	3 Affordable Units 13 Market Units
Height of Building	6 Storeys above ground with two levels of parking below ground

The form and character of the development is to promote a cohesive building style and strong pedestrian oriented urban realm in Maple Ridge Town Centre by ensuring new buildings, renovations and/or additions have consistent architectural and urban design setbacks form, mass and height. In addition it helps to define the street and sidewalk areas as active public spaces. Further details of the design will be provided in a report to Council at the Development Permit stage.

Planning Analysis:

i) Official Community Plan:

The subject property is located in the North and South View Precinct of the Town Centre Area Plan and is designated Low-Rise Apartment and Conservation. The Town Centre Area Plan Zoning Matrix identifies that under the Low-Rise Apartment Designation RM-2 (Medium Density Apartment) is an appropriate zone for the designation. (Appendix B)

The Low-Rise Apartment designation is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground. The proposed development parking will be located within an underground parkade. As discussed later in this report, the applicant is proposing a 6 storey development. In order to accommodate the proposed height a site specific text amendment to the Low Rise Apartment land use designation in the Town Centre Plan has also been put forth. Staff acknowledge that 6 storey wood frame construction is becoming increasingly more common, and as such may warrant a future review of the Low Rise Apartment designation, through a separate staff effort.

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

The following OCP policies and accompanying policies from the City’s Housing Action Plan seek to address the issues of housing affordability, rental and special needs housing:

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

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

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

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

Maple Ridge Housing Action Plan

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

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

The proponent supports these policies with the provision of rental housing market and non-market units secured through a Housing Agreement (Appendix "E"). The designated rental units will be secured as such for a period not exceeding 20 years.

ii) Zoning Bylaw:

A portion of the subject property is proposed to be rezoned to RM-2 (Medium Density Apartment Residential) to accommodate the development. To accommodate the project, site specific changes to the RM-2 (Medium Density Residential) zone are proposed. They are as follows:

- 1.) Increase the permitted net density from 1.8 to 2.0 FSR, and
- 2.) Increase the building height from 15 metres (4 storeys) to 22 metres (6 storeys).

The BC Building Code now permits up to 6 stories in wood frame construction. It is likely the City will be seeing more requests for taller RM-2 zoned buildings. We have already had a number of such structures either built or in the approval process. The additional density of 0.2 FSR are being considered in exchange for the rental housing provisions of the development. This Density Bonus of 3 rental and 13 market rental units secured through a Housing Agreement. The corresponding height increase is proposed to accommodate the bonus floor space and is in keeping with the aforementioned market directions for wood frame construction.

iii) Off-Street Parking And Loading Bylaw:

Town Centre Parking Standards	Required	Proposed
Residential	1.5 per dwelling unit = 1.5 x 153 = 230 spaces rounded up	232 spaces
Visitor	Visitor 0.2 per dwelling unit = 0.2 X 153 = 31 spaces rounded up	32 spaces underground
Disabled Space	4	6

As indicated in the chart above the project has slightly exceeded the parking requirements of the Off-Site Parking and Loading Bylaw No. 4350-1990.

iv) Proposed Variances:

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

The requested variances to RM-2 (Medium Density Apartment Residential) zone will be the subject of a future Council report.

Detail	Required	Proposed
Front Yard Setback	7.5 m	1.6 m
Side Yard Setback	7.5 m	1.3 m (south side yard)

v) Development Permits:

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

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on July 18, 2018.(see Appendix G and H)

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

That File No. 2017-461-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Add tree plantings near the walkway on the West side and more benches to the South end;
2. Consider enhancing the vehicle emergency access with movable features to supplement the amenity space;
3. Enhance the surface treatment to define the pedestrian connection between building entrances and the amenity space;
4. Incorporate public art into the site;
5. If possible, add foundation planting at site along 227 Street;
6. Provide site sections with landscape detail to demonstrate treatment between buildings and property lines and rain gardens;
7. Widen the path or reduce the number of risers to eliminate the pinch point at the South stairway onto the perimeter path;
8. Consider adding amphitheater seating to site;
9. Add waste receptacles at the outdoor benches;
10. Consider lighting along the meandering path.

Architectural Comments:

1. Re-evaluate and apply rationalization of material placement on facades;
2. Re-evaluate the architectural expression of the entry through colour or massing;
3. Relocate the elevators to be more central in building 2;
4. Provide articulation of material transitions;
5. Rationalize the details of the other elevations to the blank wall to the North elevation of building 2.

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

vii) Development Information Meeting:

A Development Information Meeting was held at the Fraserview Village Banquet Hall on September 6, 2018. Approximately, sixty (60) 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:

- "Some guests did not support the 1.5m requested relaxation on the front yard setback along 227th Street.
- Some of the people who live at 11609 227th Street expressed the following concerns:
 - They felt that their building is slowly sliding east into the adjacent ravine. Therefore, they are concerned about the geotechnical stability of the development site and the potential impact construction of the proposed development will have on the stability of their building.
 - They are concerned about firefighting and cleaning equipment access to their building, specifically on its north side.
 - They are concerned about the impact the building will have on their views to the north and west.
- Some guests expressed concern about parking in the area.
- Many guests expressed concern about the City's homeless and drug addicted population.
- Some guests noted that they are disappointed with the existing roundabout at the intersection of 227th Street and Hollywood Avenue.
- Some guests expressed concern that the City will install a traffic light at the intersection of 227th Street and the Haney Bypass.
- Several guests expressed disappointment that a representative from the City was not at the meeting.
- Some guests noted that they were in support of the project in general.
- Two guests submitted comments sheets the following are the comments.
 - One expressed disappointment that the City did not send a representative to the meeting and also expressed concern about what the City will be proposing in the environmental dedication.
 - Another expressed concern about the geotechnical stability of the development site."

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

- **"1.5 m setback variance along 227th Street** – The 1.5m setback variance along 227th Street is appropriate for this site as the existing road right of way, boulevard, and sidewalk will remain. Additionally, the 1.5m setback allows for a more urban feel to the streetscape as the road rises north towards Lougheed Highway. All setbacks adjacent to the green belt and adjacent neighbours meet or exceed the setback requirements.
- **Firefighting and Cleaning Equipment Access to the Existing Building to the South** – The BC Building Code would not typically require that firefighting access be provided all the way around a building. The Architect promised to forward this concern to the developer for follow up.
- **Geotechnical Stability of the Soils** – A geotechnical investigation and report has been completed for the site by a professional geotechnical engineer. The building has been designed and will be constructed in accordance with its recommendations. Additionally, the geotechnical engineer will visit the site regularly during construction to ensure the report is complied with.
- **Views of the Adjacent Buildings** – There is a 7.5m setback from the south property line; residents in the adjacent building will maintain a view to the east towards the environmental dedication.

- **Parking** – The building includes two levels of underground parking and the number of stalls provided is in accordance with the City's Parking and Loading Bylaw.
- **Homeless** - Guests concerned about homeless and drug addiction were encouraged to contact their City's and Provincial politicians.
- **Existing Roundabout** – Guests concerned about the existing roundabout at 227th Street and Hollywood Avenue were encouraged to contact the Engineering Department.
- **Traffic Light on the Haney Bypass** – Guests concerned about the potential traffic light on the Haney Bypass were encouraged to contact the Ministry of Transportation and Infrastructure.
- **No City Representative** – Guests were informed that the City does not typically attend development information meetings, but were encouraged to contact the City if they have any questions for City Staff.
- **Environmental Dedication** – The environmental dedication is a requirement of the City and the City will determine the final use of the area."

viii) Parkland Requirement:

For this project, there was sufficient land dedicated under a previous development application to fulfill the parkland dedication Environmental DP requirements for the site.

Even though this has been achieved the applicant has worked with the Parks and Recreation Department to incorporate a trail on the northern portion of the subject property to achieve an additional linkage into the park which will improve both access and security in the park.

3) **Traffic Impact:**

As the subject property is located within 800 metres 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 applicant is required to do a traffic impact study due to its proximity to the Haney By-Pass as well as being located in the Town Center boundary.

Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has reviewed the proposal and detailed comments have been forwarded to the applicant. (Appendix L) The normal urban standard road upgrades will be required on 227 Street and will include those outlined in Subdivision and Development Services Bylaw. This work will include: new concrete curb and gutter; sidewalk; bike lanes; sanitary sewer and water connections; civil design package; storm sewer achieving the 3 Tier Criteria; street lights; street trees, and under ground wiring. The following studies will also be required:

- Geotechnical
- Watermain analysis;
- Sewer analysis; and
- Traffic Impact study.

Please note this is only a summary of the extensive Engineering comments received by the Planning Department. The applicant should carefully review the detailed comment's provided then and act accordingly. These conditions will form the basis of a Rezoning Servicing Agreement and will be subject to change as the project proceeds.

ii) Parks & Leisure Services Department:

The applicant has agreed to provide a trail connection along the northern portion of the property to provide an additional connection to the park (Appendix "J"). In addition, the applicant has agreed to build a trail within the park running north and south at the top of the east slope.

iii) Fire Department:

The Fire Department has no issue with the application moving forward, a more detailed review of the site layout and building plans will be required.

4) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on August 23, 2018 and the School Board made the following comments:

- The proposed application would affect the student population for the catchment areas currently serviced by Golden Ears Elementary and Thomas Haney Secondary School.
- Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.
- Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment (Appendix I).

5) Intergovernmental Issues:

i) Local Government Act:

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

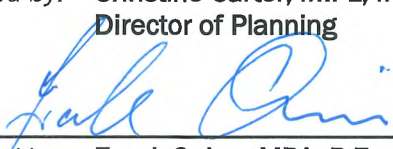
The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7525-2018, that second reading be given to Zone Amending Bylaw No. 7401-2017 as amended; First and Second Reading be given to 11641 227 Street Housing Agreement Bylaw No. 7524-2018 and that application 2017-461-RZ be forwarded to Public Hearing.


Prepared by: **Wendy Cooper, MCIP, RPP**
Senior Planning Technician


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


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


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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7525-2018
Appendix D – Zone Amending Bylaw No. 7401-2017
Appendix E – Housing Agreement Bylaw No. 7524-2018
Appendix F – Site Plan
Appendix G – Building Elevation Plans
Appendix H – Landscape Plan
Appendix I – School District 42
Appendix J – Proposed Trail
Appendix K – Proposed Variances
Appendix L – Engineering Comments

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11641 227 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-461-RZ

DATE: Oct 13, 2017

BY: LP



Scale: 1:2,500

Legend

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

11641 227 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-461-VP

DATE: Jun 22, 2018

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7525-2018**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "A" & "C" to the Official Community Plan;

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

1. Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1: Town Centre Area Land-Use Designation Map is hereby amended for a portion of land described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 989, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown from conservation to Low-Rise Apartment.

2. Schedule "C" is hereby amended for a portion of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 990, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by removing Conservation.

3. Schedule "A" Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations, Subsection 3-22 Low- Rise Apartment is amended by adding :

- a) Notwithstanding the above, a Low-Rise Apartment development be of a minimum of three (3) storeys and a maximum of six (6) storeys is only permitted for property located at Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521.

4. 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 .

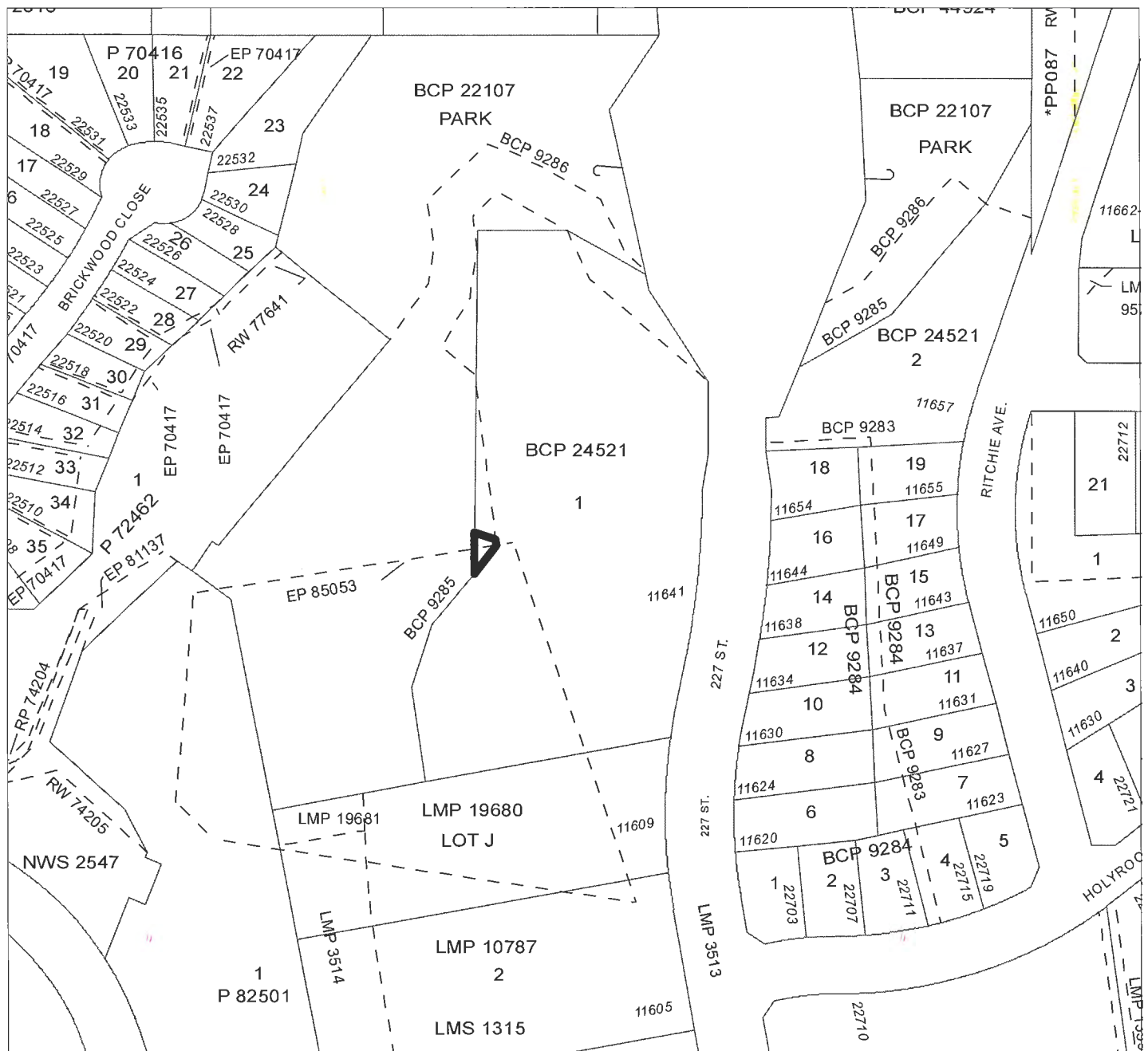
PUBLIC HEARING held the day of , 20 .

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7525-2018
Map No. 990
Purpose: To Amend Schedule C as shown

 To Remove from Conservation



SCALE 1:2,000

**CITY OF MAPLE RIDGE
BYLAW NO. 7401-2017**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7401-2017."
2. That Part 6, Section 604, Medium Density Apartment Residential District (RM-2) be amended by inserting into Subsection 5 Density, after clause (f) the following new clause:
 - g) "The maximum floor space ratio shall be 1.8 times the lot area with the following exception: Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521:
 - i. An amount equal to 0.2 times the lot area may be added for providing a minimum of 16 units as rental, with a minimum, of 3 of those units being provided as non-market rental".
3. That Part 6, Section 604, Subsection 7 Size of Buildings and Structures, be deleted in its entirety and replaced with the following:
 - "a) All apartment buildings shall not exceed 15 metres nor 4 storeys in height;
 - b) A Maximum height of 22.0 metres nor 6 storeys shall be permitted at 11641 – 227 Street (Phase One). Lot 1, District Lot 401, Group 1, New Westminster District, Plan BCP24521".
4. That parcel or tract of land and premises known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

and outlined in heavy black line on Map No. 1738 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 16th day of January, 2018

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

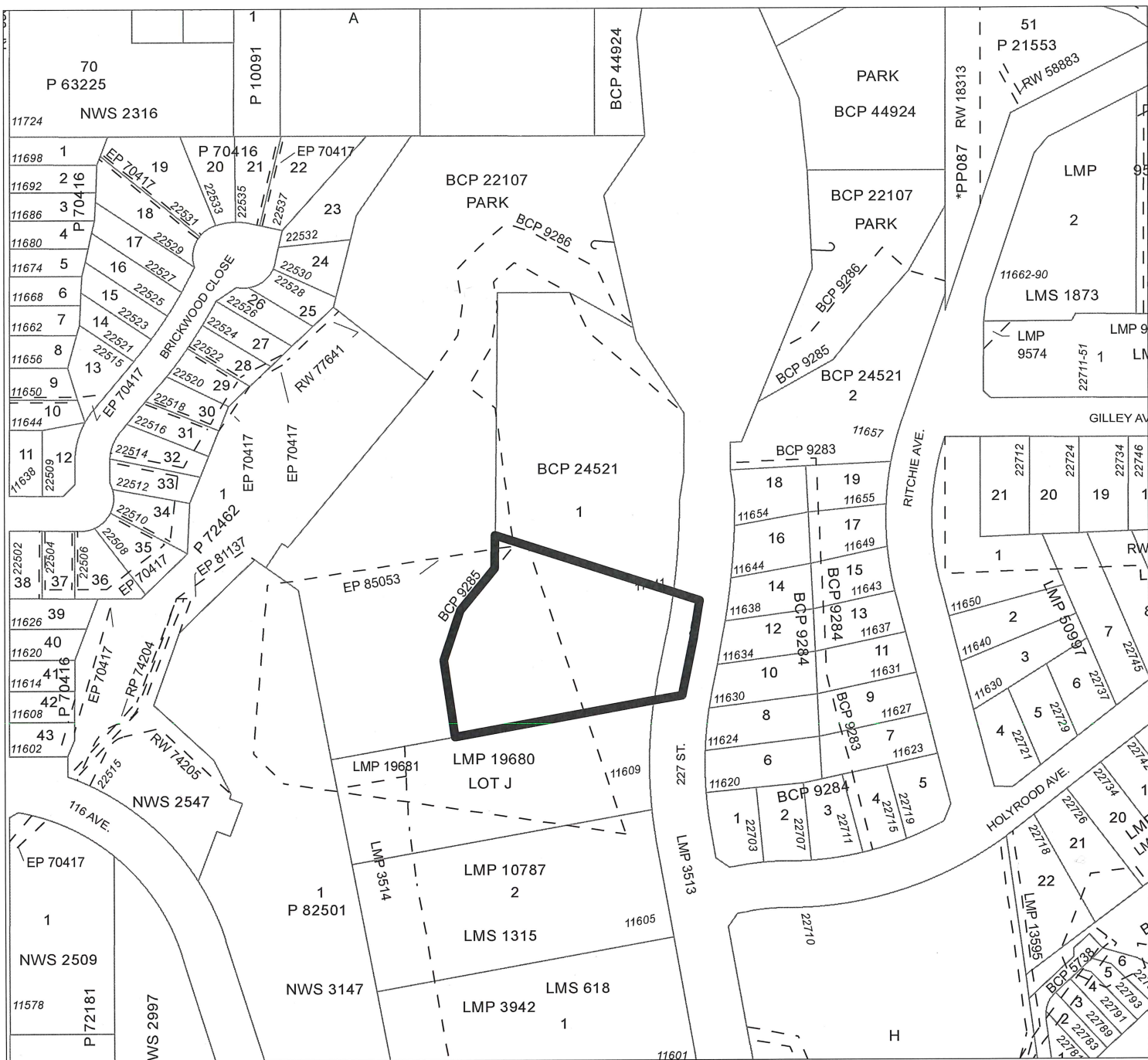
READ a third time the day of , 20

APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7401-2017

Map No. 1738

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

CORPORATE OFFICER

TERMS OF INSTRUMENT - PART 2

HOUSING AGREEMENT AND SECTION 219 COVENANT

BETWEEN:

CONCORDIA HOMES (1997) LTD., 24369 – 126 Avenue, Maple Ridge, BC,
V4R 1M2

(the "Owner")

AND:

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

(the "City")

AND:

ROYAL BANK OF CANADA, 10 York Mills Road, Toronto, Ontario M2P 0A2

(the "Prior Chargeholder")

WHEREAS:

- A. The Owner is the registered owner of lands legally described in the *Land Title Act* Form C attached to and forming part of this Agreement (the "Lands"),
- B. The Owner has applied to the City for a rezoning of the Lands and in connection with that rezoning the Owner wishes to enter into this Agreement with the City to set out terms and conditions respecting the occupancy of certain rental units to be constructed on the Lands, to have effect as both a covenant pursuant to section 219 of the *Land Title Act* (British Columbia) and a Housing Agreement pursuant to section 483 of the *Local Government Act* (British Columbia).
- C. The City has adopted a bylaw pursuant Section 483 of the *Local Government Act* to authorize this Agreement.

NOW THEREFORE in consideration of the promises below, the payment of \$1.00 by the City to the Owner and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the City covenant and agree, pursuant to section 483 of the *Local Government Act* (British Columbia) and section 219 of the *Land Title Act* (British Columbia) as follows:

- 1. **Definitions** - In this Agreement, in addition to terms defined else:
 - (a) "Accessibility Requirements" means the accessibility requirements for persons with disabilities as set out in the BC Building Code, including section 3.8 of Division B of the Building Access Handbook 2014.
 - (b) "Affordable Rental Unit" means a Dwelling Unit on the Lands that is designated as an

Affordable Dwelling Unit pursuant to this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement, including a maximum rent and a housing income limit.

- (c) **"Affordable Residential Rental Rate"** means 30% of the annual Housing Income Limit for the applicable size of the applicable Affordable Rental Unit, divided by 12.
- (d) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function.
- (e) **"Dwelling Unit"** means a self-contained set of habitable rooms providing residential accommodation for one Household containing only one set of cooking facilities.
- (f) **"Gross Annual Income"** means the sum of all taxable incomes, being the amount identified as taxable income on the most recent income tax return (line 260 of the income tax T1 General Form) of all individuals 15 years and older that reside in the Affordable Rental Unit.
- (g) **"Household"** means one or more individuals living in a Dwelling Unit consisting of:
 - (i) an individual;
 - (ii) two or more individuals related by blood, marriage, adoption or foster parenthood; or
 - (iii) three or fewer unrelated persons.
- (h) **"Housing Income Limit"** means the annual income required to pay the average market rent for an appropriately sized unit in the Abbotsford 'Planning Area', as published by BC Housing or its successor in function from time to time, for the following sized dwelling units: Bachelor, 1 Bedroom, 2 Bedroom, 3 Bedroom, and 4+ Bedroom. The 2018 Housing Income Limits are attached as Schedule A.
- (i) **"Market Rental Unit"** means a Dwelling Unit on the Lands that is designated as a Market Rental Unit pursuant to this Agreement and that shall, following such designation, be subject to certain use and occupancy restrictions as set out in this Agreement.
- (j) **"RTA"** means the *Residential Tenancy Act* (British Columbia).
- (k) **"Tenancy Agreement"** means a tenancy agreement as defined in the RTA (British Columbia) granting the right to occupy a Required Rental Unit.
- (l) **"Tenant"** means the occupant or occupants of a Required Residential Unit under a Tenancy Agreement.

CONSTRUCTION AND DESIGNATION OF REQUIRED RENTAL UNITS

2. **Construction & Designation of Required Rental Units** – The Owner shall construct three (3) Affordable Rental Units and thirteen (13) Market Rental Units on the Lands. Without limiting the foregoing, the Lands shall not be built upon unless the building so constructed contain three (3) Affordable Rental Units and thirteen (13) Market Rental Units and unless, before construction begins, the Owner designates, in writing to the City, which of the Dwelling Units, to be constructed on the Lands shall be the required Affordable Rental Units and

Market Rental Units, (which 3 designed Affordable Rental Units and 13 designated Market Rental Units are referred to herein as the “**Required Rental Units**”). The foregoing designation may not be changed without the prior written approval of the City.

3. **Accessibility** – Three (3) of the Required Rental Units shall be designed and constructed to meet the Accessibility Requirements and shall at all times be repaired and maintained so they meet the Accessibility Requirements.
4. **Building Design Requirements** - The Lands shall not be built upon unless the City is satisfied that the plans submitted to the City in connection with the building permit application for the proposed buildings show the Required Rental Units and conform with the requirement that three (3) of the Required Rental Units meet the Accessibility Requirements.
5. **Completion of Required Rental Units** –
 - (a) upon the completion of the construction of the first building to be constructed on the Lands, such building shall not be occupied or used for any purpose until and unless no less than eight (8) Required Rental Units are constructed within such building and designated in accordance with the requirements of this Agreement and the City has issued an occupancy permit for said Required Rental Units;
 - (b) upon the completion of the construction of the second building to be construed upon the Lands, such building shall not be occupied or used for any purpose until and unless the remaining balance of the Required Rental Units are constructed within such building and designated in accordance with the requirements of this Agreement and the City has issued an occupancy permit for said Required Rental Units;
6. **Strata Subdivision Requirements** – The Land shall not be subdivided by deposit of a strata plan under the *Strata Property Act* unless:
 - (a) the Owner has filed a rental disclosure statement pursuant to section 139 of the *Strata Property Act* designating each of the Required Rental Units as a rental strata lot with a rental period expiry date no earlier than 20 years from the date of stratification;
 - (b) the strata corporation bylaws to be created by the filing of the strata plan do not contain restrictions on the rental of the Required Rental Units, including any provision preventing the rental of the Required Rental Units in accordance with the requirements and restrictions under this Agreement; and
 - (c) the strata corporation bylaws to be created by the filing of the strata plan contain the following provision: “Certain strata lots are subject to a Housing Agreement with the City of Maple Ridge that requires that, among other things, such strata lots only be used for residential rental purposes. No action shall be taken by the owners or the strata corporation to restrict or limit the terms of the Housing Agreement, including, but not limited to, amendment to these bylaws”.
7. **Release** – If:

- (a) the City is satisfied that Required Rental Units have been constructed and designated in accordance with the requirements of this Agreement;
- (b) the City has issued an occupancy permit for all of the Required Rental Units; and
- (c) either (i) the Lands are subdivided such that one or more parcels created by such subdivision do not contain any Required Rental Units, or (ii) the building containing the Required Rental Units is subdivided by deposit of a strata plan under the *Strata Property Act* such that one or more of the strata lots created through such subdivision do not contain any Required Rental Units and the Owner has complied with the requirements of the preceding section entitled "Strata Subdivision",

then the City shall, upon the request of the Owner, execute and deliver to the Owner a registrable release of this Agreement that will discharge this Agreement from title to the parcels or strata lots, as the case may be, that do not contain any Required Rental Units, which release shall be prepared and registered in the land title office by and at the expense of the Owner.

OCCUPANCY RESTRICTIONS

- 8. **Residential Use Only** – Each Required Rental Unit may only be used as a permanent residence providing rental residential accommodation. Without limiting the foregoing, the Required Rental Units shall not be used to provide vacation or other temporary accommodation.
- 9. **Tenure Requirements – Rental Only** – Each Required Rental Unit may only be occupied by one or more individuals who occupy the Required Rental Unit as a permanent residence pursuant to a Tenancy Agreement. For clarity and without limiting the foregoing, the Owner may not occupy a Required Rental Unit.
- 10. **Affordable Rental Units - Rental and Occupancy Restrictions –**
 - (a) Maximum Tenant Income – The Owner shall not enter into a Tenancy Agreement with respect to an Affordable Housing Unit, and shall not otherwise rent or lease an Affordable Housing Unit, to a Tenant or Tenants where the Gross Annual Income of all occupants of the Affordable Housing Unit is greater than the Housing Income Limit applicable to the size of the Affordable Housing Unit.
 - (b) Maximum Rent - The Owner shall not charge a monthly rent for an Affordable Rental Unit that exceeds the Affordable Residential Rental Rate applicable to the size of the Affordable Rental Unit.
- 11. **Other Tenancy Requirements** – The Owner shall comply with the following requirements:
 - (a) Reference to Housing Agreement - Every Tenancy Agreement shall specify the existence of this Agreement and the occupancy restrictions applicable to the Affordable Rental Unit or Market Rental Unit, as the case may be, and a copy of

this Agreement shall be attached to every Tenancy Agreement.

- (b) Occupant Identification - Every Tenancy Agreement shall identify all occupants of the applicable Required Rental Unit.
- (c) Income Information – Before entering into a Tenancy Agreement for an Affordable Rental Unit, the Owner shall obtain copies of each proposed occupant's most recent income tax return for the purposes of determining compliance with the Housing Income Limit requirements of this Agreement and will retain and provide copies of same to the City upon request of the City's Director of Planning from time to time.
- (d) Copy to Municipality - The Owner shall deliver to the City a copy of each then current Tenancy Agreement for Required Rental Units, are any of them as may be specified by the Director of Planning, upon request from the Director of Planning from time to time.
- (e) No Extra Charges - The Owner shall not require a Tenant to pay any extra charges or fees for use of any common property, limited common property, or other common area, for property taxes or for sanitary sewer, storm sewer, water utilities or similar services and no provision to that effect shall be included in any Tenancy Agreement.
- (f) Other Tenancy Agreement Terms – Every Tenancy Agreement shall include:
 - (i) a clause requiring the Tenant to comply with the use and occupancy restrictions contained in this Agreement;
 - (ii) a clause entitling the Owner to terminate the Tenancy Agreement in accordance with the RTA if the Tenant uses or occupies, or allows use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement; and
 - (iii) a clause prohibiting the Tenant from subleasing the Required Rental Unit or assigning the Tenancy Agreement, without the prior written consent of the Owner.
- (g) Fixed Term – If the Tenancy Agreement is for a fixed term, the term of the Tenancy Agreement shall not exceed one year.
- (h) Sublease/Assignment - The Owner shall not permit a Restricted Rental Unit to be subleased or a Tenancy Agreement to be assigned, unless such subletting or assignment is done in compliance with this Agreement.
- (i) Tenant Non-Compliance - The Owner shall, in accordance with the RTA, terminate a Tenancy Agreement if the Tenant uses or occupies, or allows the use or occupation of, the Required Rental Unit in breach of any of the use and occupancy restrictions contained in this Agreement.

- (j) Compliance Declaration - Within 30 days following a request from the Director of Planning from time to time, the Owner shall, in respect of any or all Restricted Rental Units as specified in the request, deliver to the City a statutory declaration in the form attached as Schedule B or such other form as may be specified from time to time by the Director of Planning, sworn by the Owner or, if the Owner is a corporation, a director or officer of the Owner and containing all the information required to complete the statutory declaration.
- (k) City Inquiries - The Owner hereby irrevocably authorizes City to make such inquiries as it considers necessary and reasonable in order to confirm that the Owner is complying with this Agreement, and irrevocably authorizes and directs the recipient of the request for information from the City to provide such information to the City.
- (l) Management and Inspection - The Owner shall furnish good and efficient management of the Restricted Rental Units and shall permit representatives of the City to inspect the Restricted Rental Units at all reasonable times, subject the notice provisions of the RTA. The Owner shall maintain the Required Rental Units so that they are at all times in a good condition and state of repair and fit for habitation and shall comply with all applicable laws and enactments, including those relating to health and safety. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Rental Units, including, if directed by the City, a "public housing body" under the Residential Tenancy Regulation under the RTA.

12. **HILs Alternatives** - If the BC Housing ceases to publish housing income limits for the Abbotsford 'Planning Area', the City may designate an alternative area in respect of which BC Housing publishes such limits, or the City may designate a different publication or may publish its own housing income limits, and if the City makes any of the foregoing designations, the term "Housing Income Limits" under this Agreement will be deemed to reference the designated housing income limits.

REGISTRATION AND NOTICE

13. For clarity, the Owner acknowledges and agrees that:
- (a) This Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 483 of the *Local Government Act*; and
 - (b) the City may file a notice of this Agreement in the Land Title Office as notice against title to the Land as required by section 483 of the *Local Government Act* and may register this Agreement against title to the Lands as a covenant under section 219 of the *Land Title Act*.

GENERAL

14. **Strata Bylaws do not Affect Use and Occupancy Restrictions** – If the Lands or any building

on the Lands are subdivided by deposit of a strata plan under the *Strata Property Act* (British Columbia):

- (a) no bylaw of the resulting strata corporation shall prevent, restrict or limit the use of any of the Required Rental Units in a manner that prevents the rental of a Restricted Rental Unit in accordance with the requirements and restrictions under this Agreement; and
- (b) the resulting strata corporation shall not do anything that prevents the rental of a Restricted Rental Unit in accordance with the requirements and restrictions under this Agreement.

15. **Municipal Permits** – The Owner agrees that the City may withhold building permits and occupancy permits with respect to any building or other structure from time to time constructed or proposed to be constructed on the Lands, as the City may, in its sole discretion, consider necessary to ensure compliance with this Agreement.
16. **Indemnity** – As an integral part of this Agreement, pursuant to section 219(6)(a) of the *Land Title Act*, the Owner hereby indemnifies the City from and against any and all liability, actions, causes of action, claims, suits, proceedings, judgements, damages, expenses, demands and losses at any time suffered or incurred by, or brought against, the City, or any of its elected or appointed officials, officers, employees or agents, arising from or in connection with the granting or existence of this Agreement, the performance of any of the Owner's obligations under this Agreement, any breach of any provision under this Agreement or the enforcement by the City of this Agreement.
17. **Specific Relief** – The Owner agrees that the public interest in ensuring that all of the provisions of this Agreement are complied with strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.
18. **No Effect on Powers** – Nothing in this Agreement shall:
 - (a) affect or limit the discretion, rights or powers of the City or the City's Approving Officer under any enactment or at common law, including in relation to the use, development or subdivision of the Land;
 - (b) affect or limit any enactment relating to the use, development or subdivision of the Land; or
 - (c) relieve the Owner from complying with any enactment, including in relation to the use, development or subdivision of the Lands.
19. **City Discretion** – Where the City or a representative of the City is required or permitted under this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent:
 - (a) the relevant provision shall not be considered fulfilled unless the approval, opinion, determination, consent or expression of satisfaction is in writing signed

by the City or the representative, as the case may be;

- (b) the approval, opinion, determination, consent or satisfaction is in the sole discretion of the City or the representative, as the case may be; and
- (c) the City or the representative, as the case may be, is under no public law duty of fairness or natural justice in that regard and the City or the representative may do any of those things in the same manner as if it were a private person and not a public body or employee or officer thereof.

20. **No Obligation to Enforce** – The rights given to the City under this Agreement are permissive only and nothing in this Agreement shall give rise to any legal duty of any kind on the City to anyone or obligate the City to enforce this Agreement or to perform any act or incur any expense.
21. **Agreement Runs with Lands** – This Agreement shall burden and run with Lands and each and every part into which the Lands may be subdivided by any means (including by deposit of a strata plan of any kind under the *Strata Property Act* (British Columbia)) and shall bind the successors in title to the Lands each and every person who from time to time acquires any interest in the Lands or any part thereof.
22. **Termination of Agreement** – This Agreement and Covenant shall terminate and be of no further force and effect on the date which is twenty (20) years after the date of the registration in the Land Title Office of the strata plan creating the legal title to the Required Rental Units.
23. **Waiver** – No waiver by the City of any requirement or breach of this Agreement shall be effective unless it is an express waiver in writing that specifically references the requirement or breach and no such waiver shall operate as a waiver of any other requirement or breach or any continuing breach of this Agreement.
24. **Remedies** - No reference to or exercise of any specific right or remedy by the City shall prejudice or preclude the City from exercising any other right or remedy, whether allowed at law or in equity or expressly provided for in this Agreement, and no such right or remedy is exclusive or dependent upon any other such remedy and the City may from time to time exercise any one or more of such remedies independently or in combination.
25. **Priority** – The Owner shall cause this Agreement to be registered in the applicable land title office against title to the Lands with priority over all financial liens, charges and encumbrances, and any leases and options to purchase, registered or pending registration at the time of application for registration of this Agreement, including by causing the holder of each such lien, charge, encumbrance, lease or option to purchase to execute an instrument in a form required by the City under which such holder postpones all of the holder's rights to those of the City under this Agreement in the same manner and to the same extent as if such lien, charge, encumbrance, lease or option to purchase had been registered immediately after the registration of this Agreement.
26. **Modification** – This Agreement may not be modified except by an agreement or instrument in writing signed by the Owner or its successor in title and the City or a successor or

assignee.

27. **Further Assurances** – The Owner shall do and cause to be done all things, including by executing further documents, as may be necessary to give effect to the intent of this Agreement.
28. **Owner's Expense** – The Owner shall perform its obligations under this Agreement at its own expense and without compensation from the City.
29. **Severance** – If any part of this Agreement is for any reason held to be invalid by a decision of a court with the jurisdiction to do so, the invalid portion is to be considered severed from the rest of this Agreement and the decision that it is invalid shall not affect the validity or enforceability of the remainder of this Agreement.
30. **Interpretation** - In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this agreement;
 - (c) the term "enactment" has the meaning given to it under the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced from time to time, unless otherwise expressly provided;
 - (f) reference to a particular numbered section, or to a particular lettered schedule, is, unless otherwise expressly provided, a reference to the correspondingly numbered section or lettered schedule of this Agreement;
 - (g) all Schedules to this Agreement form an integral part of this Agreement;
 - (h) time is of the essence; and
 - (i) where the word "including" is followed by a list, the contents of the list are not intended to limit or otherwise affect the generality of the expression preceding the word "including".
31. **Governing Law** – This Agreement shall be governed by and construed in accordance with the laws of the Province of British Columbia, which shall be deemed to be the proper law hereof.
32. **Enurement** – This Agreement hereof shall enure to the benefit of the parties and their respective successors and assigns, as the case may be.
33. **Entire Agreement** – This Agreement is the entire agreement between the parties regarding its subject.

34. **Execution in Counterparts & Electronic Delivery** - This Agreement may be executed in any number of counterparts and delivered by e-mail, each of which shall be deemed to be an original and all of which taken together shall be deemed to constitute one and the same instrument, provided that any party delivering this Agreement by e-mail shall also deliver to the other party an originally executed copy of this Agreement.

As evidence of their agreement to be bound by this Agreement, the parties have executed the General Instrument – Part 1 (*Land Title Act* Form C) attached to and forming part of this Agreement.

PRIORITY AGREEMENT

This Priority Agreement is between the **Prior Chargeholder** being the registered owner and holder of Mortgage No. CA5809002 and Assignment of Rents No. CA5809003 (the "**Prior Charges**"), and the City, being the registered owner and holder of the covenant under section 219 of the *Land Title Act* (British Columbia) to which this Priority Agreement is attached (the "**Subsequent Charge**").

In consideration of the sum of ten dollars (\$10.00) now paid to the Prior Chargeholder and other good and valuable consideration, the receipt and sufficiency of which the Prior Chargeholder acknowledges, the Prior Chargeholder hereby approves of and consents to the granting of the Subsequent Charge and hereby postpones all of the Prior Chargeholder's rights under the Prior Charges to the rights of the City under the Subsequent Charge in the same manner and to the same extent as if the Prior Charges had been registered immediately after the Subsequent Charge.

As evidence of its agreement to be bound by this Priority Agreement, the Prior Chargeholder has executed the General Instrument – Part 1 (*Land Title Act* - Form C) attached to and forming part of this Priority Agreement.

Schedule A

[2018 HILS]

Schedule B

Statutory Declaration

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

TO WIT:

I, _____ of _____, British Columbia, do solemnly declare that:

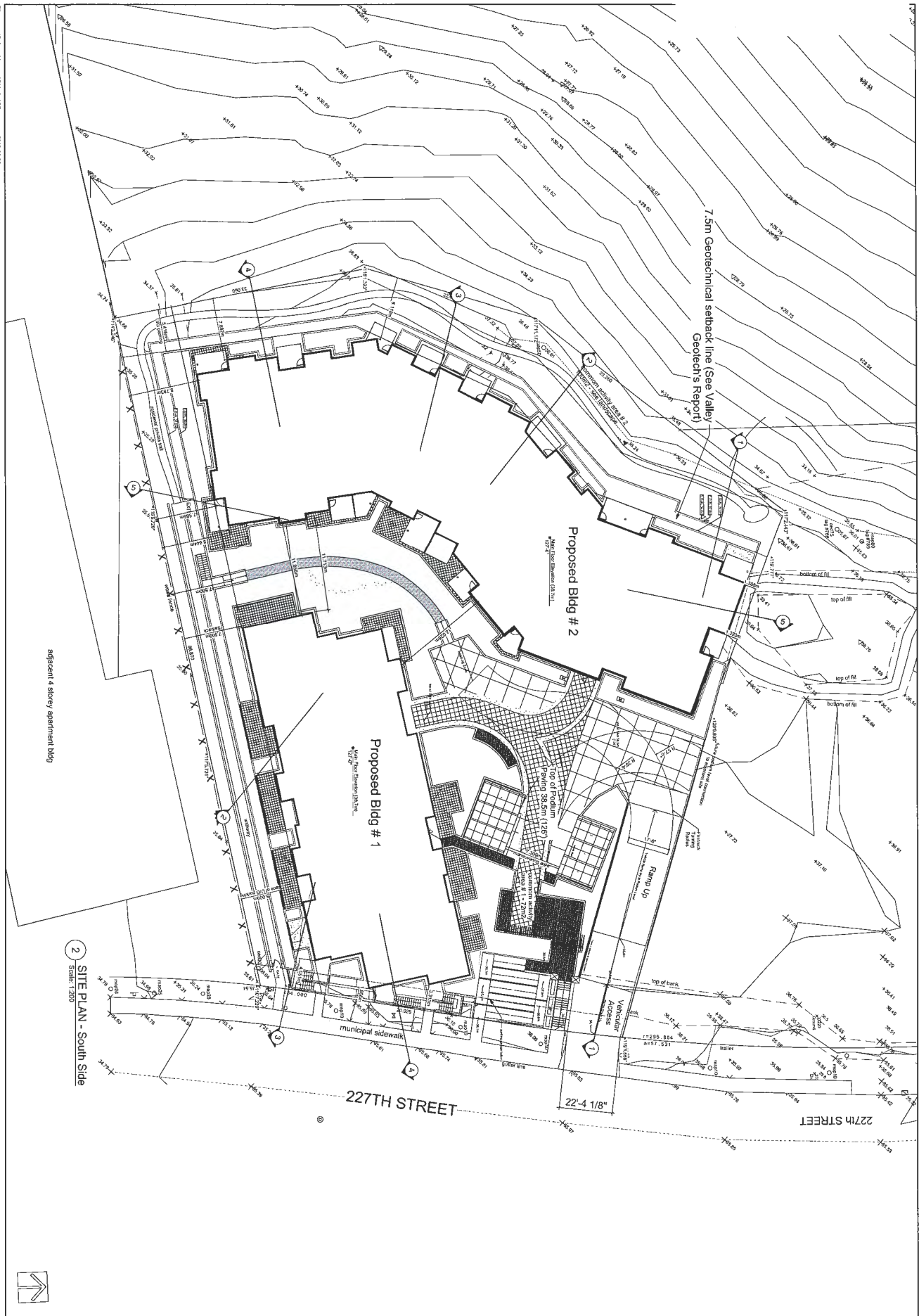
1. I am the owner of _____ (the "Rental Unit"), and make this declaration to the best of my personal knowledge.
2. This declaration is made pursuant to the Housing Agreement in respect of the Rental Unit.
3. For the period from _____ to _____ the Rental Unit was rented to and occupied only by following occupants whose names, current addresses and phone numbers appear below:

[insert names, addresses and phone numbers of occupants]
4. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the rent charged each month for the Rental Unit is as follows:
 - a. the monthly rent on the date 365 days before this date of this statutory declaration: \$_____ per month;
 - b. the rent on the date of this statutory declaration: \$_____; and
 - c. the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
5. If the Rental Unit is an "Affordable Housing Unit" as defined in the Housing Agreement, the "Gross Annual Income" (as defined in the Housing Agreement) of all individuals 15 years and older that reside in the Rental Unit is \$_____.
6. I confirm that I have complied with all of the obligations of the Owner (as defined in the Housing Agreement) under the Housing Agreement.
7. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if make under oath and pursuant to the *Evidence Act* (British Columbia).

DECLARED BEFORE ME at the _____,
British Columbia, this _____ day of _____

A Commissioner for taking Affidavits for British
Columbia

Drawn: TFC Architectural Bldg 2 2017-04-01
Date: 2015 August 9 13:40 PM



<p>Sheet: A 1.2</p>	<p>DATE: Oct 12, 2017 Scale: 1:200 Drawn: BT Project ID: 17-16</p>	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING - INTERIOR DESIGN</p> <p>204-222-1222 (toll-free) 204-222-1222 (toll-free) 204-222-1222 (toll-free) 204-222-1222 (toll-free) 204-222-1222 (toll-free)</p>	<p>Site Plan w/ Grading</p>	<p>153 Unit RM-2 Multi-Family Dev't</p> <p>City Address: 11641-227th Street, Maple Ridge BC</p> <p>Legal Address: Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24621</p> <p>PID #: 026-721-435</p>	<p>Copyright Reserved.</p> <p>Further to AIBC Bylaw 2003, all plans, sketches, drawings, computer representations and specifications prepared by the architect, and all at all times remain the exclusive property of Wayne Stephen Bissky Architecture, Urban Design, Planning and Interior Design and cannot be used for any other project or site or offered for sale or as part of a sale of property by any party other than WSSB without the written consent of WSSB. Written consent shall have no effect if the user does not agree to the conditions of the job. This office shall be informed of any variations from the dimensions and locations shown on the drawings.</p>
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1 View from 227th Street

View from North-East Corner of Site



2 View from N-W

REVISIONS

Copyright Reserved.
Further to ASBC Bylaw 2013, all plans, sketches, drawings, graphic representations and specifications prepared by the architect, and all other items, remain the exclusive property of Wayne Stephen Bissky Architecture, Urban Design, Planning, and Interior Design and shall not be used for any other project, or sold or offered for sale for use as part of a sale of property by any party other than WSD without the written consent of WSD. Written consent shall not be given. This Office shall be informed of any violation from the directions and conditions shown on the drawings.

153 Unit RM-2 Multi-Family Dev't

Chic Address: 11641-227th Street, Maple Ridge BC

Legal Address: Lot 1 Dist/401 Lot 401 Group 1
Horse Westside/401 District Plan BCP24521

PID R: 025-721-035

Perspective Vignettes

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

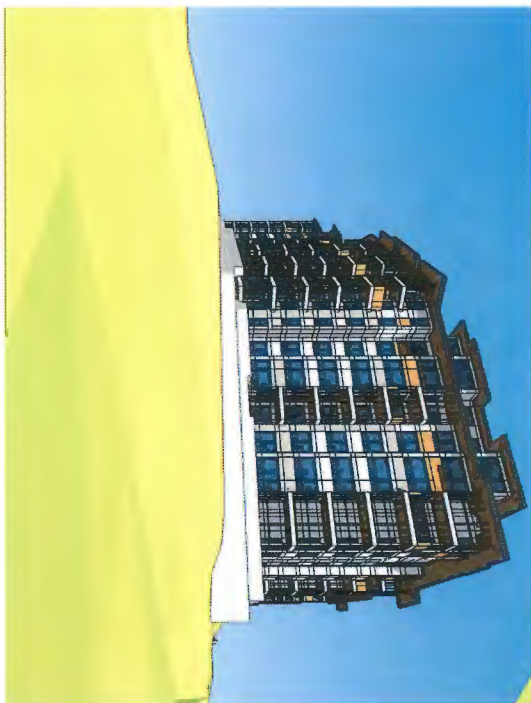
804 9200 Langford Highway
Maple Ridge, B.C. V2X 2Y6
Tel: 604-499-4444
Fax: 604-499-4444
Email: wsb@wsb-arch.com
Website: www.wsb-arch.com

Date: Oct 10, 2017
Scale: As Noted
Drawn: BT
Project ID: 1716

Sheet: A 7.0



2 View from 227th Street



1 View from South-West Corner of Site

Perspective Vignettes

153 Unit RM-2 Multi-Family Dev't

Circle Address: 11641-227th Street, Maple Ridge BC

Legal Address: Lot 1 District Lot 401 Group 1
Hastings/Westminster District Plan BCP24521

PID #: 026-721-435

Copyright Statement:

Further to ABC Bylaw 2013, all plans, sketches, drawings, graphic representations and specifications prepared by the architect, and all of those which are the intellectual property of Wayne Stephen Bissky Architecture, Urban Design, Planning, and Master Design and cannot be used for any other project or sold or offered for sale or as part of a sale of property by any party other than WSB without the written consent of WSB. Written consent shall have precedence over scaled dimensions and conditions on the job. The office shall be relieved of any liability from the dimensions and conditions shown on the drawings.

WSB ESZ FORMWORKS

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN

4204 2230 Lougheed Highway,
Maple Ridge, B.C. V2X 1Y4
Tel: 604-467-4200 Fax: 604-467-4305
Email: info@wbsb.ca
Website: www.waynestephenbissky.com

Client: Oak 12, 2017

Scale: As Noted

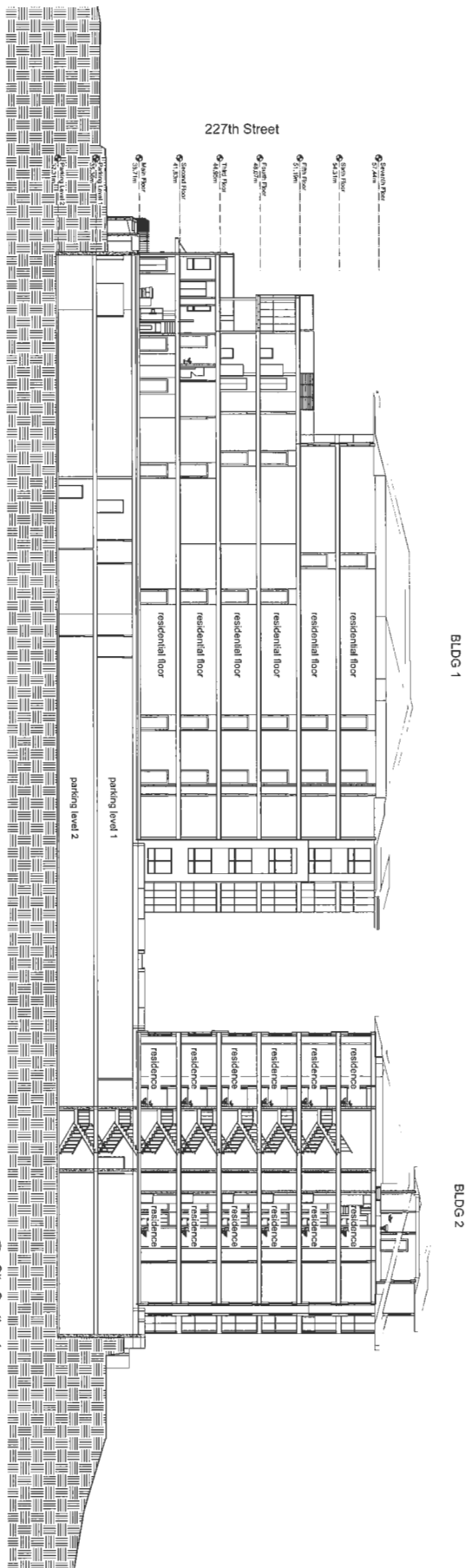
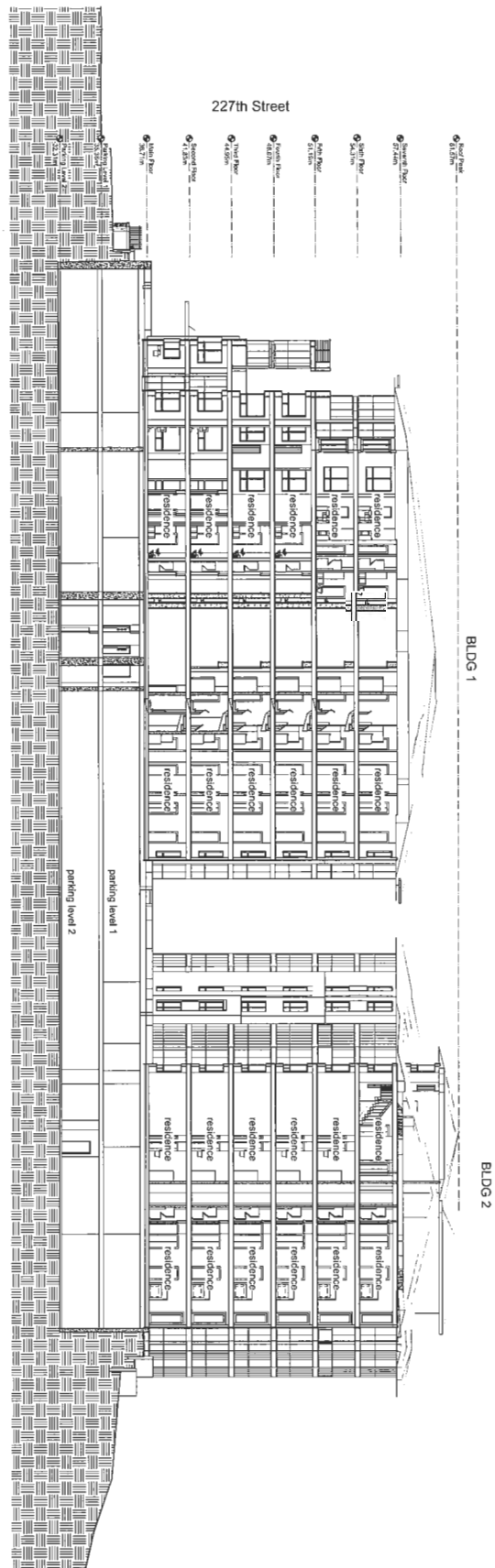
System: DT

Project ID: 1716

Sheet: A 7.1



APPENDIX G



Details - Third Floor Terrace

1300



1. Add new planting near the entrance on the West side and near the entrance to the courtyard.

Materialized outdoor area
Tables, benches, and planters

Pathway for residents
1.2m wide
Seating areas with benches

Landscaping on footbridge
Planting with to support 450 to 750 plants

1.5m concrete
Lighted bollards to illuminate path
Seating areas with benches
Resisting wall with
Trash receptacles
Lawn area

Overall building
Furnish extension to 10th floor

Building entry area
Paved in place concrete paving with stamped pattern
Blue Pearl Coat top coat black
4th floor

2. Consider enhancing the
mobile emergency access with
planting to improve the
visual quality of the site
3. Enhance the surface treatment in
the courtyard area
4. Enhance the surface treatment in
the courtyard area

Courtyard area
Vehicle and pedestrian paving
Paved in place concrete paving with stamped pattern
Saw cut grid pattern
Seating area
Collects with light
Refer to detail sheet 1.3.0

Assembly place area
Toilet facility with changing table - refer to detail
Social seating with benches, coffee table and did
Plants with column trees, ornamental shrubs
perennials

Stormwater detention tank
To receive rain water from Building 1 roof
Pebble lined depression to collect and store water with
overflow to storm system
Provides storm holding and overflow to storm detention tank



Materials - South Side
Scale: 1:300

NOTES IN REFERENCE TO
RESPONSE TO
ADP COMMENT



August 31, 2018

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Wendy Cooper

Dear Ms. Cooper:

Re: **File #:** 2017-461-RZ
 Legal: Lot: 1, D.L.: 401, Plan: BCP24521
 Location: 11641 227 Street
 From: RS-1 (One Family Urban Residential)
 To: RM-2 (Medium Density Apartment Residential)

The proposed application would affect the student population for the catchment areas currently served by Golden Ears Elementary and Thomas Haney Secondary School.

Golden Ears Elementary has an operating capacity of 526 students. For the 2017-18 school year the student enrolment at Golden Ears Elementary was 484 students (93% utilization) including 178 students from out of catchment.

Thomas Haney Secondary School has an operating capacity of 1200 students. For the 2017-18 school year the student enrolment at Thomas Haney Secondary School was 1144 students (95% utilization) including 724 students from out of catchment.

Sincerely,

A handwritten signature in black ink, appearing to read 'Flavia Coughlan', is written over a horizontal line.

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Rick Delorme
 David Vandergugten
 James Clarke



Proposed New
public access
to greenbelt

APPENDIX K

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
INTERIOR DESIGN INC.

Site Plan w/ Grading

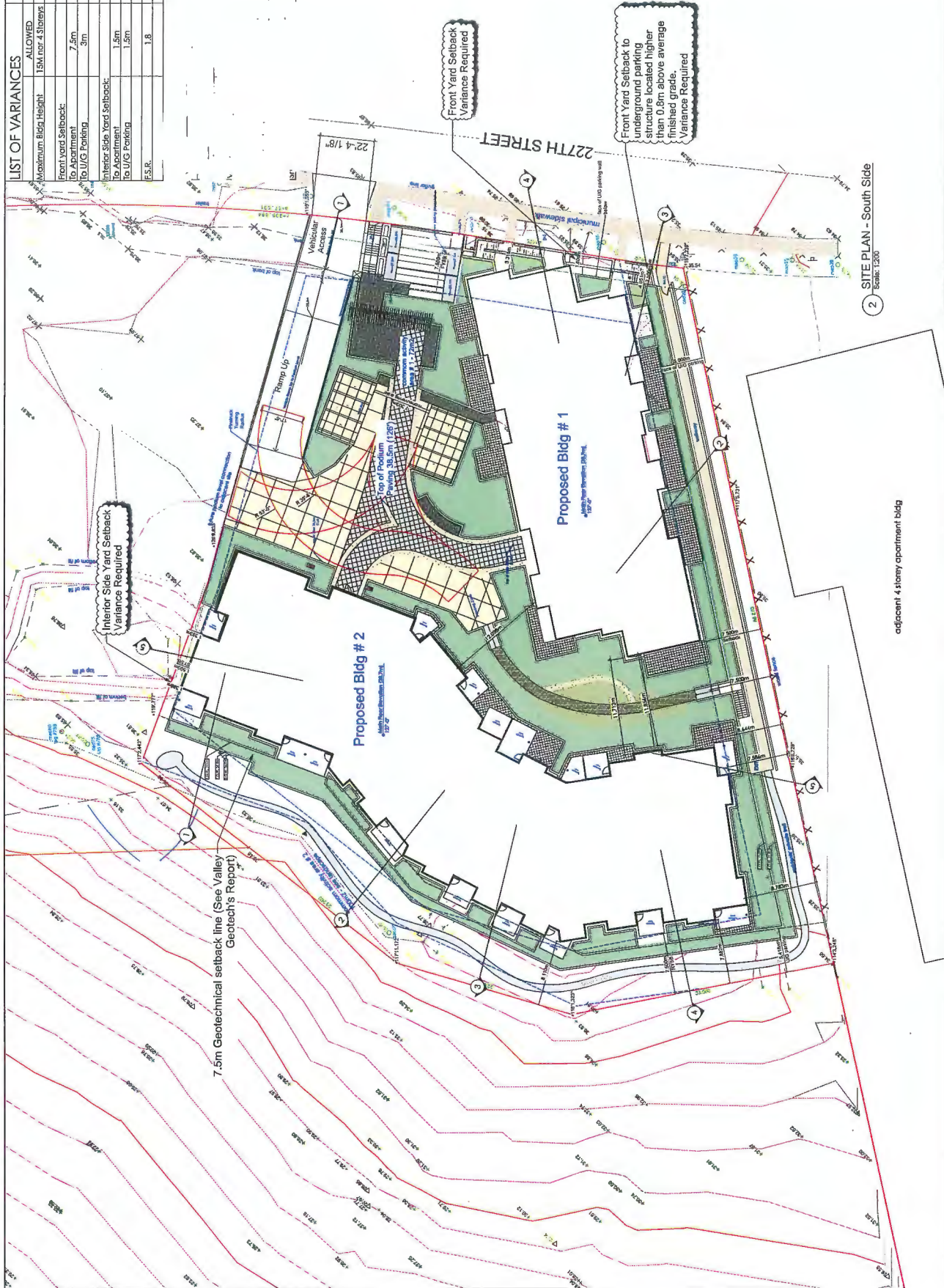
153 Unit RM-2 Multi-Family Dev't

Client Address: 1184 S. 227th Street, Maple Ridge BC
Project Address: 1184 S. 227th Street, Maple Ridge BC

Project and drawings shall be prepared in accordance with the provisions of the British Columbia Building Act and the provisions of the British Columbia Building Code. The drawings shall be prepared in accordance with the provisions of the British Columbia Building Act and the provisions of the British Columbia Building Code. The drawings shall be prepared in accordance with the provisions of the British Columbia Building Act and the provisions of the British Columbia Building Code.

LIST OF VARIANCES

REQUESTED	ALLOWED
23.25m - 7 Storeys	15m not 4 Storeys
Maximum Bldg Height	
Front Yard Setback to Apartment	7.5m
Front Yard Setback to U/G Parking	3m
Interior Side Yard Setback to Apartment	1.5m
Interior Side Yard Setback to U/G Parking	1.5m
F.S.R.	1.8
	2.0



REZONING APPLICATION REVIEW

To: Planning Department (Wendy Cooper)
 From: Engineering Department (Eric Morin)
 Date: November 14, 2018
 RZ NO: 2017-461-RZ
 ENG. FILE No.: 5245-20-2017-461

Required Services Exist:

All Required Services Do Not Exist: X

Deficient Services Which Could be Provided By Rezoning Servicing Agreement Are:

Service / Comment

1. Curb & Gutter.
 YES. New concrete curb and gutter required along the West side of 227 Street as described in the roads section.

2. Road.
 YES. Road upgrades are required along the West side of the 227 Street as a condition of rezoning. The East side curb line has previously been established and will remain. Upgrades along the West wide will include asphalt widening to allow for a parking lane and bike lane, a new curb line and sidewalk from the south property line of the site to the north property line of the side.

 Furthermore, the design will also need to incorporate road upgrades north of the site to match the existing cross section south of the chances casino parking lot. Parking will be eliminated north of the site and the road cross section will narrow to include 2 travel lanes, 2 painted bike lanes, new curb line and sidewalk.

3. Sanitary Sewer.
 YES. The sanitary sewer will need to be extended north of the subject site and a new sanitary service connection installed. The sizing will need to be determined by the developers engineering and submitted as part of the Civil Design package.

 The existing downstream system will need to be evaluated by the City's modeling consultant, any upgrades identified in the model as a result of this development will be the responsibility of the developer. A cost estimate will be provided to the developer once received.

4. Sidewalk.
 YES. New concrete sidewalk is required along the West side of 227 Street as described in the roads section.

5. Storm Sewer/Drainage.

YES. There is an existing storm sewer fronting the property, a storm catchment analysis will need to be completed by the developers engineer to confirm the existing sewers have sufficient capacity to support this development. A new storm service connection will be required to service the development and sized by the developers engineer. In addition, a storm water management plan must be submitted and must adhere to the 3 Tier criteria outlined in the City Design Criteria Manual.

6. Street Lighting.

YES. Street lighting will need to be replaced with new 9m Davit poles. Street lighting to be LED, street light design must be submitted with the Civil package.

7. Street Trees.

YES. Street trees are required across the property frontage. Street tree plan is required along with the Civil package.

8. Underground Wiring.

YES. All wiring to be provided underground.

9. Watermain.

YES. There is an existing watermain fronting this property that will need to be analyzed by the City's modeling consultant. Once the modeling study is completed, any upgrades identified by the model will be the responsibility of the developer.

A new water service connection will also be required to service the subject site, the sizing of the service connection will be done by the developers engineer. The water service connection must be installed by City crews at the developers cost. Once received, a cost estimate will be provided for the above.

10. Building Removal Required ?

YES. There is an existing sales center building at the South extremity of the site that will need to be removed as a condition of rezoning.

11. Estimates from Operations ?

YES. Estimate will be required for a new water service connection. size will be confirmed by the developers engineer and forwarded to operations for estimating.

12. Geotechnical Considerations

YES. A geotechnical report was submitted with the application. The report speaks to the building providing one level of underground parking, this should be clarified as the architectural drawings show 2 level of underground parking, one being mostly at grade and the 2nd level approximately 3-3.5 m below existing grade. The report further states that the subsurface conditions include Haney Clays at the 1.8m mark and subbase preparation of the foundation should be prepared as recommended in the report. It is expected that ground water may be encountered with the excavation and the ESC plan for the onsite works will need to identify how this will be managed on site.

13. Insert Other Processes if Required

✓ YES.

A) There is a rezoning application (2018-332-RZ) on the subject site for the temporary use of a sales center at the North extremity of the site. A new temporary driveway access has been granted for the purpose of accessing the presentation center only. The developer has been informed that this access is not to be used as a construction access or to create a loop road for ingress egress purposes.

B) A traffic impact study is required from this development, due to its proximity to the Haney By Pass as well as being located in the Town Center boundary.

14. Road Dedication Required ?

YES. Approximately 2m of road dedication will be required from the West side of the road.

15. Servicing Estimate ?

No. A servicing estimate will be provided once the off site civil drawings have been summited.

16. U/G Hydro/Tel Required ?

YES. All utility service connections to be provided underground. Ducts must be installed for Hydro, Telus, Shaw.

17. Watercourse Policy ?

YES. All works must be in accordance with the watercourse protection bylaw.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7499-2018;
Second Reading
Zone Amending Bylaw No. 7442-2018;
23084 and 23100 Lougheed Highway

MEETING DATE: January 22, 2019
FILE NO: 2017-390-RZ
MEETING: COW

EXECUTIVE SUMMARY:

This application for the subject properties located at 23084 and 23100 Lougheed Highway (Appendix A and Appendix B) to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District), to permit a future project originally with approximately 32 townhouses, was deferred by Council on October 2, 2018 and again on November 13, 2018. The revised proposal subject to this report is for 30 townhouse units.

OCP Amending Bylaw No. 7499-2018 (Appendix C) is pending first and second readings and Zone Amending Bylaw No. 7442-2018 (Appendix D) was granted first reading by Council on March 13, 2018. The bylaw map appendices for both Amending Bylaws are replaced by ones reflecting the modified Conservation Designation boundary towards the northern part of the development.

The project requires a series of variances, including exemption from the underground parking requirement, reduced setbacks and selective increased height, in large part due to the awkwardly shaped triangular development site.

The issues leading to the deferrals of this application are the following:

- Density bonus and aging-in-place measures
- Parking (tandem, visitor and on-street)
- Fire Access
- Trail Access

Revised plans for 30 townhouse units, variances to accommodate the project as revised and an explanation of the changes in relation to the above matters and the revised plans are attached as Appendix F and G.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7499-2018 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. 7499-2018 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. 7499-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7442-2018 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 Schedule "C";
 - iv) Park dedication as required, including removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Stormwater Management, including maintenance instruction for strata residents;
 - x) Retaining the services of a Qualified Environmental Professional (QEP) to determine, if feasible, the most appropriate location and appropriate design for a trail interconnect with the Polygon trail system across and to the west of Morley Creek, to be constructed and paid for by the applicant;
 - xi) Registration of a statutory right of way through the development site for public access to the trail crossing Morley Creek;
 - xii) Removal of existing building/s;
 - xiii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

- xiv) That a voluntary contribution, in the amount of \$123,000 (30 units x \$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
- xv) That a voluntary contribution, in the amount of \$159,000 be provided in keeping with the Council Policy with regard to Density Bonus Program Allocation to Affordable Housing Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Concost Management Inc

Legal Description: Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 NWD Except: Part on Statutory Right of Way Plan 71204; and Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 NWD Plan 7720

OCP:

Existing: Conservation and Urban Residential
Proposed: Conservation and Medium Density Multi-Family

Zoning:

Existing: RS-3 (One Family Rural Residential)
Proposed: RM-4 (Multiple Family Residential)

Surrounding Uses:

South: Use: Residential
Zone: RM-1 (Townhouse Residential) RS-3 (One Family Rural Residential)
Designation: Urban Residential and Conservation

North & East: Use: Residential and vacant
Zone: RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential) subject to 2015-297-RZ for a single family residential subdivision

Designation: Urban Residential and Conservation
West: Use: Vacant
Zone: RS-3 (One Family Rural Residential) subject to 2015-297-RZ for a Townhouse and a commercial/Rental Apartment building across Morley Creek
Designation: Urban Residential and Conservation proposed Urban Residential, Commercial and Conservation

Existing Use of Property: Vacant
Proposed Use of Property: Townhouse
Site Area: 1.125 HA. (2.8 acres)
Access: Lougheed Highway (restricted right in and right out)
Servicing requirement: Urban Standard

2) Background:

This application originally for 32 townhouse units, was deferred by Council on October 2, 2018 and again on November 13, 2018. The issues identified by Council to be resolved by the applicant included the following:

- **Density bonus from RM-1 to RM-4 and aging-in-place measures:**

Typically, the RM-1 Zone accommodates townhouse development with a maximum FSR of 0.60. An FSR of 0.73 is being proposed here. This density is typically accommodated by the RM-4 Zone with underground parking for the townhomes. No underground parking is proposed; therefore, Council deemed this request to be equivalent to a bonus density under the City's Density Bonus Program Allocation to Affordable Housing policy. Consequently, in their second submission, the developer opted to make a voluntary in lieu contribution under the policy rather than building the extra units as affordable housing.

This contribution is in addition to the usual Community-wide Community Amenity Contribution requirement.

Selective aging in place measures will be incorporated in some of the units; however, full adaptive housing standards are not ordinarily possible in townhouses because access between levels is by way of stairs.

- **Parking:**

The concern of Council is that if there is no on-street parking along Lougheed Highway and no aprons in front of the tandem parking garages, there would not be adequate parking for residents and visitors.

In their second submission, the developer proposed more on-site visitor parking spaces, space in garages be specifically set aside for storage and that a covenant be registered prohibiting parking spaces to be used as storage. However, these were deemed inadequate and unenforceable.

Therefore, in the latest submission, with 2 fewer units there are more shared parking spaces available and all the units with tandem parking garages were relocated to the southern part of the site and each have aprons between the garage and the internal access road. Thus the 18 townhome units designed with tandem parking will have three (3) parking spaces each. The project complies with the current City practice respecting tandem parking design and more than meets the minimum parking requirement.

- **Fire Access:**

Council expressed concern whether one entrance is sufficient or a second one, possibly an emergency only, is required. The applicant supplied examples of townhouse projects where a single access was provided. The Fire Department has commented that one access is sufficient to serve this site and it is not an operational problem. Final design details are to be reviewed and approved at the building permit stage.

- **Trail Access:**

The applicant has interest in having a pedestrian link to the west. The benefit of achieving this is more direct access to the future Neighbourhood Park within the Polygon development site immediately to the west of the ravine between the subject site and the Polygon site.

At this point, there is insufficient information to determine if this is possible. Therefore, between third and final readings, the applicant's Qualified Environmental Professional will be working with the City to determine if a pedestrian crossing across Morley Creek and ravine

area is feasible. If it is, then the construction details and the cost would be reflected in the rezoning servicing or other appropriate agreement. As well, the final details would be included in the plans attached to the development permit report, which Council will be considering in concert with final adoption of the rezoning.

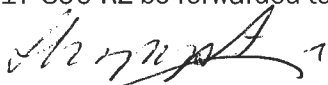
Revised plans, variances to accommodate the project as revised and an explanation of the changes in relation to the above matters and the revised plans are attached as Appendix F and G.

CONCLUSION:

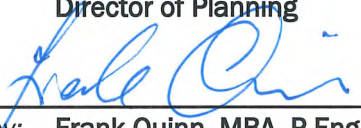
The applicant has provided a revised development plan, in which all tandem parking spaces have an apron and the number of units has been reduced by 2 units from, from 32 to 30. Explanations of how the four concerns of Council have been rectified by the applicant and changes to variances are contained in a letter from the project architect (Appendix F).

The project, provided Council is prepared to grant the setback, height and underground parking variances and with the provision of aprons associated with tandem parking, complies with applicable bylaws and policies.

Given the forgoing, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7499-2018, that second reading be given to Zone Amending Bylaw No. 7442-2018, and that application 2017-390-RZ be forwarded to Public Hearing.


Prepared by: **Adrian Kopystynski, MCIP, RPP, MCAHP**
Planner


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


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

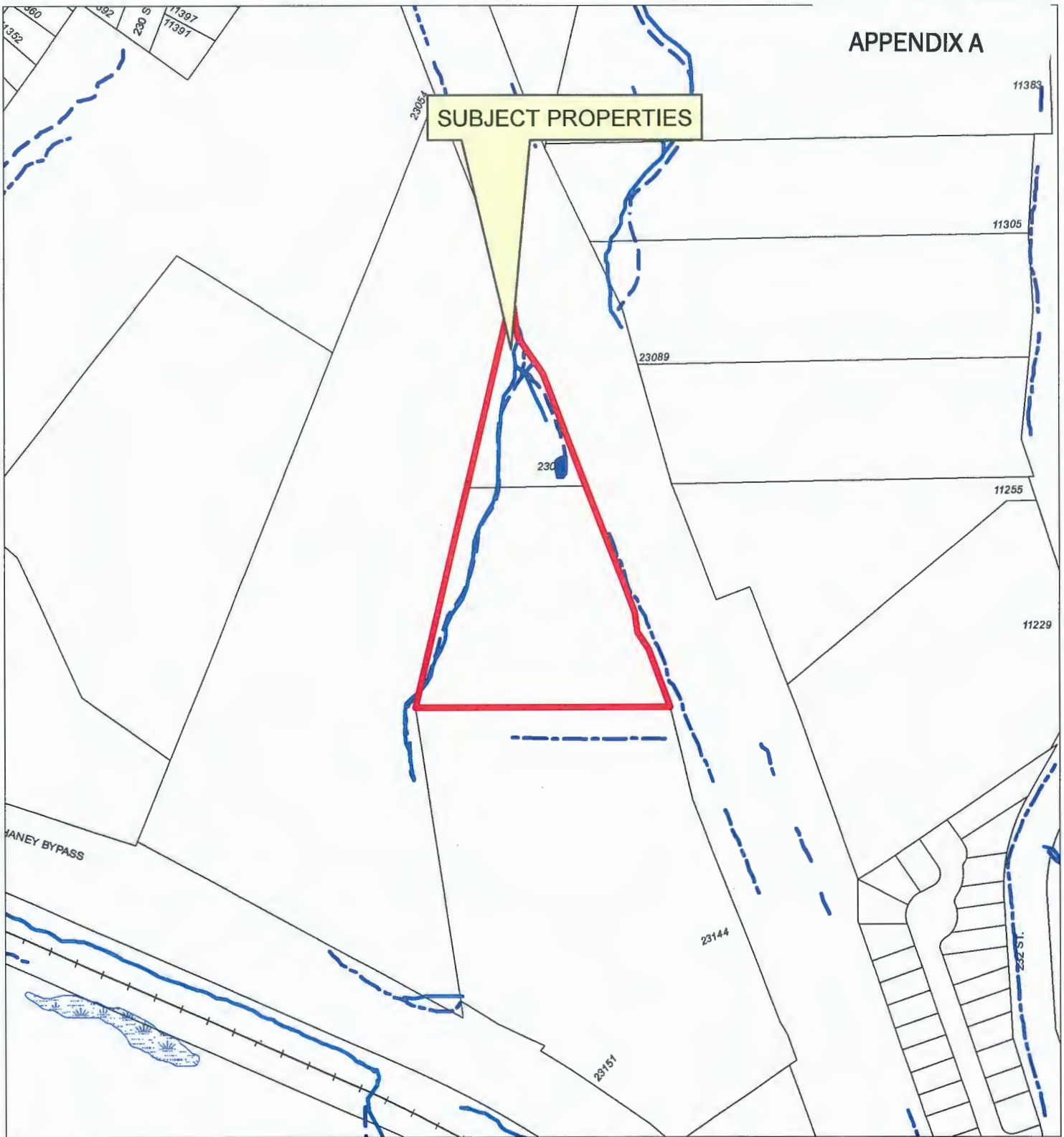

Concurrence: **Paul Gill, BBA, CPA, CGA**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – OCP Amending Bylaw No. 7499-2018
- Appendix D – Zone Amending Bylaw No. 7442-2018
- Appendix E – Architectural and Landscaping Plan
- Appendix F – Letter from Architect

APPENDIX A

SUBJECT PROPERTIES



Scale: 1:2,500

Legend

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

23084/23100 Louheed Highway



2017-390-RZ
 DATE: Sep 8, 2017

BY: JV

SUBJECT PROPERTIES



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

23084/23100 Lougheed Highway

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-390-RZ

DATE: Sep 8, 2017

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7499-2018**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018

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

Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 New Westminster District Except: Part on Statutory Right of Way Plan 71204; and

Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 New Westminster District Plan 7720.

and outlined in heavy black line on Map No. 982, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Parcel "One" (Explanatory Plan 10002) of Parcel "K" District Lot 403 Group 1 New Westminster District Except: Part on Statutory Right of Way Plan 71204; and

Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 New Westminster District Plan 7720.

and outlined in heavy black line on Map No. 983, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

4. 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 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7499-2018

Map No. 983

Purpose: To Amend Schedule C as shown

 To Add To Conservation

 To Remove From Conservation



SCALE 1:3,000

CORPORATE OFFICER

605

- BACKING IN THE PRIMARY AND MASTER BATHROOMS FOR FUTURE GRAB BARS
- ROUGH IN FOR FUTURE INCLINE STAIR LIFT
- KITCHEN SINK CABINET TO BE EASILY REMOVED
- INSTALLATION OF LIGHT SWITCHES AT 42" ABOVE FINISHED FLOOR, AND ELECTRICAL OUTLETS AT 18" ABOVE FINISHED FLOOR.
- PROVISION OF SCOOTER CHARGING AREA IN GARAGE WITH PLUG-IN.



2013

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WENSLEY ARCHITECTURE LTD

LIMIT DI ANNI

PROJECT NO	17224	GRAND B.	04, 55
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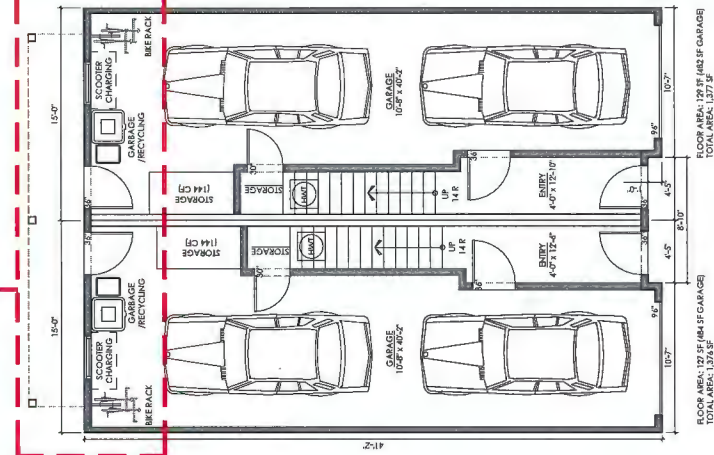
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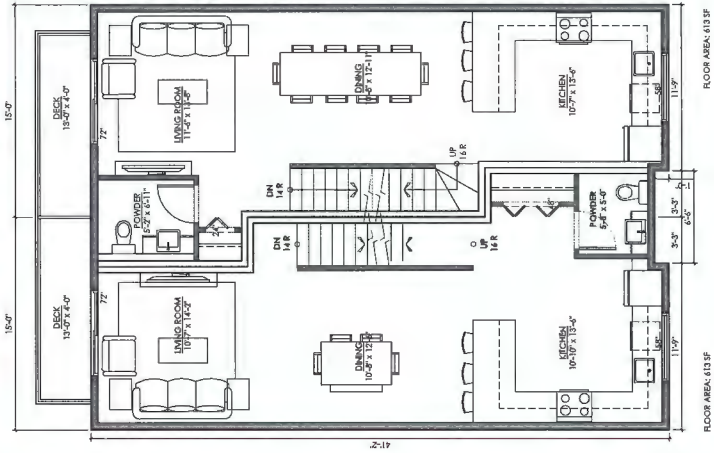
- **VERTICAL BIKE RACKS**
- **SHELVING**
- **MOBILITY SCOOTER**

AGING IN PLACE/ADAPTABILITY MEASURES:

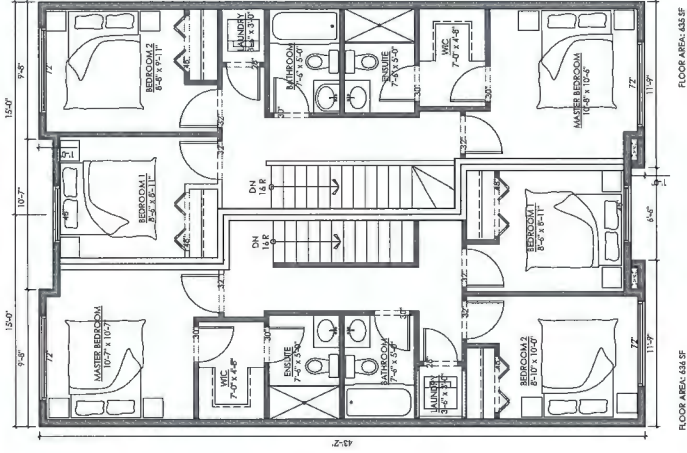
- BACKING IN THE PRIMARY AND MASTER BATHROOMS FOR FUTURE GRAB BARS
- ROUGH IN FOR FUTURE INCLINE STAIR LIFT
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- PROVISION OF SCOOTER CHARGING AREA IN GARAGE WITH PLUG-IN.



1 GROUND FLOOR

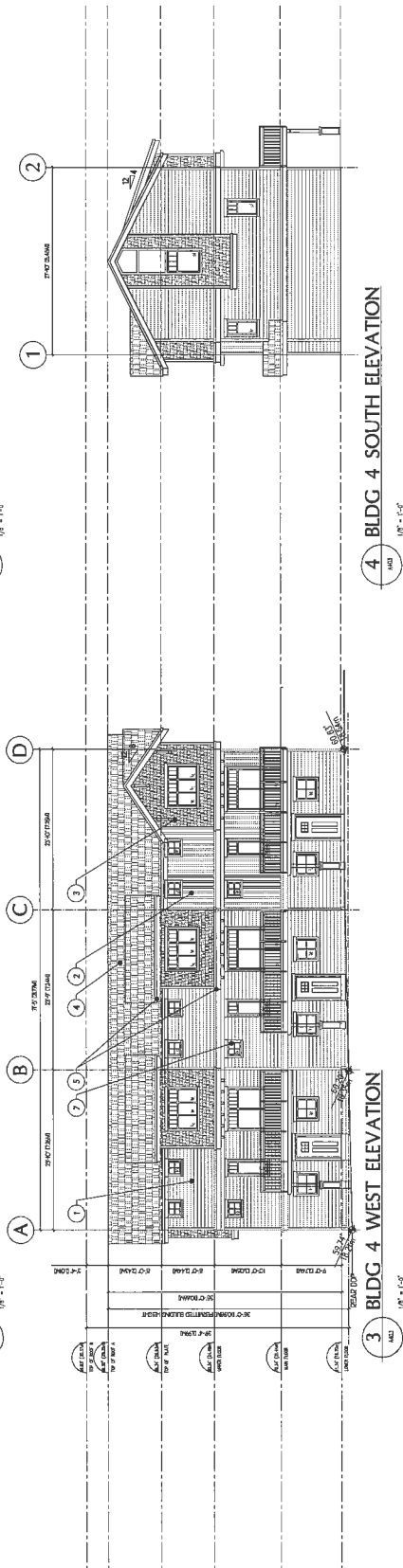
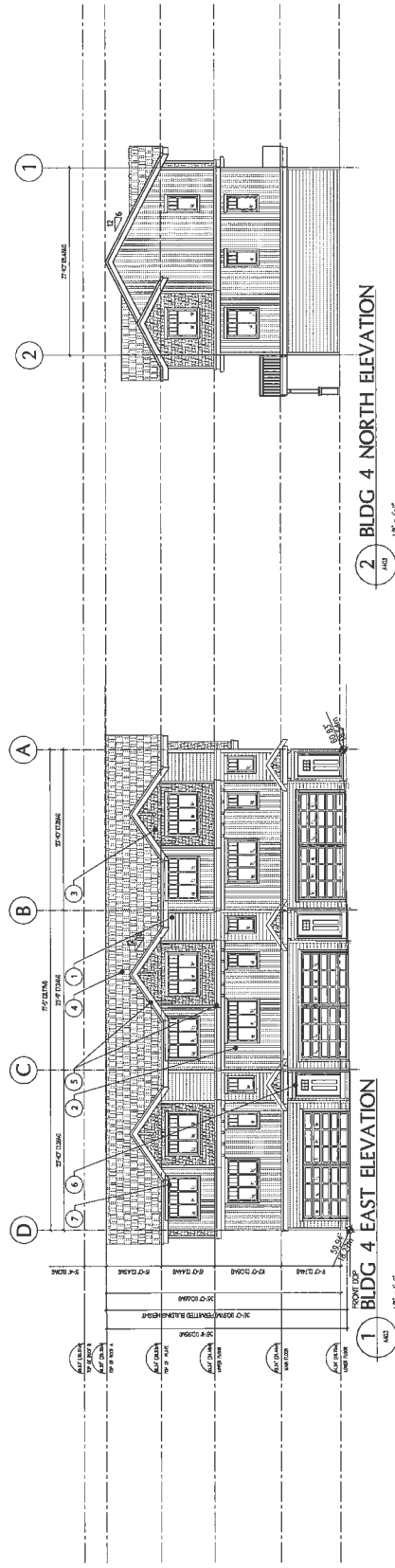


2ND FLOOR



3 3RD FLOOR
ASHI
1/2" = 1'-0"

[illegible]



LEGEND OF FINISHES

1	HARDENAK SING - HORIZONTAL SING COLOR 41 - NIGHT GREY
2	HARDENAK SING - BOARD 5 EATEN COLOR 42 - PEGAL GREY
3	HARDENAK SING - SHAKE COLOR 43 - HAZY BROWN
4	ASA-ALT ROOF SHINGLE COLOR 4 - WENTENED WOOD
5	PAINTED WOOD TRIMS AND BRACKETS COLOR 1 - WHITE
6	PAINTED FRONT DOOR COLOR 1 - BLACK
7	WIND WINDOW FRAMES COLOR 1 - STANDARD WHITE
8	HARDENAK SING COLOR 1 - WHITE

PROJECT NO.	1305	OWNER	CD 12
SCALE	1"=1'-0"	REVISION	20
DATE	JULY 2018	DRAWING	A403

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SCALE

DATE

PROJECT NAME

PROJECT NUMBER

2100-2004 LOUHEED HWY
MAPLE RIDGE BC

**SEQUOIA
TOWNHOMES
DEVELOPMENT**

PROJECT NUMBER

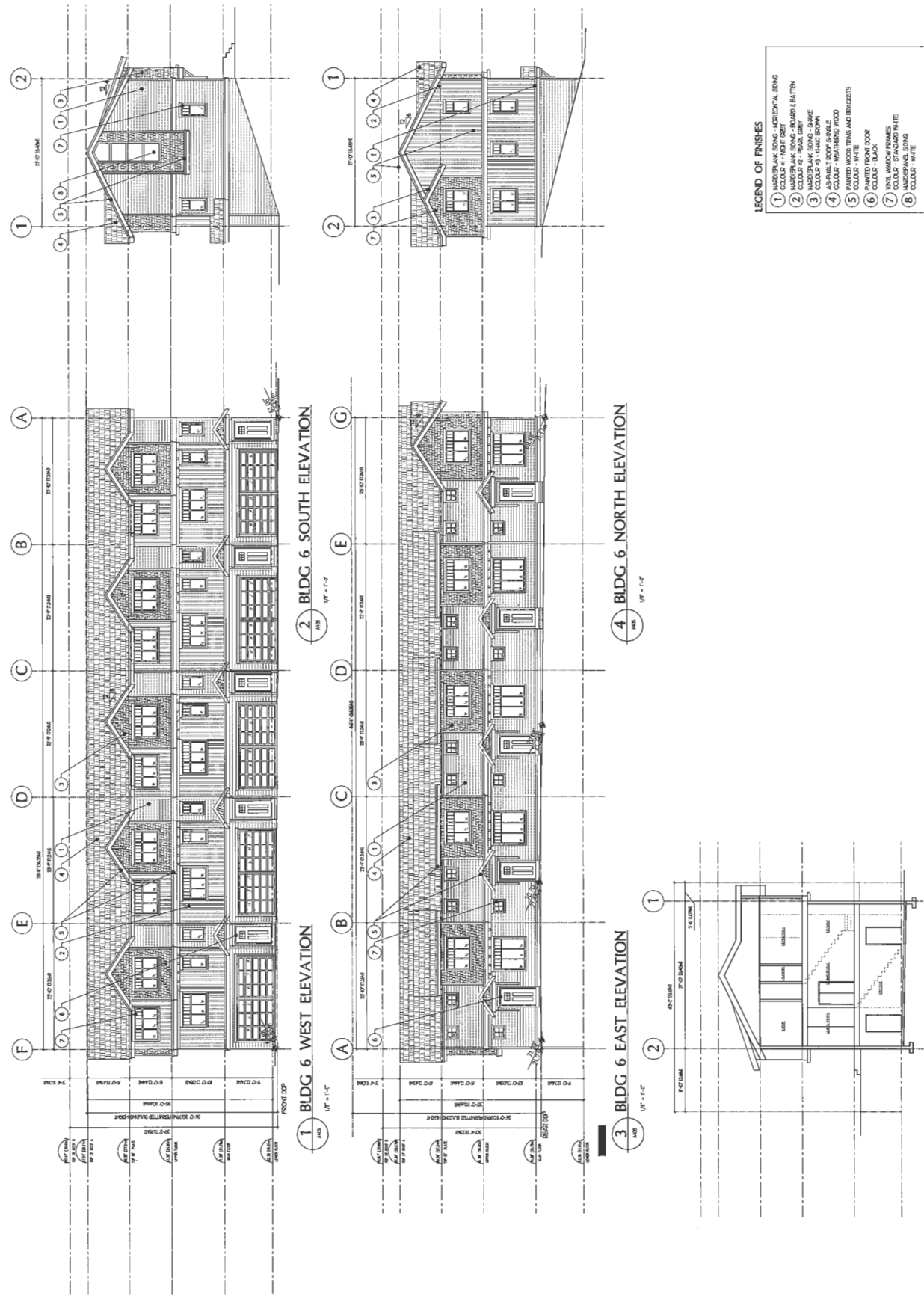
2100-2004 LOUHEED HWY
MAPLE RIDGE BC

WA
WINSLEY ARCHITECTURE LTD.

CORPORATE
WINSLEY ARCHITECTURE LTD.
100-10101 101ST AVE. S.W.
SUITE 100
MAPLE RIDGE, BC V2X 6L6
CANADA TEL: 604-461-1111 FAX: 604-461-1112
WWW.WINSLEYARCHITECTURE.COM

**BUILDING 6
ELEV/SEC**

PROJECT NO.	2100-2004	DATE	04.15
SCALE	1/8" = 1'-0"	REVISION	01
DATE	04.15.15	DESIGNED BY	AA05



1 BLDG 6 WEST ELEVATION 1/8" = 1'-0"

2 BLDG 6 SOUTH ELEVATION 1/8" = 1'-0"

3 BLDG 6 EAST ELEVATION 1/8" = 1'-0"

4 BLDG 6 NORTH ELEVATION 1/8" = 1'-0"

5 BLDG 6 SECTION - UNIT A1 1/8" = 1'-0"

LEGEND OF FINISHES

- 1 HARDPLANK SIDING - BOARD & BATTEN
- 2 HARDPLANK SIDING - BOARD & BATTEN
- 3 HARDPLANK SIDING - SHINGLES
- 4 HARDPLANK SIDING - SHINGLES
- 5 HARDPLANK SIDING - SHINGLES
- 6 HARDPLANK SIDING - SHINGLES
- 7 HARDPLANK SIDING - SHINGLES
- 8 HARDPLANK SIDING - SHINGLES



van der Zalm + associates inc.
VZA Associates • Orléans, Québec
2021-2022
2021-2022
2021-2022
2021-2022

OVERALL SITE PLAN NORTH

DP2017-23
VZ Project #

L-04
Drawing #



FENCING

KEY	REF.	DESCRIPTION
	1 (LD-05)	CEGAR FENCE
	2 (LD-06)	SPLIT RAIL FENCE

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 (LD-02)	CONCRETE PAVING
	4 (LD-03)	CONCRETE UNIT PAVING
	5 (LD-04)	GRAVEL
	6 (LD-05)	PERMEABLE PAVERS
	1 (LD-01)	PLAY AREA PAVES
	3 (LD-03)	GRAVEL GRANITE PATHWAY
	1 (LD-03)	PAVING SLABS
	5 (LD-01)	Drip STRIP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	4 (LD-03)	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	5 (LD-05)	TRASH ENCLOSURE
	3 (LD-04)	BENCH
	3 (LD-03)	ROLLING LIGHTING

PLANT SCHEDULE

TREES	SIZE	QTY
Acer canadensis / New Maple	8.8.8	6
Acer macrophyllum / Big Leaf Maple	8.8.8	1
Acer palmatum / Japanese Maple	8.8.8	6
Amelanchier laevis / Spring Plum / Spring Plum / Spring Plum	8.8.8	11
Cornus florida / Florida Dogwood	8.8.8	2
Thuja occidentalis / Western Red Cedar	8.8.8	5

1 OVERALL SITE PLAN NORTH

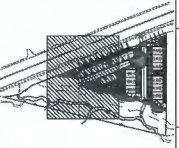
Matchline A - See Sheet L-05

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

Scale 1:200

Checked: DJ
Approved: DJ
Crispin Sheet Size: 24"x36"
Scale: 1:200

Key Map (NBS)



No.	Rev.	Description	Date
1	1	Issued for Development Permit	Nov 02, 2017
2	1	Issued for Development Permit	Nov 02, 2017
3	1	Issued for Development Permit	Nov 02, 2017
4	1	Issued for Development Permit	Nov 02, 2017
5	1	Issued for Development Permit	Nov 02, 2017
6	1	Issued for Development Permit	Nov 02, 2017
7	1	Issued for Development Permit	Nov 02, 2017
8	1	Issued for Development Permit	Nov 02, 2017
9	1	Issued for Development Permit	Nov 02, 2017
10	1	Issued for Development Permit	Nov 02, 2017

REVISIONS TABLE FOR DRAWINGS

No.	Rev.	Description	Date
1	1	Issued for Development Permit	Nov 02, 2017
2	1	Issued for Development Permit	Nov 02, 2017
3	1	Issued for Development Permit	Nov 02, 2017
4	1	Issued for Development Permit	Nov 02, 2017
5	1	Issued for Development Permit	Nov 02, 2017
6	1	Issued for Development Permit	Nov 02, 2017
7	1	Issued for Development Permit	Nov 02, 2017
8	1	Issued for Development Permit	Nov 02, 2017
9	1	Issued for Development Permit	Nov 02, 2017
10	1	Issued for Development Permit	Nov 02, 2017

Environmental Setback Area
Refer to Environmental Report



1 OVERALL SITE PLAN SOUTH
Scale: 1:200

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CODE	QTY
	Acer glabrum / Vine Maple	0.6.0	5
	Acer macrophyllum / Big Leaf Maple	0.6.0	1
	Acer palmatum / Japanese Maple	0.6.0	8
	Amelanchier laevis / Spiny Flurry / Spiny Flurry	0.6.0	11
	Cornus laciniosa / Kousa Dogwood	0.6.0	2
	Thuja plicata / Western Red Cedar	0.6.0	5

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-02	CONCRETE PAVING
	3 LD-03	CONCRETE UNIT PAVING
	4 LD-04	PERMEABLE PAVERS
	5 LD-05	PLAY AREA FSR
	6 LD-06	CALICHE GRANITE PATHWAY
	7 LD-07	PAVING SLABS
	8 LD-08	GRP STRIP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 LD-01	GRASS
	2 LD-02	SHRUB PLANTING

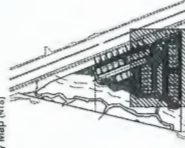
SITE FURNISHINGS/LIGHTING

KEY	REF.	DESCRIPTION
	1 LD-01	TRASH RECEPTACLE
	2 LD-02	BENCH
	3 LD-03	LIGHTING
	4 LD-04	BOLLARD LIGHTING

FENCING

KEY	REF.	DESCRIPTION
	1 LD-01	CEDAR FENCE
	2 LD-02	SPLIT RAIL FENCE

Key Map (NTE)



OVERALL SITE PLAN SOUTH

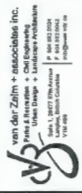
Drawing Title:

DP2017-23

VDZ Project #:

L-05

Drawing #:



Scale: 1:200

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

[illegible]

December 12, 2018
23100 and 23084 Lougheed Highway, Maple Ridge

Proposed Townhome Development
23100 and 23084 Lougheed Highway, Maple Ridge
File No. 217-390-DP

Letter to Mayor and Council
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

In response to comments received by Council on Tuesday, November 13th, the following changes were made to the proposed townhome development on 23100 and 23084 Lougheed Highway:

1. The following project statistics were revised:

<u>Previous</u>	<u>New</u>
32 Units	30 Units
10 side-by-side + 22 tandem	12 side-by-side + 18 tandem
UPA 11.51 (Gross) 22.70 (Net)	UPA 10.79 (Gross) 20.98 (Net)
FSR 0.37 (Gross) 0.73 (Net)	FSR 0.35 (Gross) .68 (Net)
2. The ratio of tandems to side-by-side garage units is 60%
3. 20' long driveway aprons have been provided in front of all tandems to accommodate full-size parking. This exceeds the parking bylaw stall length of 18' (5.5m).
4. We encroach 367 SF into the SPEA line, but provide more than the 2:1 compensation ratio required.
5. There are 6 visitor stalls required and 6 visitor stalls are provided, including one accessible stall.
6. Site entry driveway has shifted north.
7. The hatched area at the "fork in the road" is intended to be accent paving as the firetruck turning radius is required, but would be rarely (if ever, hopefully) used; this allows for some additional hard landscaping/paving interest in this location.
8. The following proposed setbacks were revised:
 - a. 3.6m variance at the Rear (South) property lines at building 1 and 2
 - b. 6.5m at Rear (Creek) variance is not required
 - c. 2.92m setback variance at Side (Creek) property line at building 6 (unit 27 only)
9. The following proposed variances to Horizontal window angles were revised:
 - a. 8.8m at Living room window
 - b. 7.7m at Other required windows
10. The required amenity space is 150 sq. m. and the proposed amenity is 520 sq. m.
11. The required usable open space is 1,350 sq. m and the proposed is 1,434 sq. m



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4
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▼ WENSLEY ARCHITECTURE LTD

December 12, 2018
23100 and 23084 Lougheed Highway, Maple Ridge

The same townhouse unit layouts are used, preserving the overall form and character of the development. The central bike repair station, garden tool storage shed and the adaptable features of the units are maintained.

With the above revisions implemented we look forward to the project moving forward with staff and council support.

Regards,

A handwritten signature in black ink, appearing to read 'David Echaiz-McGrath', with a stylized flourish extending to the right.

David Echaiz-McGrath,
Architect AIBC, SAA - Principal
WENSLEY ARCHITECTURE LTD.



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mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7315-2017;
20383 Ospring Street

MEETING DATE: January 22, 2019
FILE NO: 2017-074-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20383 Ospring Street from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of 2 lots. Council granted first reading to Zone Amending Bylaw No. 7315-2017 on May 9, 2017. The minimum lot size for the current RS-1 zone is 681 m².

This application is in compliance with the OCP for the Hammond Area Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot which, for subdivisions of 3 lots or less, applies to each additional lot created, for an estimated amount of \$5100.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7315-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Lane dedication as required;
 - iii) Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant specifying construction standards for acoustic protection;
 - v) That a voluntary contribution, in the amount of \$5100.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions. As fewer than 3 lots are proposed, the original lot is exempt.

DISCUSSION:

1) Background Context:

Applicant: Rhlddm Development Ltd.

Legal Description:

OCP:

Existing: SFCR (Single-Family & Compact Residential)

Proposed: SFCR (Single-Family & Compact Residential)

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: R-1 (Residential District)

Surrounding Uses:

Surrounding Uses:

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

Existing Use of Property: Vacant

Proposed Use of Property: Single Family

Site Area: 891 m²

Access: Ospring Street

Servicing requirement: Urban Standard

2) Project Description:

The subject property is a vacant lot in Lower Hammond, adjacent to the railway tracks that separate Upper and Lower Hammond. Due to this site context, sound attenuation with specific construction standards will be required. Registration of a restrictive covenant for this purpose will be required. Property records indicate that a portion of the site is within floodplain. For this reason, a floodplain report and covenant will be required.

This application will utilize the improved development options in the recently adopted Hammond Area Plan to rezone the property to R-1 Residential District in order to create two single family lots. Although lane dedication will be required, the property has sufficient lot area for this purpose.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Hammond Area Plan and is currently designated Single Family & Compact Residential. The intent of this designation is to allow residential density increases that are compatible with existing single family neighbourhoods and character. This designation is consistent with the proposed R-1 Residential District Zone.

ii) Zoning Bylaw:

The minimum lot size for the current RS-1 One Family Urban Residential zone is 681 m². The proposed R-1 (Residential District) Zone is 371 m². The portion of the site that is designated floodplain is within the front yard setback of the site.

iii) Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw requires 2.0 parking spaces per one family dwelling unit. Secondary suites must provide 1.0 parking spaces per suite. The proposed lot sizes are larger than the minimum required minimum parcel size, and all required parking should be readily accommodated as off-street parking.

iv) Proposed Variances:

A Development Variance Permit application will be required to secure the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D, R-1 Zone, minimum lot depth:*

Due to the required lane dedication, the resulting lot depth will be slightly less than the minimum depth, thereby requiring a variance.

- *Maple Ridge Zoning Bylaw No. 3510 -1985, fence height:*

The applicant is seeking to develop the property with substantial sound attenuation due to its proximity to the railway tracks. For this reason, overheight acoustic fencing is proposed.

The requested variances to the general regulations for fence height and for lot depth in the RS-1 zone will be the subject of a future Council report.


4) Interdepartmental Implications:

- Engineering Department: The Engineering Department has established standards for development in this location, requiring redress of deficiencies such as curb and gutter, road pavement width, and lane dedication. Cash-in-lieu will be a likely means for future redress. Underground servicing of lots is required, although overhead wiring will remain. Street light upgrades will also be required.
- License, Permits and Bylaws Department: The building department will require a floodplain report due to portion of the site that is within the floodplain.
- Fire Department: The Fire Department notes that each new lot will need its own address.

- 5) **Intergovernmental Issues:** Referrals have been made to the contact for CP Railway and also to the Katzie First Nation for this proposal. To date, no responses have been received.
- 6) **Citizen/Customer Implications:** Opportunities for public input will be made through the required Public Hearing and through the neighbour notification required prior to issuance of the required Development Variance Permit.

CONCLUSION:

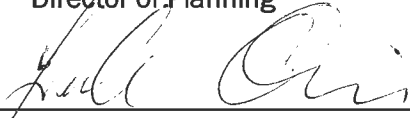
It is recommended that second reading be given to Zone Amending Bylaw No. 7315-2017, and that application 2017-074-RZ be forwarded to Public Hearing.




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



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



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

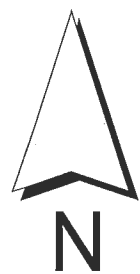
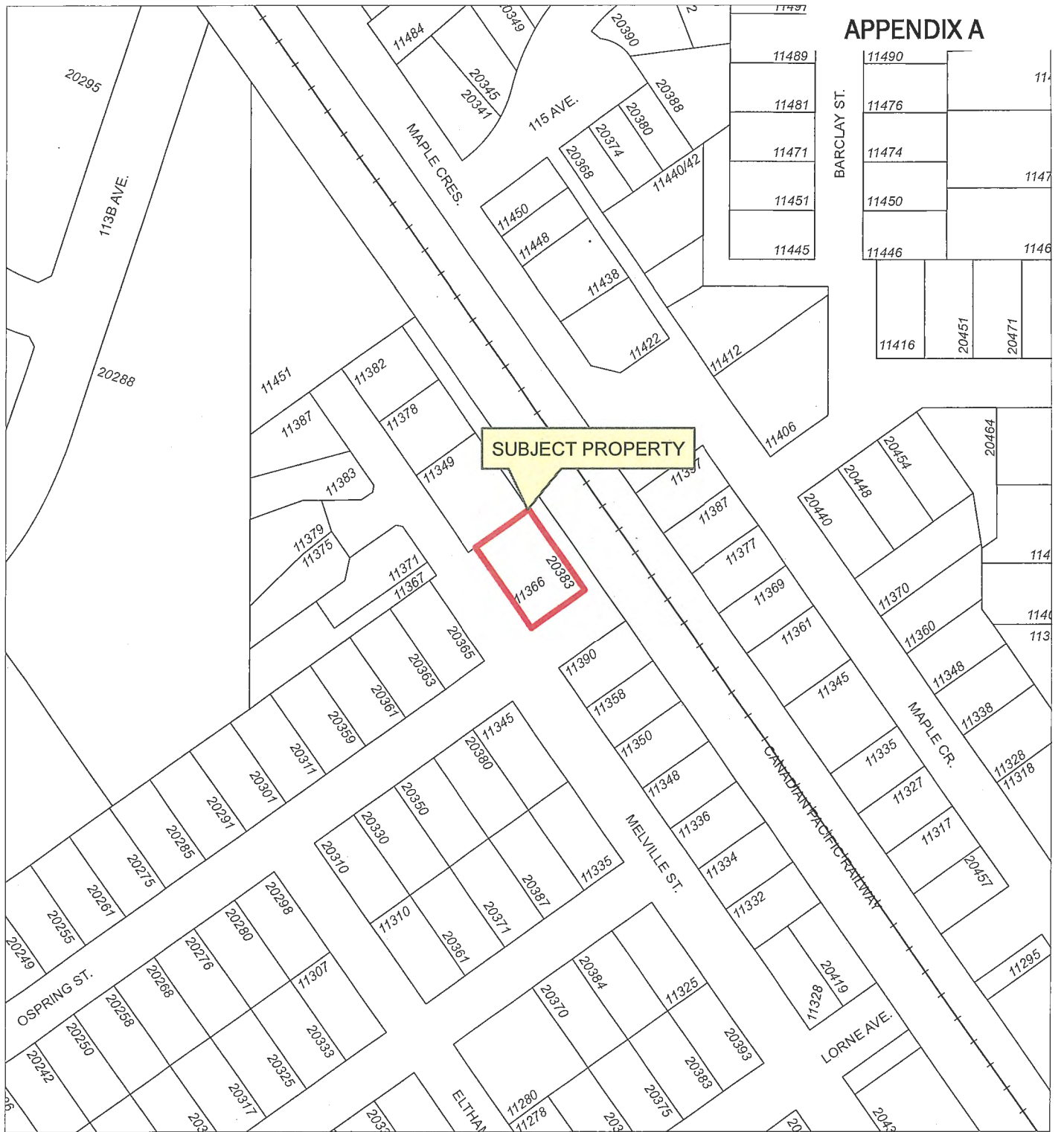


Concurrence: Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

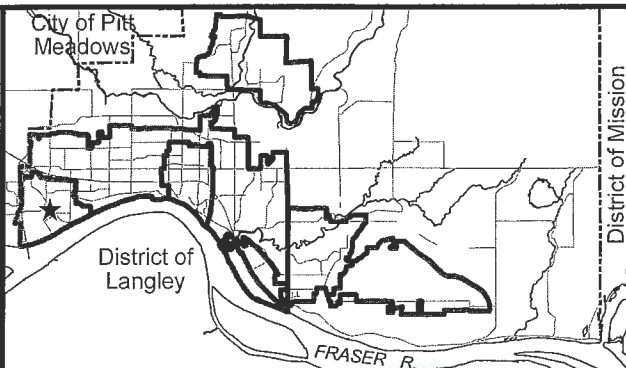
The following appendices are attached hereto:

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

APPENDIX A



Scale: 1:2,000



20383 OSPRING STREET

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2017-074-RZ

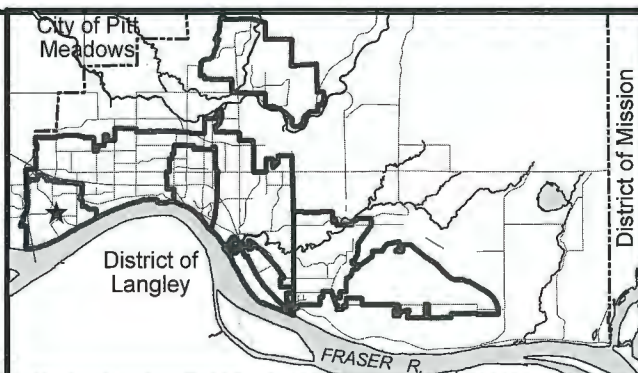
DATE: Mar 7, 2017

BY: PC

APPENDIX B



Scale: 1:2,000



20383 OSPRING STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

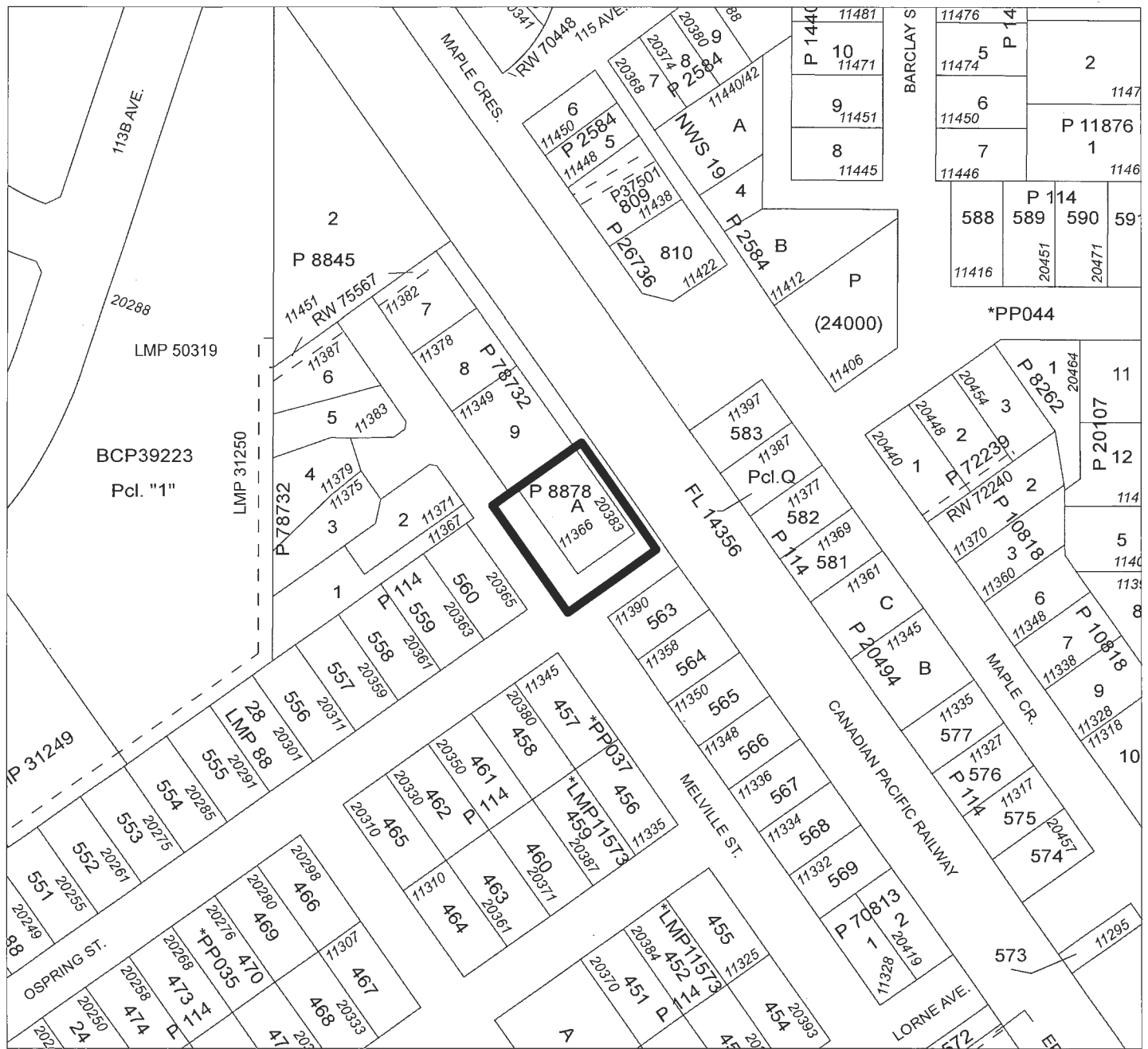
mapleridge.ca

FILE: 2017-074-SD

DATE: Jan 23, 2018

BY: PC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7315-2017

Map No. 1707

From: RS-1 (One Family Urban Residential)

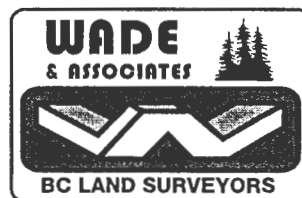
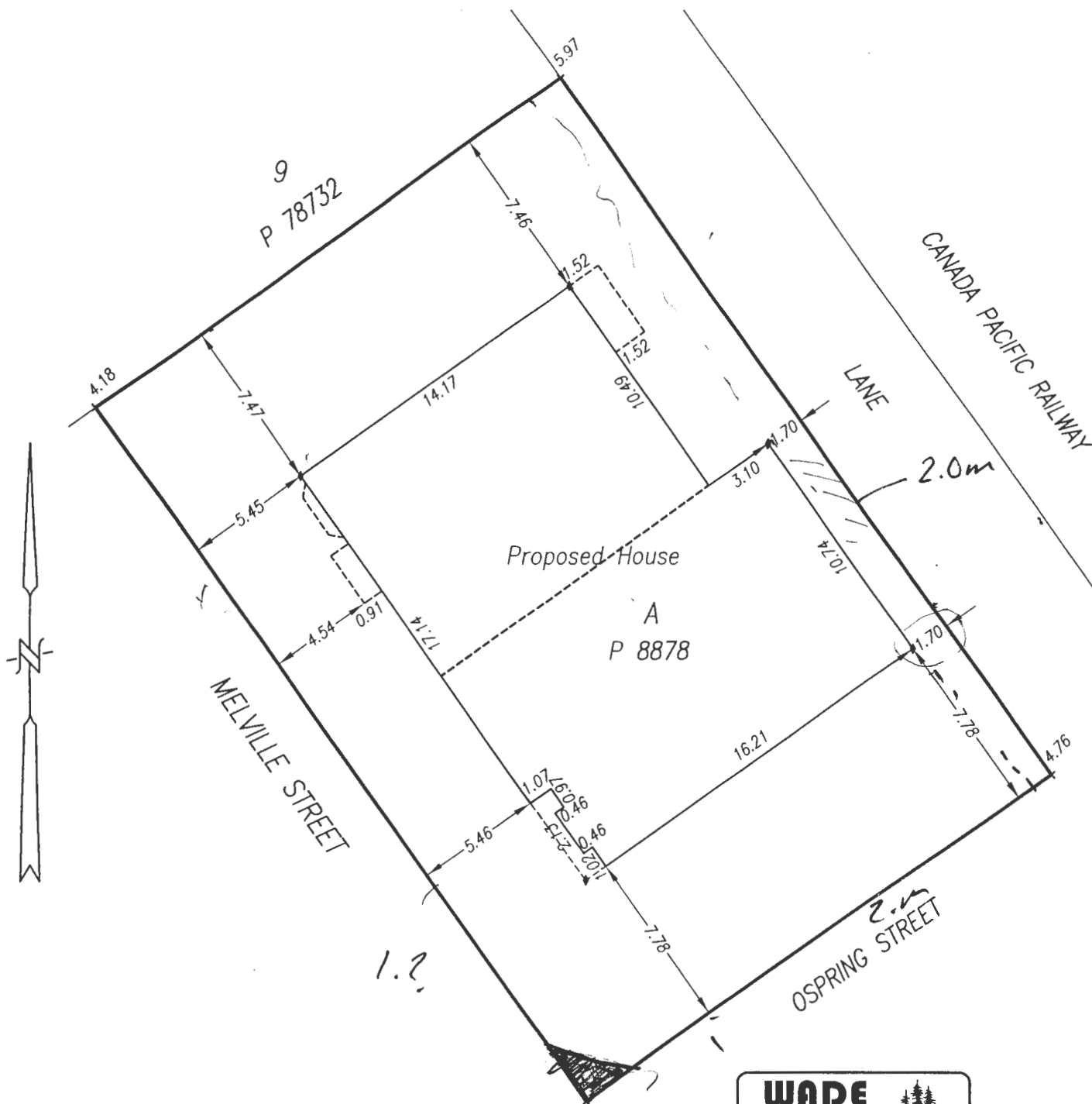
To: R-1 (Residential District)



SCALE 1:2,000

SKETCH OF PROPOSED BUILDING & ELEVATIONS
ON LOT A D.L.279 GP.1
N.W.D. PLAN 8878

APPENDIX D



604-463-4753

Scale 1:250

Date: JUNE 08 2007

File: NWP00114/H2841/LOT A

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
11352 230 Street

MEETING DATE: January 22, 2019
FILE NO: 2017-283-DVP
MEETING: C o W

EXECUTIVE SUMMARY:

Development Variance Permit application (2017-283-VP) has been received in conjunction with a subdivision application 2017-283-SD to create 28 lot R-2 (Urban Residential District) subdivision. The requested variances are to reduce the rear setback for three lots (Lots 16, 17 and 27).

Council granted final reading for rezoning application 2015-297-RZ on April 22, 2018.

It is recommended that Development Variance Permit 2017-283-VP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-283-DVP respecting property located at 11352 230 Street.

DISCUSSION:

a) Background Context

Applicant: Morningstar Communities Ltd. (Addie Anderson)

Legal Description: Lot A District Lots 402 and 403 Group 1 New Westminster District Plan Epp79514

OCP :

Existing: Urban Residential

Proposed: Urban Residential

Zoning:

Existing: R-2 (Urban Residential District)

Proposed: R-2 (Urban Residential District)

Surrounding Uses:

North: Use: Residential
Zone: R-1 (Residential District)
Designation: Urban Residential

South: Use: Vacant
Zone: RS-3 (One Family Rural Residential)
Designation: Conservation

East:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
Existing Use of Property:		Vacant Residential Lot
Proposed Use of Property:		Residential
Site Area:		1.273 HA (3.14 Acres)
Access:		Telosky Avenue, 230 Street and 113 Avenue
Servicing:		Urban
Lot Size:		318 – 410 sq. m. lots
Concurrent Application:		2017-283-SD

b) Project Description:

The proposal is to vary the rear setback for three (3) lots in a 28 lot R-2 Zone subdivision. It will infill and complete the subdivision to the west by interconnecting 113 Avenue with 230 Street. The site slopes from the northeast to the south west and abuts lands designated Conservation containing streams and steep slopes to the south.

c) Variance Analysis:

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

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

1. *Maple Ridge Zoning Bylaw No 3510 -1985, 601B.D.(a).2.(b) 403.(4):* To vary the rear setbacks for the following lots:

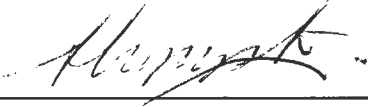
Lot Number	Variance
16	From 8.0m to 6.00m with allowable projections and deck locations as shown on attached Lot 16 Plan
17	From 8.0m to 7.00m with allowable projections and deck locations as shown on attached Lot 17 Plan
27	From 8.0m to 6.00m with allowable projections and deck locations as shown on attached Lot 27 Plan

The purpose of this variance is to accommodate the style of dwelling being proposed by the developer and to provide flexibility for the proposed 28 lot R-2 Zone infill subdivision, while still maintaining at least a 6.0 metre back yard depth.


CONCLUSION:

The proposed variance is supported to accommodate the product being marketed and to enable a sympathetic infill development completing this neighbourhood.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-283-DVP.


Prepared by: **Adrian Kopystynski MCIP, RPP, MCAHP**
Planner

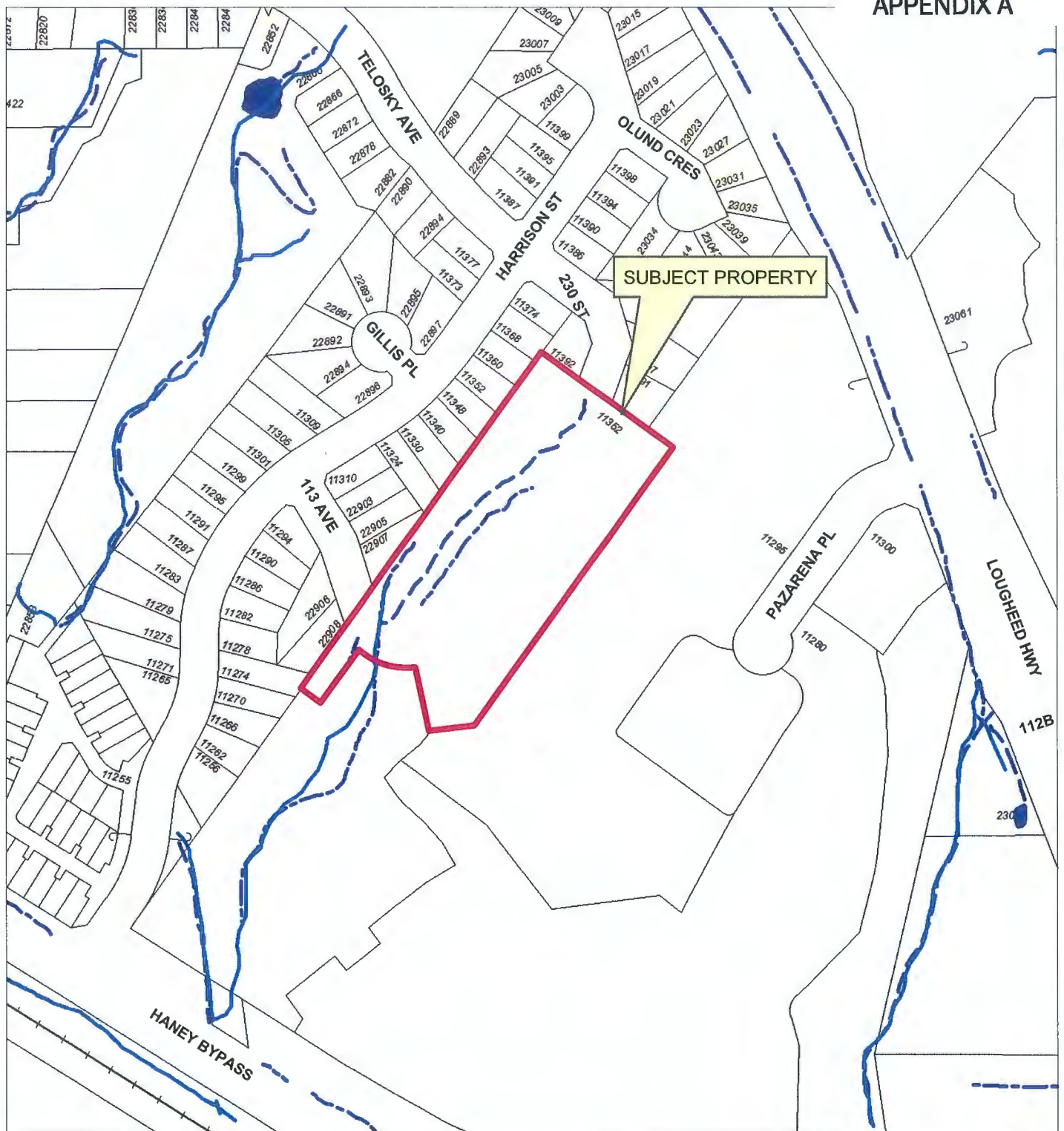

Approved by: **Christine Carter, M.PL, MCIP, RPP**
Director of Planning


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


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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Variance for Lots 16, 17 & 27



Scale: 1:2,500

Legend

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

11352 230 STREET

PLANNING DEPARTMENT



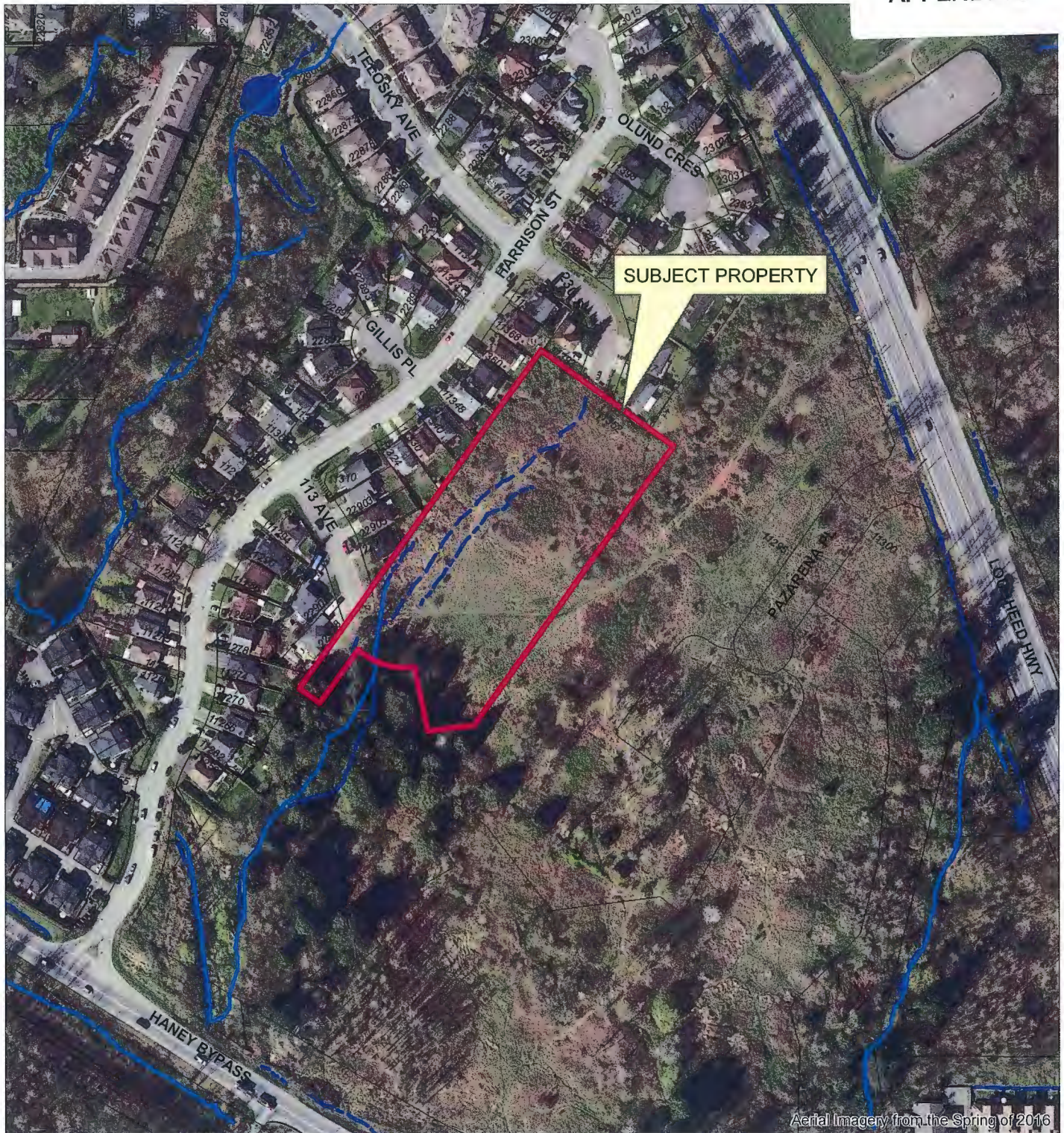
MAPLE RIDGE

British Columbia

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FILE: 2017-283-VP
DATE: Jan 3, 2019

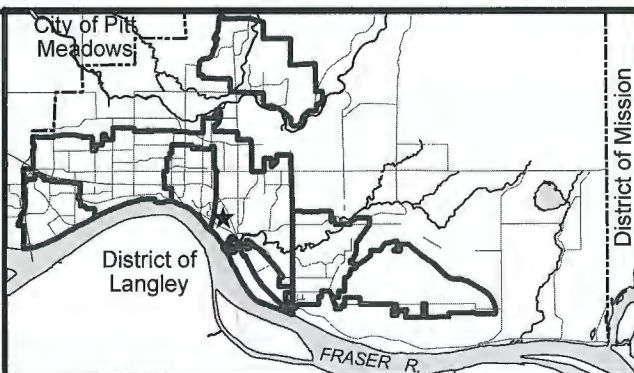
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



11352 230 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

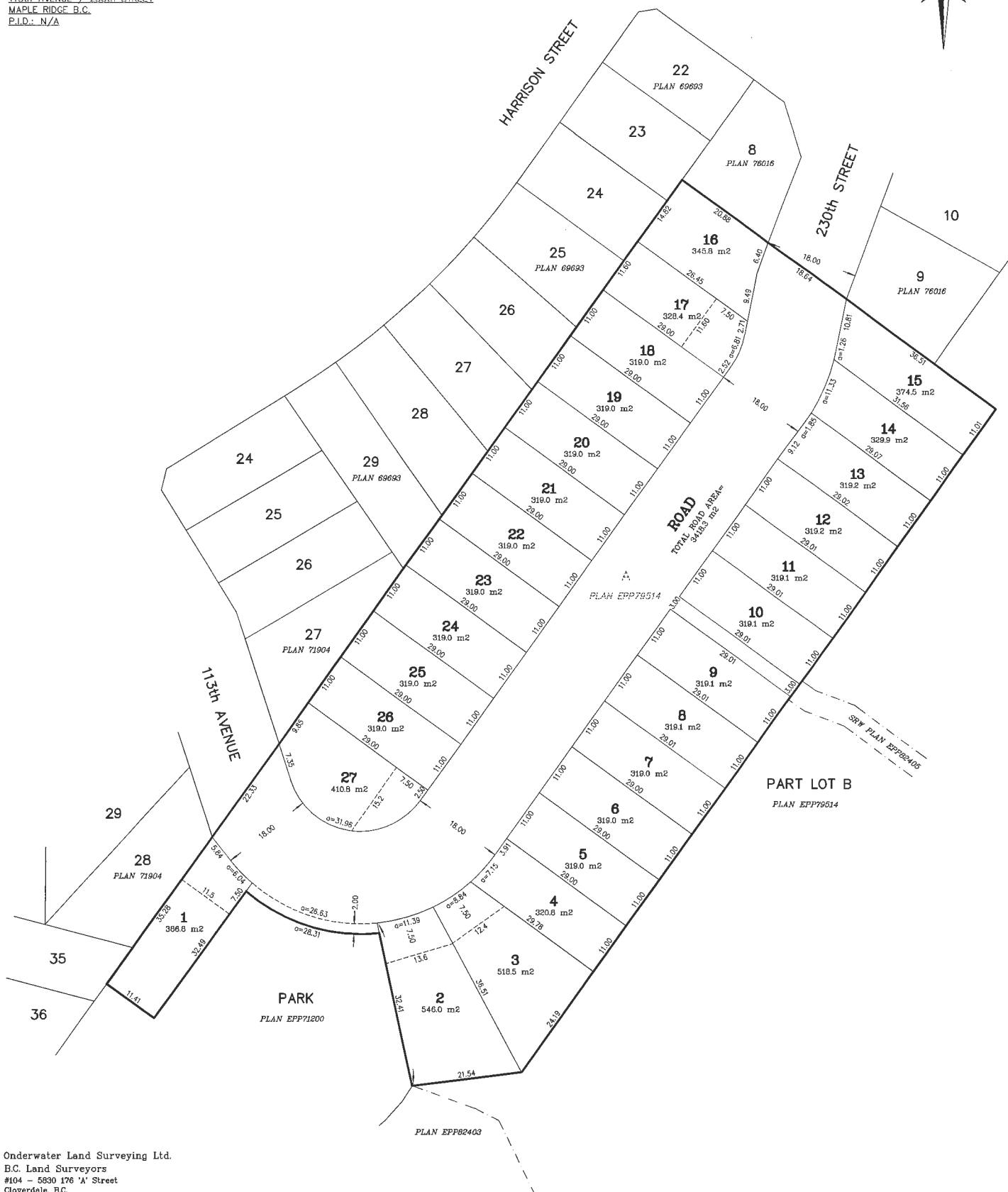
mapleridge.ca

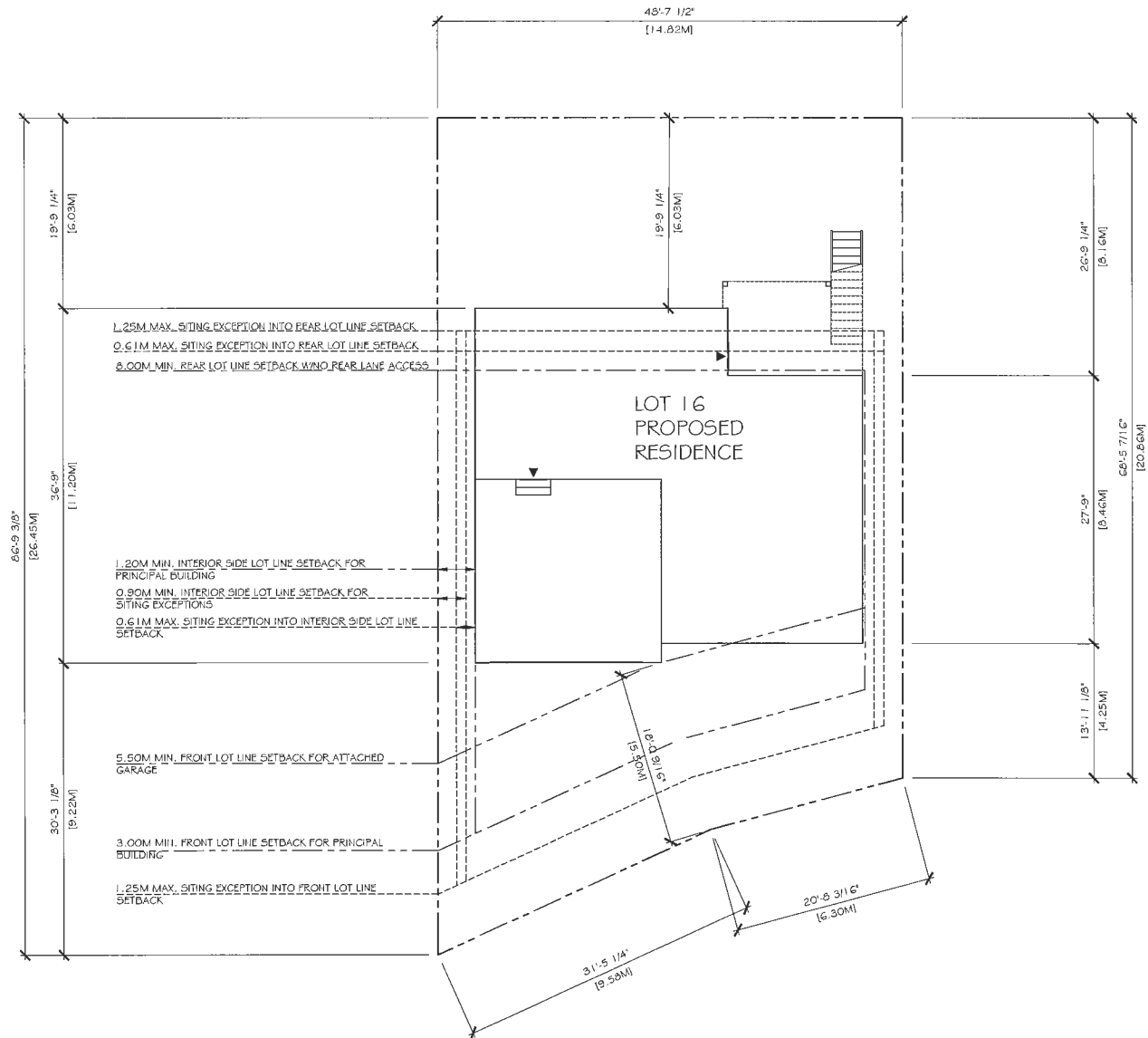
FILE: 2017-283-VP

DATE: Jan 3, 2019

BY: LP

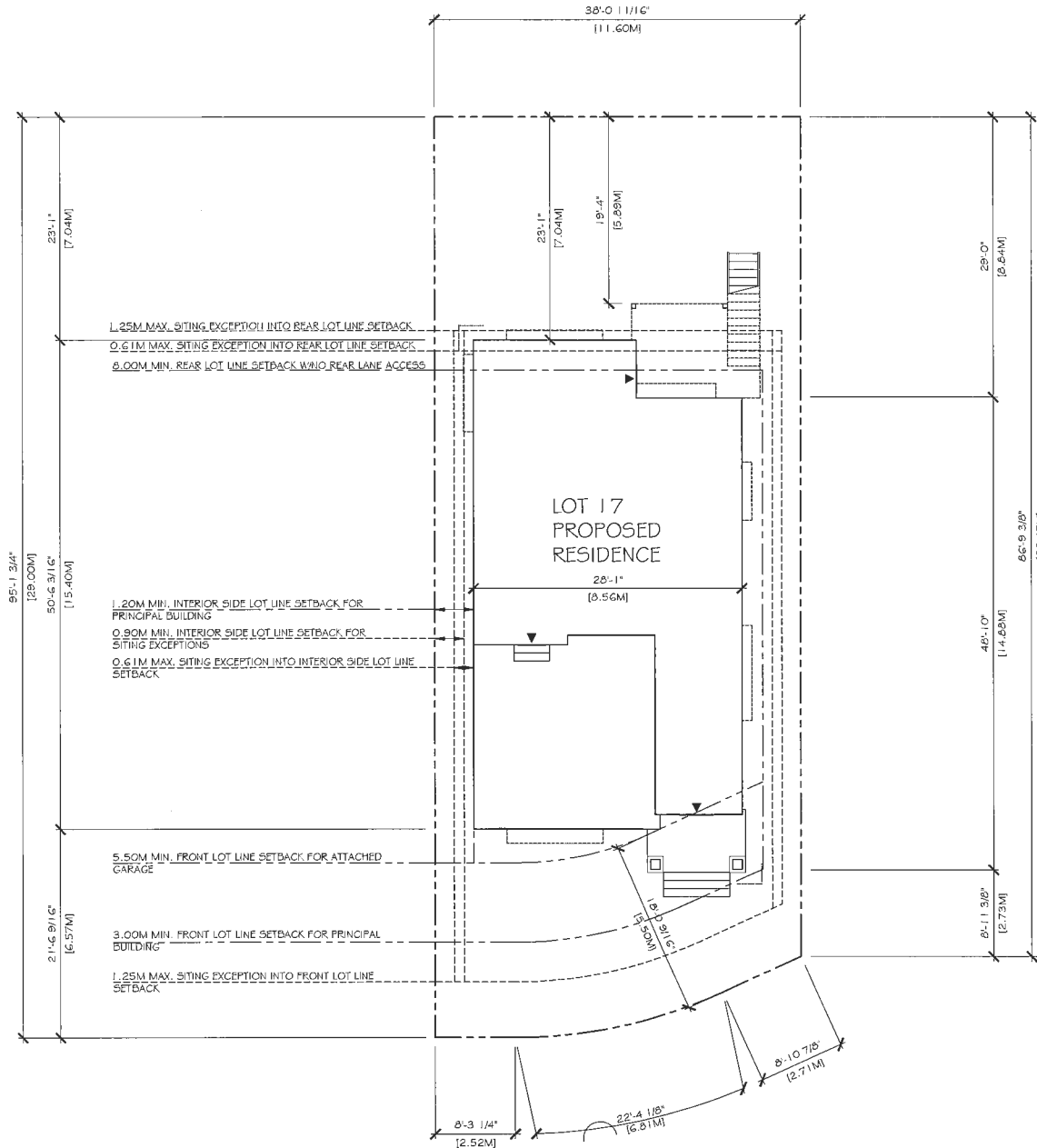
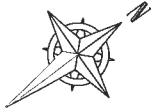
All Distances are in Metres.





SITE PLAN - REAR YARD SETBACK VARIANCE

LOT:	SHEET:	PROJECT:	DESIGNED BY:	REVISIONS:	ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED. THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE	MORNINGSTAR DEFINING SINGLE FAMILY HOMES 946 BRUNETTE AVENUE COQUITLAM, B.C. V3K 1C9 HEAD OFFICE: (604) 521-0038 FAX: (604) 521-0078 WWW.MSTAR-HOMES.COM
16-II	1 OF 1	ROSLYN RIDGE	DATE:	SCALE:		
		ADDRESS:	JAN. 30/2018	1/8" = 1'-0"		
		MODEL:	DRAWN BY:	CHECKED BY:		
			S.N.	S.C.		



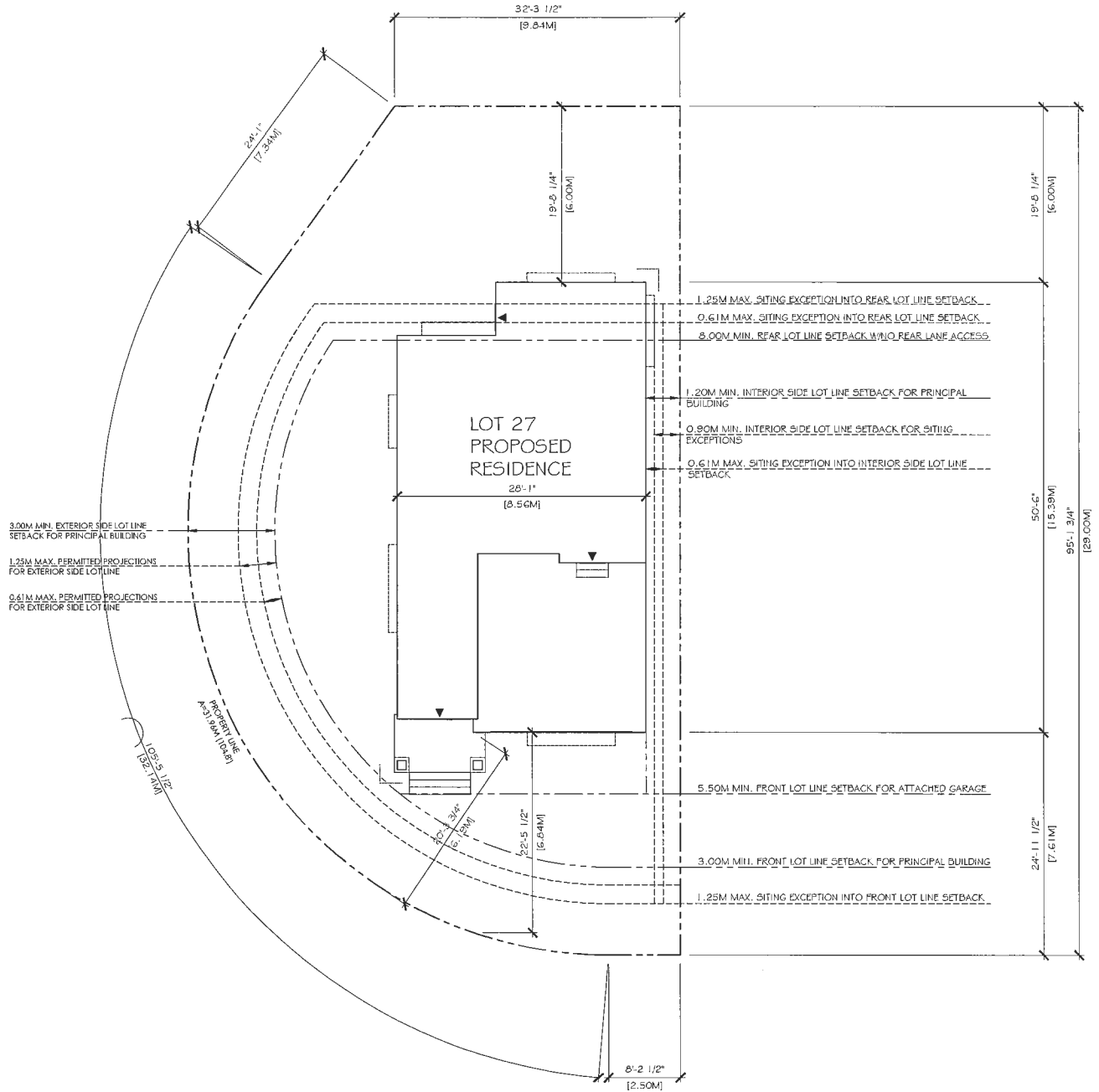
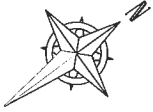
SITE PLAN - REAR YARD SETBACK VARIANCE

LOT:	SHEET:	PROJECT:	DESIGNED BY:	REVISIONS:
17-II	1 OF 1	ROSLYN RIDGE	DATE:	—
		ADDRESS:	JAN. 30/2018	SCALE:
		MODEL:	DRAWN BY:	1/8" = 1'-0"
			CHECKED BY:	—
			S.N.	S.C.

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

THESE DRAWINGS CONFORM TO THE LATEST EDITION OF THE 2012 BRITISH COLUMBIA BUILDING CODE

MORNINGSTAR
 DEFINING SINGLE FAMILY HOMES
 946 BRUNETTE AVENUE
 COQUITLAM, B.C. V3K 1C9
 HEAD OFFICE: (604) 521-0038
 FAX: (604) 521-0078
 WWW.MSTARHOMES.COM



SITE PLAN - REAR YARD SETBACK VARIANCE

LOT:	SHEET:	PROJECT:	DESIGNED BY:	REVISIONS:
27-II	1 OF 1	ROSLYN RIDGE		
		ADDRESS:	DATE:	SCALE:
			JAN. 30/2018	1/8" = 1'-0"
		MODEL:	DRAWN BY:	CHECKED BY:
			S.N.	S.C.

ALL DIMENSIONS TO BE CHECKED BY CONTRACTOR BEFORE START OF CONSTRUCTION & ANY DISCREPANCIES REPORTED.

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COQUITLAM, B.C. V3K 1C9
HEAD OFFICE: (604) 521-0038
FAX: (604) 521-0078
WWW.MSTARHOMES.COM

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 22, 2019
FILE NO: 2017-221-DP
MEETING: C o W
SUBJECT: Form and Character Development Permit
22032 119 Avenue

EXECUTIVE SUMMARY:

A Multi-Family Residential Development Permit application for form and character has been received in conjunction with a rezoning application (2017-221-RZ) for the subject property, 22032 119 Avenue. The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to a new draft zone, RT-2 (Ground-Oriented Residential Infill) to support a triplex.

Council considered the subject property's rezoning application, 2017-221-RZ, and granted first reading to *Zone Amending Bylaw No. 7355-2017* on July 11, 2017, and second reading on July 24, 2018. It was presented at Public Hearing on September 18, 2018, and Council granted third reading on September 25, 2018. Council will be considering final reading for the subject property's rezoning application on January 29, 2019. Note that the Official Community Plan, Zone, Off-Street Parking, and Subdivision Amending Bylaws to implement the new RT-2 (Ground-Oriented Residential Infill) zone will also be considered by Council for final reading on January 29, 2019 (file 2017-233-RZ).

The city's Multi-Family Residential Development Permit Area Guidelines help control the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The proposed triplex development conforms with the intent of the Multi-Family Residential Development Permit Area Guidelines.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-221-DP respecting property located at 22032 119 Avenue.

DISCUSSION:

a) Background Context:

Applicant:	1119300 BC LTD., Grace Yu
Legal Description:	Lot 56, District Lot 397, New Westminster District Plan 14049
OCP :	
	Existing: Urban Residential
	Proposed: Urban Residential
Zoning:	
	Existing: RS-1 (One Family Urban Residential)
	Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses

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

Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential (Triplex)
Site Area:	899 m ² (0.22 acres) prior to dedication
Access:	119 Avenue and lane south of property
Servicing:	Urban Standard
Companion Applications:	2017-221-RZ

b) Project Description:

This development permit application is to control the form and character of a proposed triplex on the subject property at 22032 119 Avenue. The proposed triplex provides 702 m² (7,556 sf) of gross floor area in a building with two storeys and a basement that resembles a single family house. Each dwelling unit contains three bedrooms with an overall unit size around 230 m² (2,476 sf). All units share a common landscaped front yard with an access walkway from the street, while each unit is provided with semi-private back yard space. Each unit will be allotted one covered parking stall and one uncovered parking pad, which are all accessible from the lane.

c) Planning Analysis:

i) Official Community Plan:

The subject property is located just to the west of the Town Centre Area. It is currently designated *Urban Residential*, and the OCP's neighbourhood residential infill policies apply to the current development permit application. Under the infill policies, unit types such as duplexes and triplexes are permitted, with an emphasis on street oriented buildings (Policy 3-19, b). These policies also require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units (Policy 3-21).

OCP Section 8.7 *Multi-Family Residential Development Permit Area Guidelines* also apply to the subject property. However, as outlined in previous staff reports, it was intended that the proposed RT-2 (Ground-Oriented Residential Infill) zone would have its own, tailored set of development permit guidelines within the first year after implementation of the zone. This was to allow early applicants to work with staff and the City's Advisory Design Panel (ADP) on determining design criteria suited to these new housing forms while not delaying their application processes while new design guidelines are being formalized. In this interim period, the current *Multi-Family Residential Development Permit*

Area Guidelines were applied to this project. The future RT-2 specific guidelines are being drafted with input from ADP, and will be brought to Council for consideration at a future date.

Through the rezoning and development permit application processes, the applicant has worked with staff to develop a design which is sensitive to the existing, surrounding neighbourhood. For example, the street façade picks up design cues from surrounding single family houses such as the front sloping roof to promote compatibility. The front and sides of the building have been articulated through the use of varying materials and colours, building projections, and roof accents to create visual interest. The height of the building is 8.8 m (29 ft) in recognition of the low, single storey houses around it.

The footprint of the building and detached garage structures, which covers approximately 34% of the lot, is not significantly larger than the single family lots around the subject property. It should also be recognized that most of the houses in the surrounding area are underbuilt compared to what could be built under the current zoning bylaw for new single family dwellings (e.g. 11 m height, 40% lot coverage).

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB), and to accommodate that growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

Therefore, the proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It was reviewed by staff and members of the Advisory Design Panel, and found to be in compliance with the applicable development permit guidelines of the OCP and intentions for the proposed RT-2 zone (see below). Finally, it also aligns with the goals of the Housing Action Plan (HAP) and Implementation Framework, notably Strategy #1, which articulates the importance of a diverse housing mix and innovation, and which supports the development of a mix of housing forms.

ii) Zoning Bylaw:

A companion rezoning application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the development of a triplex. This application applies the draft zoning provisions of the new RT-2 *Zone Amending Bylaw No. 7312-2017* that was given third reading by Council on September 25, 2018, under a separate staff report (see 2017-233-RZ).

The subject property, after road dedication, is 884 m² (9,515 sf) in size, which is larger than the 800 m² (8,611 sf) minimum lot size required by the new RT-2 zone for triplexes in the Urban Area Boundary. No variances are requested to the requirements of the proposed RT-2 zone to accommodate this project.

iii) Off Street Parking and Loading Bylaw:

Two off street parking spaces are provided for each unit, and meets the draft parking requirements of the new RT-2 zone. All parking spaces are accessed directly from the lane behind (south) of the subject property. As part of this development application, 0.75 m of the lane will be dedicated, roll-over curb will be installed along the lane frontage, and asphalt paving in the lane will be completed.

It should be noted that the design of the access to the off street parking area behind the proposed triplex will be approximately 18 m, or over six cars wide (see Appendix C, page 12 of 15). It is the City's usual practice, as per the City's Design Criteria Manual, to limit driveway access width to 9 m

(i.e. the width of the driveway throat where a street meets the property). The additional driveway access width of approximately 18 m from the lane was contemplated in this development since it is the first triplex being proposed as part of the new RT-2 zone. This additional width would permit more space on the property for other uses, such as more generous back yards. However, in this configuration, vehicles moving in and out of the off-street parking spaces will use the City's lane as a maneuvering aisle and temporarily impede through traffic in the laneway during maneuvering. Staff will monitor this driveway access configuration to evaluate any implications to City laneways, prior to permitting such arrangements in future applications. This monitoring, and any lessons learned, could form part of staff's typical practice of reporting back to Council on new zones, one year following their adoption.

d) Advisory Design Panel:

This application was presented to the Advisory Design Panel on June 20, 2018. As discussed previously, this application was reviewed under the OCP's current Section 8.7 *Multi-Family Development Permit Guidelines*. Additionally, the intention for the proposed RT-2 zone is for the infill of ground-oriented residential buildings within established residential neighbourhoods in a form that will be incremental and sensitive to the existing and emerging context. To help inform ADP of the original intent for these new housing forms, a set of founding design characteristics were outlined, and include:

- Importance of respecting the neighbourhood context, in terms of size, scale and massing;
- Appear as a 'single family' house in terms of residential character;
- Encouraging building articulation to create a comfortable scale and interesting streetscape;
- Providing useable private outdoor space for each unit;
- Encouraging sustainable and permeable landscaping on site; and
- Provide shared site accesses to limit impacts of parking on the development.

ADP members reviewed this triplex application according to these criteria, and provided the following comments to the applicant:

1. *Consider sidewalk re-alignment to the front entrances so that the sidewalk is more central to the property and less dominant towards one specific entrance;*
2. *Provide column detailing at the base of the column and at the top of the column;*
3. *The design of the bay window needs to be addressed for building envelope purposes in order to allow for the insulation;*
4. *Review the orientation of entry closets;*
5. *Re-evaluate the projections along each side of the residences; consider articulation through use of different material;*
6. *Add chimney cap detail to faux chimney;*
7. *Move the West window so that it does not align with the faux chimney;*
8. *If possible, consider adding street vegetation to buffer between each garage and gravel parking spaces to vitalize the lane;*
9. *Provide foundation planting along West and East elevations;*
10. *Provide additional shrubbery between bushes and rear elevation;*
11. *Treat entrances similarly with the stone and wood column detailing;*
12. *Consider coordinating mutton bars so they do not obstruct sightlines and show window openings.*

Subsequent to ADP, the applicant revised their architectural and landscape plans in order to address all of ADP members' comments. The final architectural and landscape plans are attached in Appendix C.

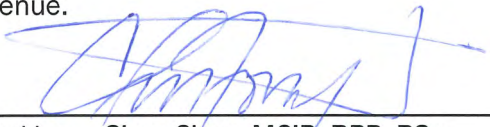
e) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, a landscape security of \$29,790 will be collected.

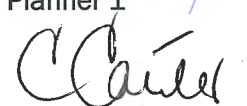
Three street trees are planned along the property frontage of this development. However, it should be noted that cash-in-lieu of planting will be taken because street frontage upgrades will not be initiated right away as part of the applicant's proposed development. This mid-block lot has a short property frontage along 119 Avenue, and cash-in-lieu of work is often taken in these cases until further contiguous development along the block occurs. The costs associated with maintaining the street trees, when planted, will need to be included in a subsequent operating budget.

CONCLUSION:

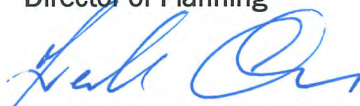
The proposed triplex aligns with the land use, residential infill, and compatibility policies of the OCP. It was reviewed by staff and members of the Advisory Design Panel, and found to be in compliance with the applicable development permit guidelines of the OCP and intentions for the proposed RT-2 zone - namely to accommodate infill development in a manner that is sensitive to the surrounding existing houses. Therefore, it is recommended that the Corporate Officer be authorized to sign and seal the form and character development permit 2017-221-DP respecting property located at 22032 119 Avenue.



Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1



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



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



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

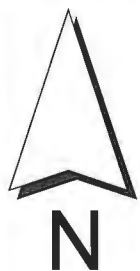
The following appendices are attached hereto:

Appendix A – Subject Map

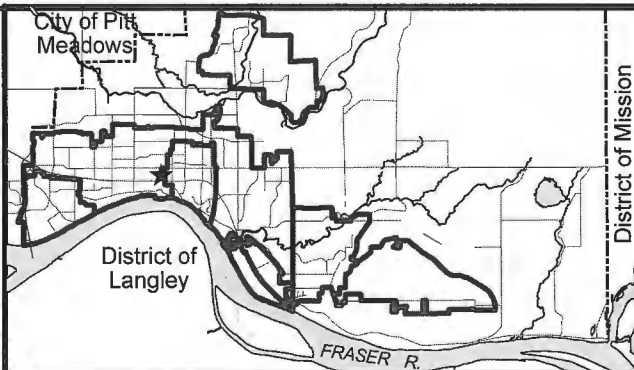
Appendix B – Ortho Map

Appendix C – Architectural Plans, Landscaping Plans and Elevations

APPENDIX A



Scale: 1:2,000



22032 119 AVENUE

PLANNING DEPARTMENT

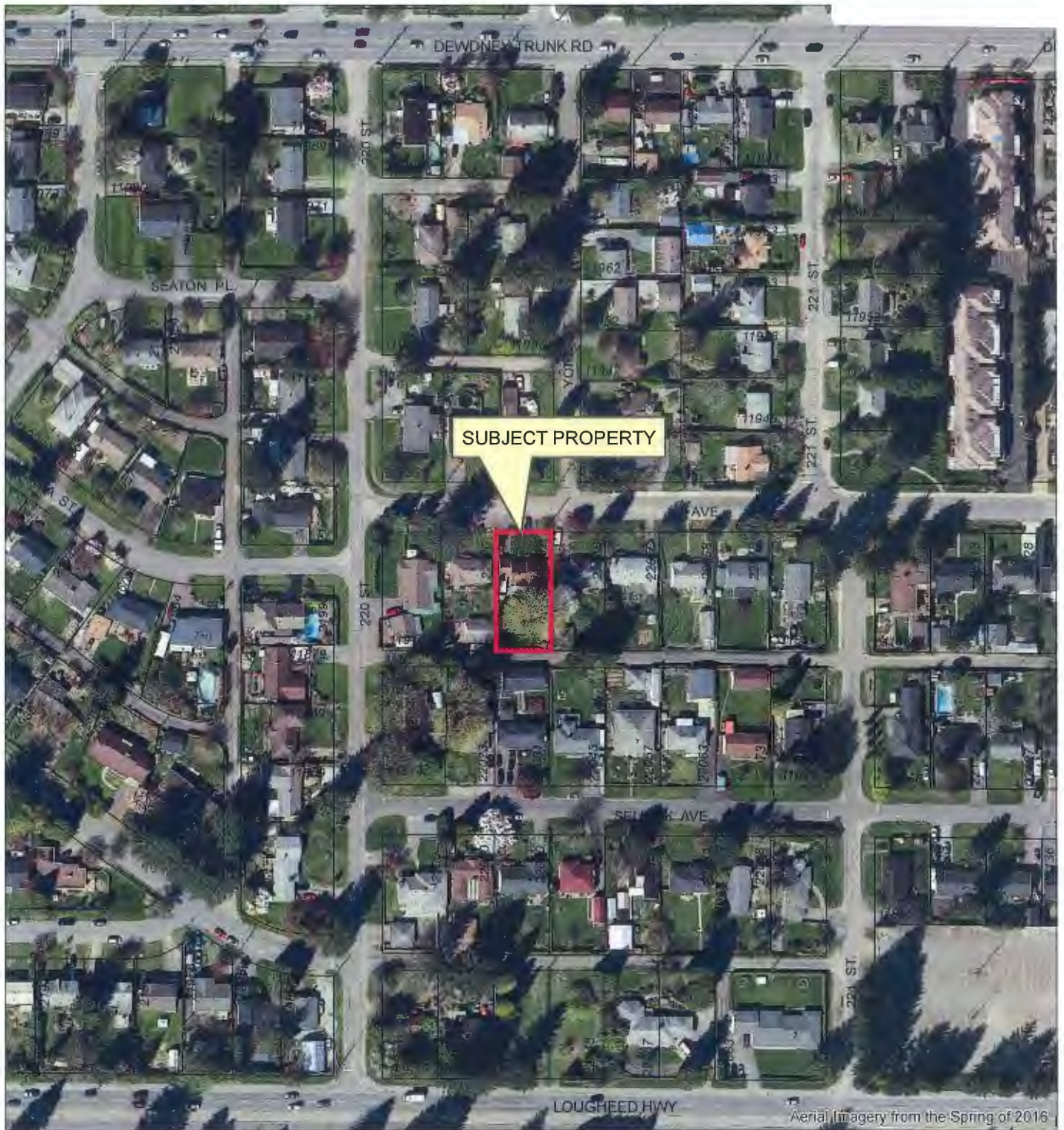


mapleridge.ca

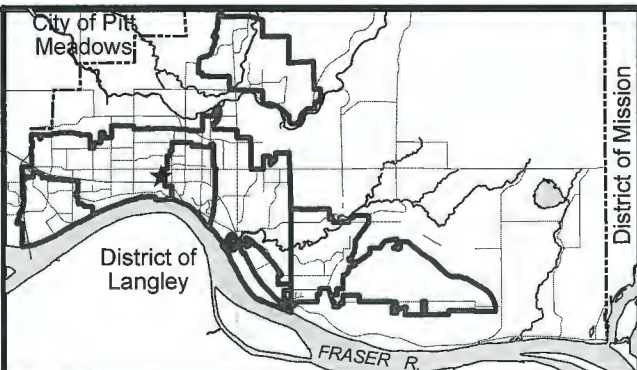
FILE: 2017-221-DP

DATE: Oct 25, 2017

BY: PC



Scale: 1:2,000



22032 119 AVENUE

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FILE: 2017-221-DP
DATE: Oct 25, 2017

BY: PC

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MAPLE RIDGE
PLANNING DEPARTMENT

LIST OF DRAWINGS:

1. SITE / NEIGHBOURHOOD CONTEXT PLAN
2. STREETSCAPE -- PLAN & PERSPECTIVE
3. STREETSCAPE -- PERSPECTIVES
4. SITE PLAN
5. MAIN FLOOR PLAN
6. UPPER FLOOR PLAN
7. BASEMENT FLOOR PLAN
8. BUILDING SECTIONS
9. EXTERIOR ELEVATIONS
10. GARAGE PLAN AND ELEVATIONS
11. PERSPECTIVES
12. LANDSCAPE PLAN
13. LANDSCAPE SECTION DRAWINGS 1
14. LANDSCAPE SECTION DRAWINGS 2
15. LANDSCAPE LIGHTING PLAN & DETAILS

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PROPOSED TRIPLEX
FILE #2017-221-RZ
22032 119 AVENUE
MAPLE RIDGE



FRONT PERSPECTIVE FROM 119 AVENUE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	REVISION 7	01/04/2018

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FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX
COVER PAGE
LOT 56 PLAN NWP 14041

NO.	DATE	AS NOTED
1	JAN 4, 2019	0 OF 15

NO.	REVISION / ISSUE	DATE

DEC. 2014 REVISIONS

FOR A VENDOR: TITL 2

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DATE	JUNE 27, 2018	1 OF 15
SCALE	AS NOTED	

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DESIGNS INC.

LET NAME AND ADDRESS
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FILE # 2017-221-RZ
2032-119 AVE, MAPLE RIDGE



TRIPLEX IN CONTEXT OF NEIGHBOURHOOD PLAN VIEW



TRIPLEX IN CONTEXT NW PERSPECTIVE

2770 NADINA DRIVE
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778-688-0505



THE DRAWINGS COMPLY TO
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1	REVISION 7	07/07/2018

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22032-119 AVE, MAPLE RIDGE

SITE CONTEXT
PLAN & PERSPECTIVE
LOT 56 PLAN NWP 14049

DATE	BY	SCALE	2 OF 15
JUNE 29, 2018	G.Y.	AS NOTED	



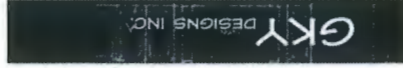


TRIPLEX IN CONTEXT NE PERSPECTIVE



TRIPLEX IN CONTEXT BACK LANE PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



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NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/07/2018

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1119300 B.C. LTD.
22002-119 AVE, MAPLE RIDGE

NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/07/2018

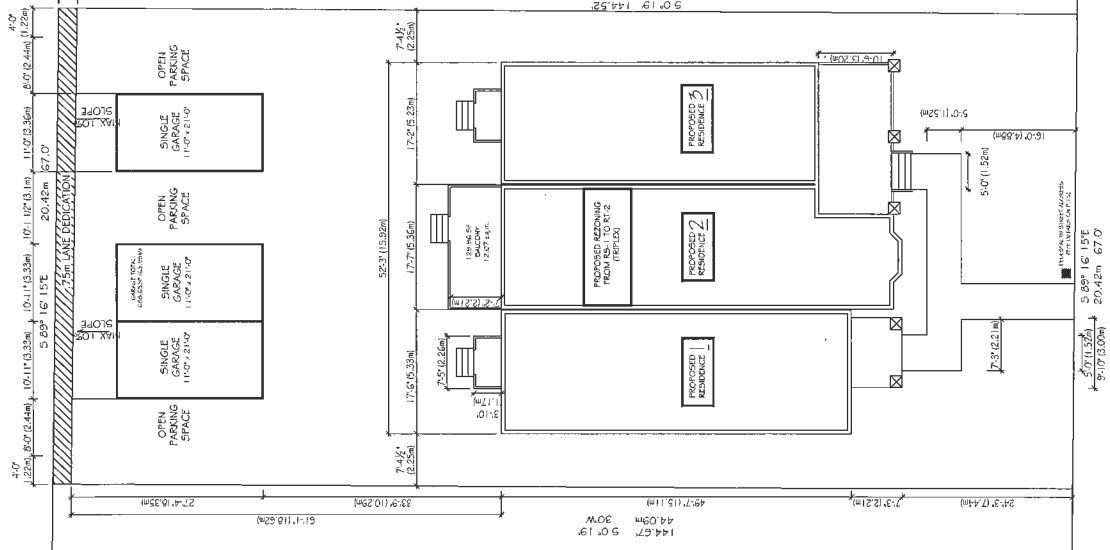
NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/07/2018

3 OF 15

LOT 55

LOT 56

LOT 57



1119300 BC LTD
LEGAL DESCRIPTION
LOT 56, PLAN NWP 14049
CIVIC ADDRESS
22032 - 119 AVENUE, MAPLE RIDGE
LOT AREA
ACTUAL: 900.0 sq. m.
LESS LANE DEDICATION: 15.3 sq. m.
NET TOTAL: 884.7 sq. m.

LOT COVERAGE
HOUSE: 240.00 sq. m.
DETACHED GARAGES: 63.89 sq. m.
TOTAL BUILDINGS: 303.89 (34.35%)
[WINDOW WELLS OCCUPY AN ADDITIONAL 9.77 sq. m.]
BUILDING HEIGHT:
PRINCIPAL: 2.84 m (W/ CHIMNEY: 9.44 m)
GARAGE: 4.00 m (SQ. M)

GROSS FLOOR AREA:

FLOOR	UNIT 1	UNIT 2	UNIT 3	TOTAL
MAIN	80.64	86.58	71.99	239.21
UPPER	71.00	80.91	82.58	234.49
BASEMENT	70.06	86.76	71.99	228.83
TOTAL				702.53
LESS BASEMENT ALLOWANCE				150.0
GROSS FLOOR AREA				552.53

DENSITY:
FLOOR SPACE RATIO:
552.53 / 884.90 = 62.44%

AMENITY SPACE (USEABLE OPEN SPACE):

BACKYARD (SQ. M)

SPACE	UNIT 1	UNIT 2	UNIT 3	TOTAL
LAWN & LANDSCAPE	94.98	34.61	89.47	219.06
PATIO	2.64	11.89	2.64	17.17
PAVERS	10.41	8.83	10.41	29.65
TOTAL	102.01	42.85	100.47	265.86

FRONT YARD (SQ. M)

SPACE	UNIT 1	UNIT 2	UNIT 3	TOTAL
LAWN & LANDSCAPE		SHARED SPACE		152.85
PATIO	6.60	3.95	16.37	26.92
CONCRETE		SHARED SPACE		24.20
TOTAL				203.97

PERMEABLE & IMPERMEABLE SURFACES: (SQ. M)

SPACE	PERMEABLE	IMPERMEABLE
FRONT YARD	152.85	24.20
BACK YARD	219.06	29.65
PARKING AREA	60.36	22.92
TOTAL	432.29	76.77

* GRAVEL & LANDSCAPED AREAS

IMPERMEABLE SURFACES: 14.51 %
PERMEABLE SURFACES: 85.49 %

ZONING
RS-1 TO BE REZONED TO RT-2 (TRIPLEX)

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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THE DRAWINGS COMPLY TO
THE 2012 B.C.D.C. INCLUDING
DEC. 2014 REVISIONS

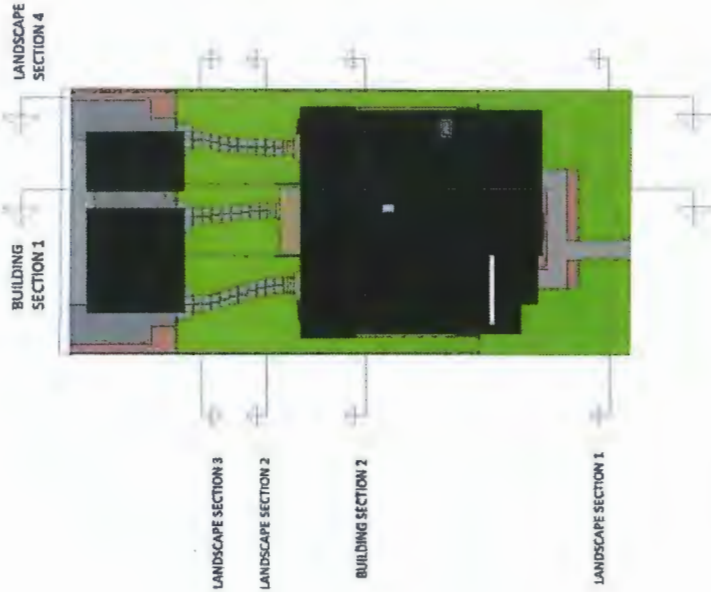
NO.	REVISION / ISSUE	DATE
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2	REVISED	07/12/2019

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1119300 B.C. LTD.
22032-119 AVE. MAPLE RIDGE

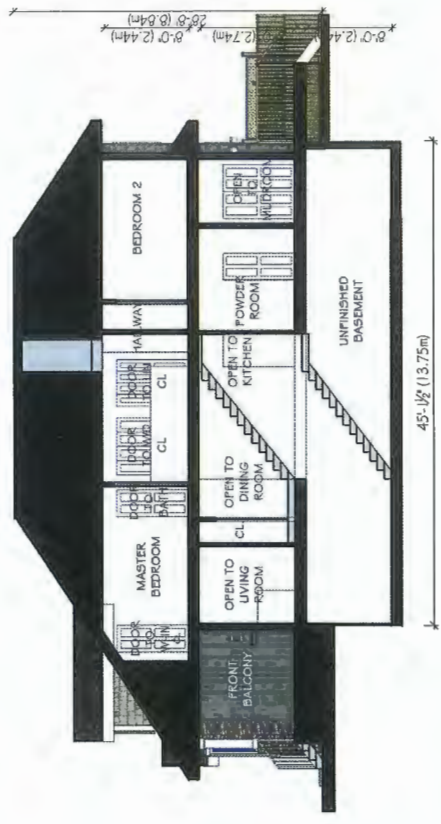
PROPOSED TRIPLEX
SITE PLAN
LOT 56 PLAN NWP 14049

<u>DRAWN</u>	G.Y.	<u>PAGE</u>
<u>DATE</u>	JAN. 15, 2019	4 OF 15
<u>SCALE</u>	AS NOTED	

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



SECTION REFERENCE
SCALE: 1/8" = 1'-0"

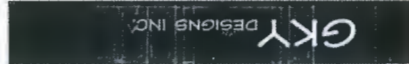


BUILDING SECTION 1
SCALE: 3/8" = 1'-0"



BUILDING SECTION 2
SCALE: 3/8" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	ISSUED FOR PERMIT	07/07/2018
2	REVISION	07/07/2018

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FILE # 2017-221-RZ
2202-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX
BUILDING SECTIONS
LOT 56 PLAN NWP 14049

DATE	DATE	DATE
JULY 7, 2018	JULY 7, 2018	JULY 7, 2018
SCALE	SCALE	SCALE
AS NOTED	AS NOTED	AS NOTED

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

GKY DESIGNS INC.

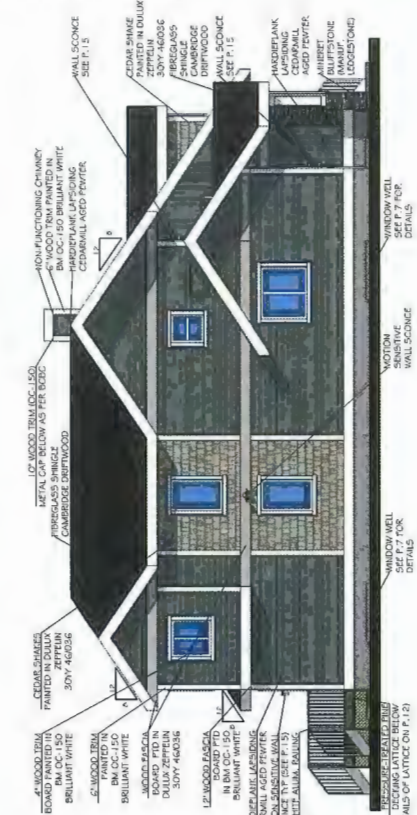
THE DRAWINGS COMPLY TO
THE 2012 BC BUILDING DEPARTMENT
REGULATIONS (BCBC) AND ARE
FOR THE EXTERIOR ELEVATIONS
ONLY. SEE 2014 REVISIONS

NO.	REVISION	DATE
1	REVISION 1	07/07/2016
2	REVISION 2	07/07/2016
3	REVISION 3	07/07/2016
4	REVISION 4	07/07/2016
5	REVISION 5	07/07/2016
6	REVISION 6	07/07/2016
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8	REVISION 8	07/07/2016
9	REVISION 9	07/07/2016
10	REVISION 10	07/07/2016

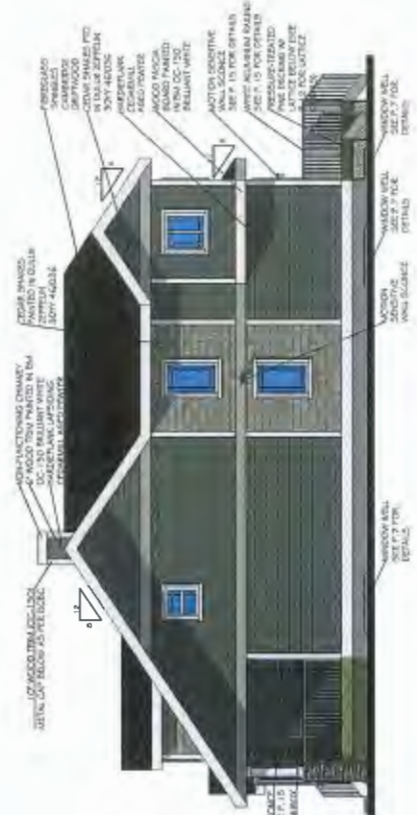
1119300 B.C. LTD.
2282-119 AVE, MAPLE RIDGE
TEL: 778-688-0505

PROPOSED TRIPLEX
EXTERIOR ELEVATIONS
LOT 56 PLAN NWP 14049

DATE	BY	SCALE	AS NOTED
JULY 1, 2018	G.V.	9 OF 15	



NORTH ELEVATION
SCALE 3/8" = 1'-0"



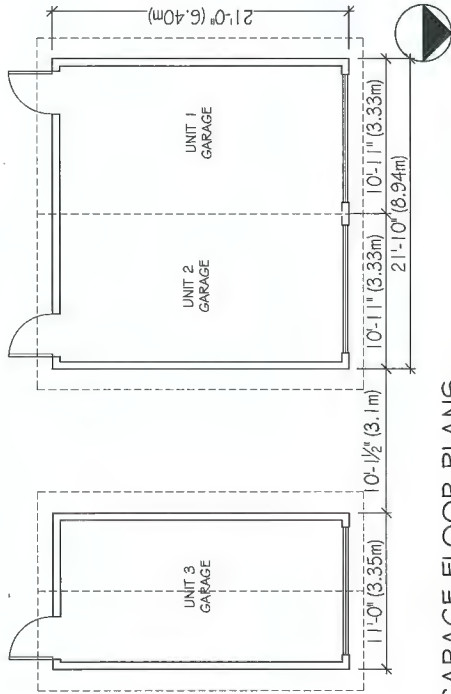
EAST ELEVATION
SCALE 3/8" = 1'-0"



SOUTH ELEVATION
SCALE 3/8" = 1'-0"



WEST ELEVATION
SCALE 3/8" = 1'-0"



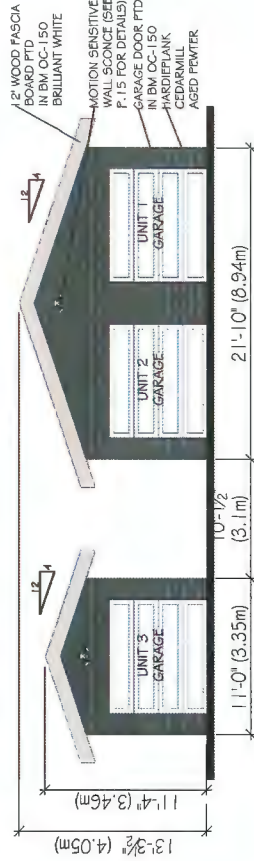
Garage Floor Plans

SCALE = 1/8" = 1'-0"



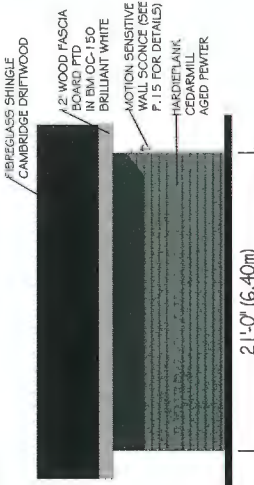
Garage South Elevation w/ Landscape

SCALE = 1/8" = 1'-0"



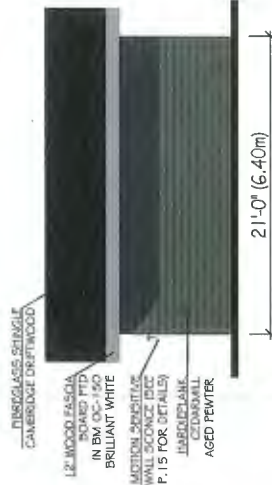
Garage South Elevation

SCALE = 1/8" = 1'-0"



Garage East Elevation

SCALE = 1/8" = 1'-0"



Garage West Elevation

SCALE = 1/8" = 1'-0"

THE DRAWINGS COMPLY TO THE CITY OF COQUITLAM ZONING BY-LAW 2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/15/2019

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FILE # 2017-221-RZ
2023-119 AVE. MAPLE RIDGE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS I
LOT 56 PLAN NWP 14049

DATE	BY	SCALE	AS NOTED
JAN. 15, 2019	G.Y.	10 OF 15	

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505





NW PERSPECTIVE



SE PERSPECTIVE



NE PERSPECTIVE



SW PERSPECTIVE

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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THE DRAWINGS COMPLY TO
THE 2012 B.C.B.C. INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION/ISSUE	DATE
7	REVISION	07/07/2015

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22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX
EXTERIOR PERSPECTIVES
LOT 56 PLAN NWP 14049

DATE	BY	DATE	BY
JULY 7, 2015	AS NOTED		

TREES & SHRUBS



2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
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THE 2012 B.C.B.C. INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	NOT REVISION / ISSUE	01/19/2019

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FILE # 2017-221-82
2203-119 AVE. MAPLE RIDGE

PROPOSED TRIPLEX
LANDSCAPE PLAN
LOT 56 PLAN NWP 14049

DATE	BY	SCALE
JAN 15, 2019	AS NOTED	12 OF 15

MATERIALS LEGEND:

OPEN PARKING SPACE:
>8' PIT RUN TOPPED WITH
3/4" - CRUSHED ROCK

CONCRETE
EXPOSED AGGREGATE CONCRETE
DRIVEWAYS & WALKWAYS

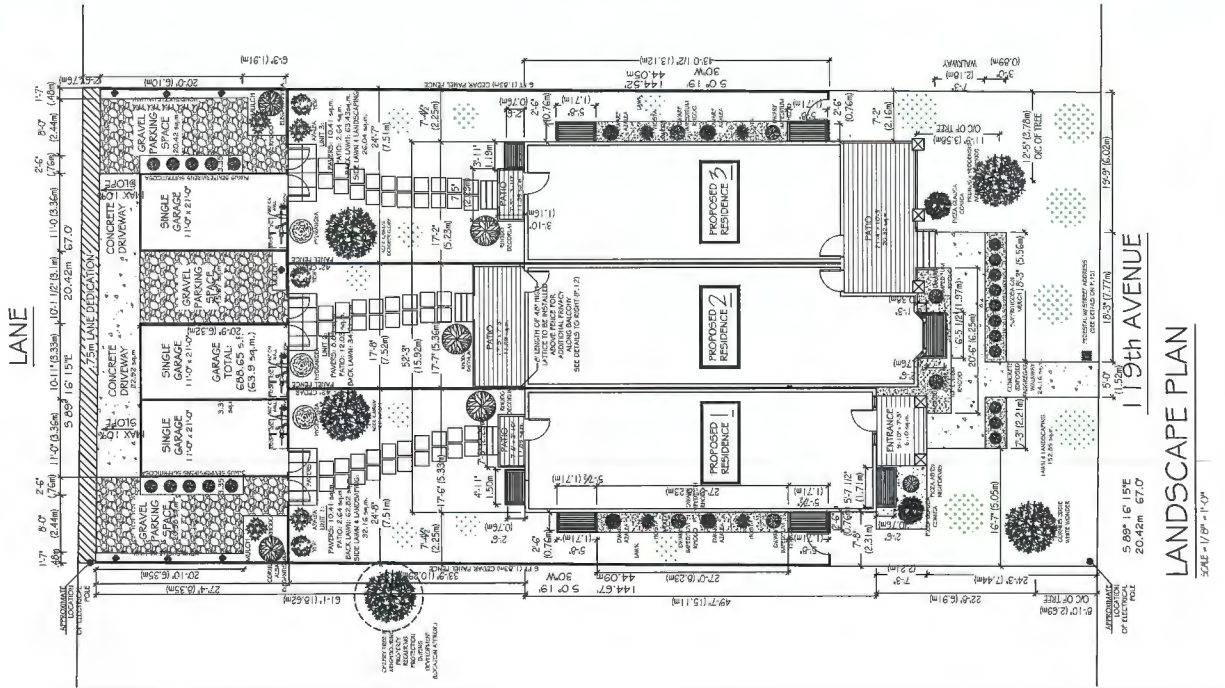
INSTANT LAWN
SUPREME BLUEGRASS SOD
ALL EXTERIOR AREAS
BLEND (UN-SETTLED) ON 12" PROCESSED
TOP SOIL

DECKING
PRESSURE TREATED WOOD DECKING
(UNIFORM HIGH QUALITY LODGEPOLE PINE)

PAVERS
EXPOSED AGGREGATE CONCRETE
24" X 24" SQUARE PAVERS

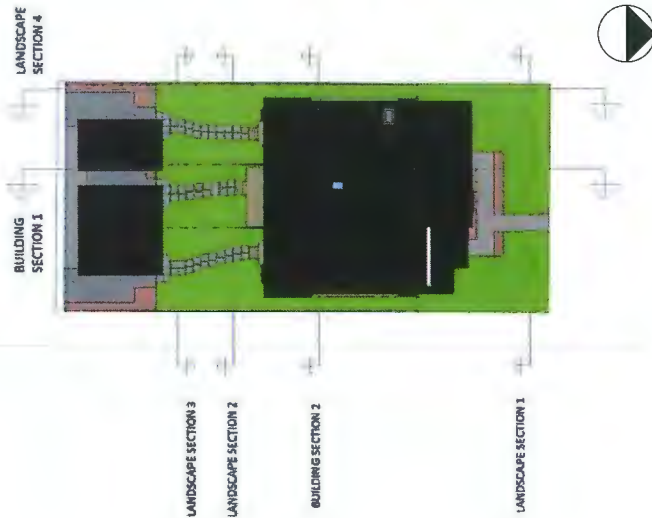
MULCH
CEDAR BARK CHIPS AROUND
TREES AND SHRUBS

CEDAR LATTICE DETAILS



LANDSCAPE PLAN

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



SECTION REFERENCE
SCALE: 1/8" = 1'-0"



LANDSCAPE SECTION 1
SCALE: 1/4" = 1'-0"



LANDSCAPE SECTION 2
SCALE: 1/4" = 1'-0"

2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



THE DRAWINGS COMPLY TO
THE 2012 BCDC INCLUDING
DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/07/2016

1110300 B.C. LTD.
FILE # 201721 LR2
2032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS 1
LOT 56 PLAN NWP 14049

DATE	BY	SCALE	13 OF 15
JULY 7, 2018	AS NOTED		

LANDSCAPE
SECTION 4BUILDING
SECTION 1

LANDSCAPE SECTION 3

LANDSCAPE SECTION 2

BUILDING SECTION 2

LANDSCAPE SECTION 1



SECTION REFERENCE

U.S. DEPARTMENT OF AGRICULTURE



LANDSCAPE SECTION 4

$$\frac{10^{-1} - 10^{-2}}{5 \times 10^{-3} - 10^{-2}}$$

LANDSCAPE SECTION 3

SCALE: 1/4" = 1'-0"



2770 NADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505

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DESIGNS INC.

THE DRAWINGS COMPLY TO
THE 2012 BCBC INCLUDING
DEC. 2014 REVISIONS

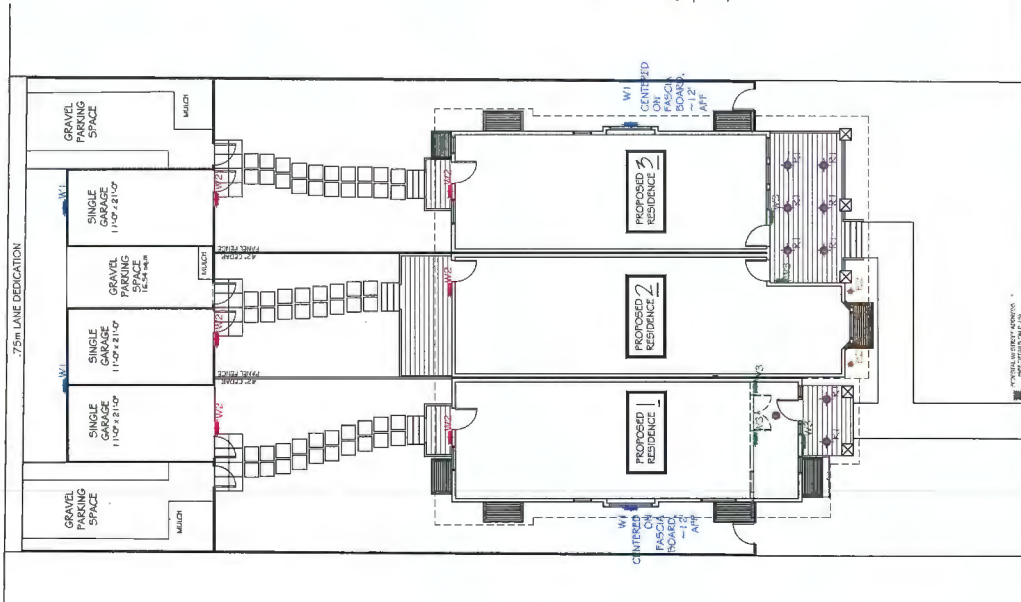
[illegible]

1119300 B.C. LTD.
FILE # 2017-221-RZ
22032-119 AVE, MAPLE RIDGE

PROPOSED TRIPLEX
LANDSCAPE SECTIONS 2
LOT 56 PLAN NWP 14049

DATE	JULY 7, 2018	FAIR
CALL	AS NOTED	14 OF 15

LANE



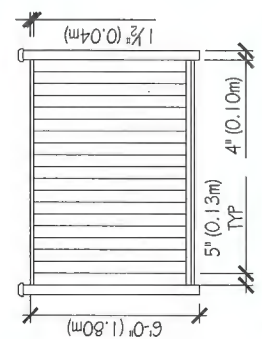
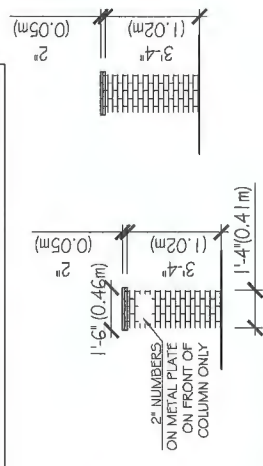
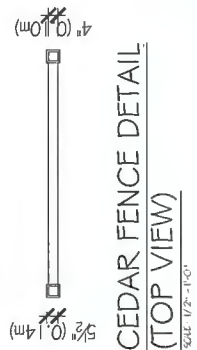
EXTERIOR LIGHTING PLAN

119th AVENUE

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

LIGHTING LEGEND

SYMBOL	IMAGE	FIXTURE
W1		HEATH 2 LIGHT HALOGEN WEATHERPROOF LAMP. GRAY. ECO-RESPONSIBLE 150 DEG. MOTION DETECTION UP TO 70 FT. DAYLIGHT DETECTION. SELECTABLE MOTION TIMER.
W2		MOTION SECURITY LIGHT--BRONZE MODEL #12-5610-BZ. MOTION DETECTION UP TO 30 FT 110 DEG. SELECTABLE MOTION TIMER. DAYLIGHT DETECTION. 60W.
W3		BAZZ OUTDOOR LED WALL FIXTURE BLACK, DIMMABLE, RUST-PROOF 2 X GU10 LED BULBS
R1		RECESSED LIGHTING--HALO BLACK STEP Baffle WITH SATIN WHITE TRIM RING (5" APERTURE)
R2		GLOBE ELECTRIC MODEL 90670 4" OUTDOOR RUST FOOT RECESSED LIGHTING KIT IN WHITE



3-6" CEDAR FENCE SIMILAR

ALUMINUM RAILING

SCALE: 1/2" = 1'-0"

THE DRAWINGS COMPLY TO THE 2012 IBCS INCLUDING DEC. 2014 REVISIONS

NO.	REVISION / ISSUE	DATE
1	REVISION 7	07/24/2019

119300 R.C. LTD.
119300 R.C. LTD.
2203-119 AVE, MALE RIDGE

PROPOSED TRIPLEX
EXT. LIGHTING PLAN
LOT 56 PLAN NWP 14049

DATE: JAN. 4, 2019
SCALE: 1/8" = 1'-0"

2770 MADINA DRIVE
COQUITLAM, B.C. V3C 6A5
778-688-0505



City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	January 22, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-010-DP
		MEETING:	C of W
SUBJECT:	Development Permit Cancellation of Notation 11352 230 Street, 11295, 11280 & 11300 Pazarena Place City Parkland and remnant lot (Fortis SROW) each without a property address		

EXECUTIVE SUMMARY:

On May 22, 2018, Council rezoned the Polygon / MOTI Cottonwood Site (see Appendix A properties outlined in red) and issued development permit (2015-297-DP) and associated development variance permit (2015-297-DVP) for their Phase 1 Townhouse project containing 125 units. The site was then subdivided into a number of large “super blocks” to match the zone, park and conservation boundaries of the OCP.

With the subdivision matters being resolved in November 2018, this housekeeping application has been submitted to align the two issued development permits with the Phase 1 Townhouse lot and not the other lots (future phases subject to future development permit and subdivision applications) created by the November 2018 subdivision. Thus, this application is essentially a housekeeping matter to clean the titles of future residential lots, the commercial lot and future parklands from unnecessary encumbrances. (see Appendix A properties outlined in blue)

RECOMMENDATION:

That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the notice of previously issued development permits 2015-297-DP and 2015-297-DVP from the following properties:

- Lot A District Lots 402 and 403 Group 1 New Westminster District Plan (11352 230 Street);
- Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11300 Pazarena Place);
- Lot E District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (11280 Pazarena Place);
- Lot 3 District Lot 402 and 403 Group 1 New Westminster District Plan EPP71200 and Lot D District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 (City Parklands) and;
- Lot 4 District Lot 402 Group 1 New Westminster District Plan EPP71200 (Lot with Fortis BC Statutory Right of Way).

DISCUSSION:

On May 22, 2018, Council rezoned the Polygon / MOTI Cottonwood Site (see Appendix A properties outlined in red). For the portion of the site south of Loughheed Highway, the combination of zones is:

- R-2 (Urban Residential District) for a 27 lot residential subdivision (11352 230 Street);
- RM-1 (Townhouse Residential) for Phase 1 (125 townhouses) and Phase 2 (about 127 townhouse) projects (11295 & 11280 Pazarena Place);
- P-1 (Park and School) for City Parkland (No Address);
- C-1 (Neighbourhood Commercial) with a site-specific text amendment for a mixed use commercial / rental apartment (27 units) building (11300 Pazarena Place); and
- RS-3 (One Family Rural Residential) for the lands retained for conservation, park and a remnant containing a Statutory Right of Way for a Fortis gas line.

In the interest of allowing the applicant to proceed to development of the Phase 1 townhouse project based on their anticipated construction and marketing schedule, Council agreed to grant final reading. Council also issued development permit (2015-297-DP) and associated development variance permit (2015-297-DVP) for the Phase 1 project on the parent legal parcels legally existing at the time of final reading. With the zone granted and permit issued, Polygon was able to proceed to the building permit stage for the Phase 1 Townhouses. It was understood that the development permit and the development variance permit residing with the parent parcels at the time of final reading might need to be amended at the time of subdivision.

When Council issues a development permit, the *Local Government Act* requires the City Clerk to register Notice of Permit on title for the intended development site. With the necessary outside agency approvals granted, the subdivision was registered by the applicant on November 6, 2018. With the subdivision registered, this subject application was received on January 7, 2019 requesting that the Notice of Permit be can be adjusted to have the development permit 2015-297-DP and the development variance permit 2015-297-DVP apply only to the intended properties.

Therefore, Council is being requested to remove development permit 2015-297-DP and associated development variance permit 2015-297-DVP from the following lots (Appendix A properties outlined in blue):

- Lot A District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514 to be further subdivided into 27 lot residential subdivision (11352 230 Street);
- Lot C District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, the proposed mixed use commercial / rental apartment building (11300 Pazarena Place);
- Lot E District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, the proposed Phase 2 townhouse projects (11280 Pazarena Place);
- Lot 3 District Lot 402 and 403 Group 1 New Westminster District Plan EPP71200 and Lot D District Lots 402 and 403 Group 1 New Westminster District Plan EPP79514, which are City Parklands without addresses; and
- Lot 4 District Lot 402 Group 1 New Westminster District Plan EPP71200, which is a remnant lot created to accommodate the Fortis Statutory Right of Way for future road widening (Haney Bypass and has no address).

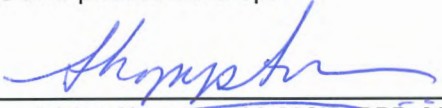
Removal of these permits from these lands does not change the requirement that the Phase 2 Townhouse development and the mixed use Commercial / Rental Apartment Building will be brought forward to Council to approve the form and character of these development to be safe and well-

designed projects, in accordance with Council requirements set out by the OCP by the Multiple Residential and Commercial Development Guidelines.

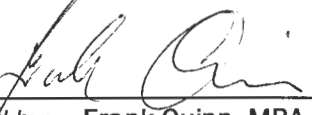
CONCLUSION:

With the subject lands being subdivided in accordance with the terms and conditions set out by Council as part of the original rezoning, it is recommended that Council approve the resolution for the Cancellation of Notice of development permit 2015-297-DP and associated development variance permit 2015-297-DVP from Lots A, C, D, E, 3 and 4 as legally described earlier in this report.

This has been requested by the applicant for housekeeping purposes because development permit 2015-297-DP and development variance permit 2015-297-DVP only apply to the newly created Lot B governing the Phase 1 Townhouse development. There will be separate development permit applications brought forward for Council review and approval at a later date and before the remaining lots and phases develop.


Prepared by: **Adrian Kopystynski, MCIP, RPP, MCAHP**
Planner


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

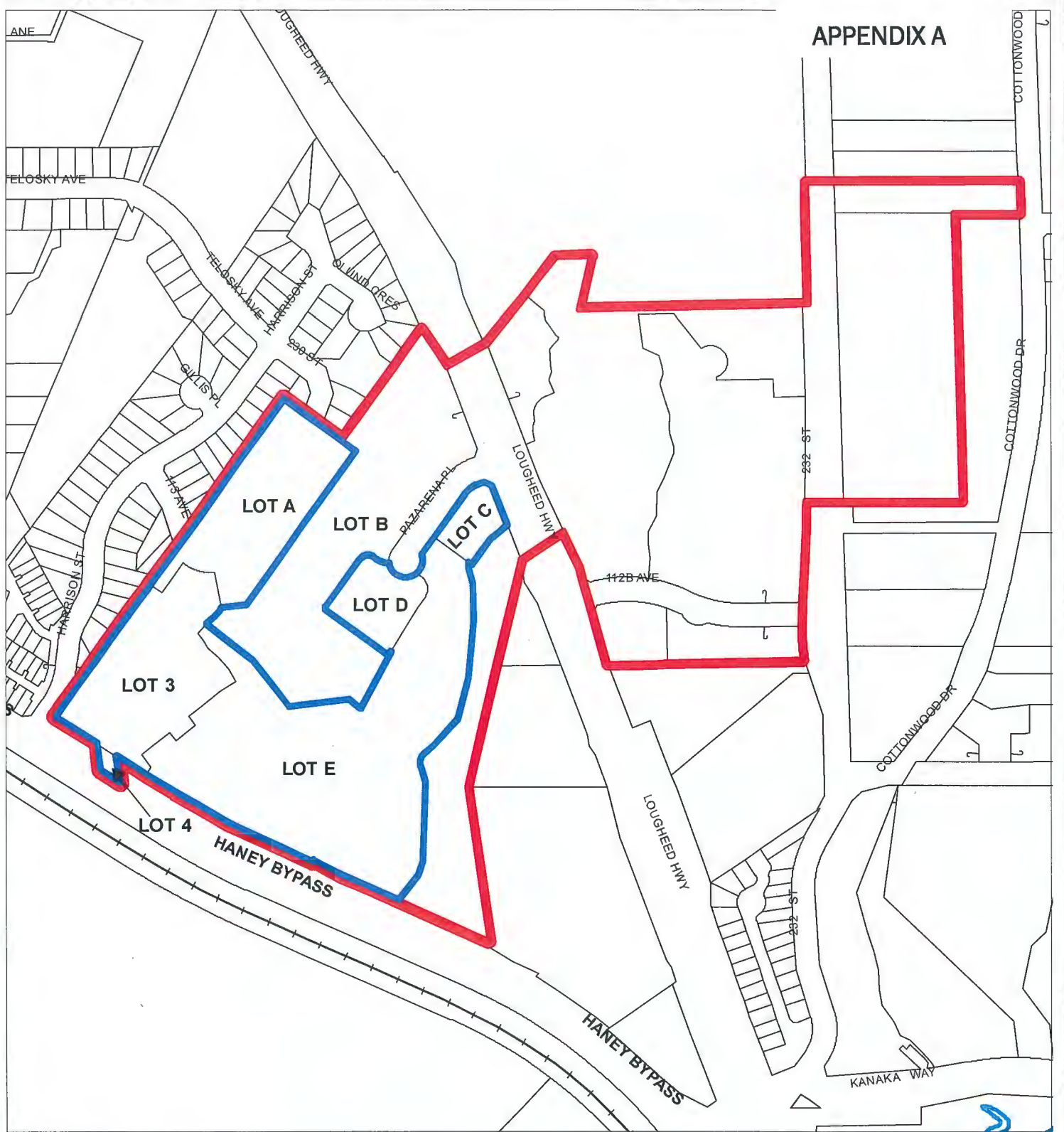

Approved by: **Frank Quinn, MBA, P.Eng**
GM Public Works & Development Services


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


The following appendices are attached hereto:


Appendix A – Subject Map
Appendix B – Ortho Map

APPENDIX A



Scale: 1:4,500

 Subject Lots

 Original Rezoning Site

Schedule 'A'



FILE: 2019-010-DP
DATE: Jan 8, 2019

BY: DT





SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2016



Scale: 1:3,000

Legend

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



2019-010-DP

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-010-DP

DATE: Jan 8, 2019

BY: DT

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: January 22, 2019
FILE NO: 11-5245-20-2015-162
& 06-2240-20
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Latecomer Agreement LC 159/18

EXECUTIVE SUMMARY:

The land at 24895 Smith Avenue has been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 159/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 24895 Smith Avenue is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 159/18 with the subdivider of the lands at 24895 Smith Avenue.

DISCUSSION:

a) Background Context:

The land at 24895 Smith Avenue has been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

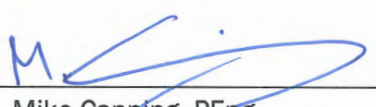
In addition, a copy of Latecomer Agreement LC 159/18 is also attached for information purposes.

b) Policy Implications:

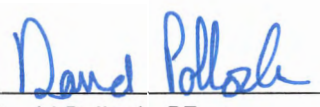
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 159/18 will provide such determination for Subdivision 2015-162-SD.

CONCLUSION:

A developer has provided certain services in support of Subdivision 2015-162-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 159/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.



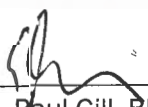
Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development



Reviewed by: David Pollock, PEng.
Municipal Engineer



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



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

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

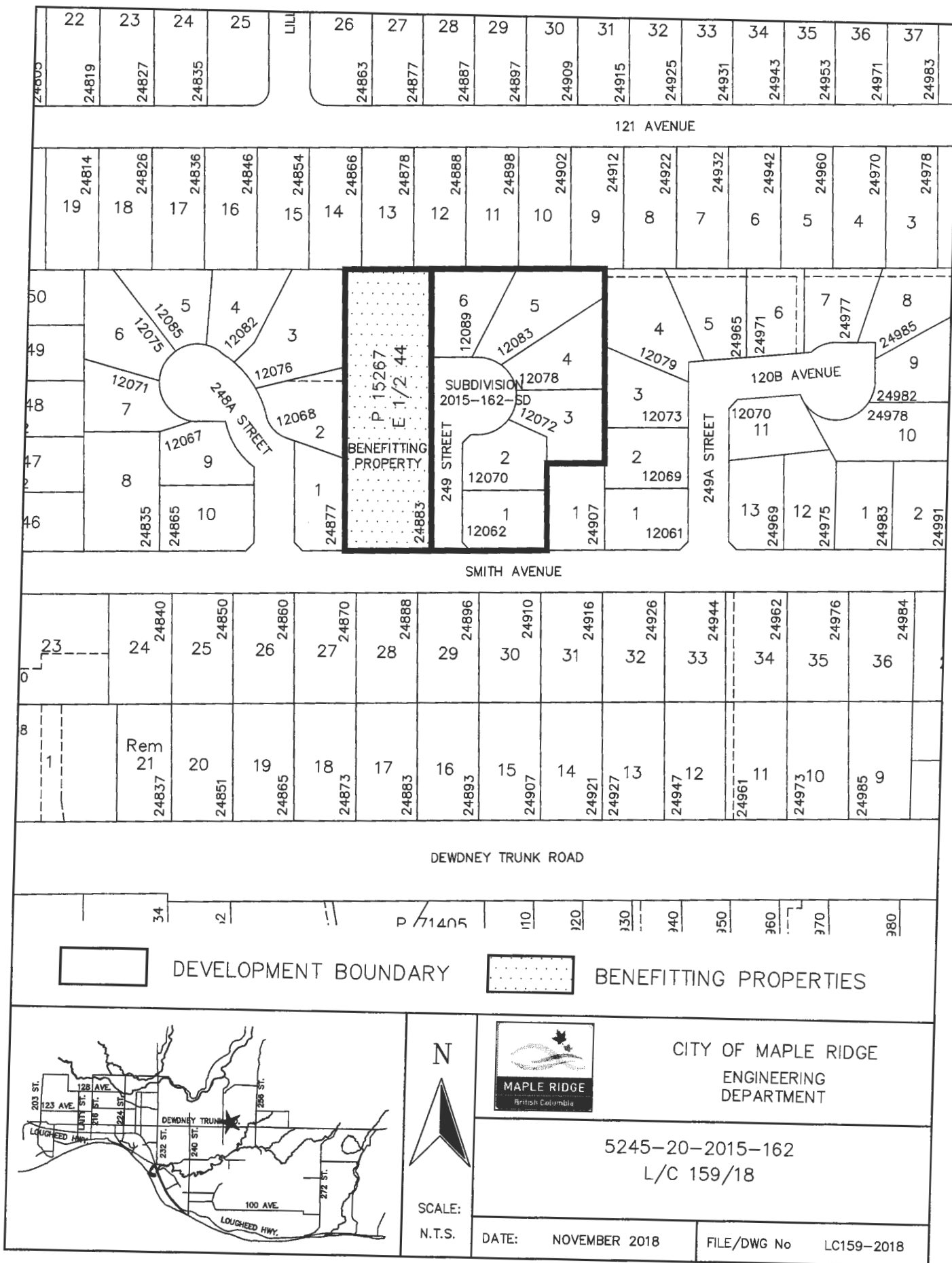
TYPE OF EXCESS OR EXTENDED SERVICE

1. ONSITE SERVICE FOR ADJACENT PROPERTY

SERVICE	# BENEFITTING LOTS	COST OF BENEFIT	COST PER LOT	BENEFIT ATTRIBUTED BY PROPERTY EXCLUDING SUBDIVISION
Watermain	10	\$39,370.00	\$3,937.00	E ½ Lot 44, P15267 RN 63506-4400-1 4 x \$3,937.00
Road	10	\$79,900.00	\$7,990.00	E ½ Lot 44, P15267 RN 63506-4400-1 4 x \$7,990.00
Storm Sewer	10	\$104,470.00	\$10,447.00	E ½ Lot 44, P15267 RN 63506-4400-1 4 x \$10,447.00
Sanitary Sewer	10	\$55,730.00	\$5,573.00	E ½ Lot 44, P15267 RN 63506-4400-1 4 x \$5,573.00

A total of all of the aforementioned services for each property is as follows:

E ½ Lot 44, Sec 23, TWP 12, NWD, NWP 15267 RN 63506-4400-1	\$111,788.00
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LATECOMER AGREEMENT

LC 159/18 2015-162-SD

THIS AGREEMENT made the day of , 2019

BETWEEN: 0981077 BC Ltd
 P.O. Box 377
 Port Coquitlam BC V3C 4K6

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: City of Maple Ridge
 11995 Haney Place
 Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 2, Section 23, Township 12, NWD, NWP 71554

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the road, water, sanitary sewer and storm sewer services shown on the design prepared by D.K. Bowins & Associates Inc., sheets 1 to 12, dated September 2015, Rev. 2, stamped "reviewed" February 6, 2016. Municipal Project No. 11-5245-20-2015-162.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Subdivider has provided the Extended Services in the Amount of \$279,470.00.

F. The City has determined that:

E ½ Lot 44, Sec 23, TWP 12, NWP 15276

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

E ½ Lot 44, Sec 23, TWP 12, NWP 15276

RN 63506-4400-1

- \$3,937.00 per lot to a maximum of \$15,748.00 for use of the watermain on 249 Street
- \$7,990.00 per lot to a maximum of \$31,960.00 for access to the road on 249 Street
- \$10,447.00 per lot to a maximum of \$41,788.00 for use of the storm sewer on 249 Street
- \$5,573.00 per lot to a maximum of \$22,292.00 for use of the sanitary sewer on 249 Street

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c. 1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Subdivider - Authorized Signatory

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: January 22, 2019
FILE NO: 11-5245-2017-169
& 06-2240-20
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Latecomer Agreement LC 164/18

EXECUTIVE SUMMARY:

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 164/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 13660, 13702 and 13738 232 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 164/18 with the subdivider of the lands at 13660, 13702 and 13738 232 Street.

DISCUSSION:

a) Background Context:

The lands at 13660, 13702 and 13738 232 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

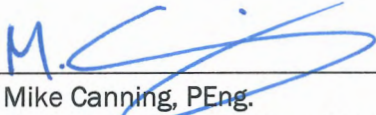
In addition, a copy of Latecomer Agreement LC 164/18 is also attached for information purposes.

b) **Policy Implications:**

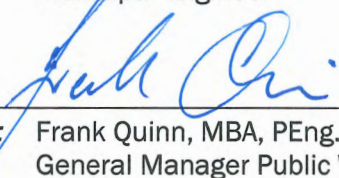
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 164/18 will provide such determination for Subdivision 2017-169-SD.

CONCLUSION:

A developer has provided certain services in support of Subdivision 2017-169-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 164/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.


Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development


Reviewed by: David Pollock, PEng.
Municipal Engineer


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


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

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Storm Sewer 232 Street	65	\$73,074.00	\$1,124.22	3	Block A, RP10274, S. Part Lot 9, NWP 2409 RN 73994-0000-3 1 x \$3,372.00
				3	S. Part Lot 9, NWP 2409 RN 73993-0000-8 1 x \$3,372.00

2. ONSITE SERVICE FOR ADJACENT PROPERTY

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Road 232A Street	10	\$75,750.00	\$7,575.00	5	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 5 x \$7,575.00
Road 137 Avenue	4	\$39,980.00	\$9,995.00	2	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 2 x \$9,995.00
Storm Sewer 232A Street	5	\$57,705.00	\$11,541.00	5	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 5 x \$11,541.00
Storm Sewer 137 Avenue	4	\$24,396.00	\$6,099.00	2	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 2 x \$6,099.00

Sanitary Sewer 232A Street	5	\$46,990.00	\$9,398.00	5	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 5 x \$9,398.00
Sanitary Sewer 137 Avenue	4	\$23,712.00	\$5,928.00	2	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 2 x \$5,928.00
Watermain 232A Street	10	\$66,120.00	\$6,612.00	5	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 5 x \$6,612.00
Watermain 137 Avenue	4	\$11,972.00	\$2,993.00	2	Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9 2 x \$2,993.00

A total of all of the aforementioned services for each property is as follows:

Block A, RP10274, S. Part Lot 9, Section 33, Township 12, NWP 2409 RN 73994-0000-3	\$3,372.00
S. Part Lot 9, Sec. 33, Township 12, NWP 2409 RN 73993-0000-8	\$3,372.00
Lot 2, Blk A, Section 33, Twp. 12. NWP 20132 RN 73990-0200-9	\$225,660.00

LATECOMER AGREEMENT

LC 164/18 2017-169-SD

THIS AGREEMENT made the day of , 2019

BETWEEN: SV 232 Street Development Ltd.
2626 Bellevue Avenue
West Vancouver BC V7V 1E4

(Hereinafter called the "Subdivider")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 1, Section 33, Township 12, New Westminster District Plan EPP 639138

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the road, water, sanitary sewer and storm sewer services shown on the design prepared by Omega & Associates Engineering Ltd, Project No: 2013-323-02 (Sheets 1 and 43 of 43, Rev. No. 10) dated January 26, 2018, reviewed June 15, 2018.
Municipal Project No. 11-5245-20-2017-169.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Subdivider has provided the Extended Services in the Amount of \$419,699.00.

F. The City has determined that:

Block A, RP10274, South Part of Lot 9, Section 33, Township 12, NWP 2409;
South Part of Lot 9, Section 33, Township 12, NWP 2409; and
Lot 2, Blk A, Section 33, Twp. 12. NWP 20132

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Block A, RP10274, South Part of Lot 9, Section 33, Township 12, NWP 2409
RN 73994-0000-3

- \$3,372.00 for connection to or use of the storm sewer on 232 Street

South Part of Lot 9, Section 33, Township 12, NWP 2409
RN 73993-0000-8

- \$3,372.00 for connection to or use of the storm sewer on 232 Street

Lot 2, Blk A, Section 33, Twp. 12. NWP 20132
RN 73990-0200-9

- \$7,575.00 per lot to a maximum of \$37,875.00 for direct driveway access to the road on 232A Street
- \$9,995.00 per lot to a maximum of \$19,990.00 for direct driveway access to the road on 137 Avenue
- \$11,541.00 per lot to a maximum of \$57,705.00 for connection to or use of the storm sewer on 232A Street
- \$6,099.00 per lot to a maximum of \$12,198.00 for connection to or use of the storm sewer on 137 Avenue
- \$9,398.00 per lot to a maximum of \$46,990.00 for connection to or use of the sanitary sewer on 232A Street
- \$5,928.00 per lot to a maximum of \$11,856.00 for connection to or use of the sanitary sewer on 137 Avenue
- \$6,612.00 per lot to a maximum of \$33,060.00 for connection to or use of the watermain on 232A Street
- \$2,993.00 per lot to a maximum of \$5,986.00 for connection to or use of the watermain on 137 Avenue

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

- H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.
2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.
3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.
4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.
5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Subdivider - Authorized Signatory

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: January 22, 2019
FILE NO: 11-5245-20-2016-347
FROM: Chief Administrative Officer
MEETING: & 06-2240-20
COW
SUBJECT: Latecomer Agreement LC 166/18

EXECUTIVE SUMMARY:

The lands at 11016, 11032 and 11038 240 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 166/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

The developers have the opportunity to recover costs for service capacity over and above that required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 11016, 11032 and 11038 240 Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 166/18 with the subdivider of the lands at 11016, 11032 and 11038 240 Street.

DISCUSSION:

a) Background Context:

The lands at 11016, 11032 and 11038 240 Street have been subdivided. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

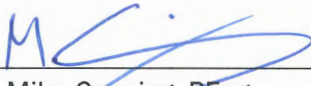
In addition, a copy of Latecomer Agreement LC 166/18 is also attached for information purposes.


b) **Policy Implications:**

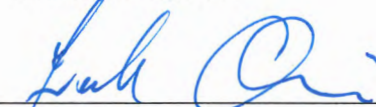
Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 166/18 will provide such determination for Subdivision 2016-347-SD.

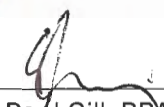
CONCLUSION:

A developer has provided certain services in support of Subdivision 2016-347-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 166/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.


Prepared by: Mike Canning, PEng.
Manager of Infrastructure Development


Reviewed by: David Pollock, PEng.
Municipal Engineer


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


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

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

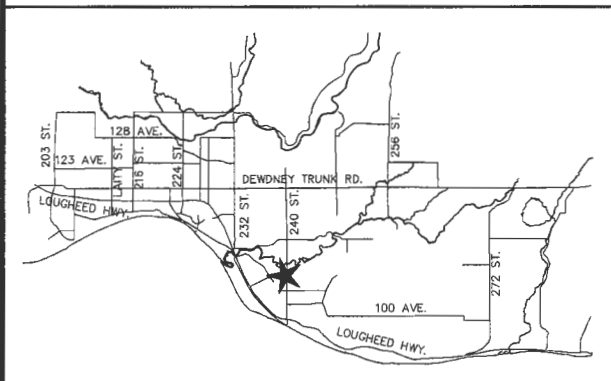
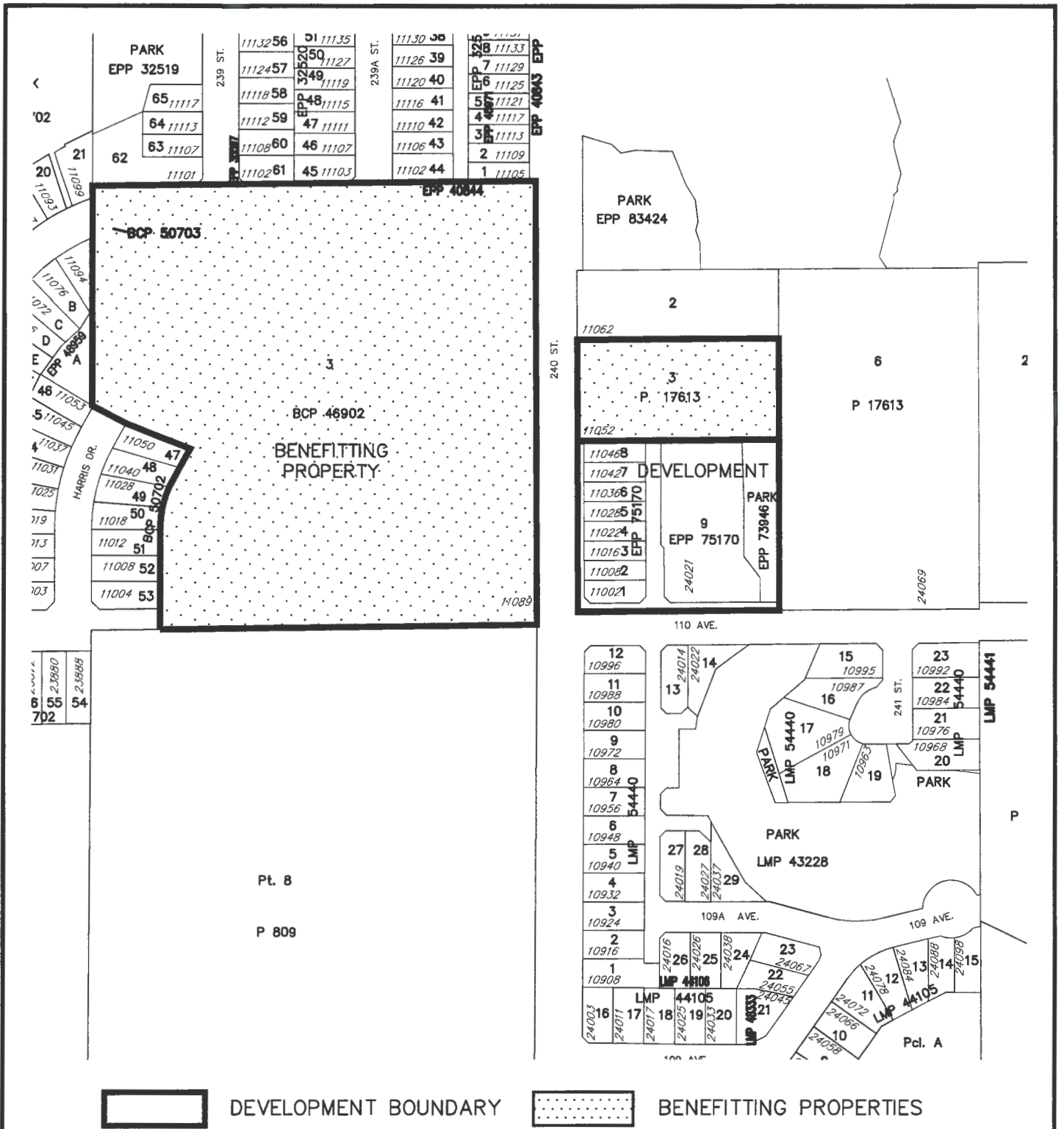
TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Road 240 Street	252	\$77,750.00	\$308.53	126	Lot 3, BCP46902 RN 84156-0003-0 1 x \$38,875.00
				36	Lot 3, NWP17613 RN 84331-0300-3 1 x \$11,107.00

A total of all of the aforementioned services for each property is as follows:

Lot 3, DL 404, Sec. 10, Twp. 12, Plan EPP68120 RN 84156-0003-0	\$38,875.00
Lot 3, Sec. 10, Twp. 12, NWD, Plan 17613 RN 84331-0300-3	\$11,107.00



SCALE:
N.T.S.



**CORPORATION OF THE
DISTRICT OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

5245-20-2016-347
LC 166/18

DATE: NOV 2018 FILE/DWG No LC166-2018

LC 166/18 2016-347-SD

Page 1 of 3

F. The City has determined that:

Lot 3, DL404, NWD Plan BCP 46902 and
Lot 3, Section 10, Township 12, NWD Plan 17613

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot 3, DL404, NWD Plan BCP 46902
RN 84156-0003-0

- \$38,875.00 for access to or use of the roadworks constructed on 240 Street

Lot 3, Section 10, Township 12, NWD Plan 17613
RN 84331-0300-3

- \$11,107.00 for access to or use of the roadworks constructed on 240 Street

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Subdivider as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations

and warranties of the Subdivider herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

SUBDIVIDER

Subdivider - Authorized Signatory

Subdivider - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

TO: His Worship Mayor Mike Morden
and Members of Council
MEETING DATE: January 22, 2019
FILE NO:
FROM: Chief Administrative Officer
MEETING: Committee of the Whole
SUBJECT: Partnering Agreement
- Employment Land Investment Incentive Program

EXECUTIVE SUMMARY:

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

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

Furthermore, the Employment Land Investment Incentive Program expired on December 28th, 2018. The projects included in this report represent the outstanding ELIIP eligible projects for which building permits were issued prior to expiry of the program. Initializing partnering agreements with these remaining applicants is the first step in closing the program. With that said, Council can expect to see future reports pertaining to the approval of Revitalization Tax Exemptions for these same properties in the fall.

RECOMMENDATION:

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

1. A & V Electric Ltd. under building permit number 18-110737 in the amount of \$1,798.20;
2. Blue Mountain Business Park Ltd. under building permit numbers: 18-114767; 18-114766; 18-114765; 18-114764; 18-114761; 18-114760; and 18-114744 in the amount of \$36,531.31;
3. Webster's Corner Business Park Inc. under building permit number 18-124005 in the amount of \$5,387.88;

4. 1042902 BC Ltd. under building permit number 17-120153 in the amount of \$2,573.03;
and
5. RNJ Holdings under building permit number 18-116267 in the amount of \$3,151.53.

BACKGROUND:

The four-year Employment Land Investment Incentive Program was approved in 2014 and launched in 2015 to help implement the Commercial and Industrial Strategy. On December 28, 2018, the program officially concluded. The following projects represent the last remaining incentive-eligible permits.

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

1. Addition of a single storey above an existing industrial building unit located at #201-11517 Street, Maple Ridge, BC, owned by A & V Electric Ltd. receiving \$1,798.20 under the Employment Land Investment Incentive Program, and representing \$400,000 in construction value under permit number 18-110737;
2. Two-storey industrial building located at #100-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$3,692.72 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114767;
3. Two-storey industrial building located at #200-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$6,571.11 under the Employment Land Investment Incentive Program, and representing \$1.3 million in construction value under permit number 18-114766;
4. Two-storey industrial building located at #300-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$4,885.92 under the Employment Land Investment Incentive Program, and representing \$1.3 million in construction value under permit number 18-114765;
5. Two-storey industrial building located at #400-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$4,410.90 under the Employment Land Investment Incentive Program, and representing \$950,000 in construction value under permit number 18-114764;
6. Two-storey industrial building located at #500-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$5,881.20 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114761;

7. Two-storey industrial building located at #600-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$6,028.23 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114760;
8. Two-storey industrial building located at #700-12835 Lilley Dr., Maple Ridge, BC, owned by Blue Mountain Business Park Ltd., receiving \$5,061.23 under the Employment Land Investment Incentive Program, and representing \$1 million in construction value under permit number 18-114744;
9. Two-storey industrial building located at 14301 Lilley Dr., Maple Ridge, BC, owned by Webster's Corner Business Park, receiving \$5,387.88 under the Employment Land Investment Incentive Program, and representing \$450,000 in construction value under permit number 18-124005;
10. Two-storey industrial building located at 13035 Lilley Dr., Maple Ridge, BC, owned by 1042902 BC Ltd., receiving \$2,573.03 under the Employment Land Investment Incentive Program, and representing \$500,000 in construction value under permit number 17-120153; and
11. Single-storey industrial building located at 12960 Lilley Dr., Maple Ridge, BC, owned by RNJ Holdings Ltd., receiving \$3,151.53 under the Employment Land Investment Incentive Program, and representing \$500,000 in construction value under permit number 18-116267;

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

BUSINESS AND FINANCIAL PLAN IMPLICATIONS:

Previous Councils set aside approximately \$3 million to fund the incentive programs. After covering off partnering agreements and tax exemptions to date, there is about \$800,000 remaining. The partnering agreements referred to in this report will require that the reserve will be drawn down by \$49,441.95.

Through the incentive program, these projects have also benefitted from building permit discounts of \$69,423.76.


The incentive program also provides incentives in the form of property tax exemptions. Amounts will be driven by future BC Assessment valuations and are therefore difficult to predict. An estimate of the incentives, based on construction value and using 2018 property tax rates, would result in approximately \$292,877 spread over five years. Revitalization Tax Exemption Agreements will be necessary to initiate this portion of the incentive program once the projects are nearing completion. Council can expect to see a report in the third quarter of 2019 requesting approval for said exemptions. At that time staff will provide a summary of the Program's achievements.

CITIZEN IMPLICATIONS:

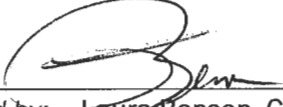
The City's approach to the incentive programs is one of full transparency. There have been numerous Council reports, presentations and newspaper notices over four years of incentive program implementation. The Employment Land Investment Incentive Program is intended to attract new commercial and industrial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

CONCLUSION:

This report requests Council authorization to execute partnering agreements that will allow the City to provide financial incentives for the building permits noted in this report. The projects meet pre-established eligibility criteria adopted by Council. The incentives total \$49,441.95 and support the \$9.7 million in construction value represented by the projects. Partnering agreement incentives are one component of a comprehensive incentive program that supports the Commercial and Industrial Strategy. Completing partnering agreements with remaining eligible projects is the initial step in finalizing the Employment Lands Investment Incentive Program.



Prepared by: **Daniel Olivieri**
Corporate Support Coordinator



Approved by: **Laura Benson, CPA, CMA**
Director of Corporate Administration



Concurrence: **Paul Gill, B.B.A, C.G.A, F.R.M**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Partnering Agreement – A & V Electric Ltd.
- Appendix B – Partnering Agreement – Blue Mountain Business Park Ltd.
- Appendix C – Partnering Agreement – Webster's Corner Business Park Ltd.
- Appendix D – Partnering Agreement – 1042902 BC Ltd.
- Appendix E – Partnering Agreement – RNJ Holdings Ltd.

:do

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

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

("City")

AND:

A & V Electric Ltd.
1852 Cliff Ave.
Burnaby, BC V5A 2K6

("Owner")

WHEREAS:

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

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

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

Renovations over \$250,000
#201-11517 Kingston Street, One-storey industrial
Building Permit #18-110737
- 2. The Owner agrees to:
 - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
 - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
 - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

- d. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - e. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
 4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. \$1,798.20 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
 - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
 5. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

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

Date: _____, 2019

CITY OF MAPLE RIDGE

by its authorized signatory:

 Laura Benson
 Corporate Officer

A & V Electric Ltd.

by its authorized signatories:

 signature

 print name

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

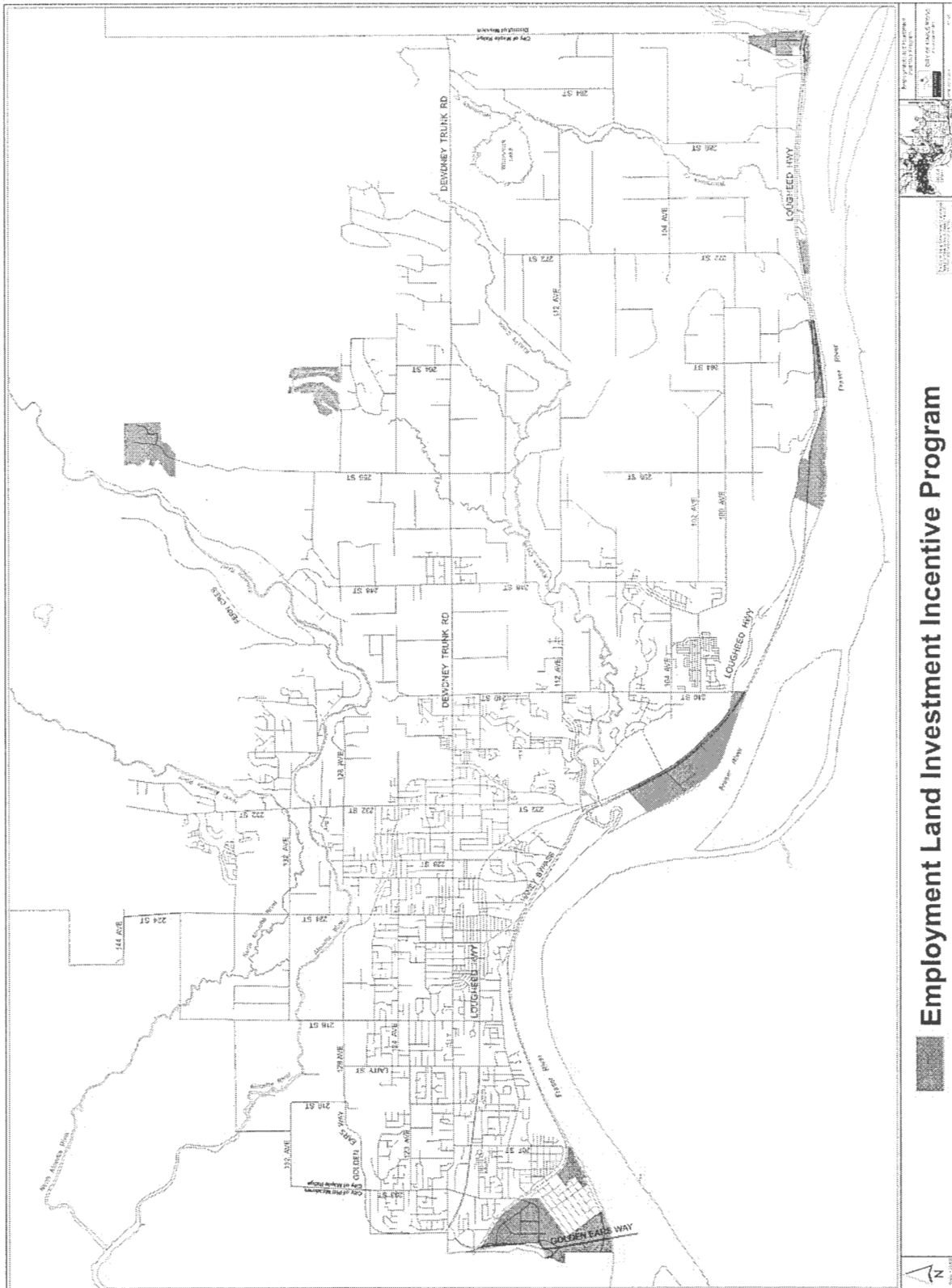
A Revitalization Tax Exemption is established under this Bylaw to:

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

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

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

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

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

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

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

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

("City")

AND:

Blue Mountain Business Park Ltd.
3467 10th Ave. W
Vancouver, BC V6R 2E7

("Owner")

WHEREAS:

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

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

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

New construction over \$250,000
#100-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114767

New construction over \$250,000
#200-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114766

New construction over \$250,000
#300-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114765

New construction over \$250,000
#400-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114764

New construction over \$250,000
#500-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114761

New construction over \$250,000
#600-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114760

New construction over \$250,000
#700-12835 Lilley Drive, Two- storey industrial
Building Permit #18-114744

2. The Owner agrees to:
 - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
 - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
 - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.
 - d. All work identified under the building permits are to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - e. Construct projects of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
3. If the Owner or the Projects cause any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
4. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. \$36,531.31 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Projects, as described in the Employment Land Investment Incentive Program; and,
 - b. an additional \$25,000 upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
5. This Agreement expires on the date all units in the Project(s) have been issued final occupancy permits.

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

Date: _____, 2019

CITY OF MAPLE RIDGE)
by its authorized signatory:)
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Laura Benson)
Corporate Officer)

Blue Mountain Business Park Ltd.)
by its authorized signatories:)
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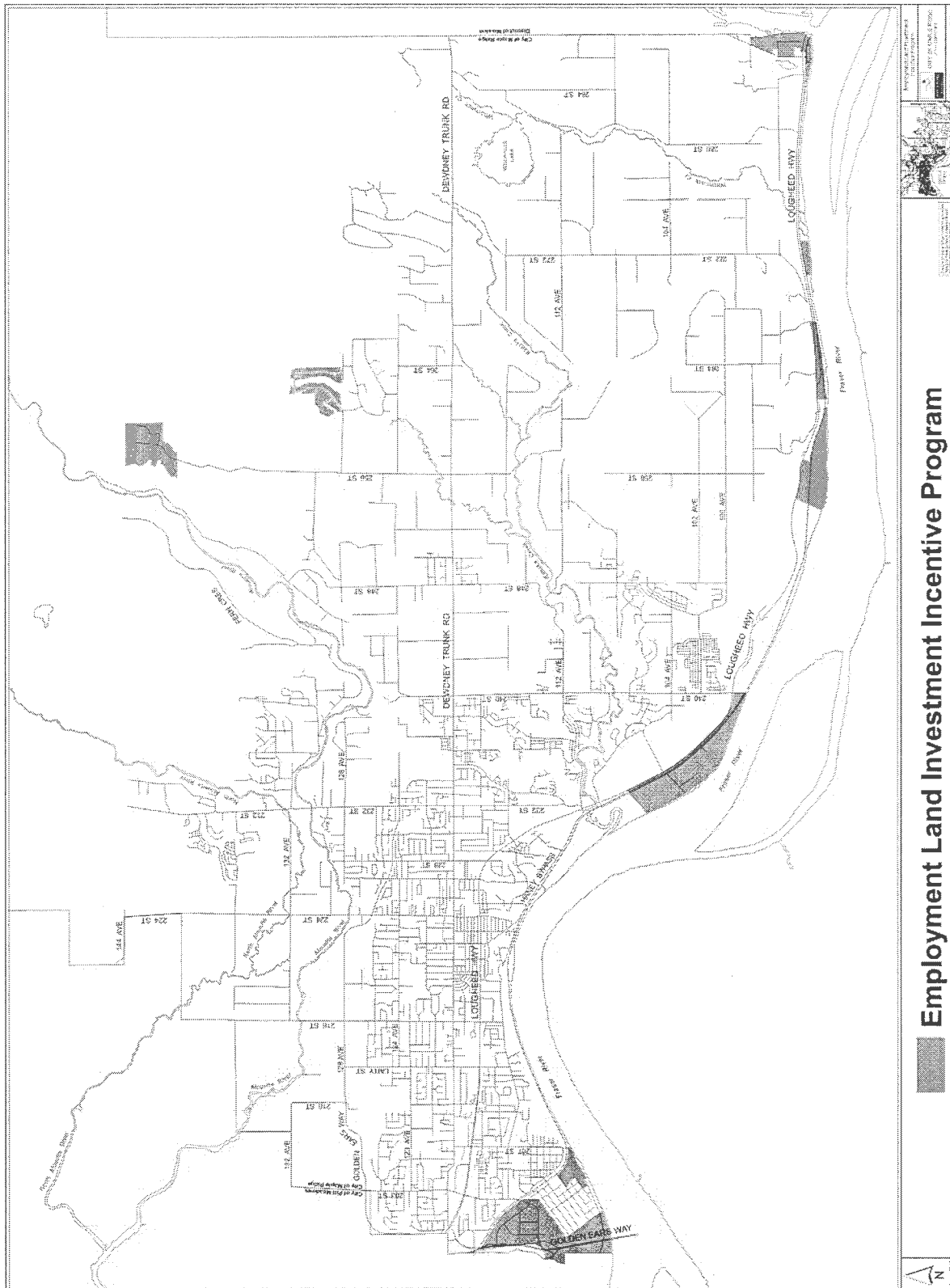
Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

A Revitalization Tax Exemption is established under this Bylaw to:

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

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

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



Schedule C: Ineligible Uses

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

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

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

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

("City")

AND:

Webster's Corner Business Inc.
22838 Lougheed Hwy
Maple Ridge, BC V2X 2V6

("Owner")

WHEREAS:

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

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

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

New construction over \$250,000
14301 256th St., Two- storey industrial
Building Permit #18-124005
- 2. The Owner agrees to:
 - a. Undertake the following service on behalf of the City: Either wholly or in part, achieve reasons, objectives and principles outlined on Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles, through construction and completion of a Project as described in Section 1;
 - b. Comply with all other Municipal bylaws, regulations, agreements and permits in relation to the Project;
 - c. Obtain final occupancy permit(s) for the Project within two (2) years from the date the Building Permit was issued.

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

CITY OF MAPLE RIDGE

Laura Benson
Corporate Officer

signature

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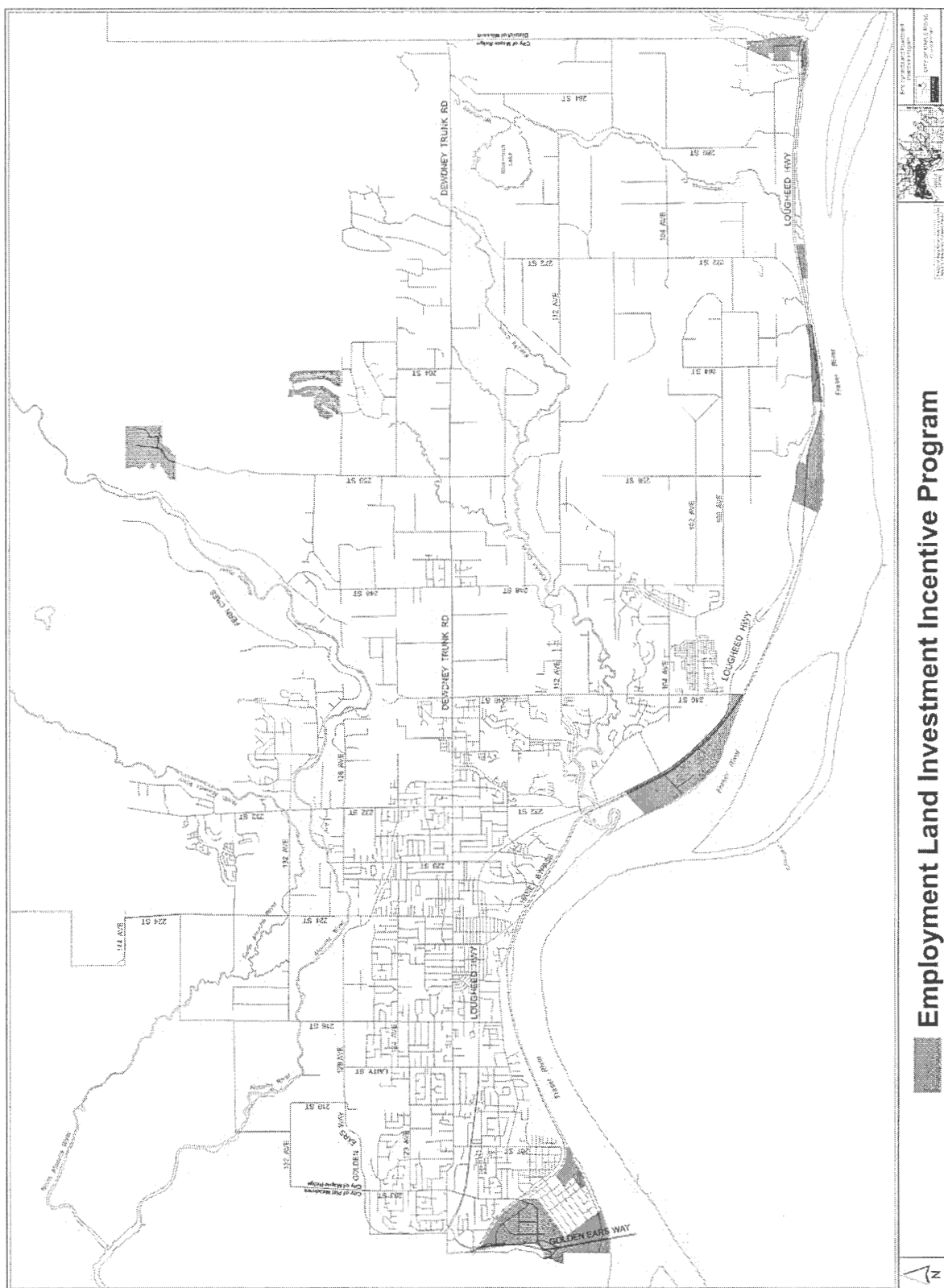
Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

A Revitalization Tax Exemption is established under this Bylaw to:

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

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

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



Schedule C: Ineligible Uses

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

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

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

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

("City")

AND:

1042902 BC Ltd.
22311 119th Ave.
Maple Ridge, BC V2X 2Z2

("Owner")

WHEREAS:

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

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

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

New construction over \$250,000
13035 Lilley Drive, Two- storey industrial
Building Permit #17-120153

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

- i. All work identified under the building permit is to be completed no later than 120 days after the issuance of the first Provisional Occupancy Permit and an unconditional Occupancy Permit is issued.
 - j. Construct a project of an industrial use as permitted in the Maple Ridge Zoning Bylaw, except for the ineligible uses outlined on Schedule C: Ineligible Uses.
8. If the Owner or the Project causes any breach or non-compliance of any obligation set forth in this Agreement or any Municipal bylaw, regulation, agreement or permit, the Owner must forfeit the amounts received or set to be received under Section 4, or a lesser amount agreed to by the City. If already paid to the Owner by the City, the forfeited amount must be received by the City within thirty (30) days of the date the City issues notification of the breach/non-compliance.
 9. After the City has complied with legislated requirements to provide public notification and obtain Council approval, the City will pay to the Owner:
 - a. \$2,573.03 representing an amount equivalent to a portion of Municipal Development Cost Charges assessed on the Project, as described in the Employment Land Investment Incentive Program; and,
 - b. an additional **\$25,000** upon receipt of proof of certification of Silver or better under the LEED® Canada rating system from the Owner, as described in the Employment Land Investment Incentive Program.
 10. This Agreement expires on the date all units in the Project have been issued final occupancy permits.

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

Date: _____, 2019

CITY OF MAPLE RIDGE)
 by its authorized signatory:)
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 _____)
 Laura Benson)
 Corporate Officer)

1042902 BC Ltd.)
 by its authorized signatories:)
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Schedule A: Employment Land Investment Incentive Program Reasons, Objectives and Principles

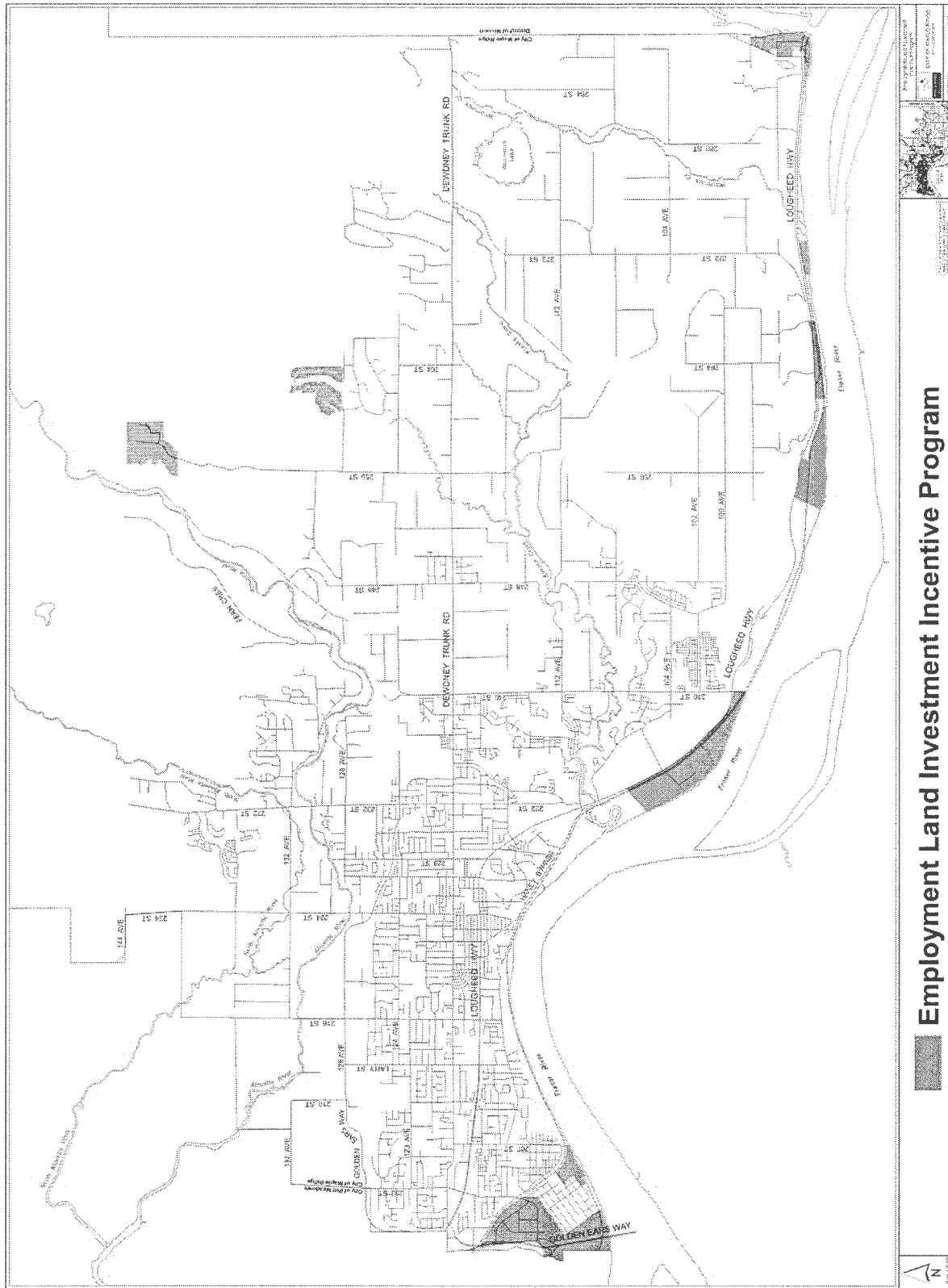
A Revitalization Tax Exemption is established under this Bylaw to:

- a. Improve the ratio of jobs to housing;
- b. Expand employment opportunities for citizens;
- c. Attract investment to create a strong local economy;
- d. Diversify the tax base;
- e. Improve the industrial to residential property tax ratio;
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Generally accepted principles that have been incorporated into the Employment Land Investment Incentive Program:

- i. Bricks and mortar (property value) contributes to the City's revenue stream;
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- v. Time limited programs provide momentum;
- vi. Incentives shouldn't draw businesses away from the Town Centre;
- vii. The Town Centre commercial sector needs continued support; and,
- viii. A multi-pronged approach is needed; incentives alone are not the answer.

Schedule B: Employment Land Investment Incentive Program Areas



Schedule C: Ineligible Uses

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

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

PARTNERING AGREEMENT

THIS AGREEMENT dated for reference _____,

BETWEEN:

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

("City")

AND:

RNJ Holdings Ltd.
24815 130A Ave.
Maple Ridge, BC V4R 2C7

("Owner")

WHEREAS:

- A. The *Community Charter, Part 3, Division 1, Section 21* authorizes the City to enter into an agreement for the provision of a service on behalf of the municipality;
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New construction over \$250,000
12960 Lilley Drive, Single- storey industrial
Building Permit #18-116267
- 2. The Owner agrees to:
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by its authorized signatory:)
)
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)
)
_____)
Laura Benson)
Corporate Officer)

RNJ Holdings Ltd.
by its authorized signatories:

signature

print name

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

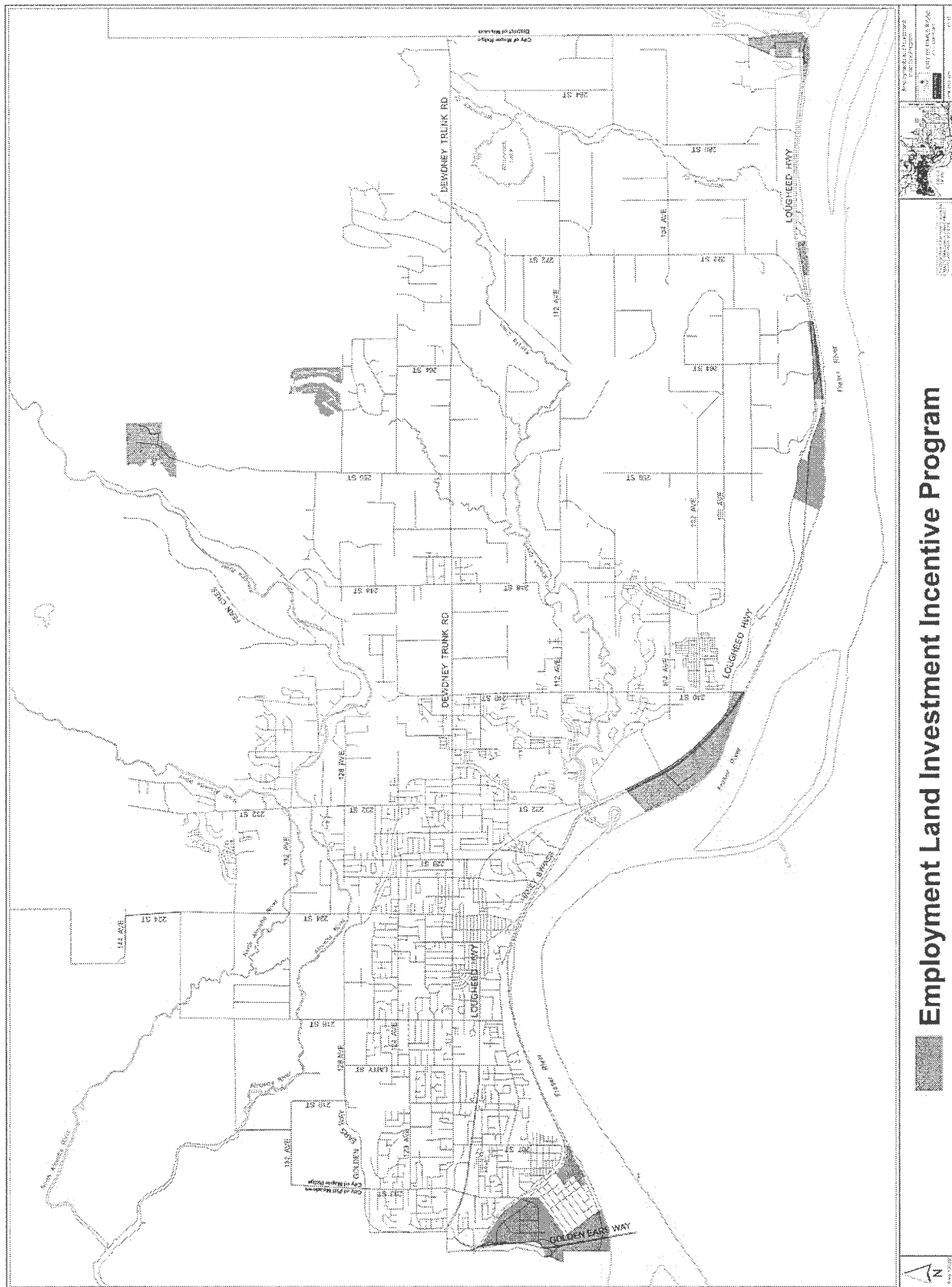
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Schedule C: Ineligible Uses

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- Restaurants
- Childcare centres
- Retail warehouse operations ("big box")
- Operations relating to medical marihuana

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: WHO Global Network for Age-friendly Cities and Communities - Application

MEETING DATE: January 22, 2019
FILE NO: 2118547
MEETING: COW

EXECUTIVE SUMMARY:

This report seeks Council direction to apply for membership with the World Health Organization Global Network for Age-friendly Cities and Communities (WHO GNAFCC). The City of Maple Ridge has been invited by the WHO GNAFCC to apply for membership because of our continued commitment to making our City an age-friendly place to live, work and play.

RECOMMENDATION:

That the City of Maple Ridge apply for membership to the WHO Global Network for Age-friendly Cities and Communities.

DISCUSSION:

a) Background Context:

The City of Maple Ridge has been involved in Age-friendly planning since 2008 when extensive consultation began as part of the Age-friendly Communities Initiative to support residents aging in place. Since this time and in partnership with the Maple Ridge, Pitt Meadows and Katzie Seniors Network, the City has made great progress in becoming a welcoming place for people of all ages. As a result, in June of 2016 the City was designated an 'Age-friendly Community' by the BC Healthy Communities Society and BC Ministry of Health. This past spring, Council approved the Age-friendly Implementation (AFI) Plan, and the Age-friendly subcommittee has been focusing on delivering the actions within the plan since this time.

In recognition of these efforts, the City received an invitation from the WHO to apply for membership with the GNAFCC. The WHO GNAFCC was established in 2010 to connect cities, communities and organizations worldwide with the common vision of making their community a great place to grow old in. The network currently includes 705 cities representing communities from 39 countries. Membership is based on a municipality's commitment to listening to the needs of the aging population through the implementation, evaluation and ongoing monitoring of its Age-friendly initiative and strategy. This invitation reflects the significant progress the City has achieved in fostering participation of older people in community life and promoting healthy and active aging.

The advantages of becoming a member of the WHO GNAFCC include access to information sharing and networking, support from a global network of advocates committed to fostering

age-friendly environments, recognition by the Network including a presence on the WHO's website, increased opportunities for grant funding, and opportunities to collaborate on international research projects. There is no fee for membership; however, active participation is required and the City will be expected to submit at least one age-friendly practice per year to the network's online database.

b) Desired Outcome:

The desired outcome is to achieve membership in the WHO GNAFCC resulting in further recognition for community partners, aging residents and City for our commitment to fostering an age-friendly community. In addition, full membership status will strengthen opportunities for grant funding that will further drive progress on the AFI Plan.


c) Citizen/Customer Implications:

The resources that will become available to the City through membership in the WHO GNAFCC will enhance the City's efforts to deliver age-friendly programs and amenities to Maple Ridge citizens in accordance with the AFI Plan.

CONCLUSION:

Several community organizations have collaborated with the City on our Age-friendly initiative including the Municipal Advisory Committee on Accessibility and Inclusiveness, the Maple Ridge Pitt Meadows Katzie Seniors Network and a variety of local and provincial partners. Gaining membership with the WHO GNAFCC opens the door to a wider network of resources and is a positive next step in our ongoing work as an Age-friendly community.


Prepared by: **Petra Frederick**
Recreation Coordinator


Reviewed by: **Tony Cotroneo**
Manager of Community Engagement


Approved by: **Kelly Swift, MBA**
General Manager Parks, Recreation & Culture


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

Attachments:

(A) Draft Letter of Support for City of Maple Ridge application to the WHO GNAFCC

January 23, 2019

WHO Global Network for Age-friendly Cities and Communities
Avenue Appia 20
1202 Geneva
SWITZERLAND

Dear Selection Committee,

Re: City of Maple Ridge application to WHO Global Network for Age-friendly Cities and Communities

On behalf of the City of Maple Ridge, I am pleased to support the above referenced application to the World Health Organization Global Network for Age-friendly Cities and Communities (WHO GNAFCC).

The City has been involved in Age-friendly planning since 2008 when extensive consultation began as part of the Age-friendly Communities Initiative. In collaboration with the Maple Ridge, Pitt Meadows and Katzie Seniors Network planning table, the City brought together residents and stakeholders to look at optimizing opportunities for health, participation and security in order to enhance quality of life for aging residents. To achieve this, the City endorsed a comprehensive Age-friendly Communities Initiative report, an Action Plan and an Implementation Plan, with many of the action items now well underway or close to completion. City staff continue to research best practices and implement and advocate for programs and services that are inclusive and accessible for our citizens.

Maple Ridge is the third fastest growing city in the Metro Vancouver region. Based on 2016 Statistics Canada reports, it is anticipated that the senior population in Maple Ridge will grow by 62% in the next ten years, compared to 53% in the overall Fraser Health Region. By 2019, it is projected that 20% of residents will be over 65, 8% will be over 75, and 2% over 85. This demonstrates the importance of the work we are doing today to ensure that current and future citizens feel welcome and safe to participate fully in community life at any age.

Growing communities require municipalities to respond to diverse needs in a timely manner, and providing opportunities for healthy, active living is one of local governments' most important roles. The City of Maple Ridge is therefore committed to continuing our work in this area.

In closing, I thank you for the opportunity to submit this application to the WHO Global Network for Age-friendly Cities and Communities.

Yours sincerely,

Michael Morden
Mayor

cc: Dan Ruimy, MP, Maple Ridge-Pitt Meadows-Mission
Honourable Lisa Beare, MLA, Maple Ridge-Pitt Meadows
Bob D'Eith, MLA, Maple Ridge-Mission

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Maple Ridge Sport and Physical Activity Strategy Implementation Plan**

MEETING DATE: January 22, 2019
FILE NO: 2134517
MEETING: COW

EXECUTIVE SUMMARY:

The Maple Ridge Sport Network has developed an implementation plan that addresses responsibility areas, funding sources and timelines for the actions within the Maple Ridge Sport and Physical Activity Strategy (Sport Strategy) that was endorsed by Council on June 28, 2016. With Council's endorsement of the Implementation Plan, the Sport Network will have a defined approach with adequate resources to continue achieving the intended outcomes of the Sport Strategy.

RECOMMENDATION:

That the Maple Ridge Sport and Physical Activity Strategy Implementation Plan be endorsed.

DISCUSSION:

a) Background Context:

The Maple Ridge Sport and Physical Activity Strategy is intended to guide collaborative discussions and actions to achieve growth and sustainable sport leadership, skill development and increase physical literacy in the community. A priority goal identified in the Sport Strategy is to develop a Sport Network comprised of sport and physical activity community representatives that would work together to achieve the strategy's priority goals and actions, and emerge as a collaborative voice for sport in Maple Ridge. On July 3, 2018, Council endorsed the Sport Network Terms of Reference and directed staff to report back with the Sport Network's proposed Sport and Physical Activity Strategy Implementation Plan.

The Sport Network represents a broad and diverse group from the following areas: non-profit youth sport associations, the wider sporting community, facility operators, Pacific Sport Fraser Valley, Fraser Health Authority, School District No. 42 (SD42) and City staff. The membership application process allows for continued growth of the Sport Network and is not limited to those mentioned above.

The proposed Implementation Plan (Attachment A) includes regular progress updates to Council on the initiatives and outcomes identified in the Sport Strategy. City staff will support progress on the Implementation Plan by providing support and guidance to the Sport Network and identifying grant opportunities and other funding sources.

b) Desired Outcome:

The desired outcome is to achieve the priority goals of the Sport Strategy through the proposed Implementation Plan to enhance opportunities for sport participation and physical health and wellness in Maple Ridge.

c) Strategic Alignment:

The Sport Strategy aligns with the Parks, Recreation & Culture Master Plan with the intent to guide collaborative discussions and actions to achieve growth and sustainable sport leadership, skill development and increase physical literacy in the community.

d) Citizen/Customer Implications:

The top five priority goals of the Sport Strategy include: strengthening interaction between sport delivery agencies; leadership development of athletes, coaches & volunteers; promoting inclusion & diversity; enhancing physical literacy; and offering exceptional facilities. Focusing on these priorities will benefit citizens by providing quality recreational experiences, building a stronger sense of pride in the sporting community, addressing capacity and volunteer burn-out issues within minor sports, reducing barriers to participation, and providing an increased economic benefit to local businesses when hosting events.

e) Business Plan/Financial Implications:

To ensure progress on priority action items in the Sport Strategy, a total of \$50,000 is required over the next three years. This can be funded through existing Gaming Revenue budget allocations. The actual amount of funding required will be in the range of \$30,000 to \$50,000 depending on the success of securing several grant opportunities and/or partnerships that align with the Sport Strategy.

CONCLUSION:

In moving forward with the implementation plan the Sport Network, with support from City staff, will continue to foster greater collaboration amongst groups, contribute to the future training of athletes, coaches and volunteers, support programs that provide fundamental movement skills, and promote inclusivity and diversity across the Maple Ridge sport community.


Prepared by: Dave Speers
Recreation Coordinator


Reviewed by: Christa Balatti
Recreation Manager, Health & Wellness


Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer


Approved by: Kelly Swift, MBA
General Manager Parks, Recreation & Culture


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

Attachments:

(A) Maple Ridge Sport & Physical Activity Strategy Implementation Plan

Maple Ridge Sport & Physical Activity Strategy - Implementation Plan (January 2019)

In the Fall of 2018, Parks, Recreation & Culture (PRC) staff met with the Sport Network to understand the current priorities of local sport organizations with respect to the 2016 – 2021 Maple Ridge Sport & Physical Activity Strategy (Sport Strategy) that was endorsed by Maple Ridge Council on June 28, 2016. The following chart represents a three-year Implementation Plan identifying responsibility areas, funding sources and timelines for actions within the Sport Strategy. The plan has been organized to group together action items with a similar outcome; that can be achieved in a similar timeframe; or that have the same focus area.

The Implementation Plan will receive in-kind support from PRC staff to facilitate the work of the Sport Network and its sub-committees. In addition to in-kind support, approximately \$50,000 will be needed to carry out the Implementation Plan over the next three years. To meet this need, \$10,000 per year for the next three years has been allocated from PRC Gaming Funds, and PRC staff will advise the Sport Network of grant opportunities from sources such as Sport 4 Life, BCRPA, Province of BC, viaSport & PacificSport, and Fraser Health Authority to obtain the balance of funds required.

	Strengthen interaction between sport delivery agencies	Who	Resources Needed	Completion Targets	Status updates
4.1	Form a Sport and Physical Activity Network comprised of representatives of Maple Ridge and Pitt Meadows community sport organizations, School District 42 and Fraser Health to determine who will represent on the network. This group will provide leadership, provide an advisory function and will support to foster an inclusive sport and physical activity community network.	PRC	PRC In kind	Complete	The SN meets monthly and receives updates on sub-committee actions
1.2	Create mechanisms and opportunities for community sport groups to mobilize and share information and best practices, techniques and resources in areas such as multi-sport technical leadership, biomechanics, sport physiology, training methods etc.	SN, PRC	PRC In kind	Complete & ongoing	Partnerships with SD42, Fraser Health & Pacific Sport, Standing agenda item at Monthly meeting
5.1	The proposed Sport and Physical Activity Network will oversee the delivery of the goals and actions outlined in the Maple Ridge Sport and Physical Activity Strategy.	SN, PRC	In kind	Ongoing	Chair Nominated & Subcommittees Formed in October 2018
5.2	Develop benchmarks and success indicators to measure and evaluate the achievements of the Maple Ridge Sport and Physical Activity Strategy.	SN, PRC	In kind	Mar 2019	To be presented in staff update to Council

	Leadership Development	Who	Resources Needed	Completion Targets	Status updates
1.1	Develop and facilitate lectures and workshops for community sport groups and educators that focus on the development of physical literacy, coaching certification programs and other sport related training. Other sport leadership development workshops may include volunteer management, non-profit board development, sponsorship and fundraising.	SN, PRC	In kind, Grants (yet to be secured), \$15,000	Ongoing, quarterly basis	Workshops that have been offered: Sports First Aid, Concussion Management, Importance of Movement, NCCP Design A Basic Sports Program, New Societies Act Information Session, Movement Prep
4.4	Host Coaching Development and Certification Programs and other relevant workshops for local sport organization coaches, board members and volunteers.	SN, PRC	In kind, Grants (yet to be secured)	Ongoing, quarterly basis	Aligns with 1.1
4.3	Liaise with local sport alumni and use expertise and share experiences and knowledge in sport development (coaching, mentoring, administration, officiating, tournament organization etc.) Support athletes as leaders and role models within their chosen sport and in the community.	SN, PRC	In kind, Grants (yet to be secured)	Ongoing & when possible	Larissa Franklin -Canada Women's National Softball Team, Hometown Heroes Society, SN Education Subcommittee
	Inclusion & Diversity	Who	Resources Needed	Completion Targets	Status updates
6.1	Conduct research to determine financial barriers that prevent residents from participating in local sport activities, and take action to provide programs that reduce these barriers.	SN, PRC	In kind, Grants (yet to be secured)	Dec 2019	Research project
6.2	Conduct research to determine barriers to participation in sport by our diverse multi-cultural community, and build capacity to address their sport program and facility needs.	SN, PRC	In kind, Grants (yet to be secured)	Dec 2019	Research project
6.3	Explore ways to retain existing sport and physical activity participants so they continue to participate in sport and physical activity for their lifetime (i.e. affordable programs, accessible facilities, health promotions and program/facility use subsidies).	PRC, SD42	In kind	Ongoing	Jumpstart, Kidsport and PRC Participation Program, Active Pass for SD42 students

	Enhance Physical Literacy	Who	Resources Needed	Completion Targets	Status updates
1.3	Develop an integrated approach for community sport groups to focus effort and resources on physical literacy, fundamental movement skills and technical sport skill development for children and youth.	SN, PRC, SD42, FH	In kind, Grants (yet secured), \$15,000	Ongoing	Partnerships with RM Bruins Rugby, and with Global Tennis & MR Tennis Club, Partnership with Pacific Sport Explore Sports Camps
2.1	Raise awareness and promote the importance of physical literacy skill development through a multi-sport framework for sport leaders, educators and parents through educational opportunities, workshops, and distribution of physical literacy resources and promotions.	SN, PRC, SD42, FH	In kind, Grants (currently sourcing a Sport 4 Life grant)	Ongoing	Active Noon Hour Program with SD42, Live 5-2-1-0 Playboxes, Physical Literacy Stations at Community Events
2.4	Identify and seek to address challenges that are preventing various high-barrier groups from developing physical literacy skills and getting adequate levels of physical activity.	SN, PRC, SD42, FH	In kind, Grants (yet secured)	June 2021	Research project
2.2	Provide opportunities for sport administrators, recreation program leaders, community sport coaches, educators and fitness professionals to learn methods of teaching physical literacy skills to children, youth, adults and seniors.	SN, PRC, SD42, FH	In kind, Grants (yet secured)	June 2021	Outcome of Sport 4 life grant if received
2.5	Provide physical literacy resources to school administrators, educators, recreation administrators, recreation program leaders, local sport administrators, community coaches and early childhood educators and childcare operators and parents.	SN, PRC, SD42, FH	In kind, Grants (yet secured)	June 2021	Outcome of Sport 4 life grant if received
	Communication	Who	Resources Needed	Completion Targets	Status updates
7.1	The proposed Sport and Physical Activity Network will develop a communications plan to share information between members and to communicate information to residents regarding community sport opportunities, the benefits of participation in sport and physical activity, fundamental movement skills, coaching education programs, tournaments and events etc.	SN, PRC	In kind	Mar 2019	Use Facebook and website as platform for this info

7.2	Raise awareness and promote the many sport and physical activity opportunities that are available in Maple Ridge (i.e. listing of sport agencies in Leisure Guides, on-line information on Sport Network and City website etc.)	PRC, SN	In kind, \$5000	Mar 2019	Currently through Try It Days on National Sports Day, Family Day & Move for Health Day
	Exceptional Facilities for Participation & Performance	Who	Resources Needed	Completion Targets	Status updates
3.1	Conduct a sport facility analysis identifying the current inventory and existing capacity.	PRC, SN, LSO, PSO	In kind, Grants (yet to be secured)	June 2019	Rec Facilities Infrastructure consultation process, Pickelball consultation, SN Facilities Subcommittee
3.2	Explore and identify facility types that will support the future growth of sport and physical activity.	PRC, SN, LSO, PSO	In kind, Grants (yet to be secured)	June 2019	Results of 3.1 will help inform this work
3.4	Research the application process and deadlines for Provincial Gaming grants and Federal/Provincial Infrastructure grants that fund capital development facility projects.	PRC	In kind	Ongoing	As applicable
	Partnership Initiatives	Who	Resources Needed	Completion Targets	Status updates
3.3	Continue to support the facility use agreements between the City of Maple Ridge and School District 42 with emphasis on sport access.	PRC, SD42	In kind	Ongoing	As applicable
2.6	Collaborate with School District 42 to integrate Strategy goals with the new BC School Curriculum.	PRC, SD42	In kind	Ongoing	As applicable
4.2	Plan and facilitate fun and affordable multi-sport skill development activities for children in local schools. Provide introduction to mainstream and emerging sports to children 6-12 years of age.	PRC, SN, SD42	Grants (yet to be secured), \$7500	Dec 2020	
2.3	Work with partners to provide Canadian Sport For Life sanctioned physical literacy skill development programs for children and youth in Maple Ridge schools. Inclusive of Long Term Athlete Development and high performance programs.	PRC, SN, SD42	Grants (yet to be secured), \$7500	June 2021	Outcome of Sport 4 life grant if received

4.5	Partner with Fraser Health in delivering physical activity promotions and programs.	PRC, FH, SN	In kind, Grants (yet to be secured)	Ongoing	Implementation funding provided for the Sport Network, Time, Get Up & Go, Choose to Move & Active Age Programs
	Accountability	Who	Resources Needed	Completion Targets	Status updates
5.3	Report twice annually to Council on the status of achieving the goals and actions identified in the strategy. Identify and respond to emerging issues, trends opportunities as they align with the strategy.	PRC, SN		Twice a Year	

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Fundamentals Childcare Centre Lease

MEETING DATE: January 22, 2019
FILE NO: 2136532
MEETING: COW

EXECUTIVE SUMMARY:

Fundamentals Childcare Centre (FCC) has requested to enter into a new lease term for the Hammond Community Centre daycare room and main hall. FCC established its service at Hammond Community Centre in 2012, and in 2015 it exercised the one-time three-year renewal option outlined in the original lease. The proposed new lease term is five years, including an option to renew for three years. The extension of the lease from three to five years is in consideration of the possibility of displacement during the planned 2019 renovations to the Hammond Community Centre that were approved last year through the Alternative Approval Process. FCC has met all obligations of the current and past leases, provides quality child care services, and is relied upon by 40 children and their families living in the Hammond neighbourhood.

RECOMMENDATION:

That the Corporate Officer be authorized to execute the lease agreement attached to the January 22, 2019 report titled "Fundamentals Child Care Centre Lease" for a five-year term ending on September 1, 2023, including an option to renew for an additional term of three years.

DISCUSSION:

a) **Background Context:**

The proposed new lease includes the daycare room and use of the main hall on weekdays from 7:00 am to 6:00 pm. The main hall remains a shared space that the City of Maple Ridge has access to outside the child care hours.

Renovations are planned for the Hammond Community Centre in the fall of 2019. The new lease has been modified and reviewed by legal counsel, specifically Section 4(w) and Schedule B(2) to address the anticipated construction impacts. The lease allows the City to proceed with the facility renovations as planned. Staff will strive to plan the renovation work in such a way that would enable FCC to continue to operate from the community centre to the extent possible during the renovations, and may be able to provide assistance in finding a temporary alternate location if needed. In consideration of the possibility of tenant displacement during the planned renovations, the initial lease term is recommended to increase to five years. Furthermore, the lease contains a six-month termination clause that allows either party to give written notice of termination.

b) Desired Outcome:

The desired outcome is to continue to make use of the Hammond Community Centre during non-peak day time hours, while ensuring that child care services remain available for residents in the Hammond neighbourhood.

c) Strategic Alignment:

Renewing the FCC lease aligns with the Parks, Recreation and Culture Master Plan objective to continue the provision of programs for children in the community.

d) Citizen/Customer Implications:


Nearby residents will benefit from the uninterrupted and ongoing availability of child care service in their neighbourhood.

e) Business Plan/Financial Implications:

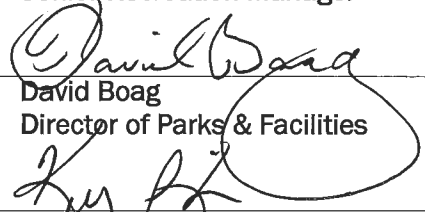
The proposed new lease aligns with the City's practice of regular, modest rent increases to ensure that rates remain current and avoid significant impact to the tenant and wider community. The proposed rate increase of \$2,384 will take place after the planned Hammond Community Centre renovations are complete and will increase from \$47,576 per year to \$49,960 per year, in addition to shifting alarm monitoring costs to the tenant.

CONCLUSIONS:

FCC provides child care services for 40 children and their families, and has met all of the obligations of their lease to date. FCC has been an excellent lease partner for the past six years, providing a much needed service to the Hammond community.


Prepared by:

Don Cramb
Senior Recreation Manager


Reviewed by:

David Boag
Director of Parks & Facilities


Approved by:

Kelly Swift, MBA
General Manager Parks, Recreation & Culture


Concurrence:

Paul Gill, BBA, CPA, CGA
Chief Administrative Officer

Attachments:

(A) Fundamentals Childcare Centre Lease

THIS INDENTURE is made as of the 22nd day of January, 2019, but is actually executed on the ____ day of _____, 2019.

IN PURSUANCE OF THE "LAND TRANSFER ACT, PART 2"

BETWEEN:

CITY OF MAPLE RIDGE, a corporate body having its offices at
11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

(Hereinafter called the "Landlord")
OF THE FIRST PART
AND:

Fundamentals Childcare Centre
23725 110B Avenue
Maple Ridge, BC V2W 2E2

(Hereinafter called the "Tenant")
OF THE SECOND PART

WITNESSETH that in consideration of the rents, covenants, conditions, and agreements hereinafter respectively reserved and contained on the part of the Landlord and the Tenant to be respectively paid, kept, observed and performed the Landlord and the Tenant covenant and agree each with the other as follows:

1. The Landlord does hereby demise and lease unto the Tenant that portion of (hereinafter called the "Premises") of the Hammond Community Centre, (hereinafter called the "Building") which is situated in Maple Ridge, British Columbia:

20601 Westfield Avenue
Maple Ridge, BC V2X 1Z7

Hereinafter called the "said lands"

Which portion contains 2,866 square feet commonly called the main hall, the preschool room 510 ft², the office 83 ft², the kitchen 273 ft² and a portion of the storage room 32 ft².

TO HAVE AND TO HOLD from the Commencement Date of Term (as hereinafter defined) for the term (hereinafter called the "Term") of Five (5) years, thence ensuing unless sooner terminated pursuant to the provisions hereof.

2. PRE-RENOVATION RENT - YIELDING AND PAYING THEREFOR prior to the renovation term, rent of FORTY SEVEN THOUSAND FIVE HUNDRED AND SEVENTY SIX DOLLARS (\$47,576.00) plus *applicable taxes* in twelve (12) equal consecutive monthly instalments (excluding the renovation term if the facility is not usable) of THREE THOUSAND NINE HUNDRED AND SIXTY FOUR DOLLARS AND SIXTY SEVEN CENTS (\$3,964.67), the first of such instalments to be made upon the execution of this agreement. Such rent includes a charge of Three Dollars (\$3.00) per square foot of the area of the Premises for the Tenant's share of common area costs payable in respect of the said lands and the Building.

3. POST-RENOVATION RENT - YIELDING AND PAYING THEREFOR each year (Post Renovation) rent FORTY NINE THOUSAND NINE HUNDRED AND SIXTY DOLLARS (\$49,960.00) plus *applicable taxes* in twelve (12) equal consecutive monthly instalments of FOUR THOUSAND ONE HUNDRED AND SIXTY THREE DOLLARS (\$4,163.00). The first of such instalments to be made on the 1st day of the month after occupancy is granted post renovation. Such rent includes a charge of Three Dollars (\$3.00) per square foot of the area of the Premises for the Tenant's share of common area costs payable in respect of the said lands and the Building.
4. For the purposes of this Lease:
 - (a) "Commencement Date of Term" means January 22nd, 2019;
 - (b) "Rent" means the aggregate of the rent and Additional Rent payable hereunder.
5. The Tenant covenants and agrees with the Landlord:
 - (a) to pay Rent (not including the renovation term if the Tenant is required to vacate the Premises) without any deduction there from all at the times and in the manner herein provided;
 - (b) to pay when due every tax and license fee (including penalties for late payment thereof) in respect of any and every business carried on in or upon the Premises or in respect of the occupancy or use of the Premises by the Tenant (or by any and every of its sub-tenants) whether such taxes or license fees are charged by a municipal, federal or provincial government or other body and whether the statement or notice of such taxes or license fees are rendered to the Landlord or the Tenant;
 - (c) to pay all taxes, rates, licenses or assessments against any improvements, fixtures, machinery, equipment or like chattels erected or placed upon or affixed to the Premises by or on behalf of the Tenant or assessed against the business carried on by the Tenant therein, whether the statement or notice of such taxes, rates, licenses or assessments is rendered to the Landlord or the Tenant;
 - (d) to pay all rates, tolls and charges incurred in respect of the Premises for telephone, fire alarm monitoring and many other similar utilities required by the Tenant – heat and electrical are paid by the landlord;
 - (e) that the Tenant shall, at the Tenant's expense, during the Term and any renewal thereof well and sufficiently repair and replace (excluding all structural repairs heating, air-conditioning, sewer and water and all other mechanical systems and replacements), maintain, amend and keep the Premises (Preschool/day-care room and office), and every part thereof and improvements thereon in good and substantial repair, when, where and so often as need shall be, damage by fire and other risks against which the Landlord is insured excepted provided however that, notwithstanding the foregoing:
 - I. the Tenant shall repair and make good any damage (all areas of the community centre) caused by the Tenant or any of its employees, agents invitees or licenses; and

- II. the Tenant shall use the Landlord's contractors for any repairs or replacements to the plumbing, electrical and sewerage systems and other mechanical systems in the Premises;
- (f) to keep well painted the painted portions of the interior of the Preschool/day-care room and office;
- (g) to give the Landlord or its agents prompt notice of any defect in the water or other pipes or fixtures, heating apparatus, electric or other wires and mechanical systems, and of visual structural defects in the Premises;
- (h) that the Tenant will continuously throughout the Term:
- I. use and occupy the Premises only for the purposes of a Preschool/Daycare service;
 - II. operate its business of providing Preschool/Daycare services in full compliance with all federal, provincial and municipal statutes, regulations, codes and bylaws;
 - III. ensure that any employee or agent of the Tenant engaged in the business of providing Preschool/Daycare services will, at all times be licensed and in good standing with the Community Care Licensing Board and hold all required licenses and certificates;
 - IV. comply with all fire, safety, health and other municipal or legislative requirements including Ministerial directives applicable to childcare centres;
 - V. possess, or, obtain a valid City of Maple Ridge business license;
 - VI. comply with all rules and regulations established by authorized administrators of the City of Maple Ridge with respect to the premises, of which the Premises form part;
 - VII. ensure that all persons employed by the Tenant in the supervision of children meet requirements set forth in the Child Care Regulation to the Community Care Facility Act, latest edition, specifically: "Criminal Record Checks"; "Staff Qualifications"; "Qualifications for Assistants"; "Qualifications for Responsible Adult"; and "WCB (WorkSafe BC) coverage". Further, the Tenant shall maintain written records confirming adherence to each of these requirements;
 - VIII. ensure that all of the Tenant's employees or agents will be appropriately attired when conducting business of providing Preschool/Daycare services;
 - IX. at a minimum, operate the business of providing before and after school Preschool/Daycare services Monday to Friday 7:00am to 6:00pm provided, however, that the Tenant may, upon giving the Landlord prior written notice of the same, elect to open the business of providing an after school Preschool/Daycare services on such additional days and for such additional hours in each day as the Tenant may choose from time to time;

- X. that the Landlord may use the building for community purposes week-days after 6:00pm, weekends 6:00am to 1:00am, and from time to time (infrequently) with prior approval of the tenant Monday to Friday between the hours of 6:00am to 6:00pm;
- (i) that the Tenant shall abide by and comply with all laws, by-laws, rules regulations and requirements of every federal, provincial, municipal or other authority or any body of fire insurance underwriters which in any manner now or in the future relates to or affects the Premises and the use of and/or the business carried on and conducted therein;
- (j) that the Tenant shall forthwith discharge any liens at any time filed against and keep the Premises and the said lands from liens of which the Tenant is the cause of such filing and in the event that the Tenant fails to do so, the Landlord may, but shall be under no obligation to pay into Court the amount required to obtain a discharge of any such lien in the name of the Tenant and any amount so paid together with all disbursements and taxed costs in respect of such proceedings on a solicitor and client bases shall be forthwith due and payable by the Tenant to the Landlord as Additional Rent; and the Tenant shall indemnify and save harmless the Landlord from and against any and all manner of claims for liens for wages or materials or for damage to persons or property caused during the making of or in connection with any repairs, alterations, installations and additions which the Tenant shall make or cause to be made to the Premises; and shall allow the Landlord to post and shall keep posted on the Premises any notice that the Landlord may desire to post under the provisions of the "Builders Lien Act" and/or the "Repairers Lien act" of British Columbia as amended or re-enacted from time to time or any successor legislation thereto;
- (k) that the Tenant shall not:
- I. assign or mortgage this Lease without the prior consent in writing of the Council of the Landlord, which consent shall not unreasonably be withheld; or
- II. sublet the Premises or any part thereof or otherwise part with possession, in any manner whatsoever, of the Premises or any part thereof, without the prior consent in writing of the Council of the Landlord.

Any request for such consent shall be in writing and accompanied by details of the proposed assignment or subletting together with all information available to the Tenant and requested by the Landlord as to the responsibility, reputation, financial standing and business of the proposed assignee or subtenant;

- (l) that the Tenant shall not remove its goods from the Premises except in the usual course of business;
- (m) that the Tenant will not carry out, nor allow to be carried out, done or maintained on the Premises any work, business, occupation or thing which may be deemed a nuisance or which may be offensive or annoying to the Landlord or any other tenant of the Landlord or any other occupant of lands adjacent to the said lands or be improper, noisy or contrary to any law or to any municipal by-law for the time being in force or by which the Building shall be injured or which may increase the hazard of fire or liability of any kind or which may increase the premium rate of insurance against loss by fire or liability upon the Building (and, without waiving the foregoing prohibition the Landlord may demand and the Tenant shall pay to the Landlord upon demand, the amount of any such increase of cost) or cause

the cancellation of or invalidate any policy of insurance of any kind upon or in respect of the same and the Tenant shall not bring any explosive or inflammable materials onto the Premises;

- (n) that the Tenant will allow prospective tenants to enter and inspect the Premises on business days during the period of six (6) months prior to the expiration of the Term and will allow the Landlord during the said period of six (6) months to place on the Premises a notice advertising that the Premises are for rent or to lease;
- (o) that the Tenant shall permit the Landlord and its authorized agents and employees to show the Premises to prospective purchasers of the said lands during normal business hours of the Landlord during the Term;
- (p) that the Tenant will provide all leasehold improvements as are necessary to operate the business of providing a before and after school Preschool/Daycare service at no cost to the Landlord. The Landlord must approve the design and quality of the leasehold improvements prior to construction or installation of the same, and provided that the Tenant will not make or construct any alterations, additions or improvements in the Premises nor install any plumbing, piping, wiring or heating apparatus or other mechanical systems therein without the written permission of the Landlord first obtained (and which permission the Tenant acknowledges the Landlord may arbitrarily withhold) and at the end or sooner determination of the Term the Tenant will restore the Premises or any part thereof, to their condition as at the commencement of the Term reasonable wear and tear only excepted, if called upon to do so by the Landlord, but otherwise all repairs, alterations, installations and additions made or constructed by the Tenant upon or in the Premises, except moveable business fixtures brought thereon by the Tenant, shall be the property of the Landlord and shall be considered in all respects as part of the Premises;
- (q) that the Tenant will not erect or display any signs or nameplates on the outside of the Building or the Premises or on the said lands without the Landlord's approval thereof in writing first had and obtained and will remove the same upon the expiration of the Term making good any damage caused by such removal and the Tenant shall be responsible for the cost of installing and maintaining all approved signage outside the Building;
- (r) to observe, obey and conform to and cause its employees, invitees and licensees to observe, obey and conform to the rules and regulations attached hereto as Schedule "B" and to all further reasonable rules and regulations from time to time made by the Landlord with regard to the good reputation, safety, care, cleanliness, appearance, management, use or occupation of the Building, the premises or the said lands and to have an attendant or supervisor present on the Premises at all times the Premises are in use;
- (s) that the Tenant has caused the Premises to be inspected and admits that the same are at the date first above mentioned in a good and substantial state of repair and that the same are now clean and in a satisfactory and sanitary condition;
- (t) that the Tenant will produce to the Landlord from time to time at the request of the Landlord satisfactory evidence of the due payment by the Tenant of all payments required to be made by the Tenant under this Lease;
- (u) that the Tenant, at the expiration or earlier termination of the Term, will peaceably surrender and give up possession of the Premises without notice from the Landlord;

- (v) that the Landlord shall have the right any time during the Term to repair or add to or alter the Building, if necessary, to enter into and upon or attach scaffolds or other temporary fixtures to the Premises, putting the Tenant to no unnecessary inconvenience;
- (w) that the Landlord retains the rights at any time during the Term of this Lease to add to, alter, repair and restructure the building (the "Works") within which the Premises are situate, and the right to enter into the Tenant's Premises, if in the reasonable opinion of the Landlord it is convenient to enter into the Tenant's Premises to undertake the Works, putting the Tenant to as little inconvenience as possible; however, if the Works, in the opinion of the Landlord, require that the Tenant temporarily cease using and occupying the Premises, Rent shall abate for the period of time that the Premises are unavailable to the Tenant, and the Landlord shall not be liable for costs or any compensation incurred by the Tenant in moving to and renting temporary alternate premises;
- (x) that the Tenant shall indemnify and save harmless the Landlord from any and all liabilities, damages, costs, claims, suits or actions growing out of this Lease and, without limiting the generality of the foregoing, growing out of:
 - I. any breach, violation, or non-performance of any covenant, condition or agreement in this Lease set forth and contained on the part of the Tenant to be fulfilled, kept, observed and performed;
 - II. any damage or injury to property of the Landlord while said property shall be in or about the Premises, the Building or the said lands; and
 - III. any damage or injury to any property or to any person including death resulting at any time there from, occurring in or about the Premises;

provided that this indemnity shall survive the expiry or sooner determination of the Term, as to matters that arose prior to such expiration or sooner determination.

- (y) that the Tenant shall not cause or suffer or permit any oil or grease or any harmful, objectionable, dangerous, poisonous, inflammable or explosive matter or substance to be discharged into the drains or sewers in the Building or on the said lands or lands adjacent thereto, and will take all reasonable measures for ensuring that any effluent discharged will not be corrosive, poisonous or otherwise harmful, or cause obstruction, deposit or pollution within the Premises or the said lands;
- (z) that the Tenant shall not permit any vehicles belonging to the Tenant or its employees or persons delivering supplies and goods to the Premises to cause obstruction on any roads or driveways in the neighbourhood of the Premises.

6. The Landlord covenants and agrees with the Tenant:

- (a) to permit the Tenant quiet enjoyment of the Premises;
- (b) that the Tenant and its employees and customers may use the public washrooms located in the building;

- (c) to maintain the structure of the Building and the surrounding common areas, including repairs to the roof, outside walls, foundations and paved areas save for damage caused thereto by the wrongful or negligent acts of the Tenant or its employees or agents.

7. Remedies of the Landlord:

- (a) If and whenever the Rental hereby reserved or any part thereof shall not be paid on the day appointed for payment thereof, whether demanded or not, or in case of breach or non-observance or non-performance of any of the covenants, agreements, provisos, conditions or rules and regulations on the part of the Tenant to be kept, observe or performed, or in case the Premises shall be vacated or remain unoccupied for five (5) days or without the written consent of the Landlord or in case the Premises shall be used by any person other than the Tenant, the Tenant's permitted assigns or permitted subleases, or for any other purpose than that for which the same were let or in case the Term shall be taken in execution or attachment for any cause whatever, then and in every such case, it shall be lawful for the Landlord at any time thereafter to enter into and upon the Premises or any part thereof in the name of the whole the same to have again, repossess and enjoy as of its former estate, provided that the Tenant has failed to rectify the alleged default or defaults after having been given seven (7) days' written notice to do so in the case of a default in the payment of Rental and after having been given fifteen (15) days' written notice to do so where the default is a default other than in the payment of Rental;
- (b) The Landlord may from time to time resort to any or all of the rights and remedies available to it in the event of any default hereunder by the Tenant, either by any provision hereof or by statute or the general law, all of which rights and remedies are intended to be cumulative and not alternative, and the express provisions hereunder as to certain rights and remedies are not to be interpreted as excluding any other or additional rights and remedies available to the Landlord by statute or the general law;
- (c) The Landlord shall have the same rights and remedies in the event of any non-payment by the Tenant of any Additional Rent payable by the Tenant under any provision hereof whether or not such amounts are payable directly to the Landlord, as in the case of a non-payment of rent;
- (d) If the Tenant shall fail to pay any Rent from time to time promptly when due, the Landlord shall be entitled, if it shall remain it, to interest thereon at a rate of five percent (5%) per annum in excess of the rate of interest published from time to time by the main branch in Vancouver, British Columbia, of the Landlord's bank, as it most favourable rate of interest to its most creditworthy and substantial commercial customers commonly known as its Prime Rate, from the date upon which the same was due until actual payment thereof;
- (e) Whenever the Landlord becomes entitled to re-enter upon the Premises under any provision thereof, the Landlord in addition to all other rights it may have shall have the right as agent of the Tenant to enter the Premises and re-let them and to receive the rent therefor and as the agent of the Tenant to take possession of any furniture or other property thereon and to sell the same at public or private sale without notice and to apply the proceeds thereof and any rent derived from re-letting the Premises upon account of the Rental due and to become due hereunder and the Tenant shall be liable to the Landlord for the deficiency if any;
- (f) The Tenant waives and renounces the benefit of any present or future statute taking away or limiting the Landlord's right of distress and covenants and agrees that notwithstanding any

such statute none of the goods and chattels of the Tenant on the Premises at any time during the Term shall be exempt from levy by distress for Rental is arrears. The Tenant will not (except in the normal course of business) sell, dispose of or remove any of the fixtures, goods, or chattels of the Tenant from or out of the Premises during the term without the prior written consent of the Landlord and the Tenant agrees that it will, at all times, be the owner of its goods and chattels and will not create any mortgage, conditional sale or other encumbrance of such goods or chattels. The Tenant further agrees that if it leaves the Premises leaving any Rent unpaid, the landlord, in addition to any remedy otherwise provided by law, may seize and sell the good and chattels of the Tenant at any place to which the Tenant or any other person may have removed them, in the same manner as if such goods and chattels had remained upon the Premises;

- (g) It is hereby agreed that if the Tenant shall hold over other than by way of renewal after the expiration of the Term or any renewal thereof and the Landlord shall accept rent, the new tenancy thereby created shall be a tenancy from month to month and not a tenancy from year to year, and shall be subject to the covenants and conditions herein contained so far as the same are applicable to a tenancy from month to month, and the rent payable under such monthly tenancy shall be one hundred and fifty percent (150%) of one twelfth of the Rental payable for the last twelve (12) months of the Term;
- (h) If the Tenant from time to time fails to observe or perform any of the covenants on its part herein contained or to make any payments required to be made by it or carry out any repairs according to notice given by the Landlord, the landlord may perform such covenants or make such payments in whole or in part together with interest charged thereon or may enter and make or cause to be made such repairs, as the case may be, but the giving of any such notice or the making of any such payment or performing of such covenants or the undertaking of any such repairs by the landlord shall not be deemed an acknowledgement or admission of any liability or responsibility on the part of the Landlord. Any payment so made and the costs of performing any of such covenants or of any repairs so made or caused to be made and any damage, loss or expense suffered or incurred by the Landlord (including all legal fees on a solicitor and client basis) by reason of any failure of the Tenant to observe and comply with any of the covenants of the Tenant herein contained shall immediately become payable by the Tenant to the Landlord as Additional Rent.

8. The Landlord and the Tenant covenant and agree:

- (a) that the Tenant shall provide at its expense and maintain in force during the Term or any extension thereof public liability insurance in the sum of at least Three Million Dollars (\$3,000,000.00) in respect of injury or death to one or more persons or property damage occurring either in, upon or near the Premises, the Building or the said lands naming the City of Maple Ridge as named insured;
- (b) that the Tenant shall ensure that all insurance referred to in this Article 9 shall:
 - I. be effected with insurers and brokers and upon terms and conditions satisfactory to the Landlord;
 - II. name the Landlord as an insured with the exception of the insurance policy referred to in clause 9 (a)(I) hereof which policy shall contain a cross-liability clause in form and content satisfactory to the Landlord; and

- III. provide that such policies shall not be cancelled or materially changed without thirty (30) days written notices first having been given to the Landlord.
- (c) that the Tenant shall deliver certified copies of all insurance policies required to be taken out by the Tenant hereunder and receipts for premiums paid therefor to the Landlord on demand;
- (d) if, during the Term or any renewal or extension thereof, the Premises or the Building shall be destroyed or damaged by fire or the elements, the following shall apply:
- I. If, in the Landlord's reasonable opinion, the Premises shall be so badly injured as to be unfit for occupancy as to be incapable, with reasonable diligence of being repaired and rendered fit for occupation with one hundred and eighty (180) days from the happening of such injury, then the Term shall cease and be at an end to all intents and purposes from the date of such damage or destruction and the Tenant shall immediately surrender the same and yield up possession of the Premises to the Landlord and the Rental hereunder shall be apportioned and paid to the date of such termination;
- II. If, in the Landlord's reasonable opinion, the Premises shall be capable, with reasonable diligence, of being repaired and rendered fit for occupation within one hundred and eight (180) days from the happening of such injury as aforesaid then the Landlord shall repair the same with all reasonable speed, provided the Landlord shall not be required to repair any improvements or alterations made to the Premises by or on behalf of the Tenant, which repairs the Tenants undertakes to diligently commence as soon as possible and thereafter construct continuously until completion thereof.
9. Provided the same is not due to the negligence of the Landlord, its servants, agents and employees:
- (a) the Landlord, its agents, servants and employees shall not be liable nor responsible in any way for any injury, loss, damage or expense of any nature whatsoever and due to any cause or reason that may be suffered or sustained by the Tenant or any employee, agent, licensee or invitee of the Tenant or any other person who may be upon the Premises or the Building or the said lands, or for any loss of or damage to any property belong to the Tenant or to its employees, agents, licensees or invitees or any other person while such employees, agents, licensees, invitees, or persons or property are on the Premises, the Building or the said lands;
- (b) under no circumstances shall the Landlord be liable for indirect or consequential damage or damages for personal discomfort or illness due to any cause or reason including, but without limiting the generality of the foregoing, the heating or air conditioning (if any) of the Premises or the Building or the operation of the plumbing or other equipment in the Building or in the Premises; and
- (c) it is hereby agreed that the Landlord shall not be responsible for any loss, damage or expense to the Premises or anything therein contained arising from any matter or thing whatsoever including, without limiting the generality of the foregoing, any loss, damage or expense incurred by any overflow or leakage of water from any part of the Premises, the Building, the said lands or any adjoining buildings or premises, or occasioned by the use of

water or by the breaking or bursting of any pipes or plumbing fixtures, or any other manner, or by seepage from adjoining lands or premises or by an accident or misadventure to or arising from any electrical wiring and/or appliances.

10. That no waiver of nor neglect to enforce the right to forfeiture of this Lease nor the right of re-entry by the Landlord upon breach of any covenants, conditions or agreements herein contained shall be deemed a waiver by the Landlord of such rights upon subsequent breach of the same or any other covenant or condition of this Lease.
11. If required by the Landlord so to do, the Tenant shall subordinate this Lease to any mortgages, including any deed of trust and mortgage and all indentures supplemental thereto, which now or hereafter during the Term affect or relate to this Lease, the Premises, or the said lands and to all modifications or renewals thereof. The Tenant agrees to execute promptly, from time to time any assurance which the Landlord may require to confirm this subordination and hereby constitutes the Landlord, the agent or attorney of the Tenant for the purpose of executing any such assurance and of making application at any time and from time to time to register postponement of this Lease in favour of any such mortgage or trust deed and mortgage in order to give effect to the provisions of this Article 12.
12. If the Tenant hereunder shall be more than one person or entity, the covenants, provisos, conditions and agreements herein contained on the part of the Tenant herein shall be both joint and several covenants.
13. That if the Term shall be at any time seized or taken in execution or in attachment by any creditor of the Tenant or if the Tenant shall go into liquidation or receivership or if the Tenant shall commence winding-up proceedings whether voluntary or otherwise or if the Tenant shall make any assignment for the benefit of its creditor, or becoming bankrupt or insolvent shall take the benefit of any act that may be in force for bankrupt or insolvent debtors, or in case the Premises shall be used for any purpose other than as provided without first obtaining the written consent of the Landlord the then current monthly instalment of Rental and the next three (3) months Rental shall immediately become due and payable and the Term shall immediately become forfeited and void.
14. This Lease shall be construed and governed by the laws of the Province of British Columbia. All of the provisions of this Lease are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate paragraph hereof. Should any provisions of this Lease be illegal or not enforceable they shall be considered separate and severable from this Lease and its remaining provisions shall remain in force and be binding upon the parties hereto as though the illegal or unenforceable provision had never been included.
15. If the Landlord shall sell the said lands, the Landlord shall, as and from the date of such sale, be relieved of the further observance and performance of all of the covenants and obligations on its part herein contained.
16. Time shall be of the essence of this Lease.
17. Any notice to be given by the Landlord to the Tenant hereunder shall be well and sufficiently given if delivered or sent by prepaid registered mail to the Tenant addressed to the Tenant as follows:

Fundamentals Childcare Centre
23725 110B Avenue
Maple Ridge, BC V2W 2E2

or to any other address in British Columbia of which the Tenant shall advise the Landlord in writing and any notice to be given by the Tenant to the Landlord shall be well and sufficiently given if delivered or sent by prepaid registered mail to the Landlord addressed to the Landlord as follows:

The City of Maple Ridge
11995 Haney Place
Maple Ridge, B.C. V2X 6A9
Attention: Sr. Recreation Manager (Don Cramb)
dcramb@mapleridge.ca or 604 467-7466

OR

The City of Maple Ridge
11995 Haney Place
Maple Ridge, B.C. V2X 6A9
Attention: Business Operations Manager (Russ Brummer)
rbrummer@mapleridge.ca or 604 467-7498

18. The Tenant acknowledges that:

- (a) there are no covenants, representations, warranties, agreements or conditions expressed or implied, collateral or otherwise forming part of or in any way affecting or relating to this Lease save as expressly set out herein and that his Lease constitutes the entire agreement between the Landlord and the Tenant and may not be modified except by subsequent agreement in writing executed by the Landlord and the Tenant; and
- (b) the Landlord shall deliver this Lease to the Tenant in registerable form provided that preparation of all necessary plans and explanatory plans to enable this Lease to be put into registerable form shall be at the Tenant's expense.

19. This Lease shall enure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, administrators, personal representatives, successors and permitted assigns.

20. References to the Landlord or the Tenant shall be read with such changes in gender as may be appropriate, and, where appropriate, the singular shall mean the plural and vice-versa.

21. The Landlord and the Tenant acknowledge and agree that, by this Article 21, the Tenant is only given the option of renewing the Term for one renewal term of three (3) years and at the expiration of the renewal term there shall be no further right of renewal.

22. It is understood and agreed that nothing contained in this Lease or in any acts of the parties hereto shall be deemed to create any relationship between the parties hereto other than the relationship of Landlord and Tenant.

23. This contract may be terminated by either party on giving 6 months notice in writing to the other and, without limiting the generality of the foregoing:

- (a) the tenant shall vacate the Premises within the notice period, leaving them in the same condition as recorded on initial tenancy; and
- (b) should this contract be terminated for cause the tenant shall vacate the Premises with 30 days notice, leaving them in the same condition as recorded on initial tenancy.

IN WITNESS WHEREOF the parties hereto have caused this Lease to be executed the day and year second above written

The Corporate Seal of CITY OF MAPLE RIDGE)
was hereunto affixed in the presence of:)
)
) C/S
_____)
(Authorized Signatory))
)
)

_____)
(Authorized Signatory))
)
The COMMON SEAL OF *Fundamentals*)
Childcare Centre. was hereunto affixed in the)
presence of:) C/S
)
)
_____)
Authorized Signatory:)

Authorized Signatory:

SCHEDULE "B"

Rules and Regulations Referred to in Annexed Lease

- 1) If required, the Tenant shall vacate the premises during the annual maintenance shutdowns for one or two weeks depending on the maintenance work required. Dates will be coordinated with the tenant in advance.
- 2) If required, the Tenant shall vacate the premises during the renovation period, currently scheduled for 2019. Dates and duration will be coordinated with the Tenant in advance.
- 3) The Tenant shall not perform any acts or carry on any practice which may injure the Premises or be a nuisance to other tenants in the Building or to the owners or occupiers of properties adjacent to the said lands.
- 4) The Tenant shall not burn any trash or garbage in or about the Building, the Premises or anywhere within the confines of the said lands.
- 5) All loading and unloading of merchandise, supplies, materials, garbage, refuse and other chattels shall be made only through or by means of such doorways as the Landlord shall designate in writing from time to time.
- 6) The Tenant shall not bring into the Premises or the Building any equipment, motor or any other thing which might damage the Building or the Premises.
- 7) No large animals shall be allowed or kept in or about the Premises.
- 8) The Tenant shall not be permitted to use or keep in the Building any gasoline, coal oil, propane (including BBQ's) or burning fluid or other inflammable material.
- 9) No one shall use the Premises for sleeping quarters other than naptime as required in the normal operation of a before and after school preschool/daycare service.
- 10) Any hand trunks, carryalls, or similar appliances used in the Building shall be equipped with rubber tires and such other safeguards as the Landlord may require.
- 11) The Landlord agrees that the Tenant may use auxiliary rooms including the lobby, washrooms, activity hall and kitchen facilities:
 - a) Lobby, kitchen, washrooms, main hall - Monday to Friday from 6:00 am to 6:00 pm
 - b) Office – exclusive use
 - c) Playground and playground equipment, Monday to Friday from 6:00 am to 6:00 pm (please note this is not exclusive use, and the public cannot be excluded from using the playground equipment)
 - d) Preschool/Daycare room Monday to Friday from 6:00 am to 6:00 pm (please note all materials and furniture must be stored/moved to allow for small evening and weekend community meetings from time to time with prior notice.
- 12) The Tenant agrees to ensure all facilities and equipment used are clean and tidy after each use.

- 13) The Landlord can use this space for community bookings with appropriate notice.
- 14) The Tenant will assist the caretaker by opening doors, gathering mail and relay messages from the hall phone located in the Tenant's office. The tenant will reimburse the Landlord for all long-distance phone charges associated with the telephone located in the office and telephone charges associated with the monitoring of the fire alarm.
- 15) The Tenant has access to the kitchen during the Tenant's normal operating hours, and the Tenant agrees to clean and sanitize the kitchen after each use.
- 16) The Tenant's equipment and supplies must be removed from the activity hall and lobby by 6:00 pm each evening – no equipment or supplies will be stored in the lobby or activity hall at any time without prior arrangement with the resident caretaker. The tenant may store supplies and equipment in the hall storage room not to exceed an area of 54" x 86".
- 17) From time to time (infrequently) the Landlord, with prior notice, may require the main activity hall for short duration rentals Monday to Friday from 6:00 am to 6:00 pm.
- 18) The Tenant must allow emergency and trades people access to the facility during weekday hours as necessary.
- 19) The Tenant must allow public access to outside park and playground facilities.

SCHEDULE "C"

PREMISES
(SKETCH PLAN/PREMISES OUTLINED IN RED)

Hammond Community Centre

