

***COUNCIL MEETING AGENDA***

***February 14, 2017***

***7:00 p.m.***

***Council Chamber***

***MEETING DECORUM***

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

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

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100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

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

401      Minutes of the Regular Council Meeting

- January 17, 2017
- January 24, 2017

402      Minutes to the Public Hearing of January 17, 2017

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

600      ***DELEGATIONS***

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1    Development Agreements Committee Meetings for January 18, 19, 25 and 26, 2017 and February 2, 2017

701.2    Minutes of Meetings of Committees and Commissions of Council

- Advisory Design Panel – December 13, 2016
- Public Art Steering Committee – November 29, 2016

701.3    Minutes of the Committee of the Whole of December 5, 2016 and January 23, 2017

702      ***Reports***

703      ***Correspondence***

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

*From the January 23, 2017 Closed Council Meeting*

Item 04.01    Public Art Steering Committee Membership 2017-2018 Term  
Appointment of Leanne Koehn

800      ***UNFINISHED BUSINESS***

900      ***CORRESPONDENCE***

1000 ***BYLAWS***

**Bylaws for Adoption**

- 1001 **2015-253-RZ, 23539 Gilker Hill Road**  
Staff report dated February 14, 2017 recommending adoption
- 1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7284-2016**  
To designate from conservation to urban residential  
Adoption
- 1001.2 **Maple Ridge Zoning Amending Bylaw No. 7179-2016**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 43 townhouse units  
Adoption
- 1002 **2016-2020 Financial Plan Amending Bylaw No. 7307-2017**  
To amend the 2016-2020 Financial Plan Bylaw  
Adoption

***COMMITTEE REPORTS AND RECOMMENDATIONS***

1100 ***COMMITTEE OF THE WHOLE***

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

**Public Works and Development Services**

- 1101 **2016-456-AL, 9881 280 Street, Application to Exclude Land from the Agricultural Land Reserve**
- Staff report dated February 6, 2017 providing options for consideration pertaining to Application 2016-456-AL to exclude approximately 3.9 hectares (9.7 acres) of land from the Agricultural Land Reserve in order to legitimize current property uses described as a home based repair business and truck parking.

**1102      2016-464-RZ, 20185 and 20199 McIvor Avenue, RS-1 to RS-1b**

Staff report dated February 6, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7308-2017 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into approximately nine RS-1b lots be given first reading and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103      2016-034-RZ, 12358 216 Street, RS-1 to RS-1b**

Staff report dated February 6, 2017 recommending the Maple Ridge Zone Amending Bylaw No. 7247-2016 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of approximately two lots be given second reading and be forwarded to Public Hearing.

**1104      2015-253-DVP, 23539 Gilker Hill Road**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DVP to reduce asphalt width requirements, reduce minimum front and rear yard setbacks, increase maximum building heights for some blocks, reduce the minimum required Usable Open Space per three bedroom unit and increase maximum retaining wall height.

**1105      2015-253-DP, 23539 Gilker Hill Road**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-253-DP to permit a 43 unit townhouse development consisting of ten buildings, under the RM-1 (Townhouse Residential) zone.

**1106      2016-115-DP, 2016-115-DVP, 11909 and 11889 227 Street,  
PID 009-280-642**

Staff report dated February 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-115-DVP to reduce front yard, rear yard, interior side yard and exterior side yard setbacks for specific floors and that the Corporate Officer be authorized to sign and seal 2016-115-DP to permit construction of a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone.



**1107      Award of Contract RFP-EN17-03: Engineering Design Services for 232 Street, Preliminary and Detailed Design (132 Avenue to Silver Valley Road)**

Staff report dated February 6, 2017 recommending that Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd.; that a task-specific project contingency be established and that the Corporate Officer be authorized to execute the contract.

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

1131

**Parks, Recreation & Culture**

**1151      Festival Grant Program Recommendations – Intake One**

Staff report dated February 6, 2017 recommending that festival support allocations for May 1, 2017 to October 31, 2017 towards community festivals and civic signature events be approved.

**1152      Maple Ridge Cemetery Amending Bylaw**

Staff report dated February 6, 2017 recommending that Maple Ridge Cemetery Bylaw No. 7260-2016 to update definitions, reflect changes in the Cremation, Interment and Funeral Services Act and changes to the governance model for cemeteries as well as inclusion of expanded services such as double columbaria be given first, second and third readings, and that Maple Ridge Cemetery Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Bylaw No. 7260-2016.

**Administration**

1171

**Other Committee Issues**

1191

1200     ***STAFF REPORTS***

1300     ***OTHER MATTERS DEEMED EXPEDIENT***

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

1500     ***QUESTIONS FROM THE PUBLIC***

1600     ***ADJOURNMENT***

***QUESTION PERIOD***

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca).

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

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

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

401 Minutes of the Regular Council Meeting

City of Maple Ridge

***COUNCIL MEETING MINUTES***

January 17, 2017

The Minutes of the City Council Meeting held on January 17, 2017 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

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

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services  
A. Gaunt, Confidential Secretary  
***Other staff as required***  
C. Goddard, Manager of Development and Environmental  
Services  
B. Elliott, Manager of Community Planning  
L. Zosiak, Planner 2

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***ABSENT***

Councillor C. Bell

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

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

100      ***CALL TO ORDER***

200      ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS*** – Nil

300      ***APPROVAL OF THE AGENDA***

The agenda was approved with the following amendment:

Addition of item 1301 Councillor Bell and Appointments of Alternates.

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

401      Minutes of the Regular Council Meeting of December 6, 2016

R/2017-010

It was moved and seconded

**That the minutes of the Regular Council Meeting of December 6, 2016 be adopted as circulated.**

CARRIED

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

600      ***DELEGATIONS***

601      **Youth Wellness Centre Update**

- Dr. Melodie Prem-Smith, Family Physician, Member of the Child and Youth Mental Health Substance Use Local Action
- Vicki Kipps, Executive Director Maple Ridge Pitt Meadows Community Services
- Treena Innes, Executive Director Ridge Meadows Division of Family Practice Team

A PowerPoint presentation was given to report on and showcase the successes of the Youth Wellness Centre over the last 18 months.

Ms. Innes provided background on the initial formation of the Youth Wellness Centre. Dr. Prem-Smith outlined her experiences in serving youth, gaps in services and the positive impact of the centre. Ms. Kipps spoke to the vision and goal of the Youth Wellness Centre and also advised on positive outcomes in youth services resulting from the centre.

Note: Councillor Shymkiw excused himself from the discussion aspect of Item 601 at 7:24 p.m. as his wife is employed at Maple Ridge/Pitt Meadows Community Services. He returned to the meeting at 7:31 p.m.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Minutes of the Development Agreements Committee Meetings of December 7, 19 and 21, 2016 and January 11, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission November 1, 2016
- Environmental Advisory Committee – November 10, 2016
- Social Policy Advisory Committee – November 2, 2016

701.3 Minutes of the Committee of the Whole of January 9, 2017

702 **Reports**

702.1 **Disbursements for the month ended November 30, 2016**

Staff report dated January 9, 2017 recommending that the disbursements for the month ended November 30, 2016 be received for information.

702.2 **Adjustments to the 2016 Collector's Rolls**

Staff report dated January 9, 2017 submitting information on changes to the 2016 Collector's Roll through the issuance of Supplementary Rolls 3 through 11.

702.3 **2017 Tax Assessment Review**

Staff report dated January 16, 2017 providing information on 2017 Property Assessments.

702.4 **Specialized Courts**

Staff report dated January 16, 2017 providing an update on work being done in the review of the use of specialized courts.

703 **Correspondence** – Nil

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

From the Closed Council Meeting of January 9, 2017

- 04.01    Active Transportation Advisory Committee Membership –  
             2017/2018 Member Appointments
- 04.02    Agricultural Advisory Committee Membership – 2017/2018  
             Member Appointments
- 04.04    Pitt Meadows Airport Society, Temporary Board of Directors

R/2017-

It was moved and seconded

**That the Items on Consent be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS***

801      **2016-299-AL, 12176 237 Street, Application for Exclusion from the  
Agricultural Land Reserve, Addendum Report**

Staff report dated January 17, 2017 providing options for consideration for  
Application 2016-299-AL to exclude approximately 1.12 hectares (2.8  
acres) from the Agricultural Land Reserve.

The Manager of Legislative Services advised on the requirements to bring  
this application before Council for a decision.

R/2017-011

It was moved and seconded

**That Application 2016-299-AL be forwarded to the Agricultural Land  
Commission with a summary of Council's comments and the staff report.**

DEFEATED

Mayor Read, Councillor Duncan, Councillor Speirs - OPPOSED

900      ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note: Items 1001 to 1004 are from the January 17, 2017 Public Hearing***

**Bylaws for Third Reading**

- 1001 **2016-325-RZ, 22606 Dewdney Trunk Road  
Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016  
To permit a temporary taxi dispatch  
Third reading**

R/2017-012

It was moved and seconded

**That Bylaw No. 7283-2016 be given third reading.**

CARRIED

- 1002 **2014-009-CP, 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415  
Maple Ridge Zone Amending Bylaw No. 7292-2016  
To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to H-2 (Hammond Village Commercial) and P-4 (Place of Worship Institutional) to align existing Hammond commercial properties with the new Hammond Village Commercial land use designation  
Third reading**

R/2017-013

It was moved and seconded

**That Bylaw No. 7292-2016 be given third reading.**

CARRIED

- 1003 **2014-009-CP, Hammond Area Plan Bylaw No. 7279-2016  
To designate from Agricultural to Conservation and to identify the location and boundaries of the Hammond Area Plan  
Third reading**

R/2017-014

It was moved and seconded

**That Bylaw No. 7279-2016 be given third reading.**

CARRIED



**Bylaws for Third Reading and Adoption**

- 1004     **2015-346-CP, Wildfire Development Permit Area Guidelines  
Maple Ridge Official Community Plan Amending Bylaw No. 7187-2015**  
To amend the recently adopted Wildfire Development Permit Area  
guidelines to remove the references to the National Fire Protection  
Association (NFPA) standards and provide greater flexibility when reviewing  
development applications  
Third reading and adoption

R/2017-015

It was moved and seconded

**That Bylaw No. 7187-2015 be given third reading and be adopted.**

CARRIED

- 1005     **2015-346-CP, Wildfire Development Permit Area Guidelines  
Maple Ridge Development Procedures Amending Bylaw No. 7233-2016**  
To amend Schedule J to provide consistency with other schedules within  
the bylaw  
Third reading and adoption

R/2017-016

It was moved and seconded

**That Bylaw No. 7233-2016 be given third reading and be adopted.**

CARRIED

**Bylaws for Adoption**

- 1006     **2015-350-RZ, 24341 112 Avenue**  
Staff report dated January 17, 2017 recommending final reading
- 1006.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7227-2016**  
To designate from Low/Medium Density Residential to Conservation  
Adoption

R/2017-017

It was moved and seconded

**That Bylaw No. 7227-2016 be adopted.**

CARRIED

**1006.2 Maple Ridge Zone Amending Bylaw No. 7197-2015**

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 9 lots not less than 372 m<sup>2</sup> (4000 ft<sup>2</sup>)

Adoption

R/2017-018

It was moved and seconded

**That Bylaw No. 7197-2015 be adopted.**

CARRIED

**1007 Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016**

To establish the five year financial plan for the years 2017 through 2021

R/2017-019

It was moved and seconded

**That Bylaw No. 7300-2016 be adopted.**

CARRIED

Councillor Robson - OPPOSED

**1008 Maple Ridge Council Procedure Amending Bylaw No. 7301-2016**

To define the release of the voting pattern from Closed Council Meetings

Adoption

R/2017-020

It was moved and seconded

**That Bylaw No. 7301-2016 be adopted.**

CARRIED

**1009 Maple Ridge Highway Closure & Dedication Removal Bylaw No. 7291-2016**

To allow for closure and dedication removal of a portion of laneway in the 11800 block of 226 Street and 227 Street

Adoption

R/2017-021

It was moved and seconded

**That Bylaw No. 7291-2016 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

Note: Councillor Robson left the meeting at 7:57 p.m. He excused himself from discussion of Item 1101 as the property is in the vicinity of his property and indicated that he will not return to the meeting

**1101     2016-434-AL, 11680 252 Street, Application to Subdivide within the Agricultural Land Reserve**

Staff report dated January 9, 2017 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission

R/2017-022

It was moved and seconded

**That Application 2016-434-AL not be forwarded to the Agricultural Land Commission based on the considerations outlined in the staff report dated January 9, 2017.**

CARRIED

Councillor Shymkiw - OPPOSED

**1102     2016-398-RZ, 12178 and 12192 227 Street, RS-1 to RM-1**

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7302-2016 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to allow for future construction of 12 townhouse 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.

R/2017-023

It was moved and seconded

**That Bylaw No. 7302-2016 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.**

CARRIED

**Note: Item 1103 was deferred at the January 9, 2017 Committee of the Whole Meeting**

**1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated January 9, 2017 recommending that Application 2016-411-RZ not be given first reading.

**1104 2011-089-RZ, 22325 St. Anne Avenue, Heritage Revitalization Agreement Amendment**

Staff report dated January 9, 2017 recommending that Maple Ridge Heritage Designation and Revitalization and Tax Exemption Agreement Amending Bylaw No. 7306-2016 be given first and second reading and be forwarded to Public Hearing.

R/2017-024

It was moved and seconded

**That Bylaw No. 7306-2016 be given first and second reading and be forwarded to the next Public Hearing.**

CARRIED

**1105 2016-129-RZ, 11225 240 Street, Site Specific Text Amendment, C-1**

Staff report dated January 9, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7303-2016 for a site specific text amendment to a C-1 (Neighbourhood Commercial) zone to add additional permitted uses for a proposed mixed use commercial and rental apartment project be given first and second readings and be forwarded to Public Hearing.

R/2017-025

It was moved and seconded

**That Bylaw No. 7303-2016 be given first and second reading and be forwarded to Public Hearing.**

CARRIED

**1106 2015-350-DVP, 24341 112 Avenue**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-350-DVP to reduce the minimum setback from an interior side lot line for the garage roof projection for proposed Lots 4 through 9 to permit 9 single family lots.

R/2017-026

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-350-DVP respecting property located at 24341 112 Avenue.**

CARRIED

**1107 2016-129-DVP, 2016-129-DP, 11225 240 Street**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-129-DVP to allow buildings to be sited closer to Kanaka Way (front lot line) and 240 Street (exterior side lot line), that the Corporate Officer be authorized to sign and seal 2016-129-DP to permit a mixed use commercial and rental apartment building in the C-1 (Neighbourhood Commercial) zone and that the Corporate Officer be authorized to sign the Cancellation of Charges application to discharge DP/045/09 and DVP/045/09.

R/2017-027

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2016-129-DVP respecting property located at 11225 240 Street; and**

**That the Corporate Officer be authorized to sign and seal 2016-129-DP respecting property located at 11225 240 Street; and further**

**That the Corporate Officer be authorized to sign the Cancellation of Charges Application to discharge the previously issued development permits DP/045/09 and DVP/045/09.**

CARRIED

**1108 2015-207-DP, 22650 136 Avenue, Wildfire Development Permit**

Staff report dated January 9, 2017 recommending that the Corporate Officer be authorized to sign and seal 2015-207-DP to allow the first phase of a four phase single family subdivision located within the Wildfire Development Permit Area.

R/2017-028

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2015-207-DP respecting property located at 22650 136 Avenue.**

CARRIED

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

**Note:** Items 1131 and 1132 have been placed in the “Items on Consent” agenda

**1131 Disbursements for the month ended November 30, 2016**

**1132 Adjustments to the 2016 Collector’s Rolls**

**1133 Revision to Policy 10.1 Disposal of Found Goods**

Staff report dated January 9, 2017 recommending approval of revised Policy 10.1 Disposal of Found Goods.

R/2017-029

It was moved and seconded

**That Policy 10.01 – Disposal of Found Goods be revised as outlined in the staff report dated January 9, 2017.**

CARRIED

**Parks, Recreation & Culture Services**

**1151 Dog Off-Leash Areas – Westview and Upper Maple Ridge Parks**

Staff report dated January 9, 2017 recommending that the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.

R/2017-030

It was moved and seconded

**That the trial dog off-leash areas at Westview Park and Upper Maple Ridge Park be approved as permanent off-leash areas.**

CARRIED

**1152 Ridge Meadows Seniors Society Operating Agreement**

Staff report dated January 9, 2017 recommending the preparation of an updated operating agreement with the Ridge Meadows Seniors Society (RMSS) which removes RMSS involvement in strata fee management and increases funding for the programming.

R/2017-031

It was moved and seconded

**That staff be directed to prepare an updated operating agreement with Ridge Meadows Seniors Society that removes RMSS involvement in strata fee management and increases funding for programming by \$45,000.**

CARRIED

**Administration** – Nil

**Other Committee Issues** – Nil

1200 ***STAFF REPORTS*** – Nil

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1301 Councillor Bell and Appointments of Alternates

Mayor Read requested that members of Council assist in serving on committees and commissions during Councillor Bell's absence.

R/2017-032

It was moved and seconded

**That the following Councillors serve as alternate and second alternate to attend Committee and Commission Meetings in the absence of Councillor Bell:**

- Fraser Valley Regional Library - Alternate - Councillor Duncan; 2<sup>nd</sup> alternate – Councillor Speirs
- Ridge Meadows Seniors Society – Alternate – Mayor Read; 2<sup>nd</sup> alternate – Councillor Speirs
- Maple Ridge Pitt Meadows Arts Council – Alternate Councillor Duncan; 2<sup>nd</sup> alternate – Councillor Masse

CARRIED

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

1500     ***QUESTIONS FROM THE PUBLIC***

**Eric Phillips**

Mr. Phillips asked whether there will be a dog park considered for the area under the bridge in Hammond.

The General Manager of Parks, Recreation and Cultural Services advised that discussions with TransLink are ongoing.

**Bert Pogany**

Mr. Pogany commented on the presentation for the Youth Wellness Centre. He asked whether there will be a formal follow-up to a question he asked at Public Hearing related to a parking lot in Hammond.

Staff will address Mr. Pogany's question following the Council meeting.

1600     ***ADJOURNMENT*** – 8:19 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer



City of Maple Ridge

***COUNCIL MEETING MINUTES***

January 24, 2017

The Minutes of the City Council Meeting held on January 24, 2017 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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***PRESENT***

***Elected Officials***

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

***Appointed Staff***

E.C. Swabey, Chief Administrative Officer  
D. Boag, Acting General Manager of Community  
Development, Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services

***ABSENT***

Councillor C. Bell  
Councillor T. Shymkiw

C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental  
Services  
B. Elliott, Manager of Community Planning  
D. Pollock, Municipal Engineer

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

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

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

The agenda was amended with the addition of Item 901 Letter from the Coalition for a Healthy Riverview

300      ***APPROVAL OF THE AGENDA***

The agenda was approved as amended.

400      ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

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

600      ***DELEGATIONS***

601      **Presentation on Real Acts of Caring**

- Students from Banting Middle School

Students from the Banting Middle School gave a PowerPoint presentation providing information on RAC (“Real Acts of Caring”). They advised that Real Acts of Caring Week is February 12 to 18, 2017, provided a history on the formation of RAC and highlighted the groups and students involved with promoting RAC. They requested that the City of Maple Ridge also become involved with helping to promote Real Acts of Caring Week.

700      ***ITEMS ON CONSENT***

701      **Minutes**

701.1      Minutes of the Development Agreements Committee Meetings of January 12, 2017

701.2      Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – December 8, 2016

702      **Reports**

702.1      **Disbursements for the month ended December 31, 2016**

Staff report dated January 23, 2017 recommending that the disbursements for the month ended December 31, 2016 be received for information.

703      **Correspondence** – Nil

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

R/2017-035

It was moved and seconded

**That the Items on Consent be received into the record.**

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE***

Note:      Item 901 was added to the agenda on January 23, 2017 as an addendum

901      **Coalition for Healthy Riverview**

Letter dated January 21, 2017 from Dr. Nancy H. Furness on behalf of the Coalition for a Healthy Riverview requesting that the City of Maple Ridge join the Coalition and share a petition to restore Riverview lands as a centre of excellence for mental wellness.

Councillor Masse reviewed the letter and requested support from Council.

R/2017-036

It was moved and seconded

**That staff be directed to send a letter to the Provincial Government stating Council's support for the mission statement of the Coalition for a Healthy Riverview, which is:**

**"To retain the publicly owned Riverview Lands as a Centre of Excellence for Mental Wellness, set within the existing world class arboretum and surrounding green space."**

CARRIED

1000 ***BYLAWS***

**Bylaws for Adoption**

- 1001 **2014-009-CP, 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415**

**Maple Ridge Zone Amending Bylaw No. 7292-2016**

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to H-2 (Hammond Village Commercial) and P-4 (Place of Worship Institutional) to align existing Hammond commercial properties with the new Hammond Village Commercial land use designation  
Adoption

R/2017-037

It was moved and seconded

**That Bylaw No. 7292-2016 be adopted.**

CARRIED

- 1002 **2014-009-CP, Hammond Area Plan Bylaw No. 7279-2016**

To designate from Agricultural to Conservation and to identify the location and boundaries of the Hammond Area Plan  
Adoption

R/2017-038

It was moved and seconded

**That Bylaw No. 7279-2016 be adopted.**

CARRIED

- 1003 **2014-019-RZ, 24815, 24837 Dewdney Trunk Road and 12040 248 Street**  
Staff report dated January 24, 2017 recommending adoption

- 1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7086-2014**

To add a village commercial node  
Adoption

R/2017-039

It was moved and seconded

**That Bylaw No. 7086-2014 be adopted.**

CARRIED

- 1003.2 **Maple Ridge Official Community Plan Amending Bylaw No. 7171-2015**  
To designate a portion of property from Estate Suburban Residential to Commercial  
Adoption

R/2017-040

It was moved and seconded

**That Bylaw No. 7171-2015 be adopted.**

CARRIED

- 1003.3 **Maple Ridge Zone Amending Bylaw No. 7070-2014**  
To permit the construction of two commercial buildings with six ground level commercial units and two rental residential units on a second floor  
Adoption

R/2017-041

It was moved and seconded

**That Bylaw No. 7070-2014 be adopted.**

CARRIED

***COMMITTEE REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

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

Staff report dated January 23, 2017 recommending that Application 2016-411-RZ to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots not be given first reading.

R/2017-042

It was moved and seconded

**That Application No. 2016-411-RZ not be given first reading.**

R/2017-043

It was moved and seconded

**That Application No. 2016-411-RZ be deferred until staff are prepared to report back to Council on discussions with the applicant about other options.**

CARRIED

**1102 2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street, Addendum Report**

Staff report dated January 23, 2017 recommending that staff be directed to provide a tenant relocation assistance policy, that Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016 to designate subject properties from Single Family to Low Rise Apartment be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7244-2016 to rezone from LUC (Land Use Contracts) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a 291 unit multi-family rental housing development within the Town Centre be given second reading and be forwarded to Public Hearing.

R/2017-044

It was moved and seconded

- 1) That staff be directed to prepare a tenant relocation assistance policy that will establish acceptable guidelines for reviewing development proposals in light of existing tenants who may be affected by potential impacts to affordable rental housing;
- 2) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Bylaw No. 7243-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 3) That Bylaw No. 7243-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Bylaw No. 7243-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Bylaw No. 7243-2016 be given first and second readings and be forwarded to Public Hearing;
- 6) That Bylaw No. 7244-2016 be given second reading, and be forwarded Public Hearing;
- 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) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
  - iv) Road dedication on 223 Street as required;
  - v) Consolidation of the subject properties;

- vi) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the use of the property as consolidated will be restricted to residential rental units;
- vii) Removal of existing vacant structure at 22292 122 Avenue and existing houses at 12159 & 12167 223 Street.
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

**1103 2016-039-RZ, 11951 240 Street, CS-1 to C-2**

Staff report dated January 23, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7229-2016 to rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a Tim Hortons restaurant and drive-through be given second reading and be forwarded to Public Hearing.

R/2017-045

It was moved and seconded

- 1) That Bylaw No. 7229-2016 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) Road dedication as required;
  - iii) Registration of a Reciprocal Cross Access Easement Agreement;
  - iv) Registration of a Restrictive Covenant for Stormwater Management; and
  - v) 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.

CARRIED

**1104 2014-019-DVP, 24815 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DVP to reduce minimum rear and exterior lot line setbacks and to increase maximum building heights of Buildings 1 and 2.

R/2017-046

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-019-DVP respecting property located at 24815 Dewdney Trunk Road.**

CARRIED

**1105 2014-019-DP, 24815 and 24837 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DP to permit construction of two commercial buildings consisting of six ground level commercial units and two residential units in the C-2 (Community Commercial) zone.

R/2017-047

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2014-019-DP respecting property located at 24815 Dewdney Trunk Road.**

CARRIED

**1106 2016-095-DVP, 2016-095-DP, 22335 McIntosh Avenue**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-095-DVP to vary setbacks, that the Corporate Officer be authorized to sign and seal 2016-095-DP to permit a mixed use commercial and residential building and that receipt of funds for a one off street parking space for residential use be acknowledged.

R/2017-048

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2016-095-DVP respecting property located at 22335 McIntosh Avenue;**
- 2. That the Corporate Officer be authorized to sign and seal 2016-095-DP; and**



3. That receipt of \$8,000 is acknowledged for one (1) off street parking space provided for residential use respecting the property located at 22335 McIntosh Avenue.

CARRIED

1107     **Award of Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue)**

Staff report dated January 23, 2017 recommending that Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue) be awarded to PW Trenchless Ltd., that the Financial Plan be amended to increase project funding from the Sewer Utility, that a contract contingency be approved and further that the Corporate Officer be authorized to execute the contract.

R/2017-049

It was moved and seconded

**That Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue) be awarded to PW Trenchless Ltd. in the amount of \$2,006,809.15 excluding taxes; and**

**That the Financial Plan be amended to increase project funding by \$217,000.00 from the Sewer Utility; and**

**That a contract contingency of \$290,000.00 be approved and funded from the Sewage Rehabilitation Program to address additional contract items if needed; and further**

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

CARRIED

1108     **Contract Renewal Award: Traffic Flagging Services**

Staff report dated January 23, 2017 recommending that the “Traffic Flagging Services” contracts be renewed with Go Traffic Management Inc., Ansan Industries Ltd., and BCRS Road Safe Inc., for an additional one year period and that the Corporate Officer be authorized to execute the contracts.

R/2017-050

It was moved and seconded

**That the “Traffic Flagging Services’ contracts be renewed with Go Traffic Management Inc., Ansan Industries Ltd., and BCRS Road Safe Inc., for an additional one year period and furthermore, that the Corporate Officer be authorized to execute the contracts.**

CARRIED

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

Note: Item 1131 has been placed in the “Items on Consent” agenda

**1131 Disbursements for the month ended December 31, 2016**

**1132 2016-2020 Financial Plan Amending Bylaw No. 7307-2017**

Staff report dated January 23, 2017 recommending that Maple Ridge 2016-2020 Financial Plan Amending Bylaw No. 7307-2017 be given first, second and third readings.

R/2017-051

It was moved and seconded

**That Bylaw No. 7307-2017 be given first, second and third readings.**

CARRIED

**Parks, Recreation & Culture**

**1151 Parks, Recreation and Culture Governance Model**

Staff report dated January 23, 2017 recommending that staff continue to utilize a stakeholder engagement model for guiding Parks, Recreation and Culture planning and that a report on an advisory committee for Parks, Recreation and Culture be provided after eighteen months.

R/2017-052

It was moved and seconded

**1. That staff continue to utilize a stakeholder engagement model for guiding Parks, Recreation and Culture planning.**

2. That staff report back to Council after eighteen months on an advisory committee for Parks, Recreation and Culture.

CARRIED

Administration - Nil

Other Committee Issues - Nil

1200 ***STAFF REPORTS*** – Nil

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

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

1500 ***QUESTIONS FROM THE PUBLIC***

**Ted Ingram**

Mr. Ingram spoke to Item 901 and correspondence regarding creation of a centre of excellence at Riverview. He contended that decentralization of services has been advocated for many years and expressed concern that the biggest challenge for people is finding resources within a community. He also expressed concern that the correspondence speaks more to an arboretum rather than a centre of excellence.

1600 ***ADJOURNMENT*** – 8:05 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer

City of Maple Ridge

***PUBLIC HEARING***

January 17, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 17, 2017 at 6:00 p.m.

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***PRESENT***

*Elected Officials*

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

***ABSENT***

Councillor C. Bell

*Appointed Staff*

F. Quinn, General Manager of Public Works and Development  
L. Darcus, Manager of Legislative Services  
C. Goddard, Manager of Development and Environmental Services  
C. Carter,  
A. Gaunt, Confidential Secretary  
*Other staff as required*  
B. Elliott, Manager of Community Planning  
A. Bowden, Planner 1  
L. Zosiak, Planner 2

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

Mayor Read called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on January 17, 2017.

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

**1) 2016-325-RZ  
Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016**

**Legal:** Lot 4, Except Westerly 81.1 Feet, District Lot 401, Group 1,  
New Westminster District Plan 7863

**Location:** 22606 Dewdney Trunk Road

**Purpose:** To permit a temporary taxi dispatch use.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

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

The Mayor called for speakers three times.

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

**2) 2015-346-CP  
Maple Ridge Official Community Plan Amending Bylaw No.7187-2015**

**PURPOSE:** To amend the recently adopted Wildfire Development Permit Area guidelines to remove the references to the National Fire Protection Association (NFPA) standards and provide greater flexibility when reviewing development applications.

The Manager of Legislative Services advised that no correspondence was received on this item.

Note: Councillor Robson joined the meeting at 6:12 p.m.

The Manager of Development and Environmental Services gave a power point presentation providing the following information:

- Application Information
- Background
- Consultation Update
- Terms and Conditions

The Mayor called for speakers three times.

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

**3) 2014-009-CP  
Maple Ridge Zone Amending Bylaw No. 7292-2016**

**LOCATION:** 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415

**PURPOSE:** To align existing Hammond commercial properties with the new Hammond Village Commercial land use designation.

**FROM:** C-3 (Town Centre Commercial) & RS-1 (One Family Urban Residential)

**TO:** H-2 (Hammond Village Commercial) & P-4 (Place of Worship Institutional)

The Manager of Legislative Services advised that correspondence expressing concern with the application was received from Katzie First Nation outlining a stated need for industrial connection connecting to Wharf Street and concerns relating to any redevelopment activities in centres that have any unrecorded archaeological sites and have requested that the City of Maple Ridge advise owners of the requirement to be in compliance with the Heritage Conservation Act.

A. Bowden, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Hammond Village Commercial Zone
- Relationship to Hammond Area Plan Policies
- Terms and Conditions

The Mayor called for speakers for the first time.

**Bert Pogany**

Mr. Pogany expressed concern over the future of the mill and their parking lots in the area though he stated that he does not have a problem with the recommended proposals as it is a wish to see the area rejuvenated. He advised on a covenant on the Interfor, formerly the BC Forest Products, property which addressed landscaping and other details. He asked that once property is redesignated and Interfor sells properties for development what the long term impacts will be particularly with the parking lots. He spoke to covenants which have long been in place pertaining to the mill's lands and asked if these covenants will be enforced.

The Mayor called for speakers a second and third time.

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

**4) 2014-009-CP  
Hammond Area Plan Bylaw No. 7279-2016**

**PURPOSE** To amend Schedule “C” of the Official Community Plan as shown on Map No. 933

**FROM:** Agricultural

**TO:** Conservation

**PURPOSE:** To amend Schedule “A” of the Official Community Plan to include the Hammond Area Plan (Chapter 10) and the Hammond Development Permit Area Guidelines (Chapter 8). This includes updating policy language and section headings where warranted. Figure 6, Area Plans map is also updated showing the Hammond Area Plan location and boundaries.

To amend Schedule “B”, Generalized Future Land Use map, of the Official Community Plan to identify the location and boundaries of the Hammond Area Plan.

The Manager of Legislative Services advised that the correspondence from the Katzie First Nation would also apply to this item.

L. Zosiak, Planner gave a power point presentation providing the following information:

- Hammond Area Plan Process
- Public Consultation Components
- Hammond Area Plan – Intent
- Population Projection
- Commercial Floorspace Projection
- Area Plan Content and Policy Sections
- Content and Policy – Land Use
- Area Plan – Key Themes
- Area Plan – Additional Themes
- Development Permit Area Guidelines
- Hammond DP Land Use Designations
- DP Guidelines and Quality Design and Design Focus
- Changes to Area Plan Bylaw
- Transition for Development Applications

- Area Plan Implementation
- Formal Referrals
- Recommendation in the staff report

The Mayor called for speakers three times.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor terminated the Public Hearing at 6:26 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer



700     *ITEMS ON CONSENT*

## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

January 18, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 04-117353 BG**

LEGAL: Lot 89, Section 20, Township 12, New Westminster District,  
Plan 41774

LOCATION: 12267 Gee Street

OWNER: Andrew and Rosalia Corrigall, Capitolina Reis

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 04-117353.

**CARRIED**

**2. 2016-132234 BG**

LEGAL: Lot 26, District Lot 408, Group 1, New Westminster District,  
Plan BCP18894

LOCATION: 10731 240 Street

OWNER: Ameet and Cauvery Sawant

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-132234.

**CARRIED**

**3. 16-117650 BG**

LEGAL: Lot 75, District Lot 6881, New Westminster District, Plan 67276

LOCATION: #1 – 27870 Laurel Place

OWNER: Bruce and Elaine Carrie

REQUIRED AGREEMENTS: Detached Garden Suite Covenant  
Detached Garden Suite Parking Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-117650.**

**CARRIED**

**4. 2014-019-SD/RZ/DP**

LEGAL: Lot 1, Section 23, Township 12, New Westminster District, Plan EPP59223;  
Lot 21, 22, and 23, all of: Section 23, Township 12, New Westminster District, Plan 15267

LOCATION: 24837 and 24815 Dewdney Trunk Road; and 12040 248 Street

OWNER: 0981077 B.C. Ltd. and Alli Hannah DiGiovanni

REQUIRED AGREEMENTS: Housing Agreement (Lot 1)  
Rezoning Servicing Agreement (Lot 22)  
Residential and Visitor Parking Covenant (Lot 1)  
Stormwater Management Covenant (Lot 1 and Lot 23)  
Cross Access Easement (Lot 1)  
Cross Access Easement (Lot 23)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2014-019-SD/RZ/DP.**

**CARRIED**

5. 2015-125928 BG

LEGAL: Lot 49, Section 3, Township 12, New Westminster District,  
Plan EPP23645

LOCATION: 10068 247 Street

OWNER: Rita and Thompson Osemwenkha

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-125928.

CARRIED

6. 2016-127529 BG

LEGAL: Strata Lot 7, Section 28, Township 12, New Westminster District,  
Strata Plan EPS1393

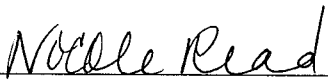
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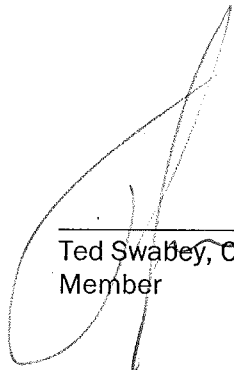
OWNER: Nigel and Chrissi Holmes

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

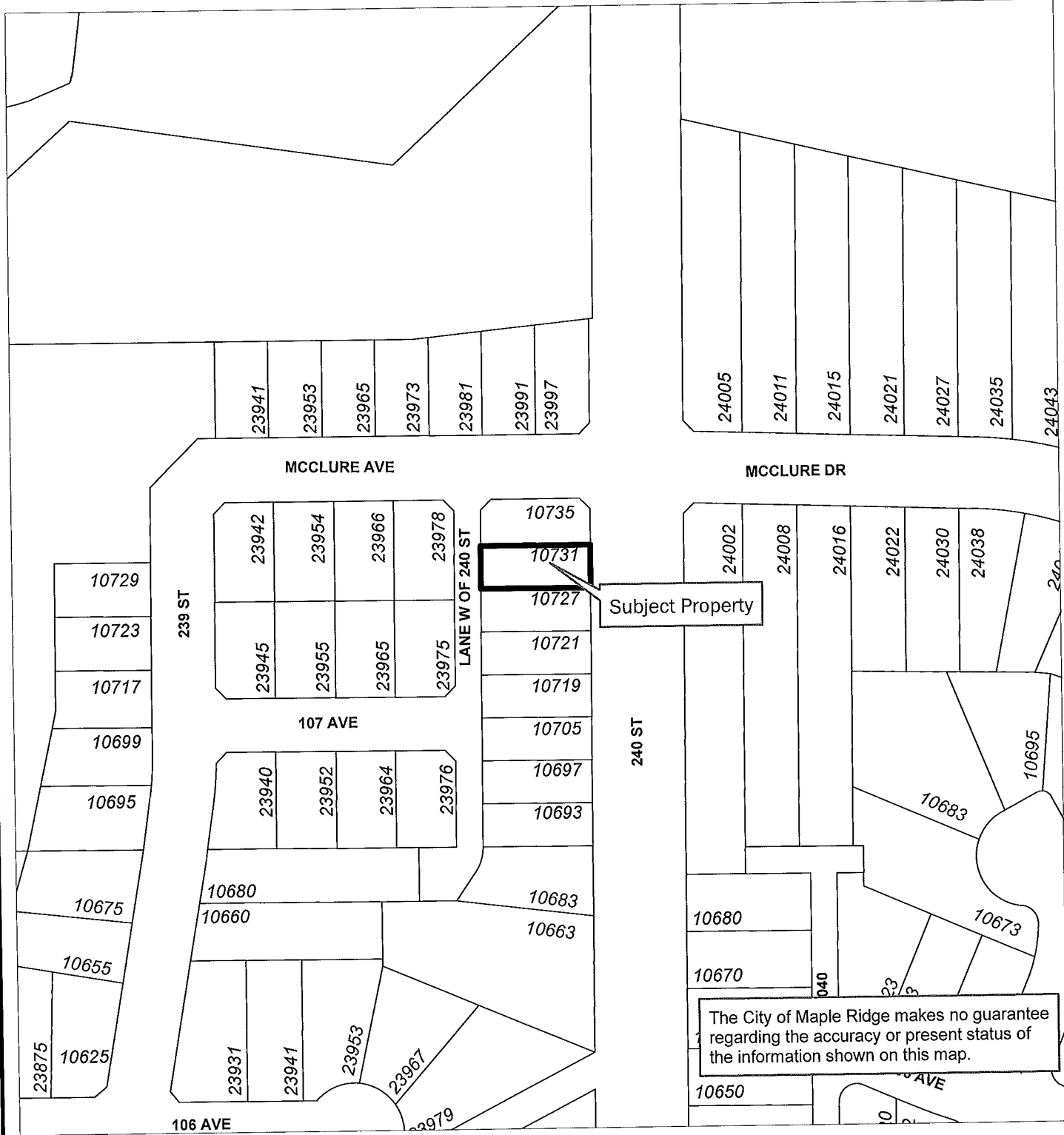
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-127529.

CARRIED

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

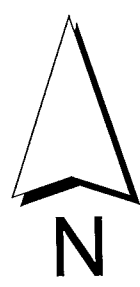
  
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Ted Swabey, Chief Administrative Officer  
Member



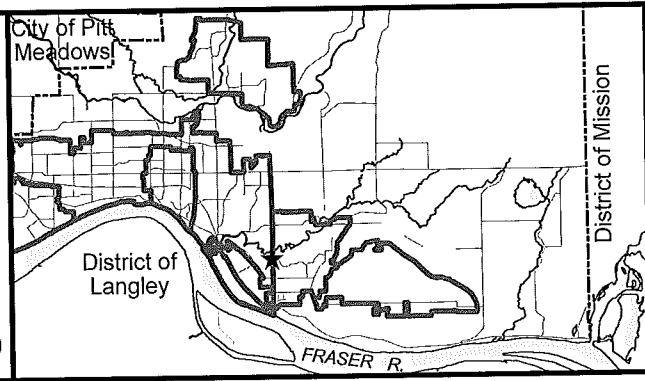


Subject Property

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



Scale: 1:1,500



10731 240 st

ENGINEERING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

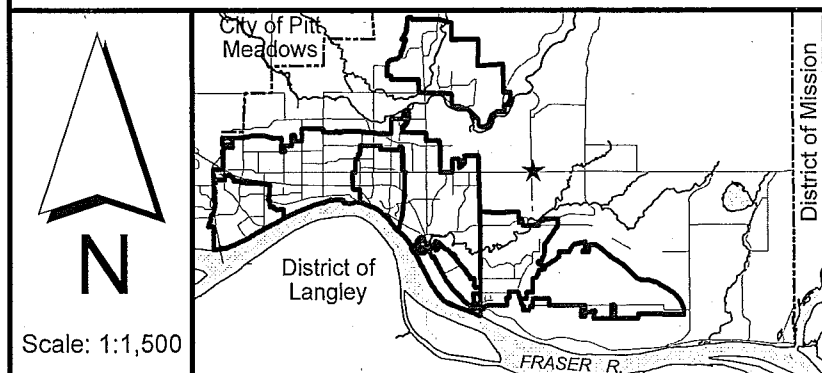
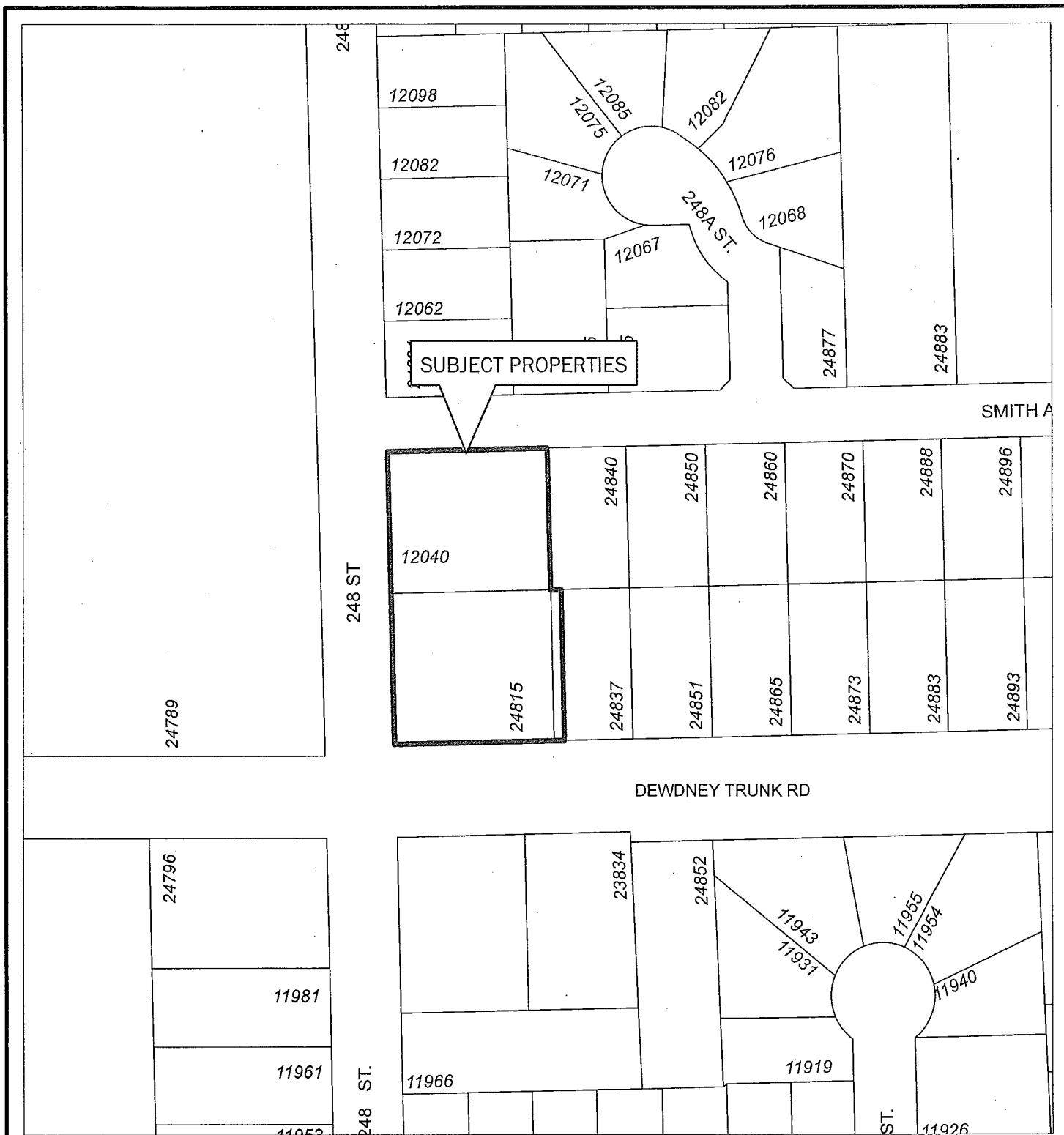
[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Jan 13, 2017

BY: MC







24815, 24837 DEWDNEY TRUNK &  
12040 248 STREET

PLANNING DEPARTMENT

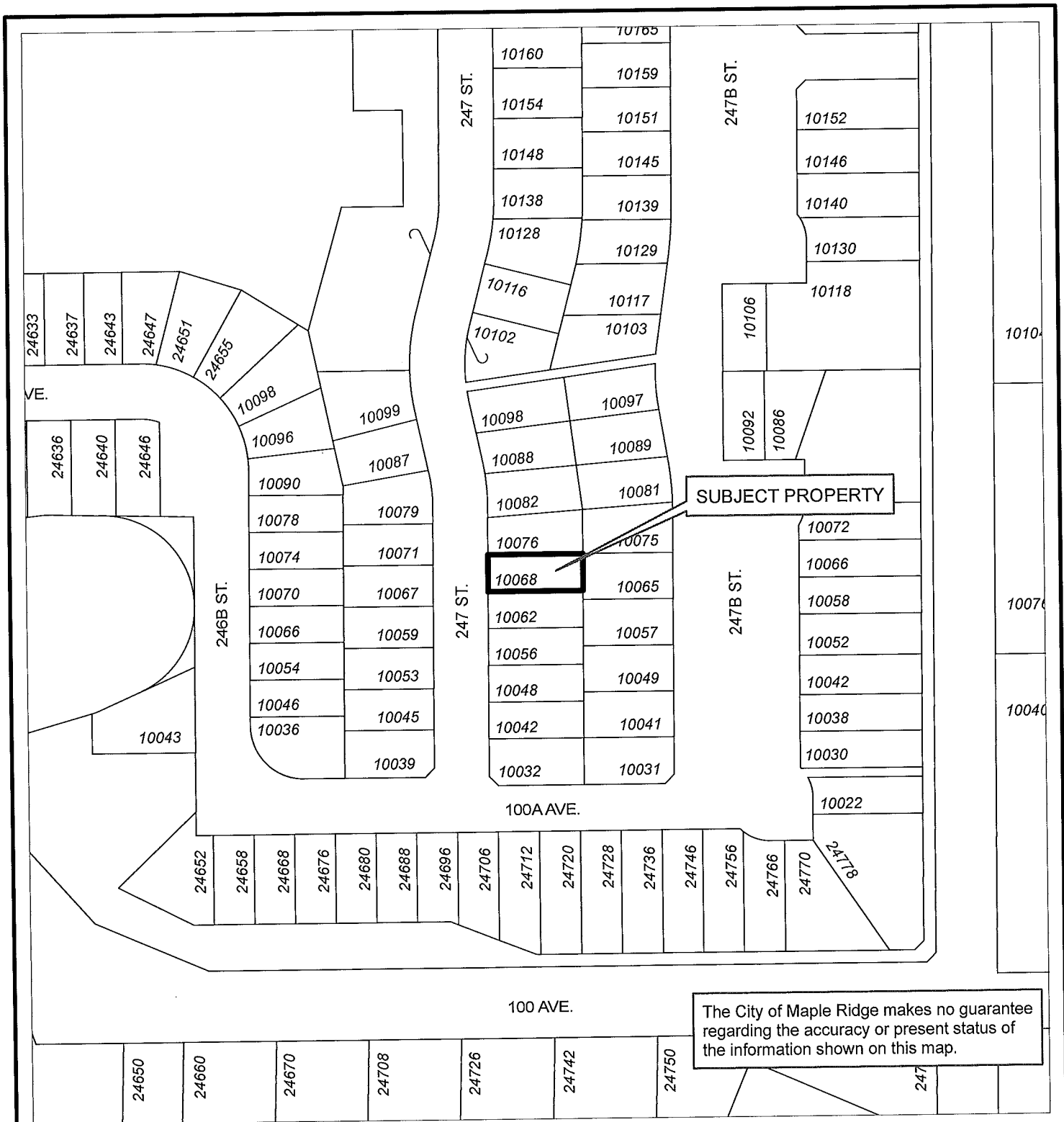


**MAPLE RIDGE**  
British Columbia

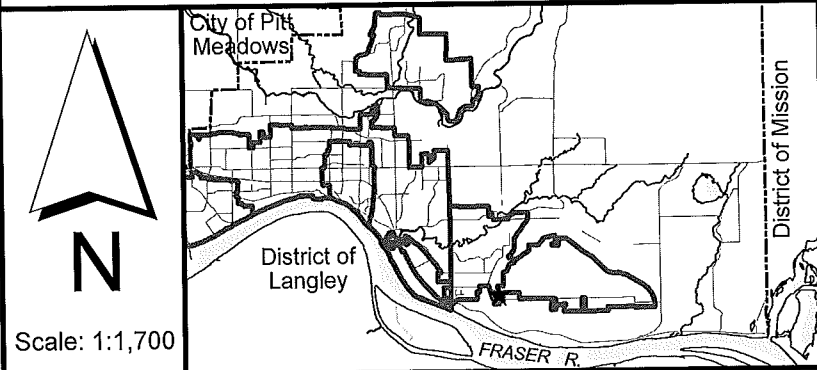
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DATE: Sep 3, 2015

BY: PC



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



10068 247 St

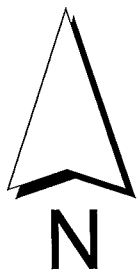
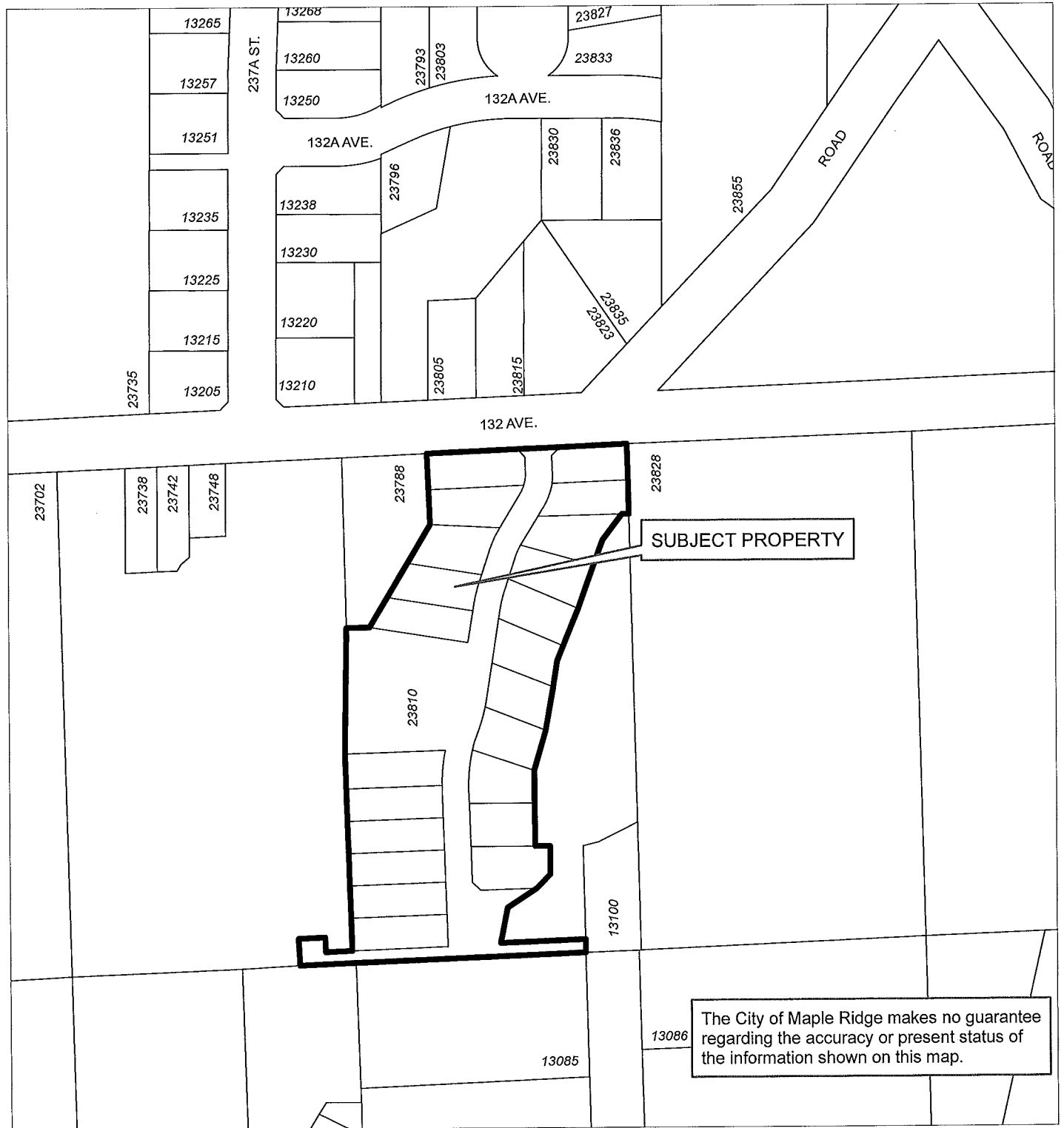
ENGINEERING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

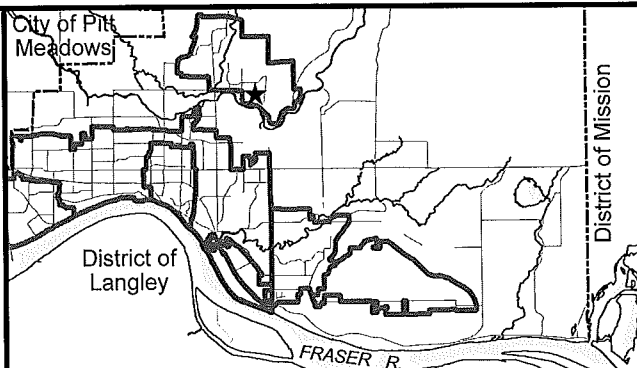
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#7 23810 132 Ave

ENGINEERING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Jan 17, 2017

BY: NV

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

January 19, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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1. 2015-110470 BG

LEGAL: Lot 15, District Lot 241, Group 1, New Westminster District,  
Plan EPP35171

LOCATION: 20381 Wicklund Avenue

OWNER: Yuon See Ruth Chan, Lilys Chan

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-110470.

CARRIED

2. 16-116787 BG

LEGAL: Lot 19, Section 10, Township 12, New Westminster District,  
Plan EPP32314


LOCATION: 10492 Jackson Road

OWNER: Tara MacDonald, Robin Fotheringham

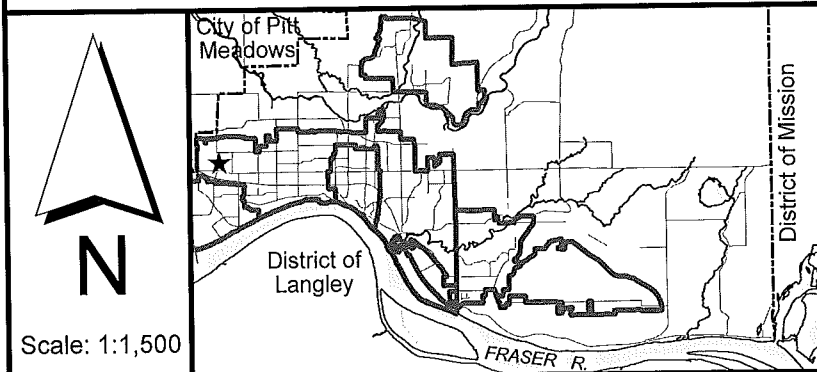
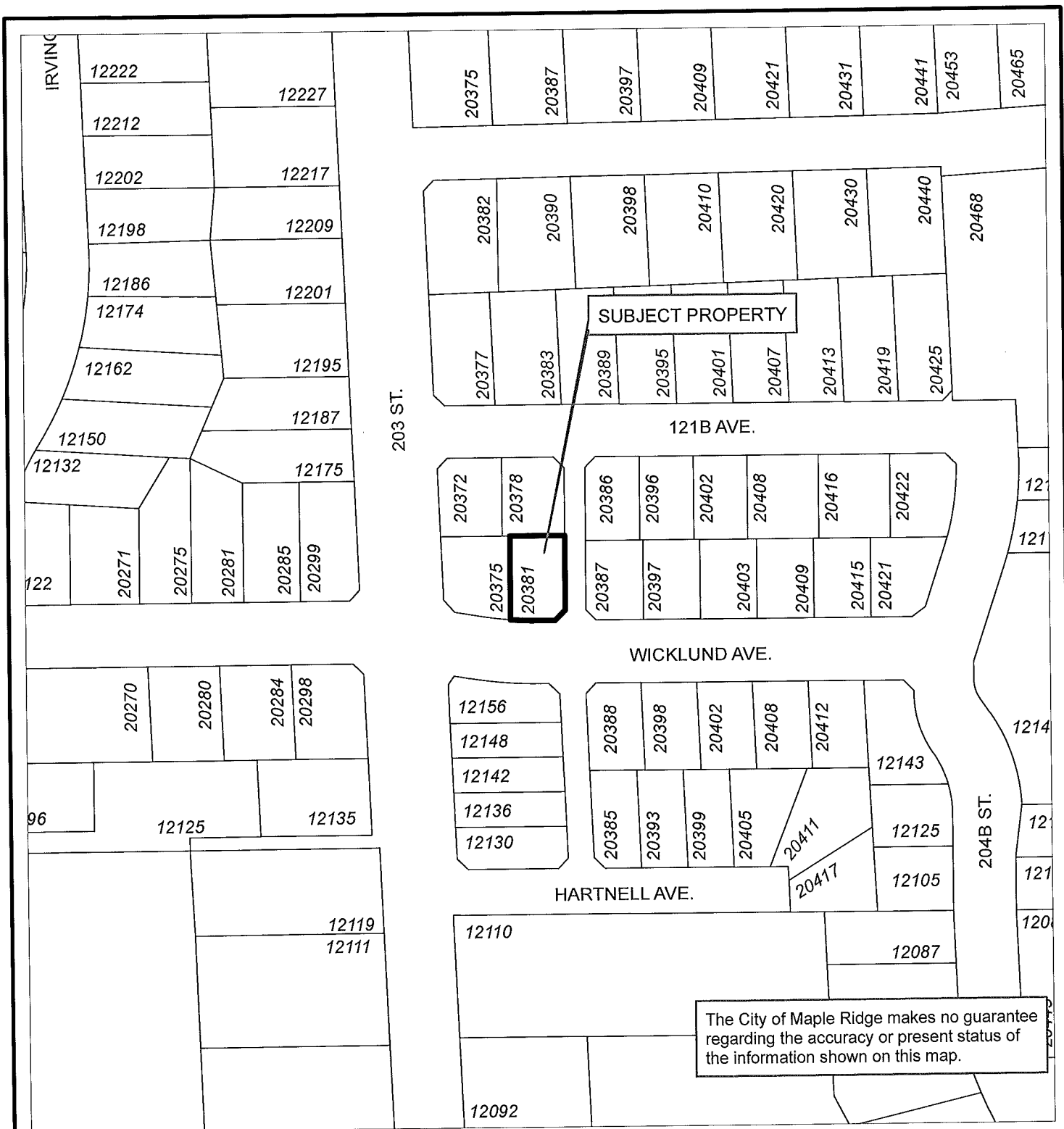
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-116787.

CARRIED

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

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



**20381 Wicklund Ave**

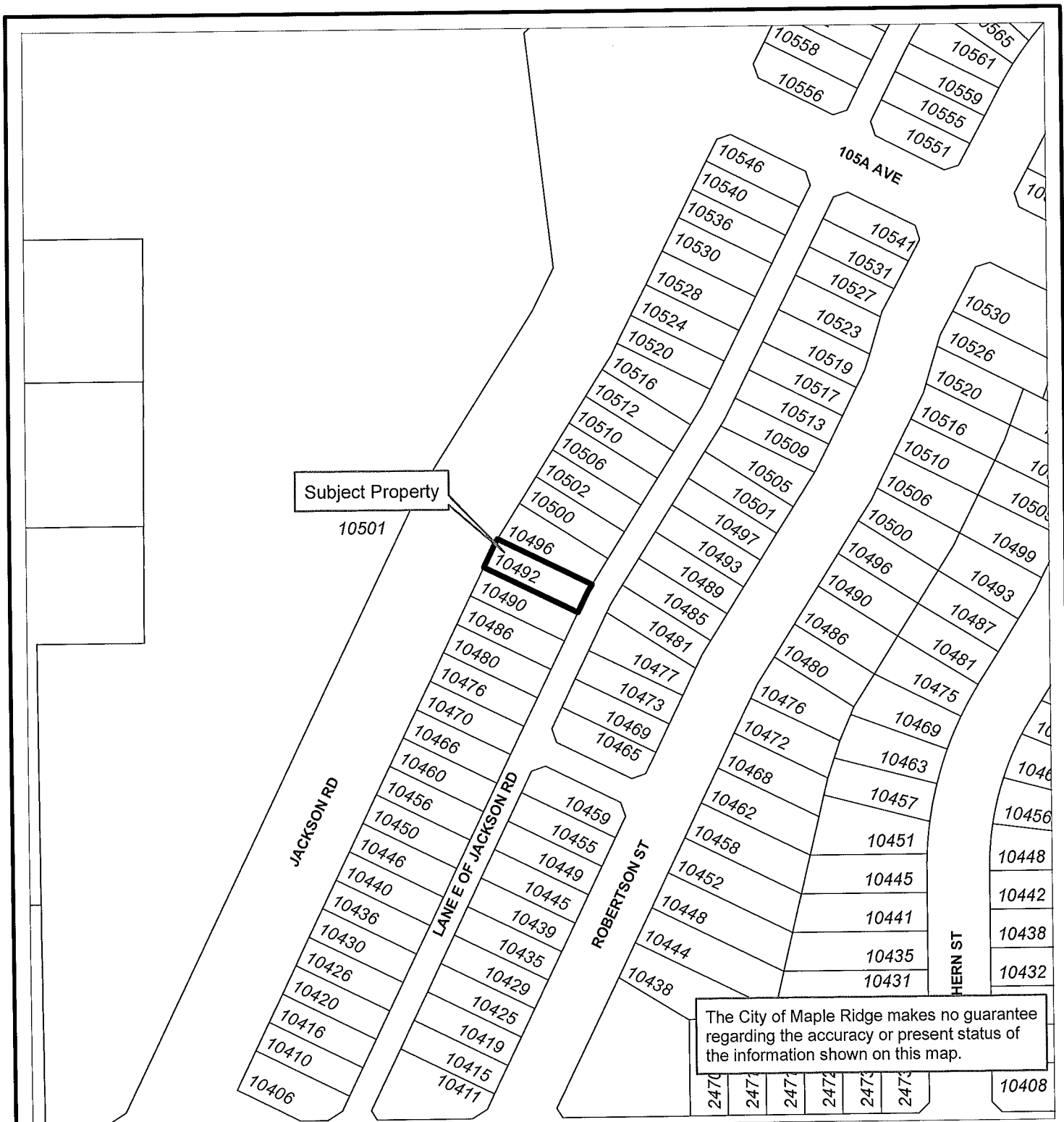
ENGINEERING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

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DATE: Jan 19, 2017

BY: NV



CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

January 25, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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1. 16-133050 BG

LEGAL: Strata Lot 36, District Lot 242, New Westminster District,  
Strata Plan LMS753

LOCATION: #36 – 20841 Dewdney Trunk Road

OWNER: Shannon Mitchell

REQUIRED AGREEMENTS: Sump Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-133050.

CARRIED

2. 2015-350-SD

LEGAL: Lot 2, Section 15, Township 12, New Westminster District,  
Plan 77744

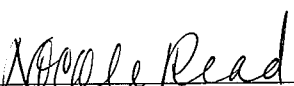
LOCATION: 24341 112 Avenue

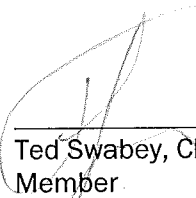
OWNER: CIPE Homes Inc.

REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-350-SD.

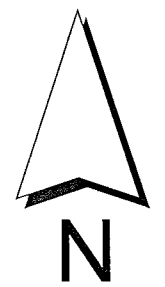
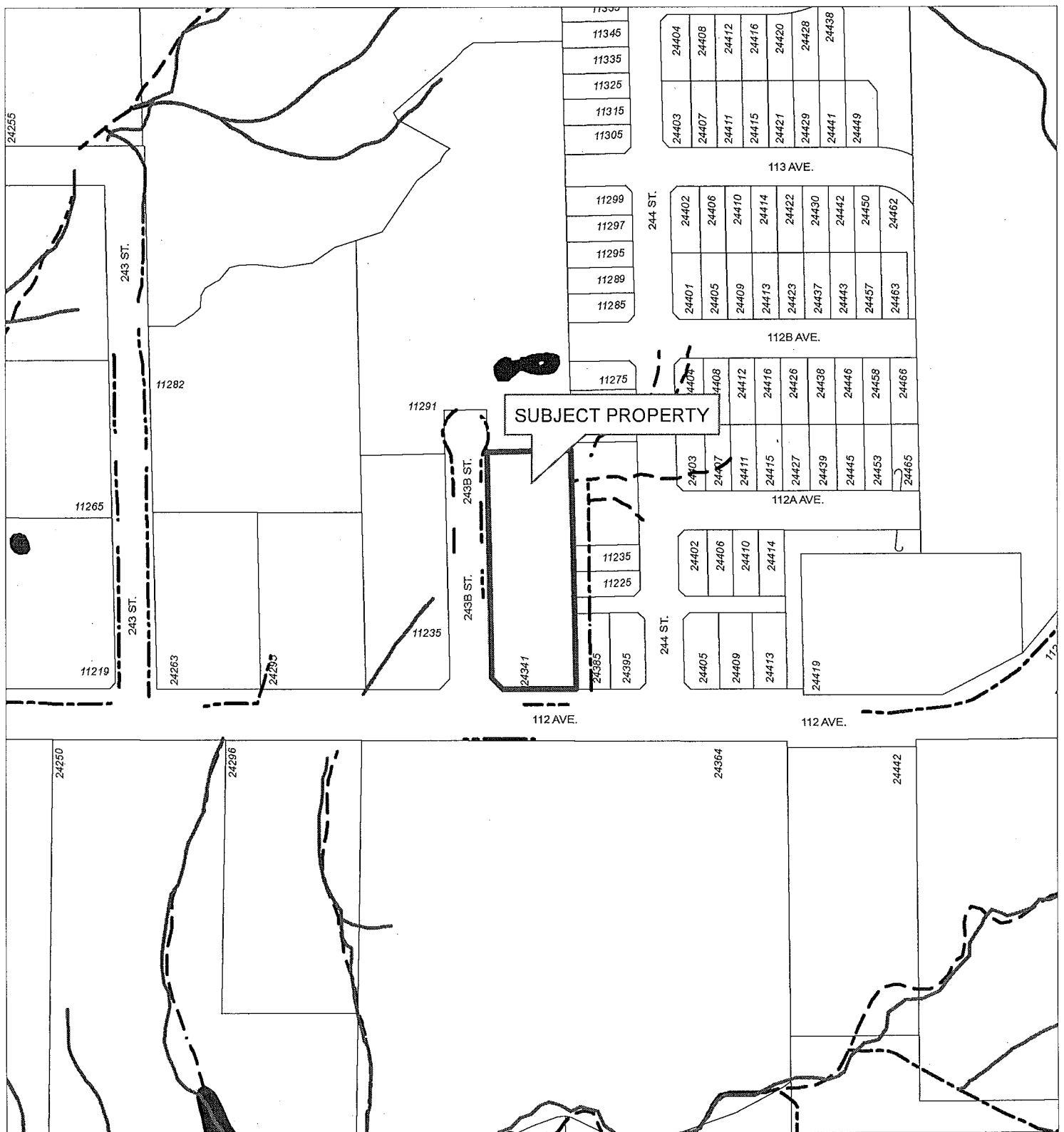
CARRIED

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

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member







Scale: 1:2,500

# Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River

Major Rivers & Lakes

24341 112 Ave  
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

2015-350-SD  
DATE: Nov 19, 2015

BY: JV

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

January 26, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

1. 16-131568, 16-131443 and 16-128824

LEGAL: Lots 1, 8 and 21 all of: District Lot 241, Group 1, New Westminster  
District, Plan EPP50932

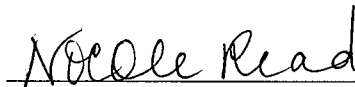
LOCATION: 12291, 12290 and 12213 207A Street

OWNER: 1002256 B.C. Ltd.

REQUIRED AGREEMENTS: Sump Pump Covenant

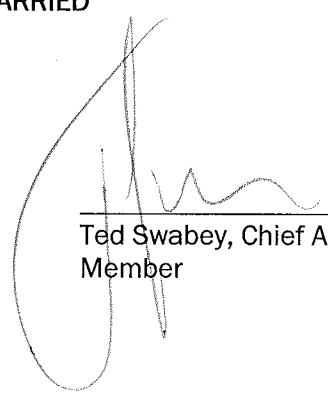
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENTS AS THEY RELATE TO 16-131568, 16-131443, and 16-128824.

CARRIED



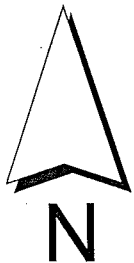
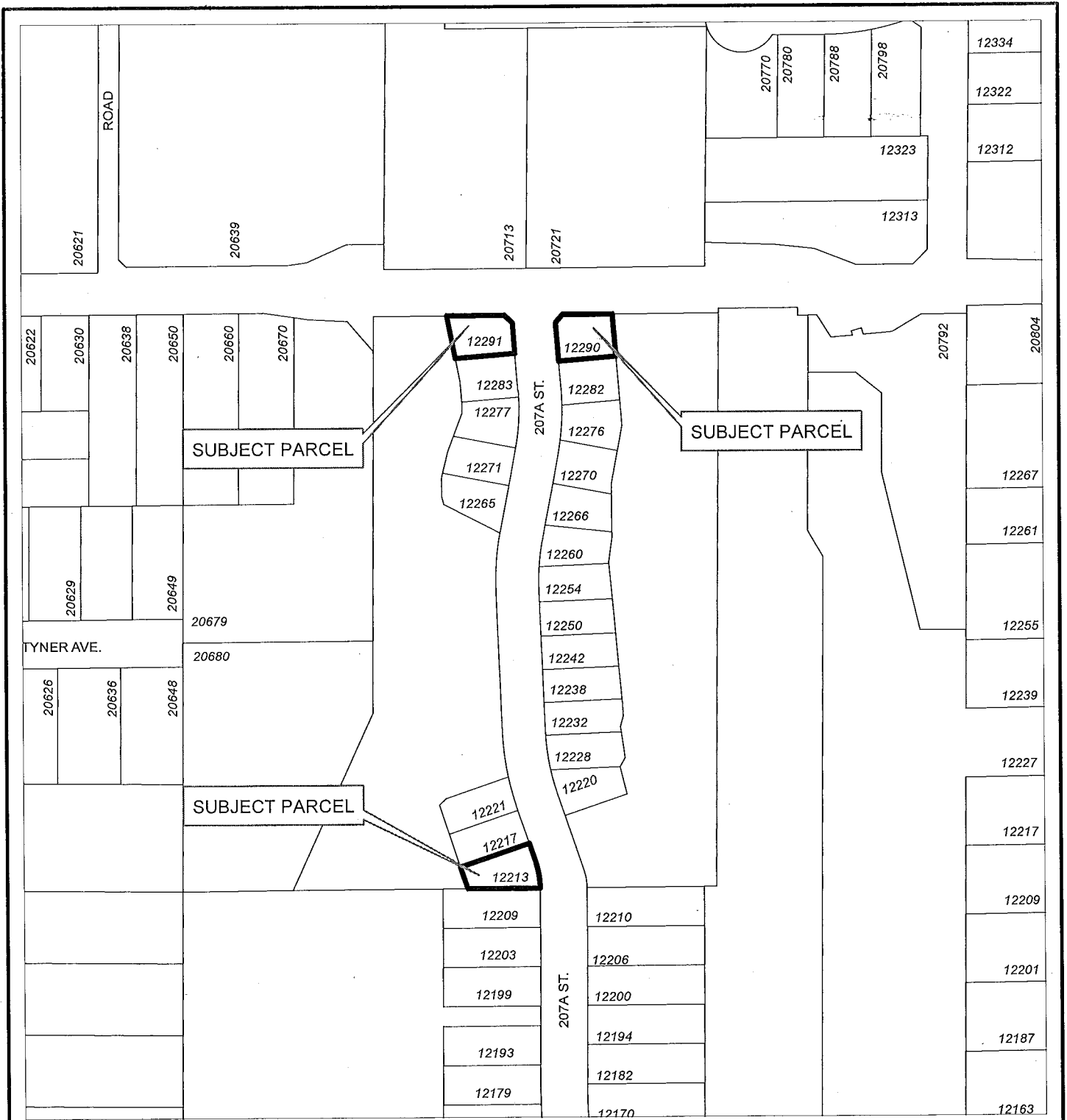
---

Nicole Read, Mayor  
Chair

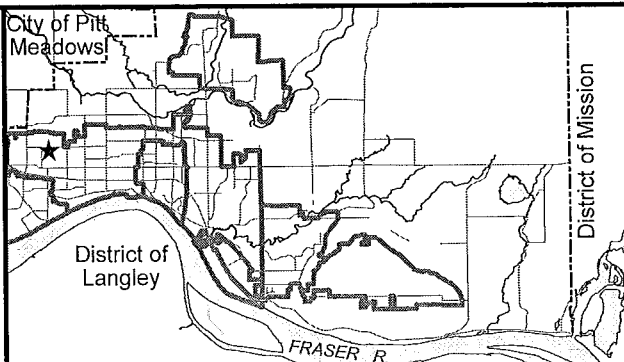


---

Ted Swabey, Chief Administrative Officer  
Member



Scale: 1:2,000



## Sani Sump Pump Covenant 12290, 12291 & 12213 207A St.

OPERATIONS DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: Untitled  
DATE: Jan 24, 2017

BY: JS

CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE

February 2, 2017  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Ted Swabey, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

1. 12-115063 BG

LEGAL: Lot 2, Section 11, Township 12, New Westminster District,  
Plan BCP49693

LOCATION: 24920 109 Avenue

OWNER: Dale and Caroline Attrell, Andre and Lindsay Roberge

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 12-115063.

CARRIED

2. 15-108359 BG

LEGAL: Lot 16, District Lot 241, Group 1, New Westminster District,  
Plan EPP35171 Except Plan EPP38911

LOCATION: 20375 Wicklund Avenue

OWNER: Lewisa Anciano

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-108359.

CARRIED

3. 16-131881 BG

LEGAL: Lot 30, Section 15, Township 12, New Westminster District,  
Plan EPP54924

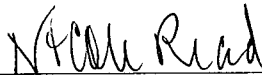
LOCATION: 24331 112B Avenue

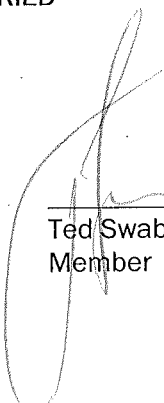
OWNER: Clayton and Nicole Chadwick

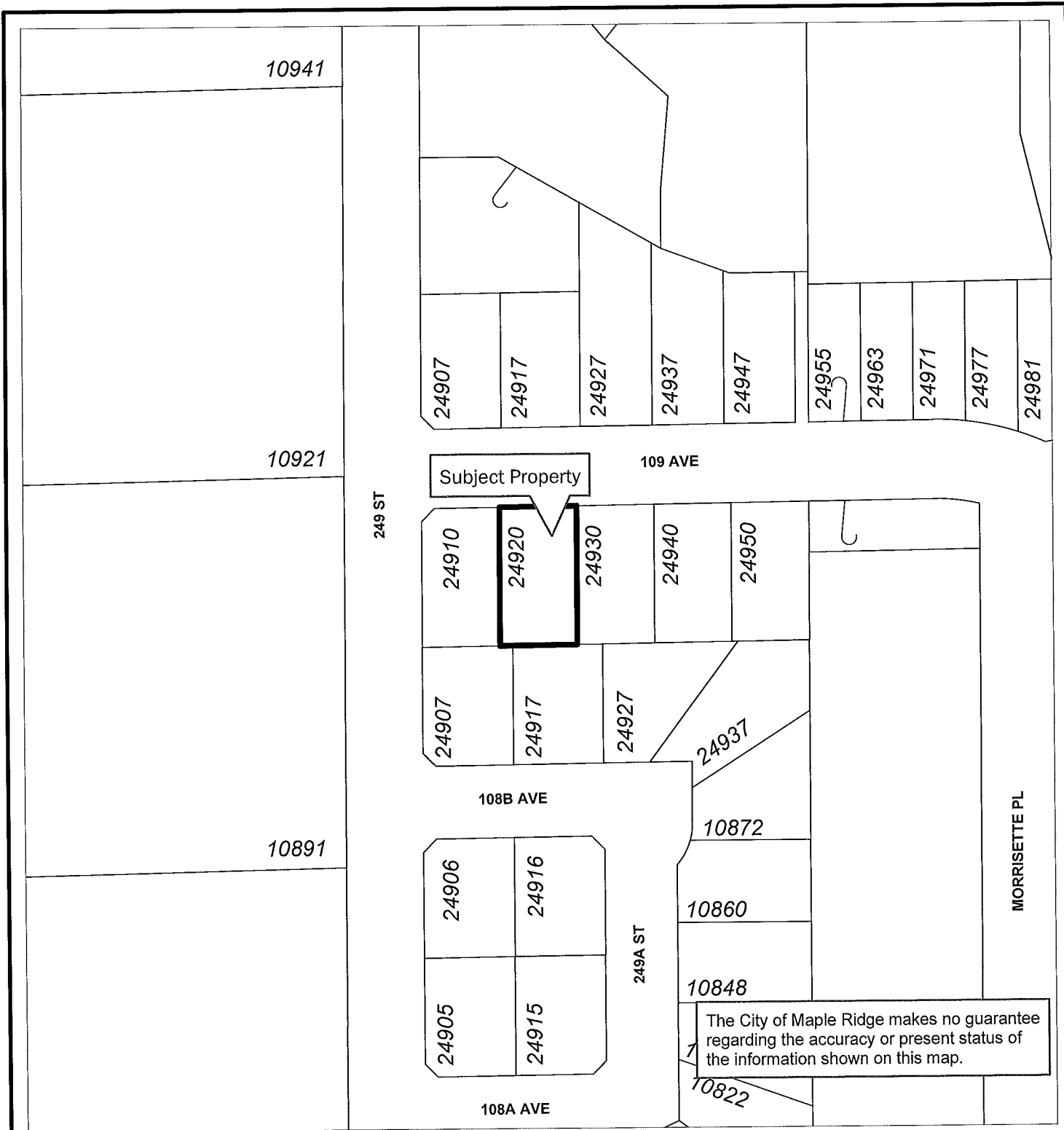
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENTS AS THEY RELATE TO 16-131881.

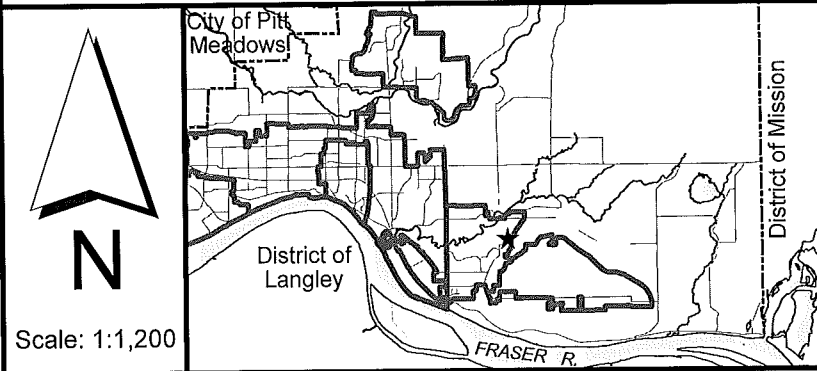
CARRIED

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

  
\_\_\_\_\_  
Ted Swabey, Chief Administrative Officer  
Member



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



24920 109 Ave

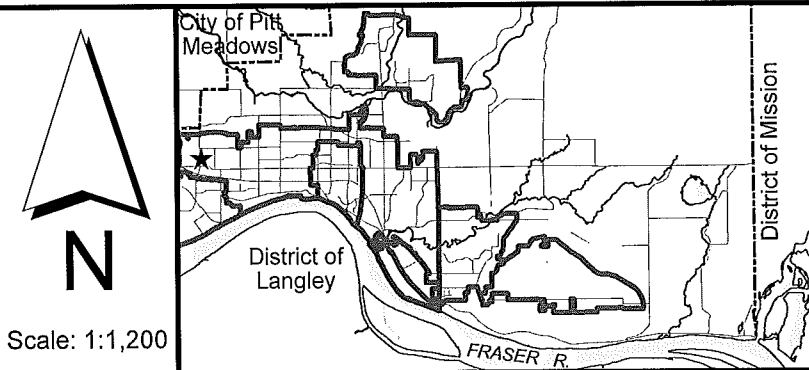
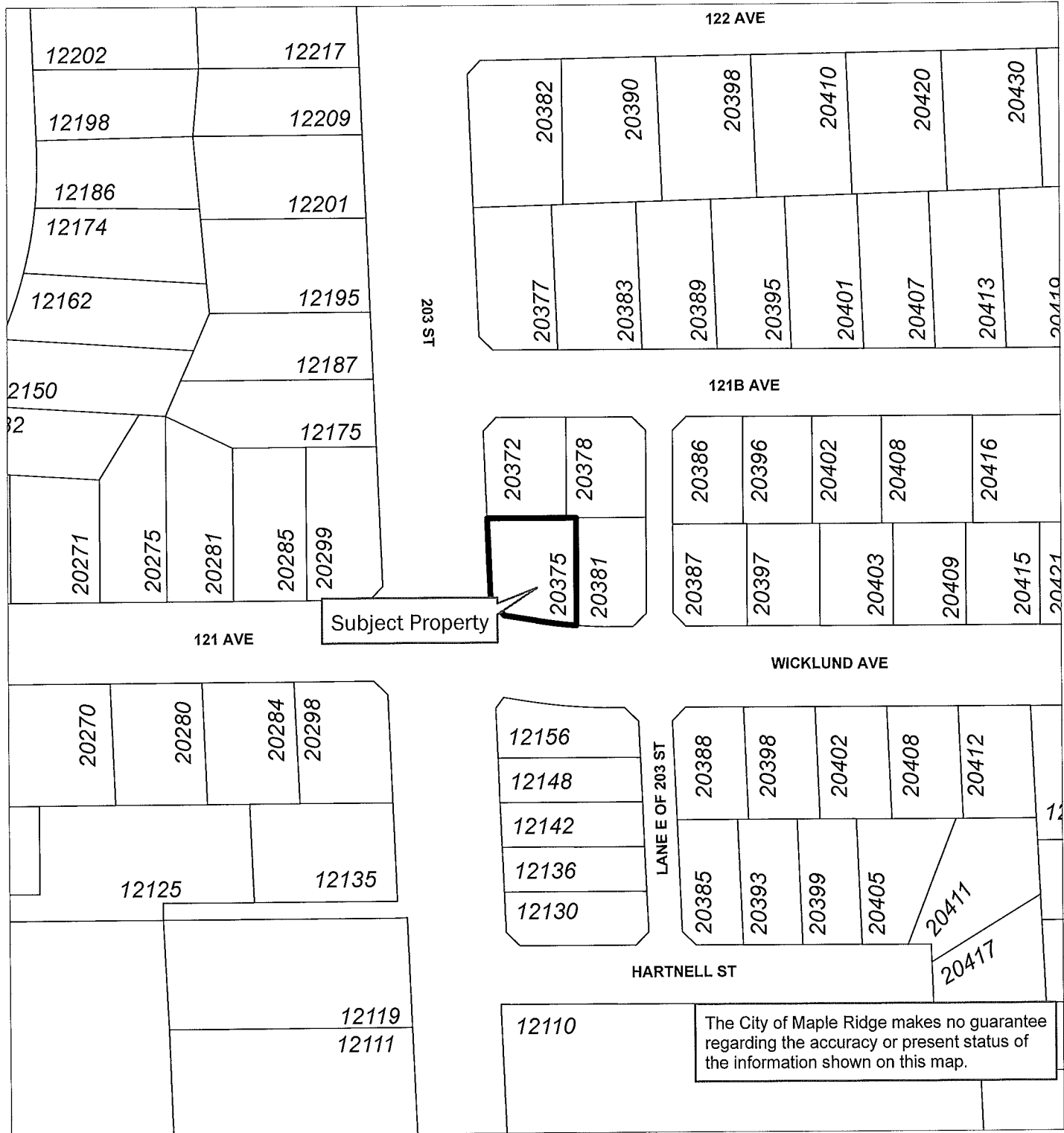
ENGINEERING DEPARTMENT

**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Jan 26, 2017

BY: MC



20375 Wicklund Ave

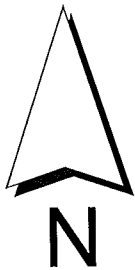
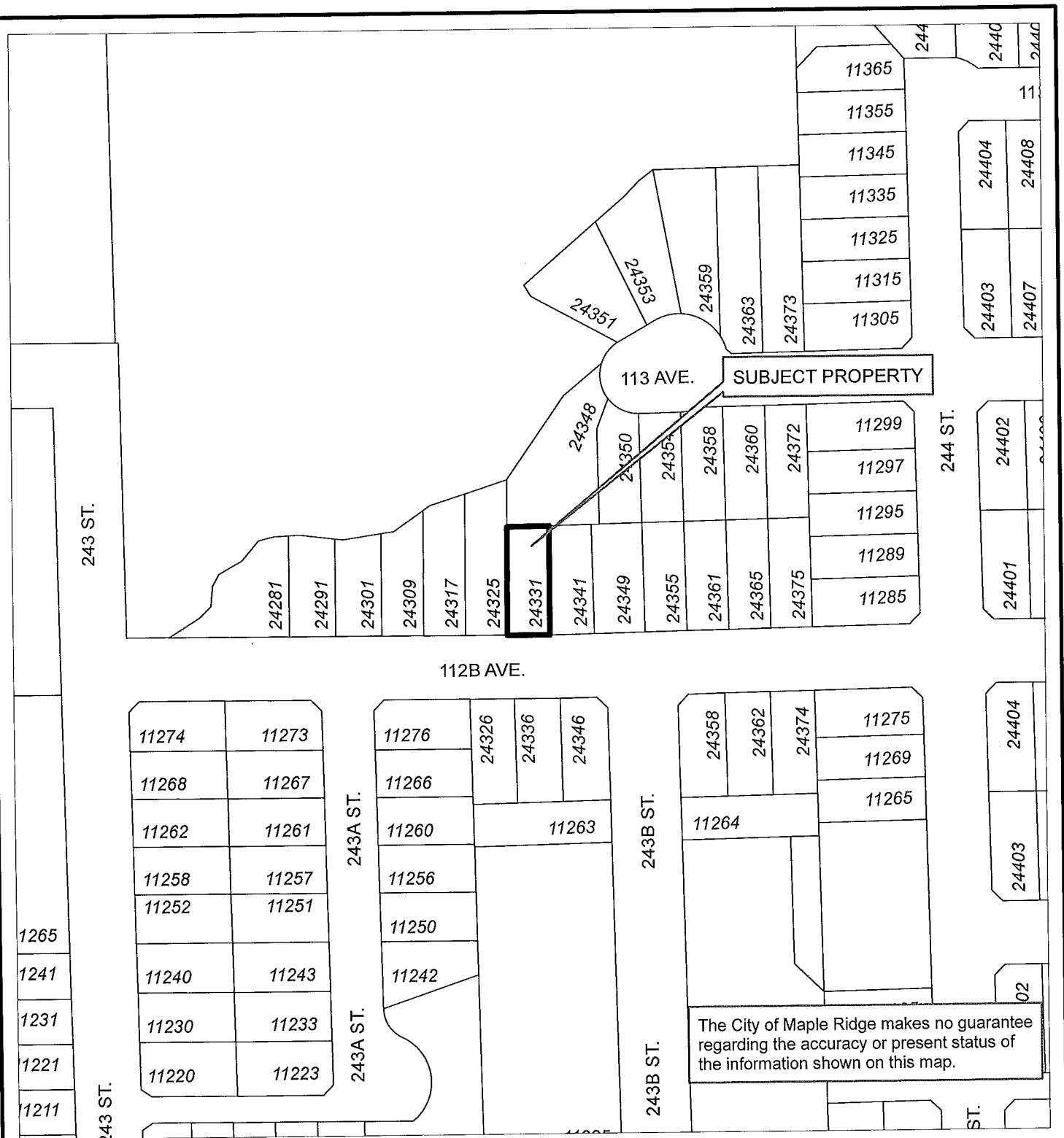
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

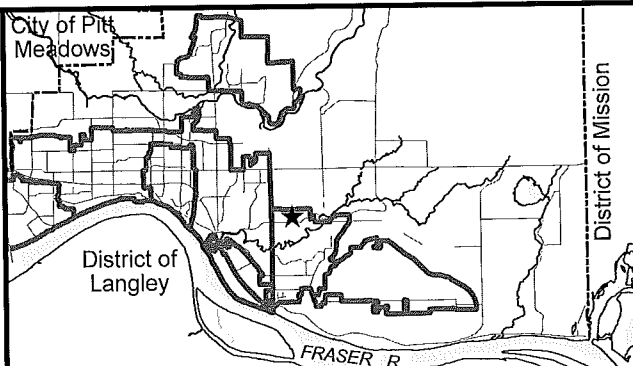
**mapleridge.ca**

FILE: Untitled  
DATE: Jan 26, 2017

BY: MC



Scale: 1:1,500



24331 112B Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: Untitled

DATE: Jan 31, 2017

BY: NV



## 701.2 Minutes of Meetings of Committees and Commissions of Council



**City of Maple Ridge  
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, December 13, 2016 at 4:00 pm.

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**COMMITTEE MEMBERS PRESENT**

Blair Arbuthnot, Chair	Landscape Architect
Roger Amenyogbe	Architect
Andrew Igel	Architect
Mark Lesack, Vice Chair	Architect
Kyoung Bae Park	Landscape Architect

**STAFF MEMBERS PRESENT**

Sunny Schiller	Committee Clerk
Adrian Kopystynski	Staff Liaison

**REGRETS**

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**1. Call To Order**

The Chair called the meeting to order at 4:12 pm.

**2. Agenda Adoption**

R/2016-025

It was moved and seconded

**That the agenda dated December 13, 2016 be adopted.**

CARRIED

**3. Minutes Approval**

R/2016-026

It was moved and seconded

**That the Minutes of October 11, 2016 be approved.**

CARRIED

## 4. Projects

### 4.1

<b>Development Permit No:</b>	<b>2015-397-DP</b>
Applicant:	Urban Design Group Architects Ltd.
Project Architect:	Paul Chiu, Architect AIBC
Project Landscape Architect:	Jonathan Losee, BCSLA
Owners:	N&T Properties Ltd.
Proposal:	Drive through A&W Restaurant
Location:	20803 Loughheed Highway
File Manager:	Adrian Kopystynski

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

R/2016-027

It was moved and seconded

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

1. Provide additional signage details on potential pylon sign or arch
2. Provide separation of patio area from cars / drive thru (fencing, handrail, planters, bollards)
3. Consider adjusting location of garbage enclosure to the west for tree retention
4. Consider the addition of landscape treatment on south side of the drive thru for a continuous planting along property line
5. Consider additional landscape treatment for central parking area to break up hard surface and better reflect the neighbouring Kal Tire
6. Consider locating the bike racks out of pedestrian circulation route to main doors
7. Consider substitution of the low brown cement board border with stone treatment façade, similar to adjacent Kal Tire
8. Consider additional separation between boomerang slope roof and glazing on west elevation
9. Consider adjusting drive aisle width between building and central parking area to one way traffic to increase pedestrian area around building.
10. Consider reversing hard surface treatment to provide pavers in driving aisles
11. Provide further definition of edge condition along east property line to highlight fencing and grade transition to prevent pedestrians from crossing over drive thru lane.
12. Consider traffic calming speed humps along main drive aisle access. Can be a unifying hard surface treatment between both developments.

CARRIED

## 4.2

### Development Permit No: 2016-039-DP

Applicant:	Lovick Scott Architects Ltd.
Project Architect:	Lovick Scott Architects Ltd.
Project Landscape Architect:	PMG Landscape Architects
Owners:	Chun Low and Man Low
Proposal:	Tim Horton's restaurant with drive through
Location:	11951 240 Street
File Manager:	Adam Rieu

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

R/2016-028

It was moved and seconded

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

1. Provide hard surface markings from building rear loading area to garbage area
2. Consider increasing the width of the awnings for greater protection
3. Provide pavers to enhance hard surfacing in central parking lot area
4. Consider stone treatment accents for garbage enclosure to mirror finishing of building
5. Confirm grass boulevard and sidewalk connection to building main entrance is within project scope
6. Consider enhanced concrete finishing / decorative paving to front of building apron
7. Consider enhanced hard surface treatment to main access driveway
8. Consider an architectural stone base feature element to bottom of pylon sign, and add address and building number.
9. Provide improvement to south elevation to mimic north elevation treatments, finishes and details.
10. Consider additional glazing for seating area on south east of building
11. Ensure adequate soil volume for on site trees
12. Ensure one year maintenance period for cedar trees behind sound wall
13. Consider additional screening for rear of building and loading area for full west elevation
14. Enclose rooftop mechanical units

CARRIED

## 5. REQUEST FOR PRELIMINARY COMMENTS ON APPLICATION RECEIVED – Nil

It was decided to add Item 5.1 –Discussion regarding DP# 2016-052-DP to the agenda.

### 5.1 Discussion regarding DP# 2016-052-DP

The panel was provided an update on the development permit process for DP 2016-052-DP, presented to the panel at the October 11, 2016 ADP Meeting. The Advisory Design Panel has concerns that the overall form and character of the application does not meet the intent of design guidelines (Section 8.7 Multi-Family Development Permit Guidelines). The Panel reiterated that they would like the Architect for 2016-052-DP to come back and present to ADP as

per the original recommendations and provide a detailed response and rationale for design decisions.

**6. CORRESPONDENCE**

**7. ADJOURNMENT**

It was moved and seconded

**That the meeting be adjourned at 6:51 p.m.**

---

Chair

/ss

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

The Minutes of the Regular Meeting of the Public Art Steering Committee, held in the Coho Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Tuesday, November 29, 2016 at 3:00 p.m.

---

**COMMITTEE MEMBERS PRESENT**

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

**STAFF MEMBERS PRESENT**

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

**GUESTS**

Patricia Huntsman	Consultant - Maple Ridge Developer Public Art project
Andres Schneider	Delegation - Proposed art project for 180 year old root ball from Loughheed property

**REGRETS/ABSENTS**

Councillor Duncan	City of Maple Ridge
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**1. CALL TO ORDER AND INTRODUCTIONS**

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

**2. AGENDA ADOPTION**

R16-019

It was moved and seconded

**That the Agenda be amended to move Item 6.3 Developer Public Art Guidelines Update – Next Steps to Item 4.2 and be adopted as amended.**

CARRIED

**3. MINUTE APPROVAL**

R16-020

It was moved and seconded

**That the Minutes of September 20, 2016 be approved.**

CARRIED

Note: Leanne Koehn entered at 3:20 pm.

#### **4. DELEGATIONS**

##### **4.1 Andres Schneider – Artist Proposal for 180 year old root ball from Loughheed property**

Mr. Schneider outlined a proposed public art project utilizing an old maple tree. The tree is estimated to be 180 years old and one of the oldest in the area. The tree was cut down earlier this year due to rot and the property was sold for redevelopment (Loughheed and 216). Mr. Schneider shared some of his experiences working with wood (details at [www.mapleart.ca](http://www.mapleart.ca)) and shared some ideas for making use of the tree. The Committee recognized the value of the tree and its history. Some concerns raised included the limitation of integration/ site specificity of the work, indoor placement, weight load and additional installation costs for the sliced burl proposal.

Note: Andres Schneider and Patricia Huntsman left the meeting at 3:45 pm.

The Committee discussed the proposal made by Mr. Schneider.

R16-021

It was moved and seconded

**That the Staff Liaison discuss with Mr. Schneider the potential for acquiring two cross sections (showing rings) from this tree.**

CARRIED

Note: Patricia Huntsman returned to the meeting at 4:25 pm.

##### **4.2 Patricia Huntsman - Developer Public Art Guidelines Update – Next Steps**

Patricia Huntsman provided an update on the Developer Public Art project, including feedback received at the recent developer's forum. The draft Developer Public Art policy will focus on commercial and industrial development. Guidelines for residential projects will be handled through a communications strategy. Ms. Huntsman outlined next steps in developing the policy, which will focus on encouraging good design. A draft policy will be presented to the Committee for review in January 2017.

#### **5. QUESTION PERIOD - Nil**

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

##### **6.1 Canada 150 Fund**

The Staff Liaison reported that the Committee was successful with its application to the Canada150 grant. The award from Canadian Heritage was \$62,700 which represented about 30% of the requested amount. There was huge competition for

the grant and in the final round Canadian Heritage focused on supporting celebratory activities and programs and eliminated the consideration of legacy monument projects. Therefore the awarded amount will be directed towards the 3 community public art projects, First Nations exhibition and performance at the ACT Arts Centre, play box and heritage geocaching and the related expenses attached to each as submitted in the application. The Staff Liaison will follow up with a recast to the budget and cash flow and complete the contribution agreement with the Federal government.

Discussion ensued regarding the legacy gateway and recognition projects. The Committee has dedicated funds in its budget towards the gateways and Council has also approved some funds recently for the recognition project through a separate mechanism.

Note: Wayne Bissky left at 4:51 pm. The Committee Clerk left at 5:00 pm. (Minutes were then taken by the Staff Liaison).

R16-022

It was moved and seconded

**That \$10,000 be allocated towards the recognition project with the condition that there would be a matching contribution from the Maple Ridge Community Foundation.**

CARRIED

R16-023

It was moved and seconded

**That \$80,000 be allocated for one gateway monument on civic serviced land on Lougheed Highway or Dewdney Trunk Road.**

CARRIED

## **6.2 Discussion of Proposal Process**

The Committee felt that a procedure and some guidelines should be developed for unsolicited artist proposals for public art. A possible model would be the donations/gift policy and procedures. This item will be further discussed in the spring 2017 and developed for the 2018 Work Plan as needed.

## **6.3 Cultural Plan Update**

The Staff Liaison reported the contract for the Cultural Plan Update project has been awarded to Patricia Huntsman, Culture & Communication. Work will start in January. The Cultural Plan Task Group has been struck and the representatives from the Public Art Steering Committee are Susan Hayes, Leanne Koehn, Don Luxton and Barbara Duncan.



**6.4 Creative Cities Conference 2016**

Attendees reported on highlights from the conference which included the topics in the public art pre-conference, heritage scavenger hunts and mini-plays around sculptural artwork in public spaces.

**7. ROUNDTABLE**

The Committee's social meeting is tentatively set for December 27 in the evening. Details will follow shortly.

**8. ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 5:35 pm.

---

Chair

/ss

## 701.3 Minutes of Committee of the Whole

***COMMITTEE OF THE WHOLE MEETING***

***MINUTES***

December 5, 2016  
1:00 p.m.  
Council Chamber

---

***PRESENT***

*Elected Officials*

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

*Appointed Staff*

E.C. Swabey, Chief Administrative Officer  
K. Swift, General Manager of Community Development,  
Parks and Recreation Services  
P. Gill, General Manager Corporate and Financial Services  
F. Quinn, General Manager Public Works and Development  
Services  
C. Carter, Director of Planning  
L. Darcus, Manager of Legislative Services

***ABSENT***

Councillor C. Bell

*Other Staff as Required*

D. Boag, Director of Parks & Facilities  
C. Goddard, Manager of Development and Environmental  
Services  
D. Hall, Planner 2  
A. Bowden, Planner 1  
M. Baski, Planner 1  
D. Denton, Property and Risk Manager  
L. Siracusa, Manager of Economic Development  
T. Thompson, Manager of Financial Planning  
H. Exner, Fire Chief

---

**1. *DELEGATIONS/STAFF PRESENTATIONS***

**1.1 Cemetery Operation Update**

- **D. Boag, Director of Parks & Facilities**

The Director of Parks & Facilities gave a Power Point presentation providing the following information:

- Services offered at the Maple Ridge and Whonnock Lake Cemeteries
- Types of interments and inurnments offered
- List of private cemeteries located in the Lower Mainland
- List of privately-run cemeteries on Municipal Land
- Fee comparison of various types of burial plots

## **2. *PUBLIC WORKS AND DEVELOPMENT SERVICES***

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

### **1101 2016-299-AL, 12176 237 Street, Application for Exclusion from the Agricultural Land Reserve, Addendum Report**

Staff report dated December 5, 2016 recommending that Application 2016-299-AL to exclude approximately 1.12 hectares (2.8 acres) from the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission and providing options for consideration.

D. Hall, Planner advised on a correction to the staff recommendation related to the reference to the application number.

She gave a Power Point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Applicant's Lot Consolidation Plan
- Applicant's Development Plan
- Recommendation in staff report

### ***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

Note: Item 1102 was withdrawn at the request of the applicant

### **1102 2016-434-AL, 11680 252 Street, Application for Exclusion from the Agricultural Land Reserve**

Staff report dated December 5, 2016 recommending that Application 2016-434-AL to subdivide 2.5 hectares (6.2 acres) of land within the Agricultural Land Reserve not be forwarded to the Agricultural Land Commission and providing options for consideration.

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

**1103 2016-411-RZ, 21188 Wicklund Avenue, RS-1 to R-1**

Staff report dated December 5, 2016 recommending that Application 2016-411-RZ to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots not be given first reading.

**1104 2016-052-RZ, 22260 and 22292 122 Avenue and 12159 and 12167 223 Street, LUC and RS-1 to RM-2**

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016 to designate subject properties from Single Family to Low Rise Apartment be given second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7244-2016 to rezone from LUC (Land Use Contracts) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a 291 unit multi-family rental housing development within the Town Centre.

**Aman Judge, Representative for Amacon Construction Ltd.**

Mr. Judge introduced Simon Taylor and Rob Ciccozzi. He gave a Power Point presentation introducing Amacon and reviewing the history of the site, the development proposal and the benefits and advantages the redevelopment will offer the community.

Council expressed concerns about the company's maintenance and management of the current building and other buildings in Maple Ridge, and the potential impact on current tenants who might face higher rents in a new building. Mr. Taylor advised on future management practices to be put into place for the proposed buildings in the development and addressed questions related to affordable housing.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1105 2016-235-RZ, 22606 Dewdney Trunk Road, Temporary Taxi Dispatch Use**

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016 to designate 22606 Dewdney Trunk Road to permit a temporary taxi dispatch use be given second reading and be forwarded to Public Hearing.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1106 2014-104-SD, 23050 136 Avenue, Local Area Service**

Staff report dated December 5, 2016 recommending that a local area service bylaw be authorized for enhanced landscape maintenance costs of lands referred to as “East Hampstead” and that East Hampstead Local Area Service Bylaw No. 7278-2016 to require property owners within the development to pay an annual fee as a Local Service Tax for enhanced landscape maintenance areas be given first, second and third readings.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1107 2015-346-CP, Wildfire Development Permit Update**

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7187-2015 to amend recently adopted Wildfire Development Permit Areas to remove references to the National Fire Protection Association standards and provide greater flexibility when reviewing development applications be given second reading as amended and be forwarded to Public Hearing.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

- 1108 2016-448-CP, 13150, 13120, 13070, 13030, 12990 ,12940, 13655 256 Street; 25775,25801,25801,25927,25927 128 Avenue; 26185 130 Avenue;13301 251A Street; 13055 251A Street, 25100 Alouette Road; 51 lots comprised of Kanaka Business Park and adjacent park land; Employment Land Use Suitability Assessment (Located East and West of 256 Street and North of 128 Avenue)

Staff report dated December 5, 2016 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 to designate 51 properties in the 256 Street and 128 Avenue vicinity from Suburban Residential and Institutional to Industrial to expand employment opportunities in the vicinity of existing and well-utilized employment lands be given first reading.

A. Bowden, Planner gave a Power Point presentation providing the following information:

- Amendment Purpose
- Potential Employment Lands
- Subject Lands
- Development Potential
- Proposed Land Use Redesignation
- Next Steps

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

- 1109 2012-109-DVP, 24979 108 Avenue

Staff report dated December 5, 2016 recommending that the Corporate Officer be authorized to sign and seal 2012-109-DVP to reduce minimum lot widths for lots 1, 10, 11, 12 and 13,

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

**1110 Council Policy 6.21 – Development Sign Policy Review**

Staff report dated December 5, 2016 recommending that Council Policy 6.21 – Development Sign Policy dated September 12, 2012 be repealed and replaced with the revised Council Policy 6.21 – Development Sign Policy.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

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

**1131 2017-2021 Financial Plan Bylaw**

Staff report dated December 6, 2016 recommending that Maple Ridge 2017-2021 Financial Plan Bylaw No. 7300-2016 be given first and second readings.

The Manager of Financial Planning reviewed the report.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1132 Council Procedure Amending Bylaw No. 7301-2016 – Release of Vote Pattern from Closed Meetings**

Staff report dated December 5, 2016 recommending that Maple Ridge Council Procedure Amending Bylaw No. 7301-2016 be given first, second and third readings.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED



**1133 2017 Acting Mayor, Committee & Commission Appointments**

Staff report dated December 5, 2016 recommending that the Acting Mayor schedule and appointments to Government Agencies, Advisory and/or Legislated Committees, Special Committees, Community Groups and Organizations and Standing Committees be approved.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1134 Bylaw for Highway Closure & Dedication Removal for a Portion of Laneway (11800 Block of 226 Street and 227 Street)**

Staff report dated December 5, 2016 recommending that Maple Ridge Highway Closure & Dedication Removal Bylaw No. 7291-2016 for closure and dedicate removal of a portion of laneway in the 11800 block of 226 Street and 227 Street be given first, second and third readings.

The Property and Risk Manager reviewed the staff report.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1135 Award of Contract, Construction of Fire/Tanker Truck, Fire Truck Replacement, Engine 32**

Staff report dated December 5, 2016 recommending that the contract for construction of one fire pumper/tanker truck be awarded to Hub Fire Engines Ltd. and that the Corporate Officer be authorized to execute the contract.

The Fire Chief provided additional information on the contract for construction of a fire pumper/tanker truck.

***RECOMMENDATION***

**That the staff report be forwarded to the Council Meeting of December 6, 2016.**

CARRIED

**1136 Award of Contract, Construction of Tower Truck Fire Apparatus, Fire Truck Replacement, Tower 1**

Staff report dated December 5, 2016 recommending that the contract for construction of one tower truck fire apparatus be awarded to Safetek Emergency Vehicles Ltd. and Smeal Fire Apparatus and that the Corporate Officer be authorized to execute the contract.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

**4. *PARKS, RECREATION & CULTURE***

**1151 Maple Ridge Civic and Cultural Facility – Phased Design Process**

Staff report dated December 5, 2016 recommending that Phase One of the design process be funded from the Parks Recreation and Culture Master Plan funding, that staff be directed to conduct a Request for Proposal to hire a “manager at risk” and that staff be directed to conduct a Request for Proposal to hire a heritage and museum specialist to conduct a stakeholder consultation process.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

**1152 Municipal Advisory Committee on Accessibility Issues Recommendations**

Staff report dated December 5, 2016 recommending that the Maple Ridge-Pitt Meadows Municipal Advisory Committee of Accessibility Issues continue as a joint committee with the City of Pitt Meadows, sharing all associated costs equally and that staff work with the committee to establish an updated committee structure and bylaw.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

**1153 Maple Ridge Leisure Centre Retrofit Update**

Staff report dated December 5, 2016 recommending that a report be provided on the process of updating existing Leisure Centre retrofit costs, communication plan and customer accommodations.

***RECOMMENDATION***

That the staff report be forwarded to the Council Meeting of December 6, 2016.

CARRIED

5. ***CORRESPONDENCE*** – Nil

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** – 2:40 p.m.

8. ***COMMUNITY FORUM*** – Nil

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R. Masse, Acting Mayor  
Presiding Member of the Committee

***COMMITTEE OF THE WHOLE MEETING***

***MINUTES***

January 23, 2017  
1:00 p.m.  
Council Chamber

---

***PRESENT***

***Elected Officials***

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

***Appointed Staff***

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

***ABSENT***

Councillor C. Bell  
Councillor T. Shymkiw

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

***Other Staff as Required***

C. Goddard, Manager of Development and Environmental  
Services  
D. Hall, Planner 2  
H. Exner, Fire Chief  
D. Pollock, Municipal Engineer  
J. Storey, Director of Engineering Operations  
CK Lee, Financial Analyst

---

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

1. ***DELEGATIONS/STAFF PRESENTATIONS*** – Nil
2. ***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-1**

Staff report dated January 23, 2017 recommending that Application 2016-411-RZ to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into two single family residential lots not be given first reading.

Note: Councillor Robson joined the meeting at 1:03 p.m.

**Rajinder Chhina - Applicant Representative**

Mr. Chhina outlined the features of the properties and provided further information on the applicant's proposal to split the property into two single family lots.

The Manager of Development and Environmental Services reviewed the staff report and provided clarification on staff's recommendation.

***RECOMMENDATION***

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

CARRIED

**1102 2016-052-RZ, 22260 and 22292 122 Avenue, 12159 and 12167 223 Street, Addendum Report**

Staff report dated January 23, 2017 recommending that staff be directed to provide a tenant relocation assistance policy, that Maple Ridge Official Community Plan Amending Bylaw No. 7243-2016 to designate subject properties from Single Family to Low Rise Apartment be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7244-2016 to rezone from LUC (Land Use Contracts) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit construction of a 291 unit multi-family rental housing development within the Town Centre be given second reading and be forwarded to Public Hearing.

**Simon Taylor – Amacon**

Mr. Taylor provided additional information on questions pertaining to the proposed development.

***RECOMMENDATION***

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

CARRIED

**1103 2016-039-RZ, 11951 240 Street, CS-1 to C-2**

Staff report dated January 23, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7229-2016 to rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a Tim Hortons restaurant and drive-through be given second reading and be forwarded to Public Hearing.

The Manager of Development and Environmental Services provided additional details on the application. Council expressed concern about sound attenuation from the outside speakers.

***RECOMMENDATION***

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

CARRIED

**1104 2014-019-DVP, 24815 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DVP to reduce minimum rear and exterior lot line setbacks and to increase maximum building heights of Buildings 1 and 2.

***RECOMMENDATION***

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

CARRIED

**1105 2014-019-DP, 24815 and 24837 Dewdney Trunk Road**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-019-DP to permit construction of two commercial buildings consisting of six ground level commercial units and two residential units in the C-2 (Community Commercial) zone.

The Municipal Engineer advised on road frontage improvements

**Rudy Di Giovanni - Applicant and owner of site**

Mr. Di Giovanni spoke to road and intersection work to be carried out on his part as part of the development.

***RECOMMENDATION***

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

CARRIED

**1106 2016-095-DVP, 2016-095-DP, 22335 McIntosh Avenue**

Staff report dated January 23, 2017 recommending that the Corporate Officer be authorized to sign and seal 2016-095-DVP to vary setbacks, that the Corporate Officer be authorized to sign and seal 2016-095-DP to permit a mixed use commercial and residential building and that receipt of funds for a one off street parking space for residential use be acknowledged.

***RECOMMENDATION***

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

CARRIED

**1107 Award of Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue)**

Staff report dated January 23, 2017 recommending that Contract ITT-EN16-58: Sanitary Sewer Replacement by Pipe Bursting on River Road (Kanaka Creek – McKay Avenue) be awarded to PW Trenchless Ltd., that the Financial Plan be amended to increase project funding from the Sewer Utility, that a contract contingency be approved and further that the Corporate Officer be authorized to execute the contract.

***RECOMMENDATION***

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

CARRIED

**1108 Contract Renewal Award: Traffic Flagging Services**

Staff report dated January 23, 2017 recommending that the “Traffic Flagging Services” contracts be renewed with Go Traffic Management Inc., Ansan Industries Ltd., and BCRS Road Safe Inc., for an additional one year period and that the Corporate Officer be authorized to execute the contracts.

The Director of Engineering Operations provided further information on the traffic flagging services contract renewal.

***RECOMMENDATION***

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

CARRIED

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

**1131 Disbursements for the month ended December 31, 2016**

Staff report dated January 23, 2017 recommending that the disbursements for the month ended December 31, 2016 be received for information.

***RECOMMENDATION***

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

CARRIED

**1132 2016-2020 Financial Plan Amending Bylaw No. 7307-2017**

Staff report dated January 23, 2017 recommending that Maple Ridge 2016-2020 Financial Plan Amending Bylaw No. 7307-2017 be given first, second and third readings.

The Financial Analyst reviewed the staff report and advised on the amendments to the bylaw.

***RECOMMENDATION***

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

CARRIED



4. ***PARKS, RECREATION & CULTURE***

1151 **Parks, Recreation and Culture Governance Model**

Staff report dated January 23, 2017 recommending that staff continue to utilize a stakeholder engagement model for guiding Parks, Recreation and Culture planning and that report on an advisory committee for Parks, Recreation and Culture be provided after eighteen months.

The General Manager of Parks, Recreation and Cultural Services reviewed the staff report and outlined the process followed prior to the recommendation to Council.

Note: Mayor Read left the meeting at 2:09 p.m.

***RECOMMENDATION***

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

5. ***ADMINISTRATION*** – Nil

6. ***CORRESPONDENCE*** – Nil

7. ***OTHER ISSUES*** – Nil

8. ***ADJOURNMENT*** – 2:10 p.m.

9. ***COMMUNITY FORUM*** – Nil

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R. Masse, Acting Mayor  
Presiding Member of the Committee

## 1000 Bylaws

**City of Maple Ridge**

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	February 14, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2015-253-RZ
		<b>MEETING:</b>	COUNCIL
<b>SUBJECT:</b>	<b>Final Reading Official Community Plan Amending Bylaw No. 7284-2016 Zone Amending Bylaw No. 7179-2015 23539 Gilker Hill Road</b>		

---

**EXECUTIVE SUMMARY:**

The applicant has requested that final reading be granted for the subject property, located at 23539 Gilker Hill Road (see Appendix A). Official Community Plan Amending Bylaw No. 7284-2016 (see Appendix B) and Zone Amending Bylaw No. 7179-2015 (see Appendix C) have been considered by Council and at Public Hearing and subsequently were granted third reading. The purpose of the rezoning is to rezone to the RM-1 (Townhouse Residential) zone to permit the construction of 43 townhouse units (see Appendix D).

Council granted first reading for Zone Amending Bylaw No. 7179-2015 on October 27, 2015. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7284-2016, and second reading for Zone Amending Bylaw No. 7179-2015 on October 11, 2016. This application was presented at Public Hearing on November 22, 2016, and Council granted third reading on November 29, 2016.

**RECOMMENDATION:**

1. That Official Community Plan Amending Bylaw No. 7284-2016 be adopted; and
2. That Zone Amending Bylaw No. 7179-2015 be adopted.

**DISCUSSION:**

Council considered this rezoning application at a Public Hearing held on November 22, 2016. On November 29, 2016 Council granted third reading to Official Community Plan Amending Bylaw No. 7284-2016 and Zone Amending Bylaw No. 7179-2015 with the stipulation that the following conditions be addressed:

- i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii. Approval from the Ministry of Transportation and Infrastructure;
- iii. Amendment to Official Community Plan Schedules "B" and "C";
- iv. Park dedication as required and removal of all debris and garbage from park land;
- v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
- vi. Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (steep slopes and habitat conservation areas) on the subject property;
- vii. Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii. Registration of a Restrictive Covenant for Stormwater Management;
- ix. Removal of existing buildings;
- x. Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
- xi. 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; and
- xii. That a voluntary contribution be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The following applies to the above:

- i. The Rezoning Servicing Agreement has been registered as a Restrictive Covenant and the security deposit has been received;
- ii. Approval from the Ministry of Transportation and Infrastructure has been provided;
- iii. Amendment to Official Community Plan Schedules "B" and "C" will be amended with final approval of these bylaws;
- iv. Park dedication has been provided with a letter assuring all debris and garbage from park land has been removed;
- v. A Restrictive Covenant for the Geotechnical Report has been registered;
- vi. A Restrictive Covenant for the protection of the Environmentally Sensitive areas (steep slopes and habitat conservation areas) has been registered;
- vii. A Restrictive Covenant for protecting the Visitor Parking has been registered;
- viii. A Restrictive Covenant for Stormwater Management has been registered;
- ix. The existing buildings have been demolished;
- x. The Department of Fisheries and Oceans and the Ministry of Environment have been notified for in-stream works on the site;
- xi. A Phase 1 Environmental Site Assessment Report has been provided to ensure that the subject property is not a contaminated site; and
- xii. A voluntary contribution in the amount of \$176,300.00 (a rate of \$4,100.00 per townhouse dwelling unit) has been provided, in keeping with the Council Policy with regard to Community Amenity Contributions.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7284-2016 and Zone Amending Bylaw No. 7179-2015.

"Original signed by Michelle Baski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by E.C. Swabey"

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

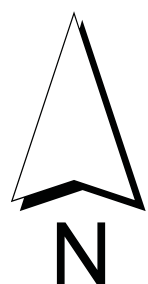
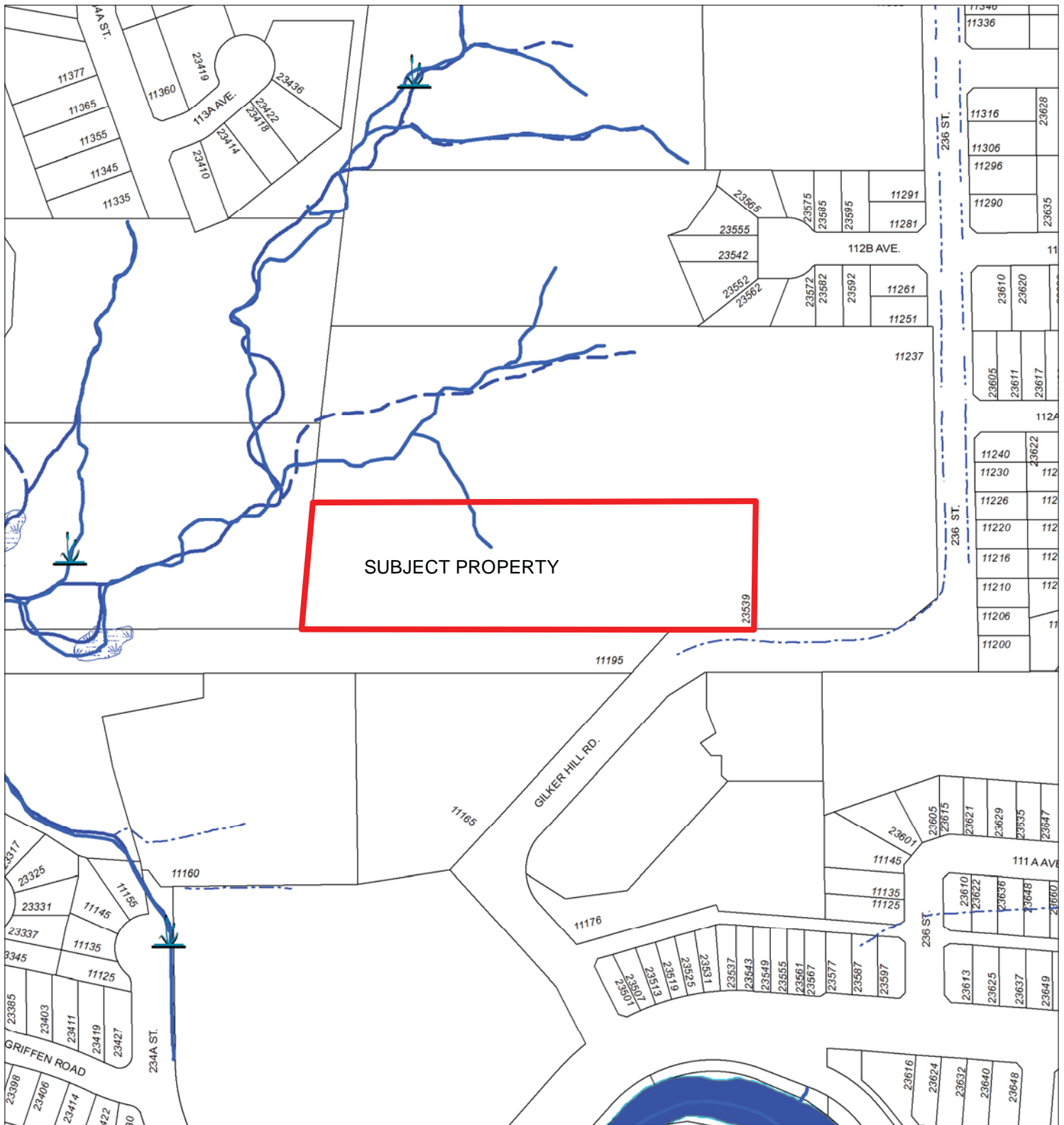
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – OCP Amending Bylaw No.7284-2016

Appendix C – Zone Amending Bylaw No.7179-2015

Appendix D – Site Plan



Scale: 1:2,500

## Legend

- Ponds
- Wetlands
- GPS Creek Centrelines
- Streams & Rivers (Topographic)**
- Feature Type**
- Indefinite Creek Centrelines
- Ditch Centrelines
- River Centrelines
- Rivers & Lakes (Topographic)**
- Feature Type**
- Canal
- Flooded Land
- Lake/Reservoir
- Marsh
- River

23539 Gilker Hill Rd

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2015-253-RZ

DATE: Aug 21, 2015

BY: JV

## CITY OF MAPLE RIDGE BYLAW NO. 7284-2016

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

---

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

**AND WHEREAS** it is deemed expedient to amend 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. 7284-2016

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

Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12  
New Westminster District Plan 35398

and outlined in heavy black line on Map No. 934, 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:

Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12  
New Westminster District Plan 35398

and outlined in heavy black line on Map No. 935, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding/removing Conservation.

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

**READ** a first time the 11<sup>th</sup> day of October, 2016.

**READ** a second time the 11<sup>th</sup> day of October, 2016.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of November, 2016.

**READ** a third time the 29<sup>th</sup> day of November, 2016.

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

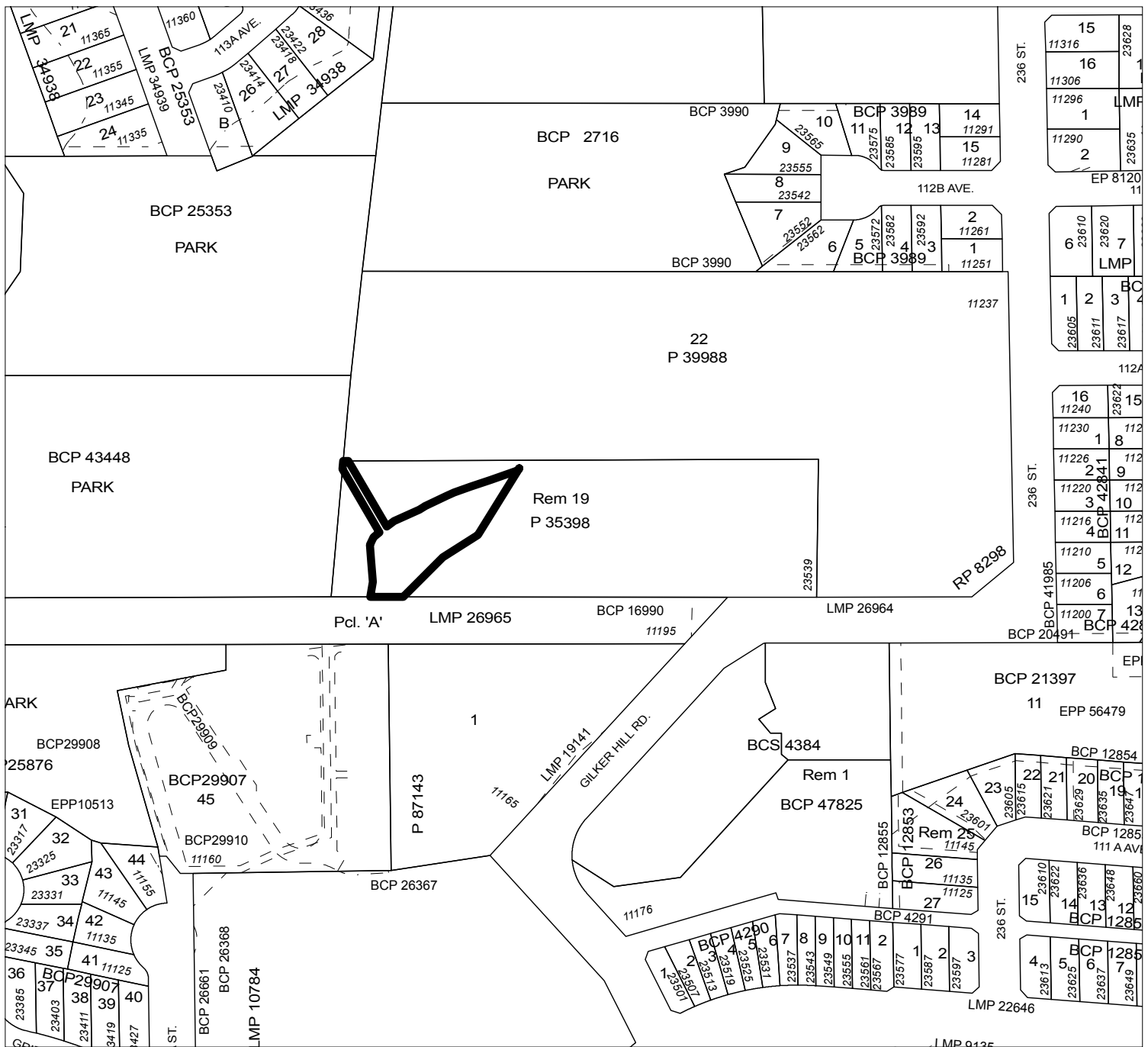
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PRESIDING MEMBER

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CORPORATE OFFICER



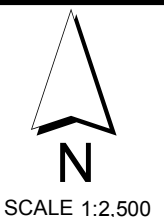


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7284-2016

Map No. 935

Purpose: To Remove from Conservation on Schedule C





## CITY OF MAPLE RIDGE

### BYLAW NO. 7179-2015

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7179-2015."
2. That parcel or tract of land and premises known and described as:

Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12  
New Westminster District Plan 35398

and outlined in heavy black line on Map No. 1646 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential).

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

**READ** a first time the 27<sup>th</sup> day of October, 2015.

**READ** a second time the 11<sup>th</sup> day of October, 2016.

**PUBLIC HEARING** held the 22<sup>nd</sup> day of November, 2016.

**READ** a third time the 29<sup>th</sup> day of November, 2016.

**APPROVED** by the Ministry of Transportation and Infrastructure this 6<sup>th</sup> day of January, 2017.

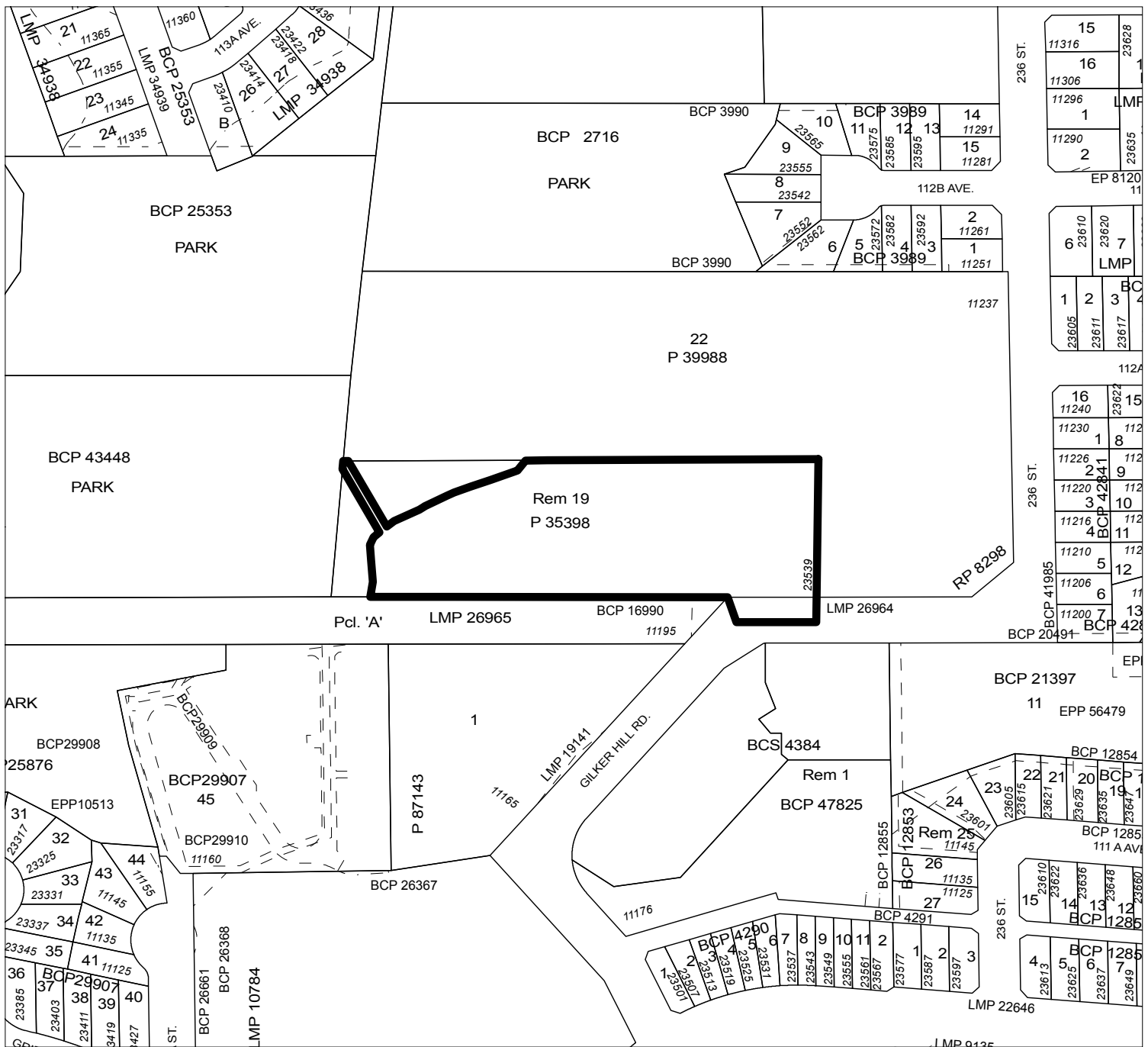
**ADOPTED** the       day of       , 20

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PRESIDING MEMBER

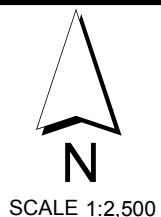
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CORPORATE OFFICER

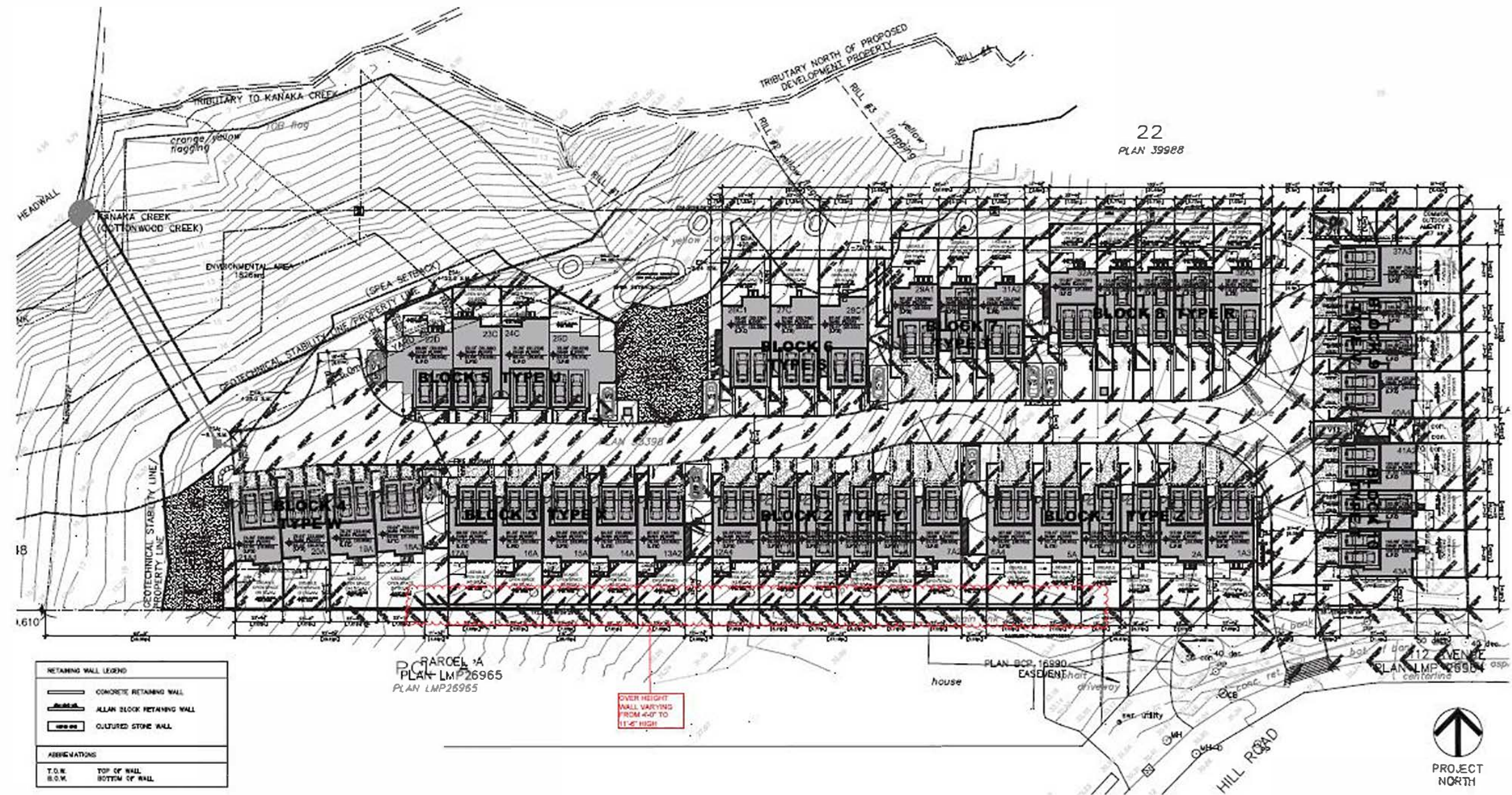


# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7179-2015  
Map No. 1646  
From: RS-3 (One Family Rural Residential)  
To: RM-1 (Townhouse Residential)







## Kanaka Hill

Proposed Townhouse Development

23539 Glicker Hill Road,  
Maple Ridge, B.C.

JULY 14, 2016

DP-1.0

BUILDING  
ZONING SITE PLAN

SCALE 1:250

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7307-2017**

A bylaw to amend Maple Ridge 2016-2020 Financial Plan Bylaw No. 7194-2015

---

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

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

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as “Maple Ridge 2016-2020 Financial Plan Amending Bylaw No. 7307-2017”.
2. Statement 1, Statement 2 and Statement 3 attached to and forming part of Maple Ridge 2016-2020 Financial Plan Bylaw 7194-2015 are deleted in their entirety and replaced by Statement 1, Statement 2 and Statement 3 attached and forming part of Maple Ridge 2016-2020 Financial Plan Amending Bylaw No. 7307-2017.

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

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

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

**PUBLIC CONSULTATION** completed on the                      day of                      , 20   .

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

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

ATTACHMENT: Statement 1, Statement 2 and Statement 3



# Statement 1

## Consolidated Financial Plan 2016-2020 (in \$ thousands)

	2016	2017	2018	2019	2020
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	16,500	20,000	20,000	20,000	20,000
Developer Cost Charges	49,975	4,478	1,189	5,703	8,906
Developer Specified Projects	-	-	-	-	-
Parkland Acquisition	1,403	200	200	200	200
Contributions from Others	2,143	1,300	1,338	1,307	1,329
Development Fees Total	70,021	25,978	22,727	27,210	30,435
Property Taxes	74,471	78,526	82,600	86,828	91,255
Parcel Charges	2,906	3,012	3,085	3,181	3,282
Fees & Charges	41,020	40,256	41,793	43,409	44,994
Interest	1,883	1,898	1,913	1,928	1,943
Grants (Other Govts)	5,951	4,500	3,899	3,709	4,168
Property Sales	1,500	1,500	1,500	1,500	1,000
Total Revenues	197,752	155,670	157,517	167,765	177,077
<b>EXPENDITURES</b>					
Operating Expenditures					
Interest Payments on Debt	1,970	2,006	1,940	1,815	1,687
Amortization Expense	19,780	19,780	19,780	19,780	19,780
Other Expenditures	109,571	103,333	106,439	109,898	113,589
Total Expenditures	131,321	125,119	128,159	131,493	135,056
<b>ANNUAL SURPLUS</b>	<b>66,531</b>	<b>30,551</b>	<b>29,358</b>	<b>36,272</b>	<b>42,021</b>
Add Back: Amortization Exp (Surplus)	19,780	19,780	19,780	19,780	19,780
Less: Capital Expenditures	111,551	32,952	27,831	24,859	26,520
Less: Developer Contributed Capital	16,500	20,000	20,000	20,000	20,000
<b>CHANGE IN FINANCIAL POSITION</b>	<b>(41,840)</b>	<b>(2,621)</b>	<b>1,307</b>	<b>11,193</b>	<b>15,281</b>
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	7,046	6,000	7,000	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	3,476	3,706	3,723	3,803	3,886
<b>TOTAL REVENUES LESS EXPENSES</b>	<b>(38,270)</b>	<b>(327)</b>	<b>4,584</b>	<b>7,390</b>	<b>11,395</b>
<b>INTERNAL TRANSFERS</b>					
Transfer from Reserve Funds					
Capital Works Reserve	10,584	3,849	150	150	150
Equipment Replacement Reserve	6,032	2,298	3,921	2,307	1,671
Fire Department Capital Reserve	2,513	585	-	-	-
Land Reserve	-	-	-	-	-
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	-	-	-	-	-
Transfer from Reserve Fund Total	19,129	6,732	4,071	2,457	1,821
Less :Transfer to Reserve Funds					
Capital Works Reserve	3,820	1,915	3,364	3,803	2,292
Equipment Replacement Reserve	2,647	2,760	2,893	3,028	3,192
Fire Dept. Capital Acquisition	709	783	861	991	1,127
Land Reserve	5	5	5	5	5
Local Improvement Reserve	-	-	-	-	-
Sanitary Sewer Reserve	30	30	30	30	30
Total Transfer to Reserve Funds	7,211	5,493	7,153	7,857	6,646
Transfer from (to) Own Reserves	24,823	(74)	(271)	(826)	(1,303)
Transfer from (to) Surplus	1,529	(838)	(1,231)	(1,164)	(5,267)
Transfer from (to) Surplus & own Reserves	26,352	(912)	(1,502)	(1,990)	(6,570)
<b>TOTAL INTERNAL TRANSFERS</b>	<b>38,270</b>	<b>327</b>	<b>(4,584)</b>	<b>(7,390)</b>	<b>(11,395)</b>
<b>BALANCED BUDGET</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### REVENUE DISCLOSURE

Revenue Proportions	2016		2017		2018		2019		2020	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
<b>Revenues</b>										
Property Taxes	74,471	36.4	78,526	48.6	82,600	50.2	86,828	51.8	91,255	51.5
Parcel Charges	2,906	1.4	3,012	1.9	3,085	1.9	3,181	1.9	3,282	1.9
Fees & Charges	41,020	20.0	40,256	24.9	41,793	25.4	43,409	25.9	44,994	25.4
Borrowing Proceeds	7,046	3.4	6,000	3.7	7,000	4.3	-	-	-	-
Other Sources	79,355	38.7	33,876	21.0	30,039	18.3	34,347	20.5	37,546	21.2
<b>Total Revenues</b>	<b>204,798</b>	<b>100</b>	<b>161,670</b>	<b>100</b>	<b>164,517</b>	<b>100</b>	<b>167,765</b>	<b>100</b>	<b>177,077</b>	<b>100</b>
Other Sources include:										
Development Fees Total	70,021	34.2	25,978	16.1	22,727	13.8	27,210	16.2	30,435	17.2
Interest	1,883	0.9	1,898	1.2	1,913	1.2	1,928	1.1	1,943	1.1
Grants (Other Govts)	5,951	2.9	4,500	2.8	3,899	2.4	3,709	2.2	4,168	2.4
Property Sales	1,500	0.7	1,500	0.9	1,500	0.9	1,500	0.9	1,000	0.6
	79,355	38.7	33,876	21.0	30,039	18.3	34,347	20.5	37,546	21.2

#### OBJECTIVES & POLICIES

##### Property Tax Revenue

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

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

	2016	2017	2018	2019	2020
General Purpose	2.10%	1.90%	1.90%	2.00%	2.00%
Infrastructure Replacement	0.50%	0.70%	0.70%	0.70%	0.70%
Parks & Recreation	0.25%	0.25%	0.25%	0.25%	0.25%
Drainage	0.30%	0.30%	0.30%	0.30%	0.30%
<b>Total Property Tax Increase</b>	<b>3.15%</b>	<b>3.15%</b>	<b>3.15%</b>	<b>3.25%</b>	<b>3.25%</b>

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

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

##### Parcel Charges

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

## Statement 2 (cont.)

### Revenue and Property Tax Policy Disclosure

#### Fees & Charges

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

#### Borrowing Proceeds

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

#### Other Sources

This will vary greatly year to year as it includes:

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

### PROPERTY TAX DISCLOSURE

#### Property Tax Revenue Distribution

Property Class	Taxation Revenue ('000s)		Assessed Value ('000s)		Tax Rate (\$/1000)	Multiple (Rate/Res.Rate)
1 Residential	56,532	78.3%	12,918,297	91.2%	4.3761	1.00
2 Utility	541	0.8%	13,516	0.1%	40.0000	9.14
4 Major Industry	591	0.8%	17,291	0.1%	34.1952	7.81
5 Light Industry	2,760	3.8%	232,323	1.7%	11.8801	2.71
6 Business/Other	11,565	16.0%	973,520	6.9%	11.8801	2.71
8 Rec./ Non-Profit	39	0.1%	2,577	0.0%	15.2783	3.49
9 Farm	164	0.2%	4,852	0.0%	33.7082	7.70
Total	<u>72,192</u>	<u>100%</u>	<u>14,162,376</u>	<u>100%</u>		

## Statement 2 (cont.)

### Revenue and Property Tax Policy Disclosure

#### PROPERTY TAX DISCLOSURE

##### Objectives & Policies

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

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

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

##### Property Tax Rates

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

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar. In 2016, the increase was reduced from 3.15% to 1.85% to reduce the relative property tax burden for these properties.

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

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

##### Permissive Tax Exemptions

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

##### Revitalization Tax Exemption Program

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

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



### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2035 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2021 through 2035. Projects in these years typically exceed likely funding available.

#### Capital Works Program for 2021 – 2035

(in \$ thousands)

<b>Capital Works Program</b>	<b>367,233</b>
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#### Source of Funding

##### Development Fees

Development Cost Charges	159,597
Parkland Acquisition Reserve	200
Contribution from Others	4,304
	<hr/>
	164,101

##### Borrowing Proceeds

Grants	43,314
Transfer from Reserve Funds	28,687
Revenue Funds	131,131
	<hr/>
	203,132

	<hr/>
	<b>367,233</b>
	<hr/>

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** February 6, 2017  
**FILE NO:** 2016-456-AL  
**MEETING:** C of W

**SUBJECT:** Application to Exclude Land from the Agricultural Land Reserve  
9881 280 Street

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**EXECUTIVE SUMMARY:**

An application has been received under Section 30 (1) of the Agricultural Land Commission Act to exclude approximately 3.9 hectares (9.7 acres) of land from the Agricultural Land Reserve. The Applicant's submission conforms with the notice of application requirements of the Agricultural Land Commission. The applicant seeks to legitimize the current uses on the subject property, described as a home based repair business and truck parking.

There are numerous challenges to this application ultimately being successful. The uses proposed are industrial and expressly prohibited as home occupation uses. For this reason, legitimizing these uses would require rezoning the subject property, and amending its current Agricultural land use designation. Approval at local, regional, and provincial levels of government would be required.

Over the years, there have been numerous reports for exclusion applications prepared for Council consideration. Typically these reports emphasize the policy context of the Official Community Plan and the implications for supporting agriculture within the community. These considerations continue to be pertinent to this application. However, as specific land uses are proposed with this application, the focus of this report will be the implications and the required process for legitimizing these industrial uses on the subject property.

The recommendations provided in this report are in accordance with previous Council direction. For this reason, specific direction is not provided. However, Council is advised that approving this application to proceed would imply support for rezoning the property, and amending its land use designation. As Metro Vancouver support would also be required, this process would be onerous.

**RECOMMENDATION:**

The following resolutions are provided for Council's consideration:

- a) That the application not be authorized to go forward to the Agricultural Land Commission;
- b) That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

## DISCUSSION:

### a) Background Context:

Applicant:	Stephen C Walker
Owner:	Stephen C Walker
Legal Description:	Lot: 2, Section: 5, Township: 15, Plan: 3949
OCP :	
Existing:	81% Agricultural & 19% Rural Residential
Proposed:	Industrial required
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	Industrial required
Surrounding Uses	
North:	Use: Farm and Rural Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: 80% Agricultural & 20% Rural Residential
South:	Use: Rural Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: 81% Agricultural & 19% Rural Residential
East:	Use: Vacant recreational
	Zone: RS-3 (One Family Rural Residential)
	Designation: Park in the Agricultural Land Reserve
West:	Use: Vacant
	Zone: RS-3 (One Family Rural Residential)
	Designation: Rural Residential
Existing Use of Property:	Farm, rural residential, & non-conforming industrial use
Proposed Use of Property:	no change, legitimize non-conformity
Site Area:	3.9 hectares (10 acres)
Access:	280 <sup>th</sup> Street
Servicing:	On site services only
Legal Description:	Lot: 2, Section: 5, Township: 15, Plan: NWP3949

### b) Project Description:

This application for exclusion from the Agricultural Land Reserve is intended to legitimize an existing use that does not comply with permitted uses in the Agricultural Land Reserve or under the subject property's RS-3 One Family Rural Residential zoning. The subject property is being used for vehicle repair and truck parking.

Based on ortho photo records, it is apparent that this use has been in existence since before 2011. A non-farm use application (2012-073-AL) was made previously in support of these uses. At their regular meeting on August 28, 2012, Council denied forwarding the application to the Commission. Council did not support this industrial use in the rural area but recognized that it was the property owner's livelihood. For this reason, Council wanted to give the property owner the opportunity to transition the operation to legal conformity. It appears that this operation has not scaled back since that time. There is no record of a business licence ever being in effect for this use on the subject property.

The Licences, Permits, and Bylaws Department confirms that bylaw enforcement actions are currently being pursued on the subject property, in collaboration with staff from the Agricultural Land Commission.

**c) Planning Analysis:**

On July 19, 2004, a report for processing exclusion applications was received by Council outlining legal implications and the local government's role in processing applications for exclusion from the Agricultural Land Reserve. Council resolved to consider the following options for referring applications to the Agricultural Land Commission:

- The application be authorized to go forward to the Agricultural Land Commission with no comment.
- The application be authorized to go forward to the Agricultural Land Commission with comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to exclude the property with or without comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to not exclude the property with or without comments.
- The application not be authorized to go forward to the Agricultural Land Commission.

This process for decision making for an application for exclusion from the Agricultural Land Reserve was further refined by Council at their February 14, 2005 Workshop. At that time, Council resolved that the process for referring applications for exclusion to the Agricultural Land Commission include the following options:

- That the application not be authorized to go forward to the Agricultural Land Commission;
- That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

### **Zoning Bylaw**

Should this exclusion application be successful, the existing RS-3 Zoning on the subject property will remain, and the permitted uses under that zone will prevail. Home occupation uses are supported in residential zones, but are limited to avoid potential conflicts with residential uses. Motor vehicle repair is not permitted as a home occupation use in the Zoning Bylaw, and only one vehicle may be used in connection with the home occupation. Both of these limitations would prohibit the current use of the subject property, which involves vehicle and truck repair and the parking of multiple vehicles, including trucks and trailers. For this reason, rezoning to industrial would be required to legitimize this use on the subject property.

### **Agricultural Land Commission- Home Occupation**

ALC Policy L-07 Home Occupation defines home occupation as follows:

*home occupation means a use that is accessory to a residential use of a property where a resident carries on a profession or occupation that is clearly incidental to the primary use of the land and, for ALC purposes, is entirely contained within a dwelling or a building accessory to a dwelling for such businesses that require a small area of outside space from time to time.*

Commission policy is comparatively liberal in its range of permitted uses as a home occupation, but sets a maximum footprint of 100 square metres, which is twice the size permitted in the Maple Ridge Zoning Bylaw. The footprint occupied by the non-conforming use greatly exceeds the maximum set by Commission policy.

### **Commercial and Industrial Strategy – Home Based Business**

One of the outcomes of the Commercial and Industrial Strategy, endorsed in 2014, was the emphasis on the potential for expanding opportunities for home based business. The Planning Department and the Economic Development Office have been collaborating towards advancing this initiative. A likely recommendation resulting from this work will be an expansion of the space allocation for the home occupation use, particularly in rural areas. However, there will continue to be an emphasis on permitting only those uses with minimal potential for conflicts in residential or agricultural settings. For this reason, unless otherwise directed by Council, vehicle and truck repair will likely remain as a prohibited use in residential zones.

### **Official Community Plan - Industrial Policies**

The Official Community Plan recognizes that additional employment generating industrial lands are needed in the community, and provides locational criteria for assessing site suitability. Towards this purpose, Policy 6-41 states:

*The identification of additional employment generating lands is a priority for the District (sic). Maple Ridge will evaluate alternate locations for a large block or blocks of additional employment generating land to support the growth of the employment sector in the future. Local parameters for suitable industrial land may include, but is not limited to:*

- a. land that is relatively flat;*
- b. land that is conducive to industrial development;*

- c. *land this is contiguous to a full range of municipal services;*
- d. *land that is strategically located near the Regional transportation network.*

As the site is located in an agricultural context, reliant on on-site services, and remote from the Regional Transportation network, the locational criteria for land conversion to industrial uses have not been met. In addition, the employment generating potential of this owner operator business is not likely to provide sufficient economic benefits to justify the redesignation of this land to industrial uses. Based on the policies of the Official Community Plan, this non agricultural use would trigger the need for an agricultural impact assessment by a qualified professional, as the property will continue to be adjacent to agricultural land.

### **Regional Growth Strategy**

The subject property is designated Agriculture in the Regional Growth Strategy, which is under the jurisdiction of Metro Vancouver. In order to convert this land to an Industrial designation, an amendment process would be required. The Regional Growth Strategy identifies this required process as a Type 2 Amendment, requiring a two-thirds weighted majority vote of the Metro Vancouver Board and a regional public hearing.

### **Interdepartmental Implications**

As noted, the current use is not permitted on the subject property, and bylaw enforcement action is being pursued by municipal staff. Although no business license has been issued, it is clear that this use has been in existence for several years. Landscape modifications include a gravel parking lot that is used for parking trucks and heavy machinery. The Building Department confirms that such a use would require the installation of mechanisms in the parking lot to prevent petroleum residues from infiltrating into soils. Such a mechanism would need to be designed and approved by a qualified engineer. The design of a waste water treatment process would also need to be provided. There are no records on file to suggest that this work has been done.

### **Agricultural Plan**

The Maple Ridge Agricultural Plan was endorsed by Council in December 2009. Goal 13 of the Plan, titled Protect and Enhance the Agricultural Context of the Agricultural Land Reserve, states the objective that “land use designations in the Agricultural Land Reserve reflect the primacy of agriculture as the highest and preferred land use.

Recommendation (b) of Goal 13 states:

*Create a code of good land stewardship in the Agricultural Land Reserve (abandoned cars, trailers, machinery, trash, obsolete signage, dumped soil) to prevent contamination and visual pollution (batteries, crankcase oil, unproductive fill).*

This current land use on the subject property does not reflect this objective.

### **Citizen Implications.**

A number of letters have been received by concerned citizens in response to this application. These will be forwarded to the Commission should this application be successful. The concerns expressed include noise from the movement of trucks to and from the site, the damage done to 280<sup>th</sup> Street from heavy truck traffic, and the potential for site contamination given the potential for spilling fuels,

oils, and coolant from the equipment on the site. Mapping information, attached as Appendix C, shows site details, fish bearing streams and properties in this vicinity relying on groundwater for their water supply.

## **CONCLUSION:**

In accordance with Council direction for processing exclusion applications, no specific recommendation is provided. However, Council is advised to consider the implications of forwarding this application to the Agricultural Land Commission. If the Commission agreed to the exclusion of this property, the next steps to bring this property into legal conformance would involve rezoning and redesignating this property for industrial uses. An amendment to the Regional Growth Strategy would be required. However, this non-conforming use is at odds with the agricultural context of the subject property. In addition, the locational criteria for conversion to industrial land uses, outlined in the Official Community Plan, have not been met. There are considerable challenges involved in legitimizing this use. The community benefits do not appear sufficient to justify the conversion of this land to industrial uses.

“Original signed by Diana Hall”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

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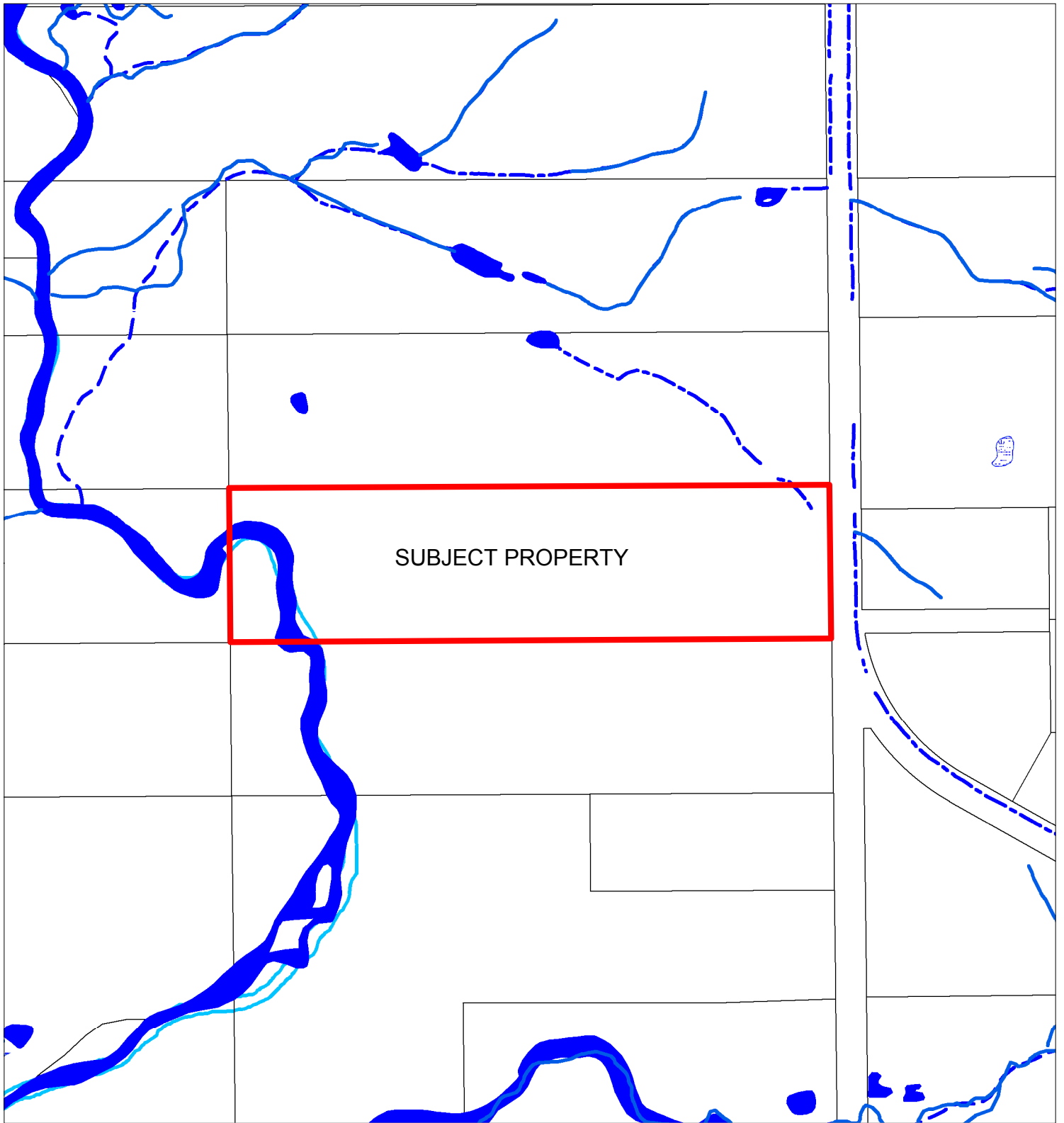
**Concurrence: E.C. Swabey**  
**Chief Administrative Officer**

The following appendices are attached hereto:

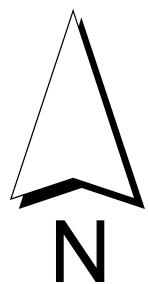
Appendix A – Subject map

Appendix B – Ortho map

Appendix C – Potential contamination / Groundwater wells in the vicinity.



SUBJECT PROPERTY



Scale: 1:3,500

## Legend

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

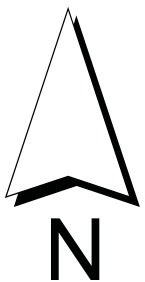
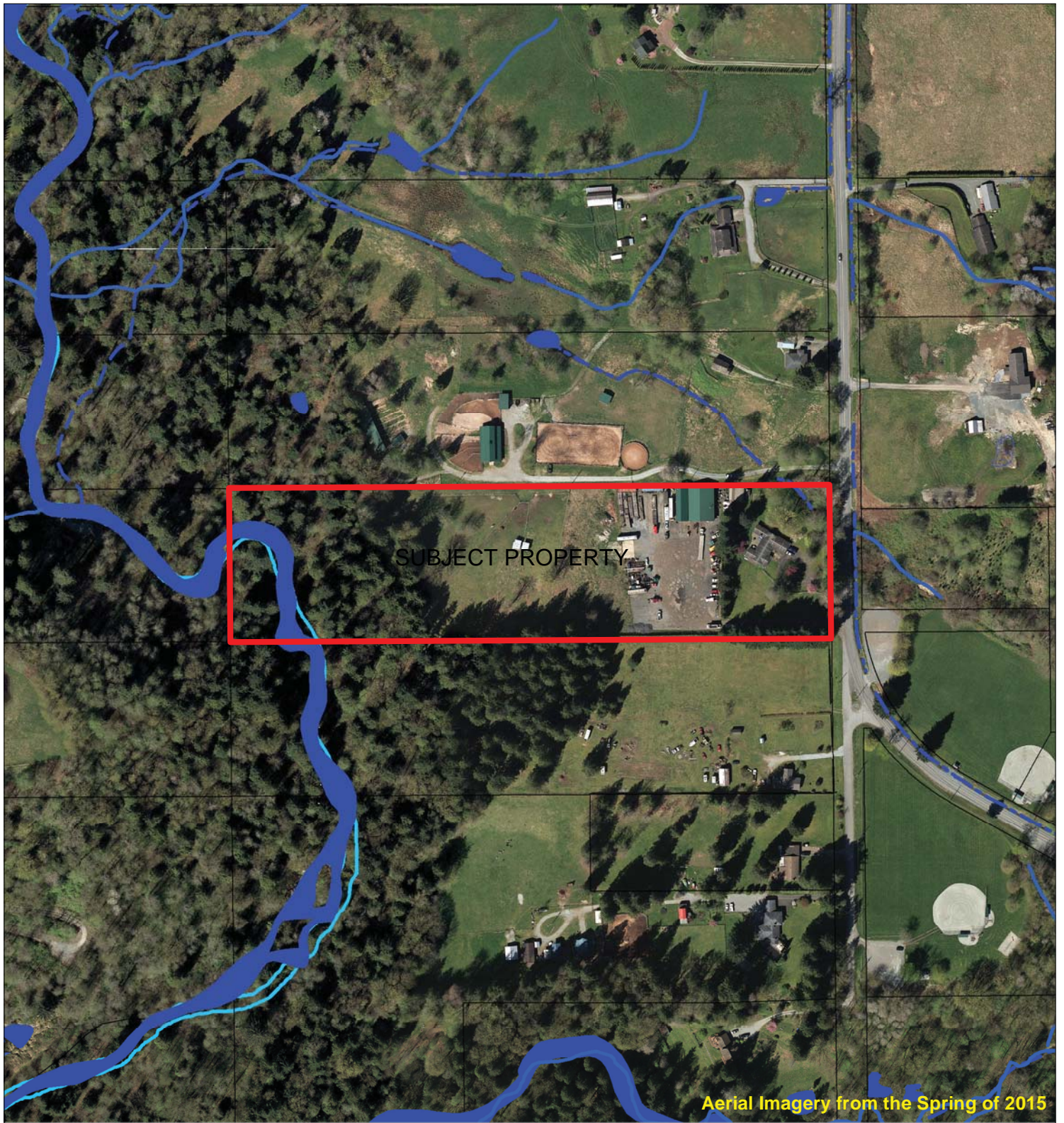
9881 280 St



2016-456-AL  
 DATE: Dec 1, 2016

BY: PC





Scale: 1:3,500

## Legend

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

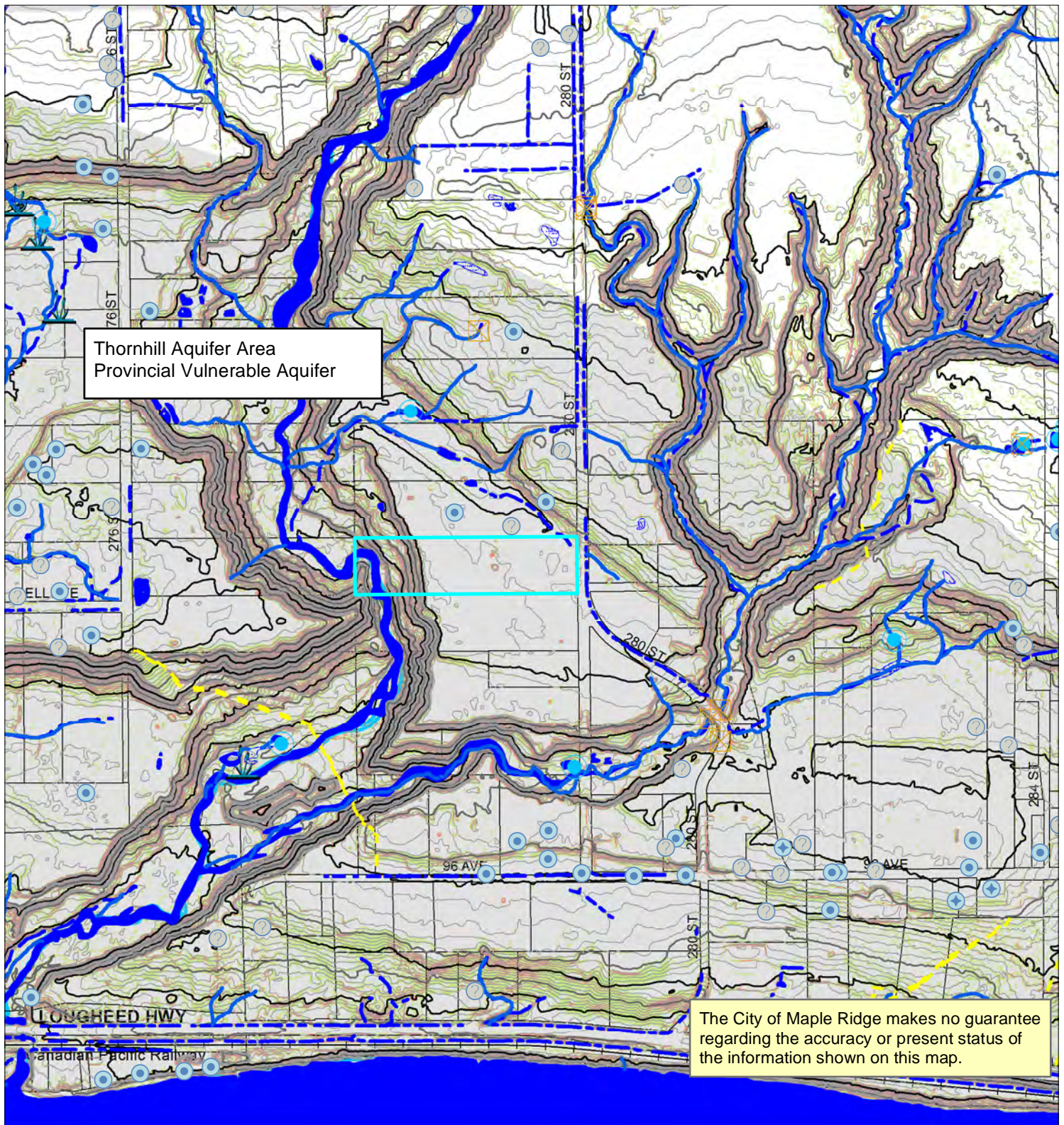
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DATE: Dec 1, 2016

BY: PC



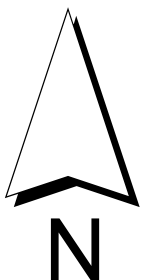


## Legend

### Groundwater Wells

#### Well Use Name

- Abandoned
- Commercial and Industrial
- Irrigation
- Observation Well
- Other
- Private Domestic
- Unknown Well Use
- Water Supply System
- Pond
- Wetland
- Stream
- Aquifer



Scale: 1:9,481

9881 280 St.  
Groundwater Wells

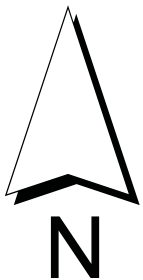
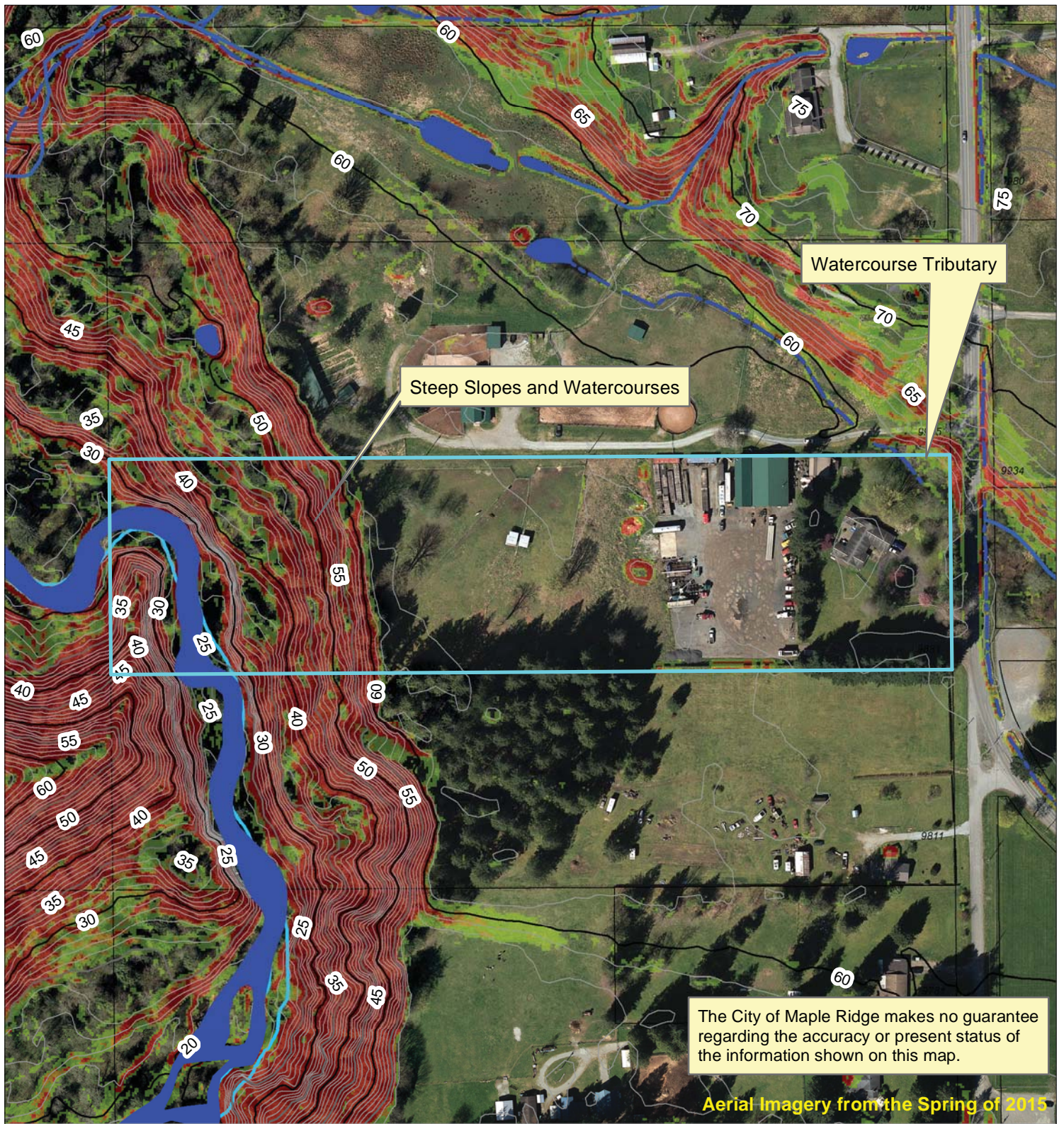
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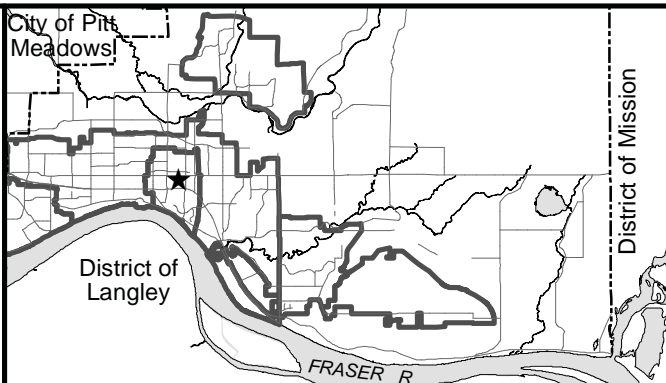
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BY: RS





Scale: 1:2,500



9881 280 St.  
Site Context Map1

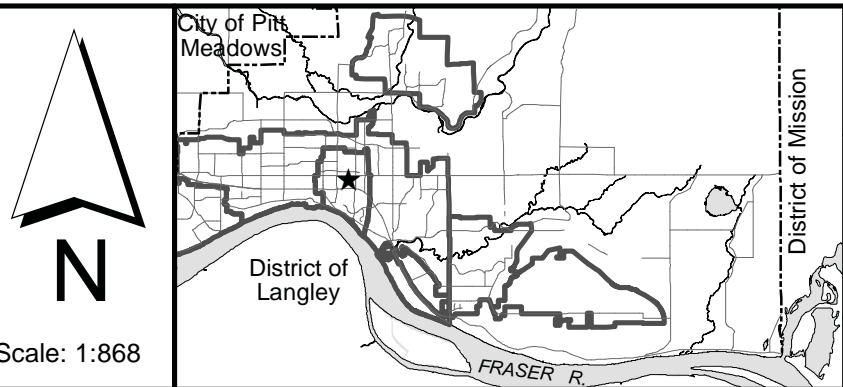
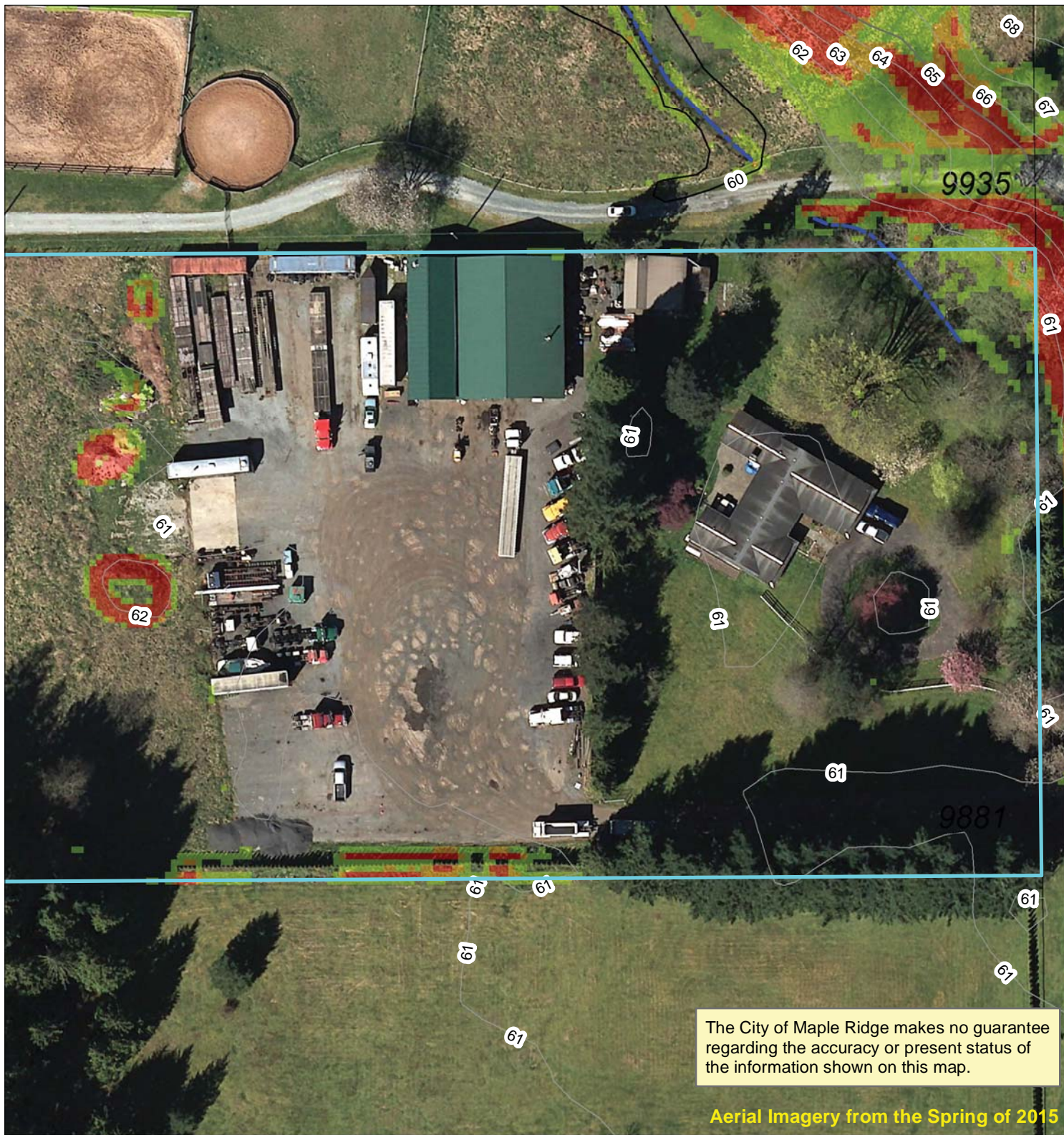
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DATE: Jan 31, 2017

BY: RS





## 9881 280 St. Site Context Map1

PLANNING DEPARTMENT



FILE: Untitled  
DATE: Jan 31, 2017

BY: RS

Scale: 1:868

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No.7308-2017  
20185 and 20199 Mclvor Avenue

**MEETING DATE:** February 6, 2017  
**FILE NO:** 2016-464-RZ  
**MEETING:** C of W

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### EXECUTIVE SUMMARY:

An application has been received to rezone the property located at 20199 Mclvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The second property, located at 20185 Mclvor Avenue, is currently and will remain zoned RS-1b (One Family Urban (Medium Density) Residential). Together, the two subject properties will permit subdivision into approximately nine RS-1b (One Family Urban (Medium Density) Residential) zoned lots. The property located at 20199 Mclvor Avenue was excluded from the Agricultural Land Reserve (ALR) in 2003; however, it is currently designated *Agricultural* on Schedule B of the Official Community Plan (OCP), and will require an amendment to:

- Include the subject property, located at 20199 Mclvor Avenue, within the Urban Area Boundary; and
- Change the land use designation from *Agricultural* to *Urban Residential*.

Pursuant to Council resolution, this application is subject to the Community Amenity Contribution Program. 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 OCP amendments on the City's website, together with an invitation to the public to comment, and;

That Zone Amending Bylaw No. 7308-2017 be given first reading; and

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

## DISCUSSION:

### a) Background Context:

Applicant:	Platinum Projects Ltd.
Legal Descriptions:	Lot 102 District Lot 263 Group 1 New Westminster District Plan 50054 Lot 40 District Lot 263 Group 1 New Westminster District Plan BCP30587
OCP:	
Existing:	Agricultural, Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Agriculture Zone: RS-3 (One Family Rural Residential) Designation: Agricultural
South:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
West:	Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential
Existing Use of Property:	Vacant and Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.54 ha (1.33 acres)
Access:	Mclvor Avenue and 201 Street
Servicing requirement:	Urban Standard

### b) Site Characteristics:

The subject properties are a combined 0.54 ha's (1.33 acres) in size and are bound by residential properties to the west, south and east, and Agricultural land to the north. The subject properties are relatively flat with some trees located near the Mclvor Street frontage, and along the east and west property boundaries. There is an existing house at 20199 Mclvor Avenue that will require removal



as part of final rezoning conditions. The second property at 20185 McIvor Avenue is currently vacant (see Appendix B).

**c) Project Description:**

The applicant proposes to rezone the property located at 20199 McIvor Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C). The second property, located at 20185 McIvor Avenue, is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will also form part of this rezoning application, to permit future subdivision into approximately nine single family residential lots (see Appendix D).

The Agricultural Land Commission (ALC) excluded the property located at 20199 McIvor Avenue in 2003 from the ALR. In addition, this property is designated “General Urban” in the Metro Vancouver Regional Growth Strategy; therefore, Regional approvals are not required. The surrounding context of the subject properties to the west, south and east are considered *Urban Residential* in the OCP. The applicant intends to develop the subject properties in accordance with this designation. Lands to the north, designated *Agricultural*, are currently being farmed for pasture grass and hay. An agricultural buffer will be provided between the proposed residential development to the south, and the agricultural lands to the north.

At this time the current application has been assessed to determine its compliance with the 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:**

One of the subject properties, located at 20199 McIvor Avenue, is currently designated *Agricultural*; however, the property was excluded from the ALR in 2003. The adopted Metro Vancouver Regional Growth Strategy identifies the subject property as ‘General Urban’ and has been placed within the regions Urban Containment Boundary. The subject property is also within the Greater Vancouver Sewerage and Drainage District’s Fraser Sewer Area, and is permitted to be serviced with the municipal sanitary sewer; therefore, no Regional approvals are required.

The following OCP amendments are required to align the subject property with the Metro Vancouver Regional Growth Strategy:

- To include the subject property, located at 20199 McIvor Avenue, in the Urban Area Boundary; and
- To change the designation from *Agricultural* to *Urban Residential*.

The property located at 20185 McIvor Avenue is designated *Urban Residential* in the OCP. The current zone of RS-1b (One Family Urban (Medium Density) Residential) aligns with this designation and the property will be combined with 20199 McIvor Avenue for future subdivision into nine single family residential lots.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 20199 McIvor Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The property located at 20185 McIvor Avenue is already zoned RS-1b (One Family Urban (Medium Density) Residential), and will form part of the subject application. The combined properties will then permit future subdivision into approximately nine single family residential lots.

The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m<sup>2</sup> (7,191 ft<sup>2</sup>), and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m<sup>2</sup> (5,996 ft<sup>2</sup>). Any variations from the requirements of the proposed zone will require a Development Variance Permit application. Pursuant to Council resolution, this application is subject to the Community Amenity Contribution Program

**Advisory Design Panel:**

A Form and Character Development Permit is not required because this is a single family project; therefore, this application does not need to be reviewed by the Advisory Design Panel.

**Development Information Meeting:**

A Development Information Meeting is required for this application as an OCP amendment is required. 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) Licences, Permits & Bylaws Department;
- e) School District;
- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

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

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

**f) Early and Ongoing Consultation:**

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



**g) Development Applications:**

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B); and
3. 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 will require an OCP amendment, from *Agricultural* to *Urban Residential*, for the property located at 20199 McIvor Ave, to align with the Metro Vancouver Regional Growth Strategy, and to align with the ALC's decision to exclude the property from the ALR. The proposed zoning to the RS-1b (One Family Urban (Medium Density) Residential) zone complies with the *Urban Residential* designation, and fits with the surrounding neighbourhood. It is, 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.

"Original signed by Adam Rieu"

---

**Prepared by:** Adam Rieu  
Planning Technician

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by E.C. Swabey"

---

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

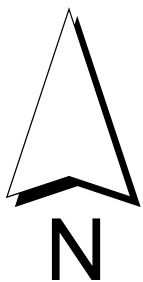
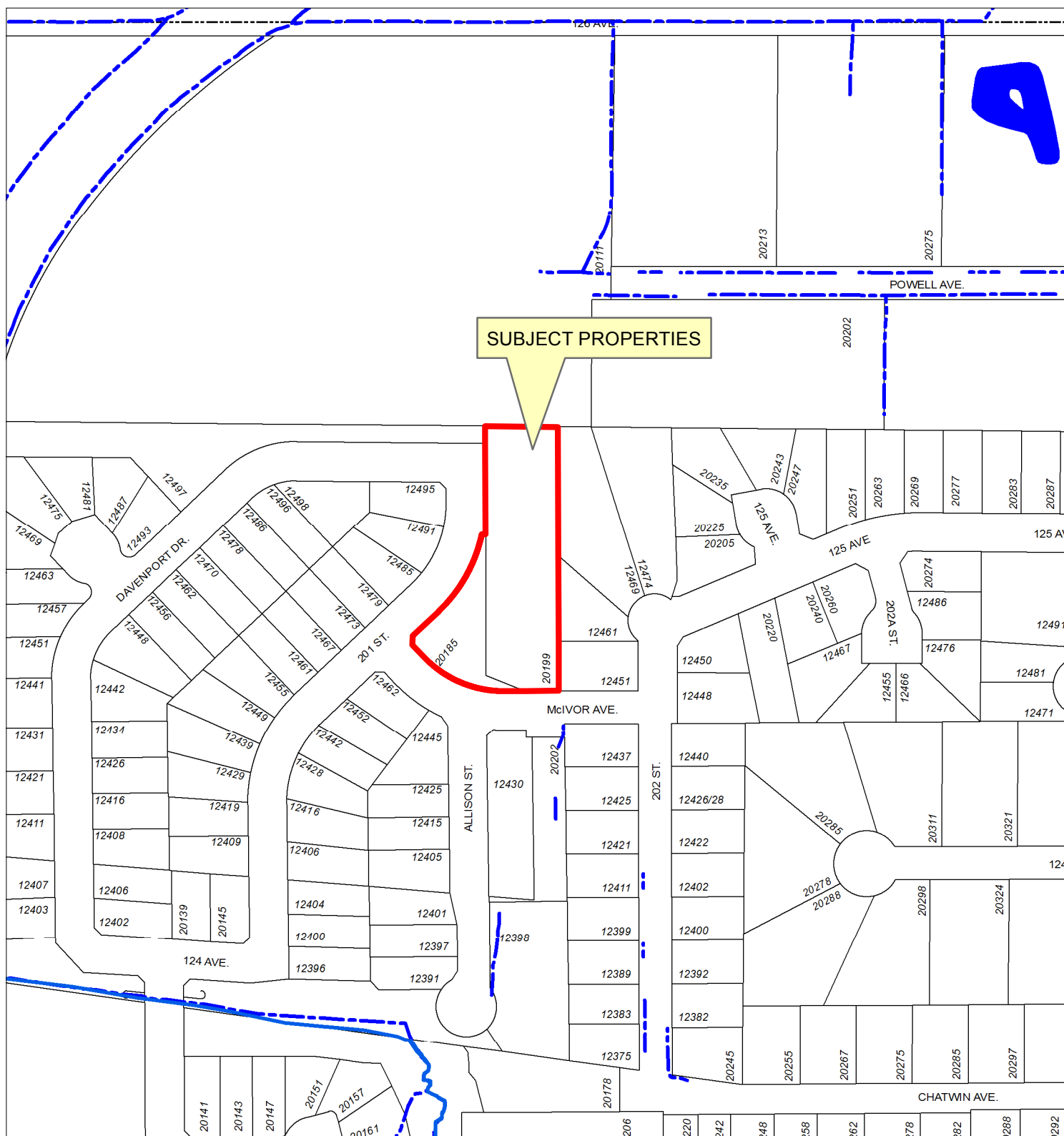
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7308-2017

Appendix D – Proposed Subdivision Plan



Scale: 1:2,500

## Legend

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

## 20185 & 20199 McIvor Ave

PLANNING DEPARTMENT



**MAPLE RIDGE**

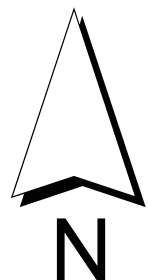
British Columbia

**mapleridge.ca**

2016-464-RZ

DATE: Dec 16, 2016

BY: JV



Scale: 1:2,500

## Legend

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

20185 & 20199 McIvor Ave

PLANNING DEPARTMENT



2016-464-RZ  
DATE: Dec 16, 2016

BY: JV



## APPENDIX C

## CITY OF MAPLE RIDGE

## BYLAW NO. 7308-2017

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. 7308-2017."
2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 102 District Lot 263 Group 1 New Westminster District Plan 50054

and outlined in heavy black line on Map No. 1701 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

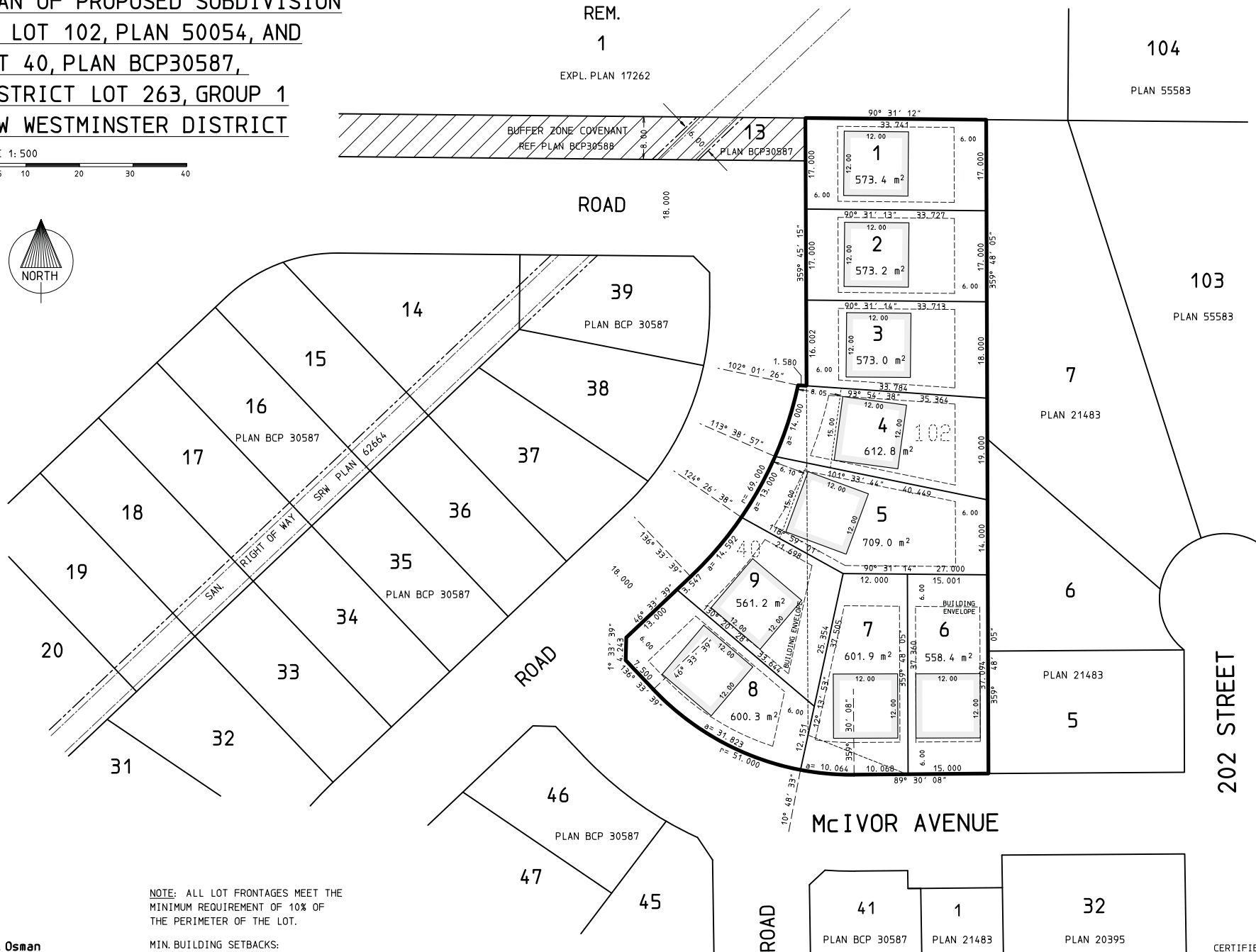
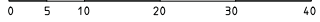
**PRESIDING MEMBER**

CORPORATE OFFICER



**PLAN OF PROPOSED SUBDIVISION  
OF LOT 102, PLAN 50054, AND  
LOT 40, PLAN BCP30587,  
DISTRICT LOT 263, GROUP 1  
NEW WESTMINSTER DISTRICT**

SCALE 1:500



NOTE: ALL LOT FRONTAGES MEET THE  
MINIMUM REQUIREMENT OF 10% OF  
THE PERIMETER OF THE LOT.

MIN. BUILDING SETBACKS:  
FRONT 6.00m  
REAR 6.00m  
SIDE 1.50m  
FLANKING ROAD 3.00m  
SRW BOUNDARY 1.50m



**Isaak, Osman  
& Associates**  
B. C. LAND SURVEYORS  
20609 LOGAN AVENUE  
LANGLEY B. C. V3A-7R3  
TEL: 604-533-2411  
FILE: 14327-21. PRO

CERTIFIED CORRECT, DATED THIS  
1ST DAY OF SEPTEMBER, 2016

A. M. OSMAN BCLS-514

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 6, 2017  
**FILE NO:** 2016-034-RZ  
**MEETING:** C of W  
**SUBJECT:** Second reading  
Zone Amending Bylaw No. 7247-2016  
12358 216 Street

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at **12358 216 Street** from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7247-2016 on May 24, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557m<sup>2</sup>.

This application is in compliance with the OCP.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7247-2016 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 Restrictive Covenant for Stormwater Management;
  - ii) Removal of existing building;
  - iii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

## DISCUSSION:

### 1) Background Context:

Applicant: Gurlal Rakhra

Legal Description: Lot "B" District Lot 245 Group 1 New Westminster District Plan 74894

OCP:

Existing: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)

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

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 (One Family Urban Residential)  
Designation: Urban Residential

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

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

Existing Use of Property: Residential  
Site Area: 0.113 ha (0.28 acres)  
Access: 216 Street  
Servicing requirement: Urban Standard

### 2) Project Description:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit future development into two Single Family residential lots, not less than 557m<sup>2</sup>. Access for each lot is proposed to be from 216 Street. There is a residential building on the subject property, which will require removal as a condition of rezoning.



### 3) Planning Analysis:

#### i) Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential*, subject to the *Major Corridor* infill policies of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to RS-1b (One Family Urban (Medium Density) Residential) is in conformance with the *Urban Residential* designation and infill policies. No OCP amendment will be required for the proposed development.

#### ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 12358 216 Street, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into two lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m<sup>2</sup>, and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m<sup>2</sup>.

Proposed lot 2 does not meet the minimum lot width requirement of 15 metres for the RS-1b (One Family Urban (Medium Density) Residential) zone. Therefore, a Development Variance Permit application to relax the lot width of approximately 0.75 metre will be required. The variance will be subject of a future Council report.

#### iii) Proposed Variances:

A Development Variance Permit application has been received for this project (2016-034-VP) and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule "D", Minimum Lot Area and Dimensions*; to reduce the minimum lot width from 15.0m to 14.16m.

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

### 4) Environmental Implications:

The Arborist Report prepared by Arbortech Consulting identifies one tree on site for retention (#979 located in the southern yard, near the proposed property line between lot 1 and 2), and protection of 4 off site trees in the neighbouring eastern and southern property boundary. Tree protection barriers will be a requirement for this site, as outlined in the report. The requirement for replacement trees on site will be a minimum of two trees, not including street trees as identified through the Subdivision Servicing Agreement. Demolishing or clearing of the property cannot happen until the Tree Permit is issued, and Tree Protection Barrier fencing is in place.

## CONCLUSION:

As this application is in compliance with the Official Community Plan, it is recommended that second reading be given to Zone Amending Bylaw No. 7247-2016, and that application 2016-034-RZ be forwarded to Public Hearing.

“Original signed by Therese Melser”

---

**Prepared by:** Therese Melser  
Planning Technician

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

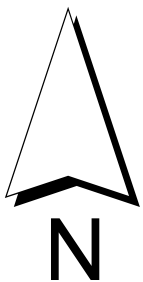
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**Concurrence:** E.C. Swabey  
Chief Administrative Officer

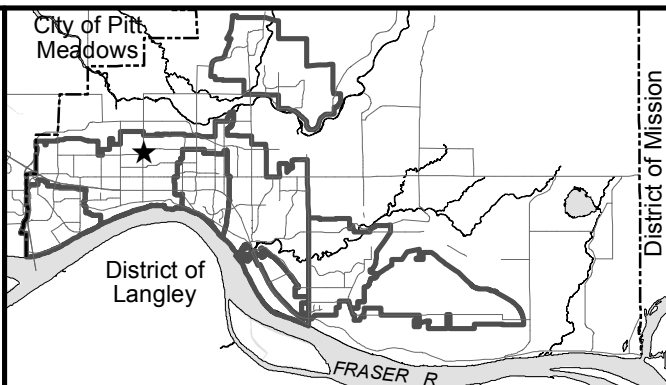
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Zone Amending Bylaw No. 7247-2016  
Appendix D – Subdivision Plan

## APPENDIX A



Scale: 1:1,500



12358 216 STREET

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

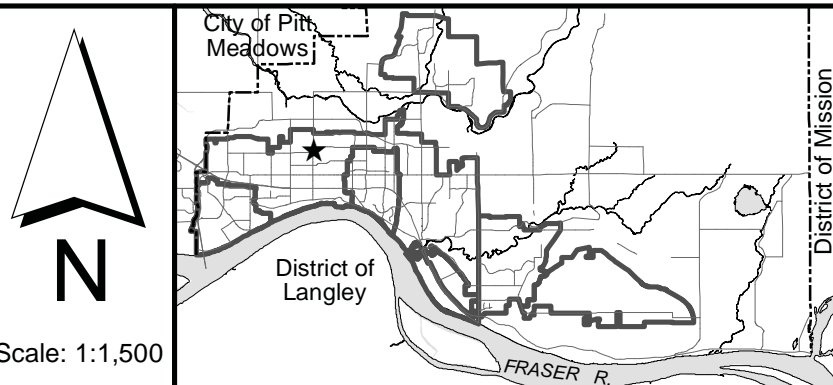
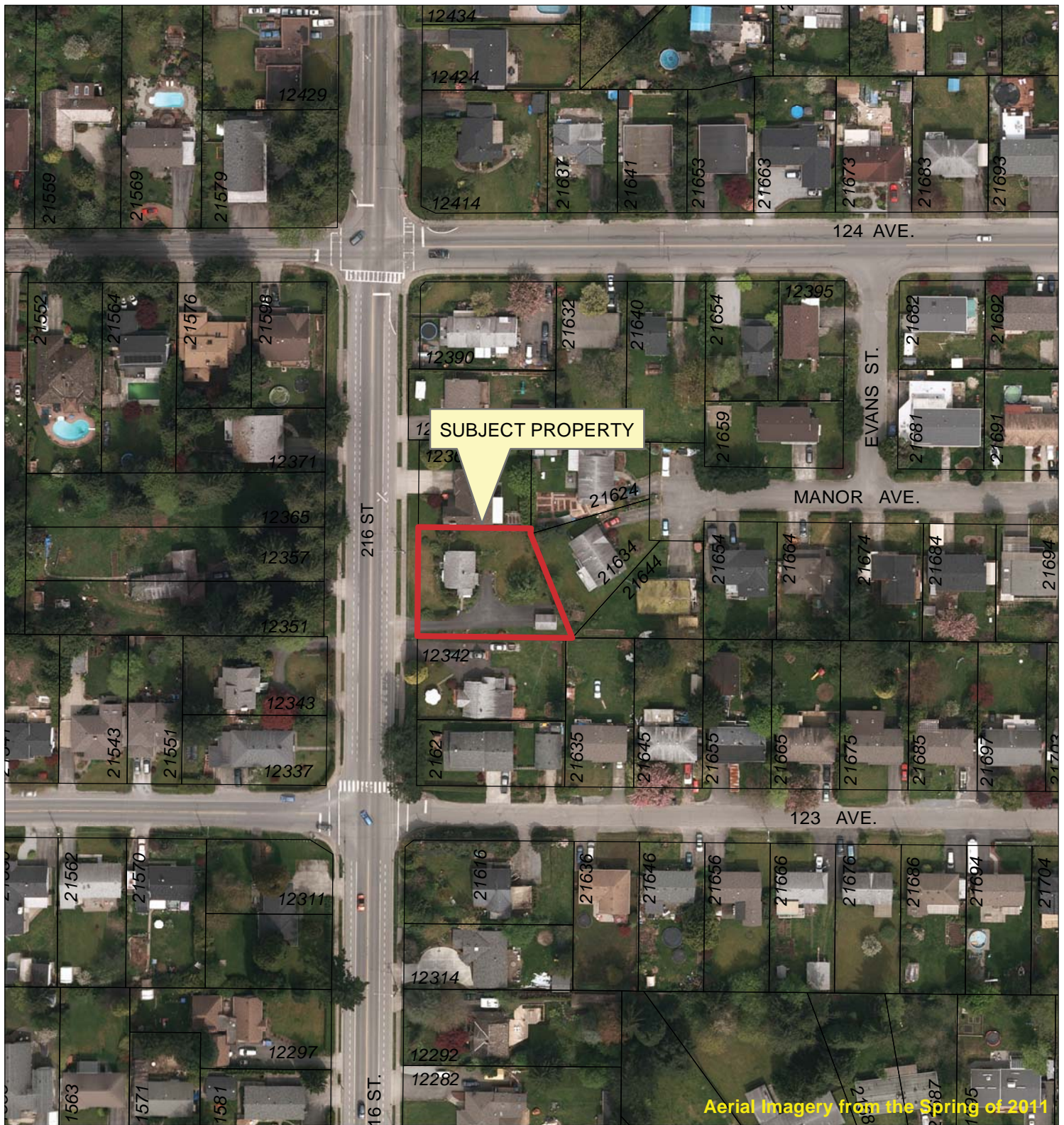
mapleridge.ca

FILE: 2016-034-RZ

DATE: Feb 18, 2016

BY: PC





12358 216 STREET

PLANNING DEPARTMENT



FILE: 2016-034-RZ

DATE: Feb 18, 2016

BY: PC

Scale: 1:1,500

## CITY OF MAPLE RIDGE

### BYLAW NO. 7247-2016

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7247-2016."

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

Lot B District Lot 245 Group 1 New Westminster District Plan 74894

and outlined in heavy black line on Map No. 1675 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

**READ** a first time the 24<sup>th</sup> day of May, 2016.

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

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

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

**ADOPTED**, the            day of            , 20

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PRESIDING MEMBER

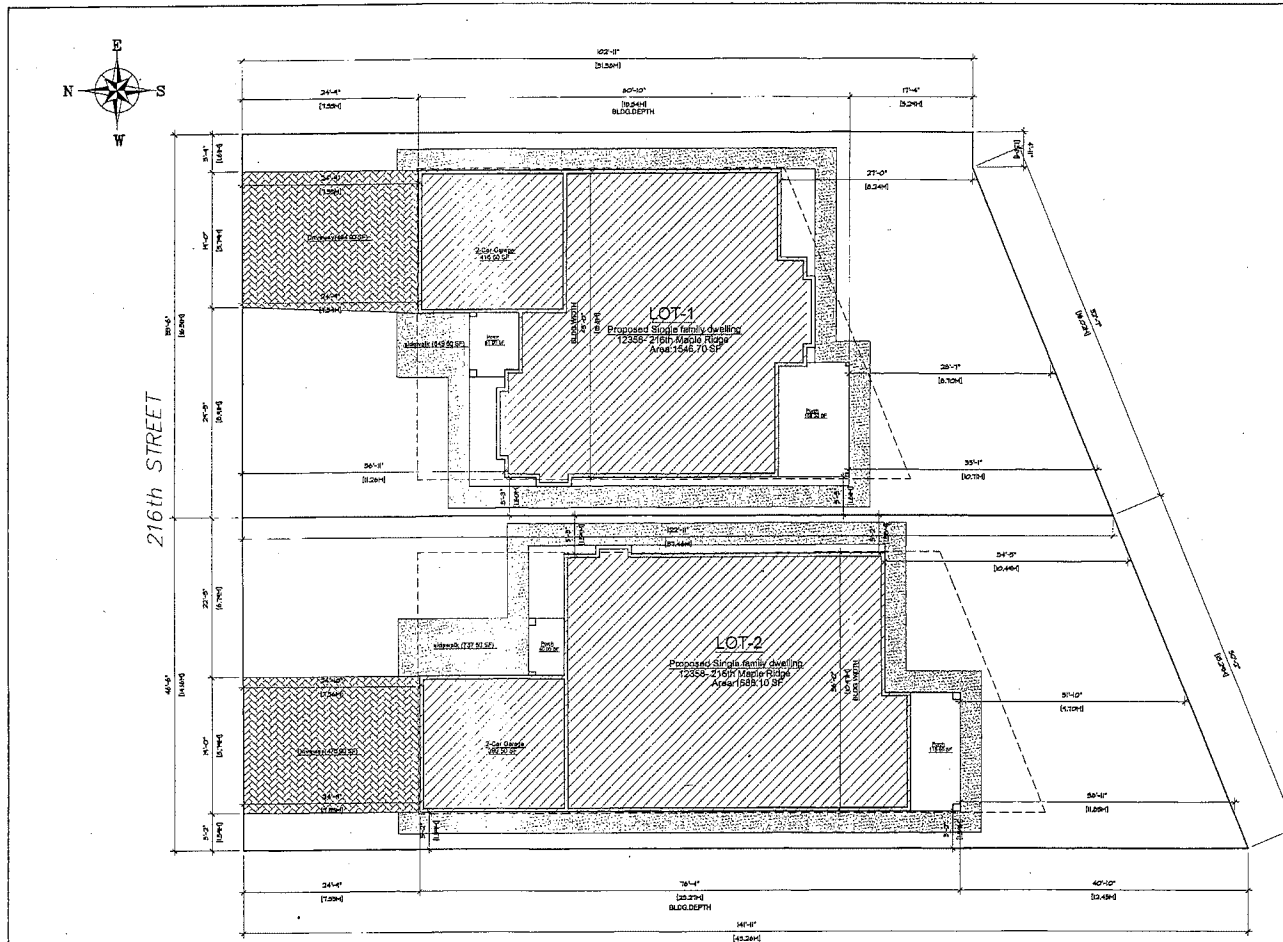
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CORPORATE OFFICER



SCALE 1:2,000

# APPENDIX D



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

## PROJECT DESCRIPTION:

CIVIC ADDRESS: 12358-216 STREET  
MAPLE RIDGE, B.C.  
LEGAL ADDRESS: LOT 8 DISTRICT LOT 245 GROUP 1  
DND PLAN 74854  
PID: 1,007,796,986

LOT-1	
ZONE	RS-1b
SITE SIZE	5995.50 SQFT
LOT COVERAGE	TOTAL ALLOWABLE 5995.50 X 0.40 = 2398.20 SQFT
	BUILDINGS 5995.50 X 0.30 = 1798.60 SQFT
	PROPOSED 2170.70 SQFT
	MAIN HOUSE 1548.70 SQFT
	COVD PORCH 217.30 SQFT
	GARAGE 406.90 SQFT

LOT-2	
ZONE	RS-1b
SITE SIZE	6147.30 SQFT
LOT COVERAGE	TOTAL ALLOWABLE 6147.30 X 0.40 = 2458.90 SQFT
	BUILDINGS 6147.30 X 0.30 = 1844.20 SQFT
	PROPOSED 2223.10 SQFT
	MAIN HOUSE 1688.10 SQFT
	COVD PORCH 151.50 SQFT
	GARAGE 389.50 SQFT

### NOTES:

1. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF BRITISH COLUMBIA CODE 2022 EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. S.A.201 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 5000 PSI.
6. ALL FRAMING AND RAILING SHALL CONFORM TO B.C. BUILDING CODE PART 4 AND DESIGN TO C.S.A. LATEST EDITION.
7. ALL FRAMING UNITS SHALL BE DOUGLAS FIR #2 OR BETTER.
8. ROOF TRUSSES SHALL BE DESIGNED AND SEALED BY P.E. ENGINEER IN B.C.
9. ALL FLYWOOD SHALL BE DOUGLAS FIR CONFORM TO C.S.A. 2022 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENT.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES. THERE IS NO RESPONSIBILITY OF THE DESIGNER THE OWNER/CONTRACTOR/BUILDER SHOULD INFORM THE DESIGNER BEFORE COMMENCEMENT OF CONSTRUCTION FOR ANY DISCREPANCY.

THESE PLANS CONFORM TO BCBC 2012

PROPOSED PLANS FOR HOUSE SITUATED  
12358 - 216 STREET, MAPLE RIDGE

Builder :

SCALE :AS SHOWN

DATE:AUG.17,2016

SITE PLAN / DETAILS



Designed By:  
AMARDEEP DHILLON

Drawn By:  
DON DUMANDAN



**SPACE SMART HOME DESIGN**  
8189 MAIN STREET, VANCOUVER BC V5X 3L2

PH.604.720.0825

asdhillon50@hotmail.com

ALL DRAWING CONTENTS HERE OF ARE PROPERTY OF SPACE SMART, ALL RIGHTS RESERVED.

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer

**MEETING DATE:** February 6, 2017  
**FILE NO:** 2015-253-DVP  
**MEETING:** CoW

**SUBJECT:** Development Variance Permit  
23539 Gilker Hill Road

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2015-253-DVP has been received for the subject property, located at 23539 Gilker Hill Road, in conjunction with a Rezoning, Multi-Family Development, and Watercourse and Natural Features Development Permit application. The requested variances are to:

1. reduce the required asphalt width requirement from 5.8m (19 ft.) to 4.3m (14.1 ft.) to eliminate the parking lane on Gilker Hill Road;
2. reduce the minimum front yard setback for Blocks 1, 2, 3, 4, and 10, from 7.5m (24.6 ft.) down to 4.5m (14.8 ft.) at its shortest distance;
3. reduce the minimum rear yard setback for Blocks 5 and 9, from 7.5m (24.6 ft.) down to 4m (13.1 ft.) at its shortest distance;
4. increase the maximum building height for Blocks 1, 2, 3, 4, 7, 8, 9, and 10 from 11m (36 ft.) up to 11.7m (38.4 ft.) at its tallest point;
5. reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6m (20 ft.) for Blocks 1, 2, 5, 6, 7, 8, 9, and 10, down to 2.8m (9.2 ft.) for its shortest length; and
6. increase the maximum retaining wall height from 1.2m (4 ft.) to 3.5m (11.5 ft.) at its highest point.

Council will be considering final reading for rezoning application 2015-253-RZ on February 14, 2017.

It is recommended that Development Variance Permit 2015-253-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2015-253-DVP respecting property located at 23539 Gilker Hill Road.



## **DISCUSSION:**

### **a) Background Context**

Applicant:	Concosts Management Inc.
Legal Description:	Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12, New Westminster District Plan 35398
OCP:	
Existing:	Urban Residential and Conservation
Proposed:	Urban Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
East:	Use: Single Family Residential and Agricultural Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential and Conservation
West:	Use: Park Land Zone: RS-3 (One Family Rural Residential) Designation: Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Townhouses
Site Area:	1.24 ha (3.1 acres)
Access:	Gilker Hill Road
Servicing requirement:	Urban Standard
Concurrent Applications:	2015-253-RZ/DP/WPDP/NFDP

### **b) Project Description:**

The subject property, located at 23539 Gilker Hill Road, is located at the north end of Gilker Hill Road, just before it bends and turns into 236 Street (see Appendices A and B). A tributary to Cottonwood Creek is located in the north-central portion of the property, with steep slopes located on the western side of the property.

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 43 townhouse units.

### **c) Variance Analysis:**

The Zoning Bylaw and Subdivision and Development Services Bylaw establish general minimum and maximum regulations for multi-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 Appendix C):

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Standard Drawings and Specifications*: To reduce the required asphalt width from 5.8m (19 ft.) to 4.3m (14.1 ft) to eliminate the parking lane on Gilker Hill Road.

This reduction in asphalt width is supported as on-street parking is not supported at this location due to the steep grades and road geometry.

2. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a)*: To reduce the minimum front yard setback from 7.5m (24.6 ft.) to:
  - i. 7.0m (23 ft.) to the building face for Blocks 1, 2, and 3, and for Units 18A3 and 19A in Block 4;
  - ii. 6.0m (19.7 ft.) to the building face for Units 20A and 21A1 in Block 4; and
  - iii. 4.5m (14.8 ft.) to the building face for Unit 43A1 in Block 10.
3. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 6. a)*: To reduce the minimum rear yard setback from 7.5m (24.6 ft.) to:
  - i. 4.0m (13.1 ft.) to the building face for Unit 22D in Block 5;
  - ii. 4.3m (14.1 ft.) to the building face for Units 23C and 24C in Block 5; and
  - iii. 4.5m (14.8 ft.) to the building face for Unit 37A3 in Block 9.

These setback reductions are supported as the property is restricted by a meandering environmental and geotechnical stability line which narrows the developable area of the property. Block 10 is not adjacent to residential development and the setback reduction for Block 4 is minor in nature and greater than what the setback is proposed to be in the new Zoning Bylaw which is currently under review.

4. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 7. a)*: To increase the maximum building height from 11.0 m (36 ft.) to:
  - i. 11.7 m (38.4 ft.) for Block 1;
  - ii. 11.5 m (37.7 ft.) for Block 2;
  - iii. 11.4 m (37.4 ft.) for Block 3;
  - iv. 11.3 m (37.0 ft.) for Blocks 4 and 8;
  - v. 11.5 m (37.7 ft.) for Block 7; and
  - vi. 11.2 m (36.7 ft.) for Blocks 9 and 10.

These increases in height are supported as there are steep grades on the property and grade differences between the front and back of each unit. The elevations that back onto the property to the south are not over-height; the height variances are required for the elevations fronting the internal strata road.

5. *Zoning Bylaw No 3510 -1985, Part 6, Section 602, 8. d) and Part 2, Interpretation*: To reduce the minimum required Usable Open Space per 3 bedroom unit from 45 m<sup>2</sup> (484 ft<sup>2</sup>), with a minimum dimension of not less than 6 m (19.7 ft.) to:
  - i. 5.8m (19 ft.) for Units 3B and 4B in Block 1, Units 8B, 9B, 10B, and 11B in Block 2, Unit 30B in Block 7, Units 33B, 34B, and 35B in Block 8, Units 38B and 39B in Block 9, and Unit 42B in Block 10;
  - ii. 4.0 m (13.1 ft.) for Unit 22D in Block 5;
  - iii. 4.5 m (14.8 ft.) for Units 23C and 24C in Block 5;
  - iv. 2.8 m (9.2 ft.) for Unit 25D in Block 5;
  - v. 5.8 m (19.0 ft.) for Units 26C1, 27C, and 28C1 in Block 6.

These variances are supported as the shortfall of 16 m<sup>2</sup> (172 ft<sup>2</sup>) of Usable Open Space is provided in Community Amenity Space. Overall, the required amount of Community Amenity Space is 231 m<sup>2</sup> (2,486 ft<sup>2</sup>) and 437 m<sup>2</sup> (4,704 ft<sup>2</sup>) is being provided.

6. *Zoning Bylaw No 3510 -1985*, Part 4, Section 403, (8): To increase the maximum retaining wall height from 1.2 m (4 ft.) to 3.5 m (11.5 ft.) at its highest point.

This increase in retaining wall height is supported due to the high existing grade condition of the neighbouring southern property and the steepness of the property access point. The redi-rock wall construction eliminates the need for geogrid, which would encroach onto the neighbouring southern property. Landscaping will be provided between retaining walls where they are tiered.

**d) Citizen/Customer Implications:**

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

**CONCLUSION:**

The proposed variances are supported as there are geotechnical and environmental constraints that limit the developable area of the property.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-253-DVP.

“Original signed by Michelle Baski”

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

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

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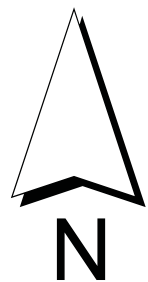
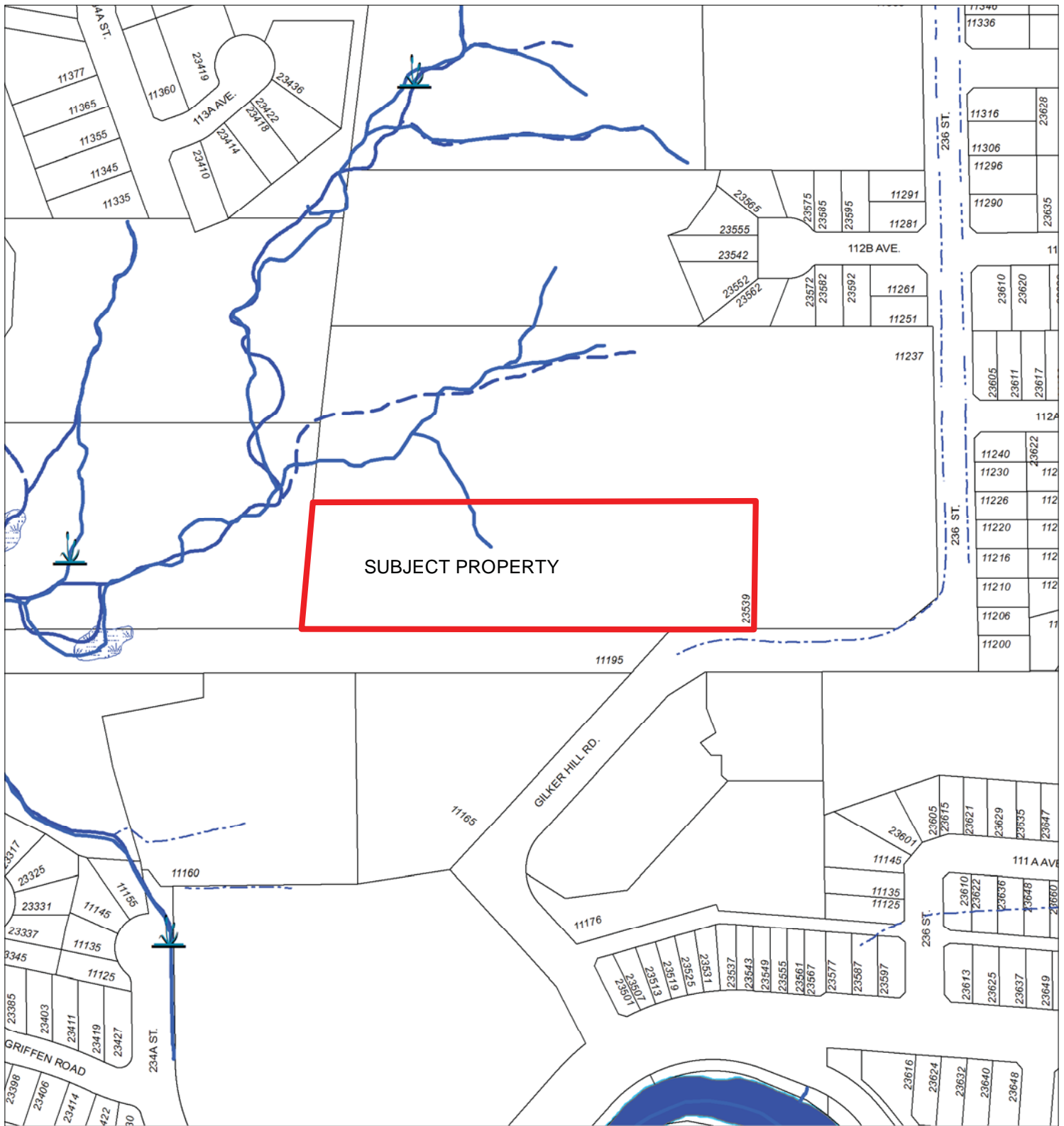
**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Variances



Scale: 1:2,500

## Legend

- Ponds
- Wetlands
- GPS Creek Centrelines
- Streams & Rivers (Topographic)**
- Feature Type**
- Indefinite Creek Centrelines
- Ditch Centrelines
- River Centrelines
- Rivers & Lakes (Topographic)**
- Feature Type**
- Canal
- Flooded Land
- Lake/Reservoir
- Marsh
- River

23539 Gilker Hill Rd

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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2015-253-RZ

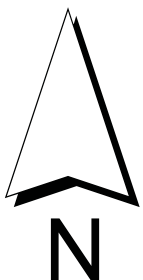
DATE: Aug 21, 2015

BY: JV





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Scale: 1:2,500

23539 Gilker Hill Rd  
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

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2015-253-RZ  
DATE: Aug 26, 2015

BY: JV



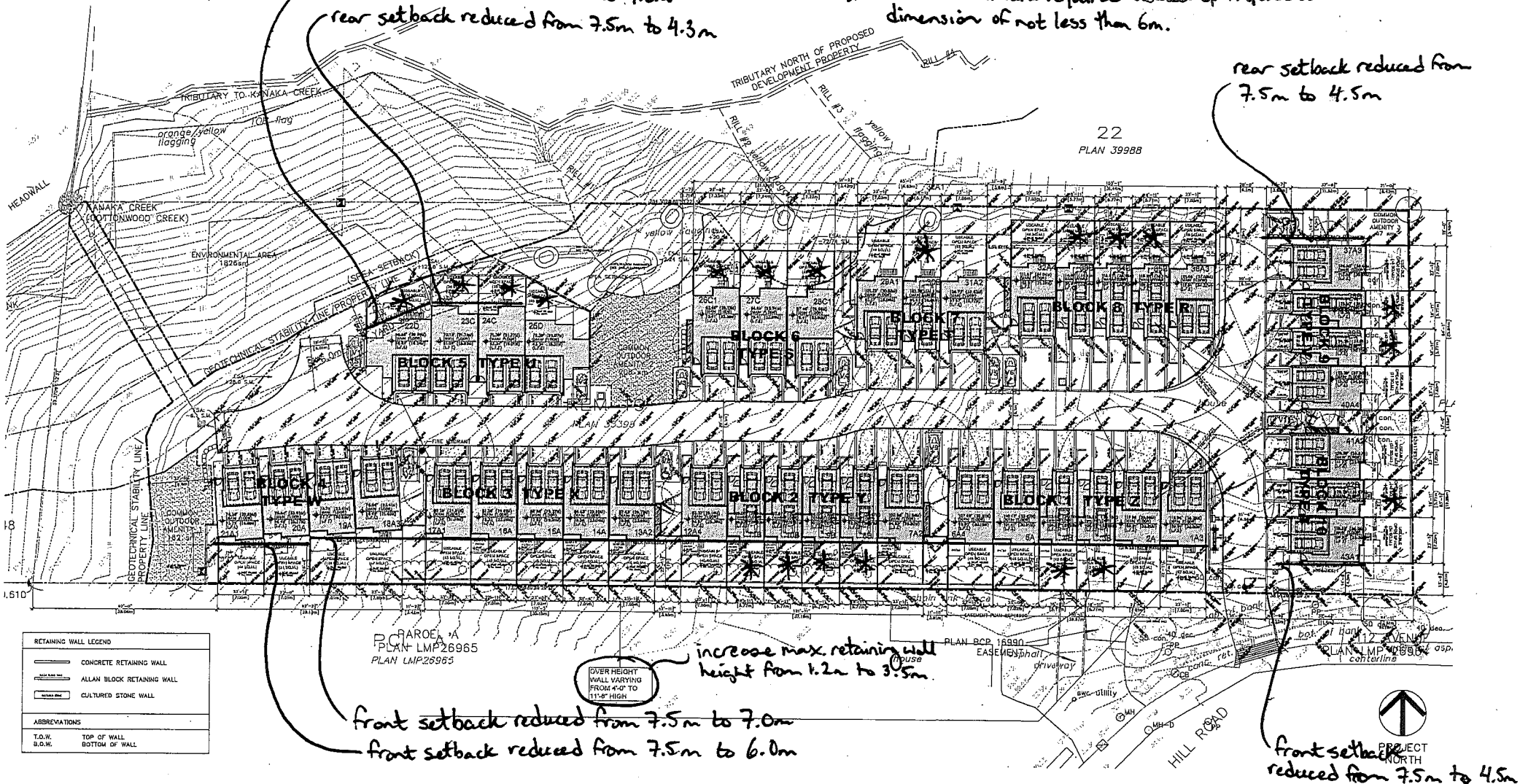
# Proposed Variances

## APPENDIX C

rear setback reduced from 7.5m to 4.0m  
 rear setback reduced from 7.5m to 4.3m

\* - reduced minimum required usable open space with a dimension of not less than 6m.

rear setback reduced from 7.5m to 4.5m

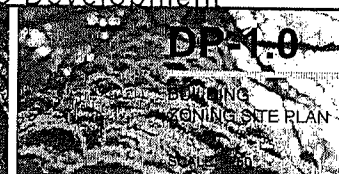
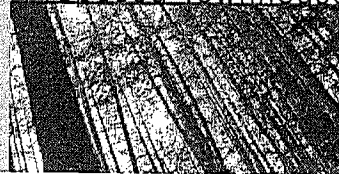


# Kanaka Hill

## Proposed Townhouse Development

23539 Gilker Hill Road,  
 Maple Ridge, B.C.

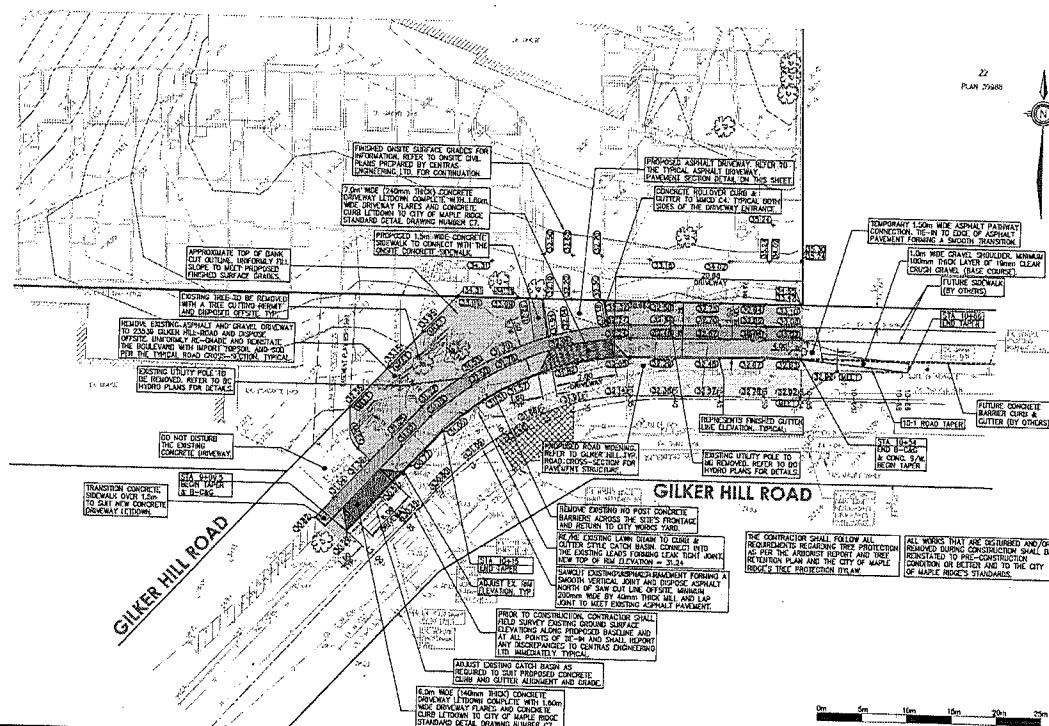
JULY 14, 2016





DP-1.0

DEVELOPMENT  
 ZONING SITE PLAN

reduced asphalt width from 5.8 m  
to 4.3 m



SHEET NO.	SUBMITTANCE	ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: 9702153  LOCATED AT: 236 STREET AND 116 AVENUE  AND HAVING ELEVATION OF: 43.784m	No.	REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	SCALE: 1:250	CITY OF MAPLE RIDGE	
			1			QUARRY ROCK DEVELOPMENTS INC. c/o CONDOTS MANAGEMENT INC. #202 - 5489 BYRNE ROAD BURNABY, BC V5J 3J1 PHONE: 604-522-9777 FAX: 604-568-3410	 <b>CENTRAS</b> Engineering Ltd. CROYDON BUSINESS CENTRE #214-2630 CROYDON DRIVE BURNABY, BC V5J 6J5 TEL 604-762-4927 EMAIL: info@centras.ca	KANAKA HILL 43 UNIT TOWNHOUSE DEVELOPMENT			ROADWORKS PLAN	
			2									
			3									
			4									
LEGAL		LOT 19, EXCEPT PART SUBDIVIDED BY PLAN 39988, SEC 16, TOWNSHIP 12 WMD PLAN 32598	EROD SUBMISSION OCTOBER 20/2016 PLOT SUBMISSION JANU 16, 2016					PROJECT SITE ADDRESS 23539 GILKER HILL ROAD MAPLE RIDGE, BC	November 18, 2016			

0m

5m

10m

15m

20m

25m

1:250

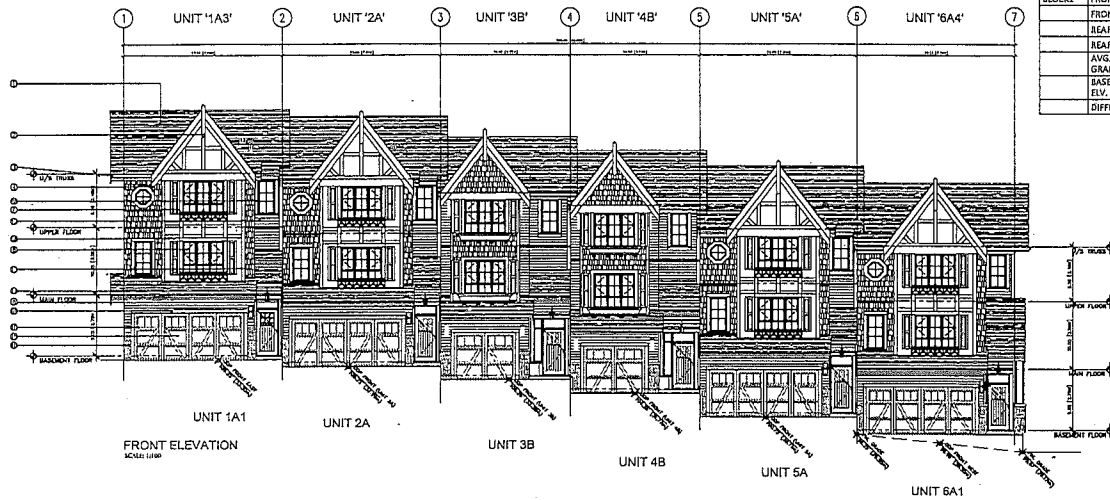
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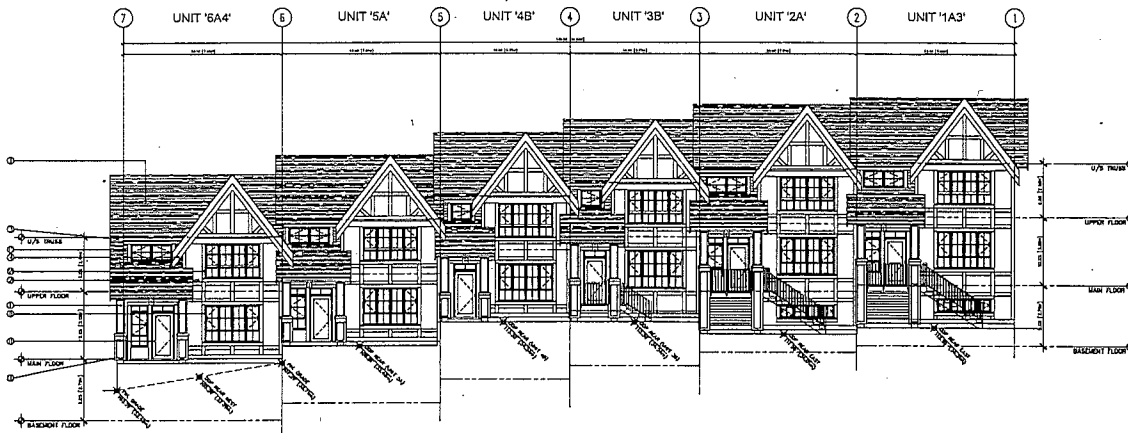
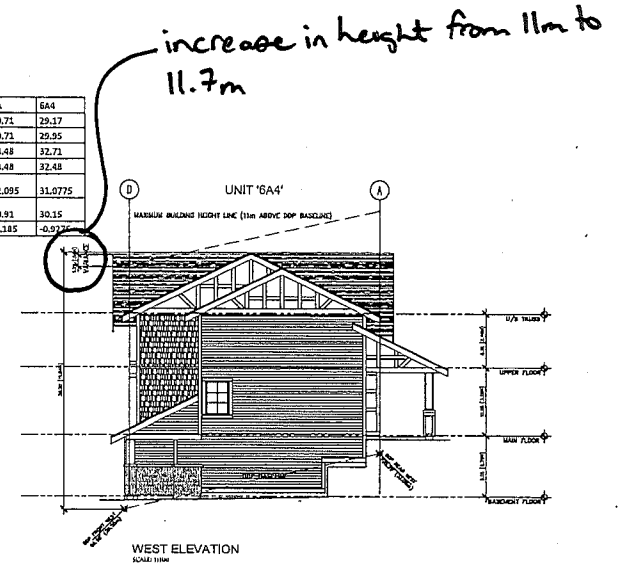
VER. SCALE

REV.

# Proposed Variances

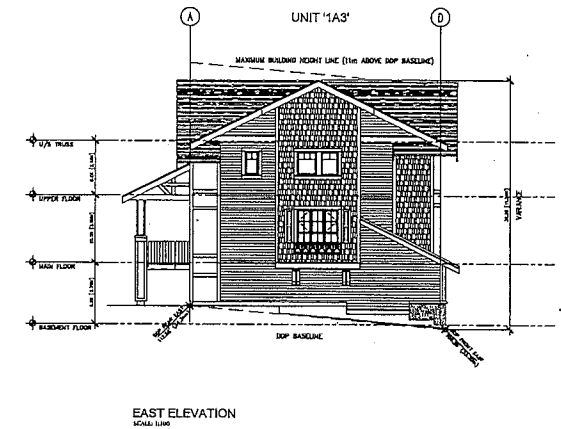


BLOCK	FRONT 1	2A	3B	4B	5A	6A1
FRONT 1	33.3	32.99	32.38	33.77	30.71	29.17
FRONT 2	33.3	32.99	32.38	33.77	30.71	29.95
REAR 1	34.31	34.02	34.54	34.54	33.48	32.71
REAR 2	34.31	34.02	34.54	34.54	33.48	32.48
AVG. FIN. GRADE	33.805	33.5	33.46	33.555	32.095	31.0775
BASEMENT ELEV.	33.5	33.2	32.59	33.98	30.91	30.15
DIFFERENCE	-0.305	-0.3	-0.87	-1.375	-1.185	-0.9275



MATERIALS LEGEND

- PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
- STAINED WOOD FAH
- ALUMINUM RAILS + GUTTERS
- PAINTED WOOD FASCIA
- PAINTED FIBER REINFORCED CEMENT PANELING 1
- PAINTED FIBER REINFORCED CEMENT PANELING 2
- PAINTED WOOD + DOOR TRIMS 1
- PAINTED WOOD + DOOR TRIMS 2
- STAINED WOOD SHUTTERS
- VINYL WINDOWS
- ALUMINUM WINDOW BOX / PLANTER
- PAINTED / STAINED FIBERGLASS ENTRY DOOR
- STAINED WOOD POST
- PROFILED HORIZONTAL VINYL SIDING
- SHAKE VINYL SIDING
- DECORATIVE LIGHT FIXTURE
- INSULATED GARAGE DOORS
- CULTURED STONE



## Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,  
Maple Ridge, B.C.

MARCH 18, 2016

DP-2-1B

BUILDING  
ELEVATIONS  
TYPE 2 (BLOCK 1)  
UNIT 1A1  
SOUTH ELEVATION



## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	February 6, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2015-253-DP
		<b>MEETING:</b>	CoW
<b>SUBJECT:</b>	<b>Multi-Family Residential Development Permit 23539 Gilker Hill Road</b>		

---

### EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 23539 Gilker Hill Road, for a 43 unit townhouse development consisting of ten buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish 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.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2015-253-DP respecting the property located at 23539 Gilker Hill Road.

### DISCUSSION:

#### 1. Background Context:

Applicant:	Concosts Management Inc.		
Legal Description:	Lot 19 Except: Part Subdivided by Plan 39988; Section 16 Township 12, New Westminster District Plan 35398		
OCP:			
Existing:	Urban Residential and Conservation		
Proposed:	Urban Residential and Conservation		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RM-1 (Townhouse Residential)		
Surrounding Uses:			
North:	Use:	Single Family Residential and Agricultural	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Urban Residential and Conservation	
South:	Use:	Single Family Residential	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Urban Residential and Conservation	
East:	Use:	Single Family Residential and Agricultural	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Urban Residential and Conservation	
West:	Use:	Park Land	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Conservation	

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Townhouses
Site Area:	1.24 ha (3.1 acres)
Access:	Gilker Hill Road
Servicing requirement:	Urban Standard

## 2. Project Description:

The subject property, located at 23539 Gilker Hill Road, is located at the north end of Gilker Hill Road, just before it bends and turns into 236 Street (see Appendices A and B). A tributary to Cottonwood Creek is located in the north-central portion of the property, with steep slopes located on the western side of the property. A significant portion of the property will be dedicated as park for the protection of the watercourse and the steep slopes.

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 43 townhouse units in ten buildings. The buildings are in clusters of three to six units that have an appearance of rowhouse style residences, each with a direct access to grade at the front and the rear of the unit (see Appendix C). Due to the grading conditions on the property, all the buildings are stepped, further reinforcing the rowhouse look.

There are three unit types of approximately 133 m<sup>2</sup> (1,434 ft<sup>2</sup>) to 190 m<sup>2</sup> (2,051 ft<sup>2</sup>), all with three bedrooms, a flex room and an open concept great room/kitchen combination. All the units have access to private outdoor space including covered sundecks and patios and fenced rear yards. There are two outdoor amenity areas, one with garden plots and the other with a children's play area.

Double-car garages are provided for 30 of the units, and tandem-style garages are provided for 13 of the units, providing the required 86 residential parking spaces. Eleven visitor parking spaces are provided throughout the site, with two of them sized for disabled parking spaces. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development.

## 3. Planning Analysis:

### i. Official Community Plan:

The subject property is located within the Urban Area and is currently designated *Urban Residential* and *Conservation* and is subject to the Major Corridor Infill policies, as it has frontage on a collector standard road. The proposed RM-1 (Townhouse Residential) zone is compatible with the *Urban Residential – Major Corridor Residential* designation; however, an Official Community Plan (OCP) amendment is required to adjust the *Conservation* area around the small tributary to Cottonwood Creek. It should be noted that although some areas are proposed to change designation from *Conservation* to *Urban Residential*, additional lands within the subject property will be placed under a Restrictive Covenant for habitat protection, and will be used for enhanced stormwater management and habitat areas.

A Multi-Family Residential Development Permit is required for all new multi-family development on land designated *Urban Residential* on Schedule B of the OCP. Section 8.7, Multi-Family Development Permit Area Guidelines of the OCP aims to regulate the form and character of development located within this area.

This development respects the key guideline concepts as outlined in this section:

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

*"This proposed infill project is complementary to the many new townhouse projects in the area. It respects the existing context (neighbourhood in transition with setbacks, solid fencing, landscaping and compatible massing)."*

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of a higher density developments.

*"The proposed rear yard grading adjacent to single family houses is either matching the existing grade or lower. The proposed basements are a minimum of 2 m (6 ft.) lower than the rear yard so the building appear to be two storeys in height."*

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

*"The development is clustered and designed as a unified form and character, yet has enough variety through material choice and colour to add visual interest."*

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

*"Extensive landscape planting is provided along entry of the project. The development entry is marked with an entry gate and low stone walls."*

## **ii. Zoning Bylaw:**

The subject property is proposed to be rezoned from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the development of 43 townhouse units. The maximum allowable density of the RM-1 (Townhouse Residential) is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m<sup>2</sup> of habitable basement area per unit. This development has a floor space ratio of 0.57, so it is within the allowable maximum density.

A Development Variance Permit application has been received for this project and involves the following variances:

1. reduce the required asphalt width from 5.8 m (19 ft.) to 4.3 m (14.1 ft.) to eliminate the parking lane;
2. reduce the minimum front yard setback for Blocks 1, 2, 3, 4, and 10, from 7 m (23 ft.) down to 4.5 m (14.8 ft.) at its shortest distance;
3. reduce the minimum rear yard setback for Blocks 5 and 9, from 6 m (20ft.) down to 4 m (13.1 ft.) at its shortest distance;

4. increase the maximum building height for Blocks 1, 2, 3, 4, 7, 8, 9, and 10 from 11 m (36 ft.) up to 11.7 m (38.4 ft.) at its tallest point;
5. reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6 m (20 ft.) for Blocks 1, 2, 5, 6, 7, 8, 9, and 10, down to 2.8 m (9.2 ft.) for its shortest length; and
6. increase the maximum retaining wall height from 1.2 m (4 ft.) to 3.5 m (11.5 ft.) at its highest point.

The requested variances to the RM-1 (Townhouse Residential) zone are the subject of a Council report under application 2011-019-DVP.

### iii. Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires 2 parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces. For 43 units, this amounts to a total of 86 residential parking spaces and 9 visitor parking spaces. Double-car garages are provided for 30 of the units, and tandem-style garages are provided for 13 of the units, providing the required 86 residential parking spaces. Eleven visitor parking spaces are provided throughout the site, with two of them sized for disabled parking spaces. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development.

### 4. Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on June 14, 2016. The Panel provided the following resolutions, which have since been resolved, as outlined below by the project architect:

- *Consider removal of front entry exterior hall and enhance entry expression for each unit*  
Stone/wood column and beam with elevated roof is provided to highlight each unit entry. The length of entry walkway has been reduced to avoid the long alcove.
- *Consider traffic calming and enhance hardscape elements along main roadway with particular attention to park frontage*  
Additional patterning has been provided in the form of a paver crosswalk to the central common amenity area.
- *Consider variation of façades on end units*  
Cultured stone, shakes, window boxes and/or larger windows with wood shutters have been added to the end units.
- *Consider the balance of materials from front of building to back*  
All building blocks are coordinated to have front and rear façades with similar materials.
- *Consider refinement of grading for play area*  
Additional grading has been provided in the playground area.
- *Provide further grading details for overall site plan, including retaining wall information*  
Retaining walls are marked with top and bottom of wall elevations and materials identified.

- *Consider accessibility around site, in particular around play area*  
Pathway connections for both the top and bottom of the slide areas have been updated to meet accessibility requirements.
- *Consider mailbox location in regards to car access*  
Canada Post did not support relocating the mailbox.
- *Consider more interest in rubber surface area of playground*  
The playground has been adjusted to allow for more play space. The design intent is that the wood stumps add an additional play feature to the site.
- *Consider further detail in rain garden, incorporating lawn drains*  
There is a lawn drain proposed within the rain garden that is adequately sized for the portion of hard surface stormwater runoff being directed to the rain garden feature.
- *Consider removal of the handicap stall to further enhance play area*  
A regular sized parking stall was switched with a disabled sized parking stall to provide additional space for the common amenity space.
- *Consider switching amenity areas 3 and 4 and increasing the number of garden plots*  
The garden plots are now placed at the south-west amenity space and the Harding swings placed at the north-east amenity space.
- *Provide lighting plan*  
A lighting plan has been provided showing pendant lights at each entry and bollard and in-ground up-lighting at the common amenity spaces and project entry.

The ADP concerns have been addressed appropriately and are reflected in the current plans (see Appendices D and E).

## 5. Environmental Implications:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Cottonwood Creek, its tributaries, and the adjacent slopes. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

The Environmental and Restoration Management Plan has been reviewed, including the Environmental Habitat Protection and Enhancement proposal, the Arborist Report, the Geotechnical Report, and the Stormwater Management Plan. The geotechnical consultant is to coordinate their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved. Restoration measures with a cost estimate and security deposit are required, including a five-year maintenance period.

It should be noted that although some areas are proposed to change designation from *Conservation* to *Urban Residential*, additional lands within the subject property will be placed under a Restrictive Covenant for habitat protection, and will be used for enhanced stormwater management and habitat areas.

## **6. Citizen/Customer Implications:**

A Development Information Meeting (DIM) was held on September 6, 2016 and Public Hearing was held on November 22, 2016. A summary of the issues raised at the DIM, which were similar to the concerns expressed at the Public Hearing, were summarized in the second reading report, dated October 3, 2016.

## **7. Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$564,266.00, the security will be **\$564,266.00**.

## **CONCLUSION:**

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2015-253-DP be given favourable consideration.

"Original signed by Michelle Baski"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

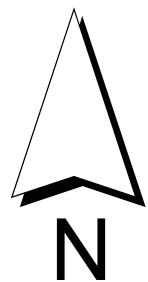
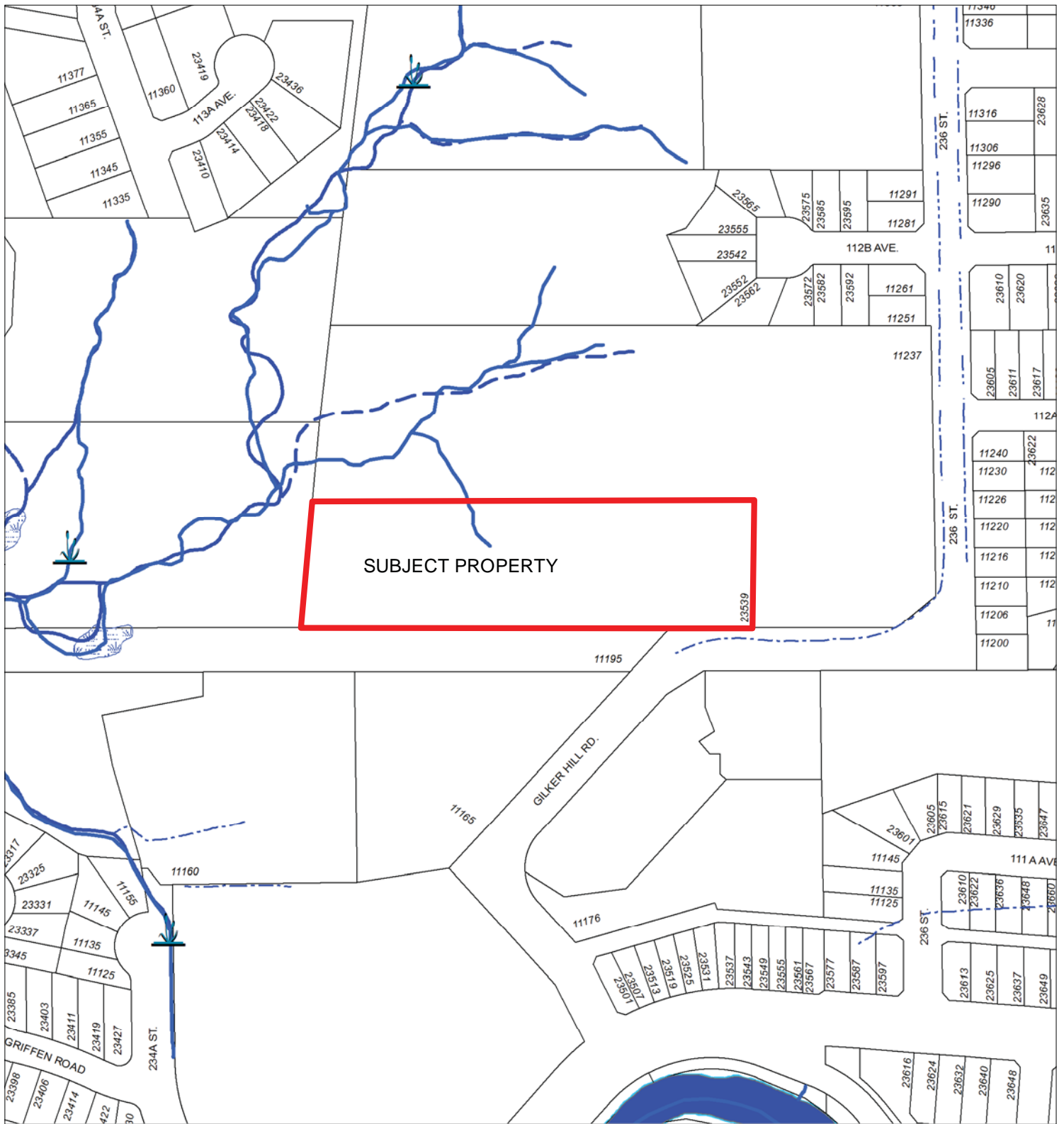
"Original signed by E.C. Swabey"

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Photo  
Appendix C – Site Plan  
Appendix D – Building Elevations  
Appendix E – Landscaping Plans



Scale: 1:2,500

## Legend

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23539 Gilker Hill Rd

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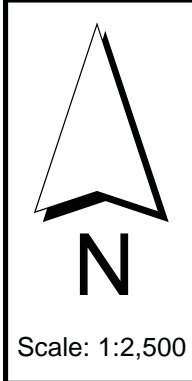
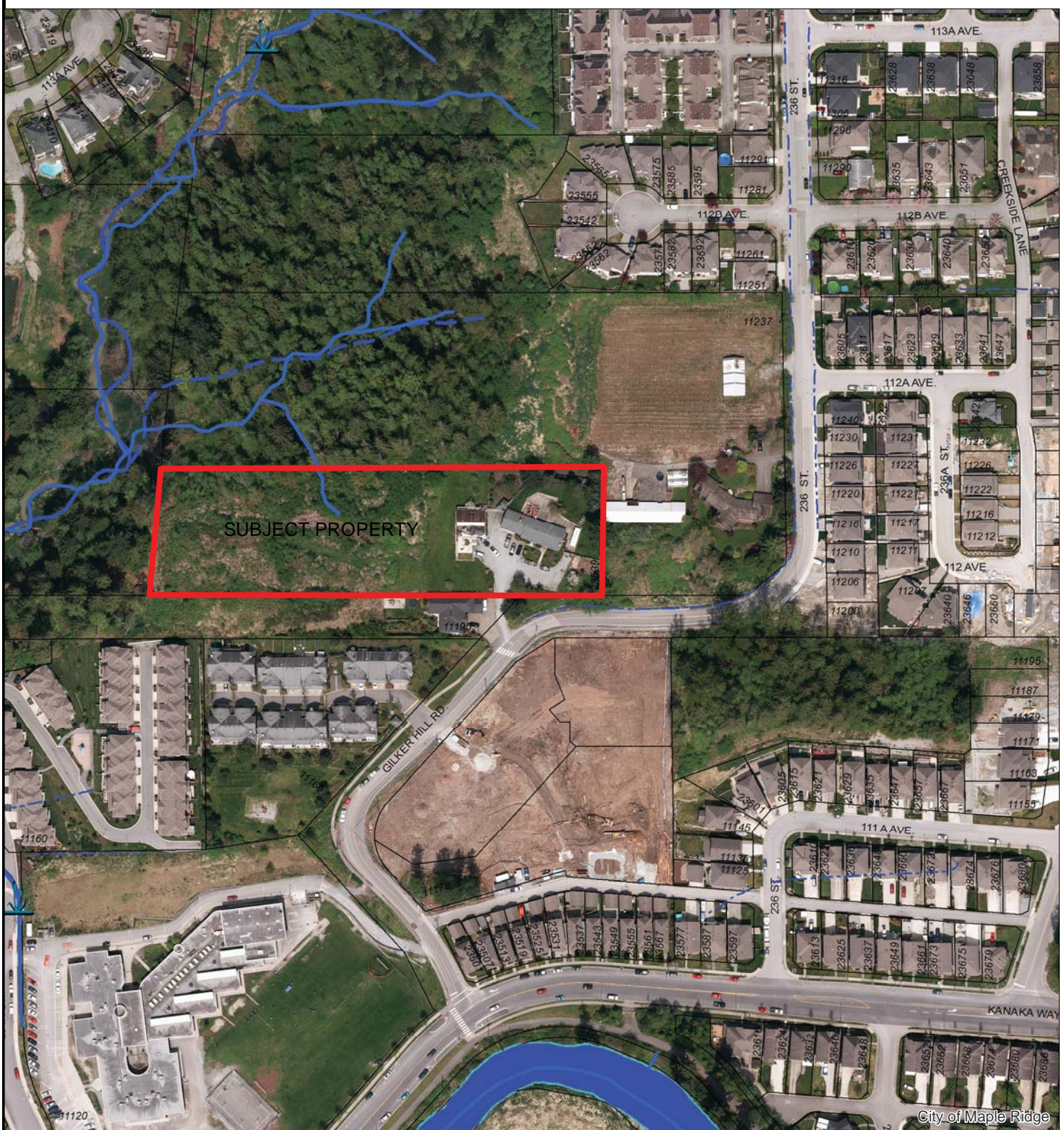
[mapleridge.ca](http://mapleridge.ca)

2015-253-RZ

DATE: Aug 21, 2015

BY: JV





**Legend**

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23539 Gilker Hill Rd  
2011 Image

PLANNING DEPARTMENT

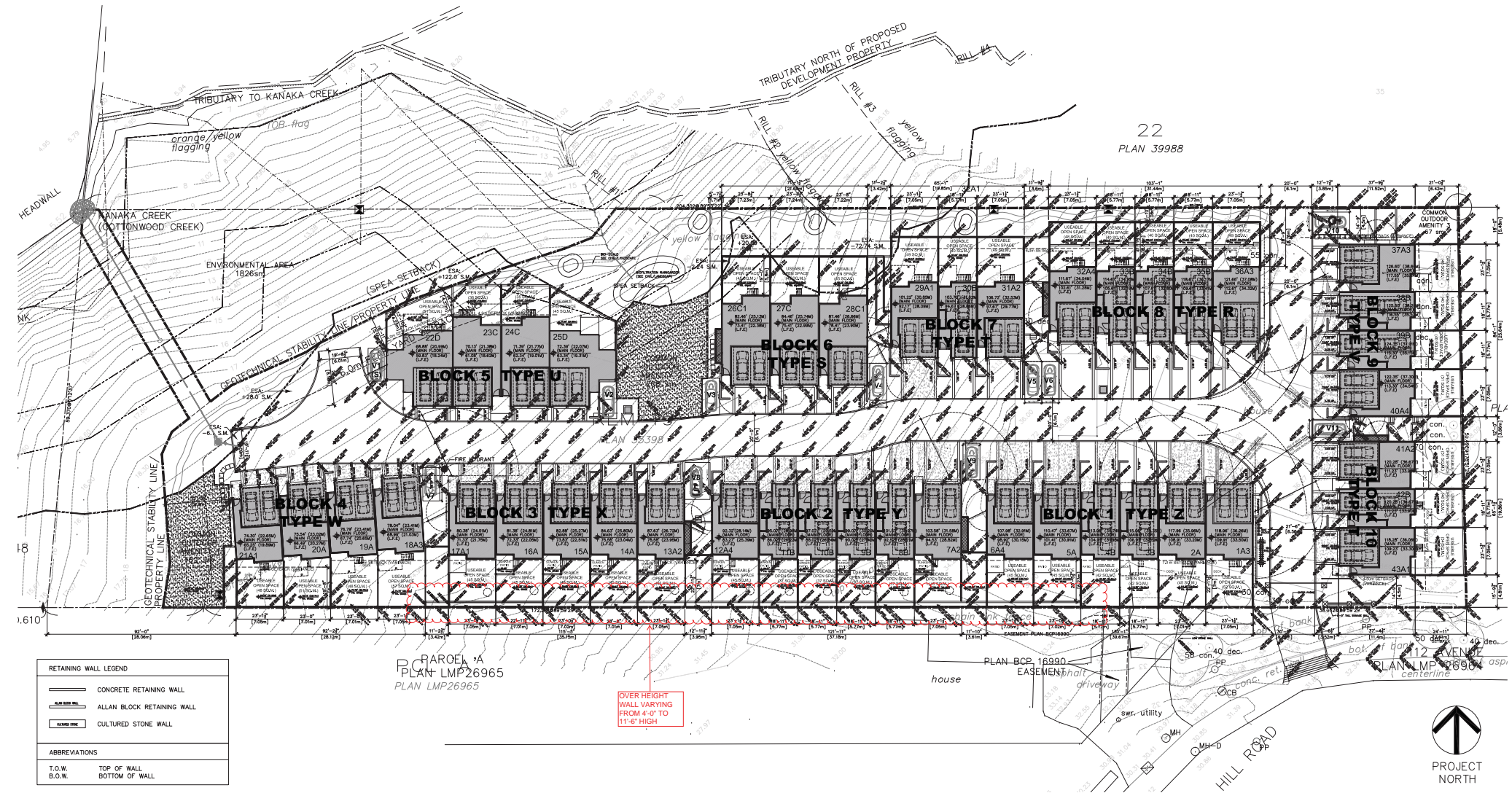
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British Columbia

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

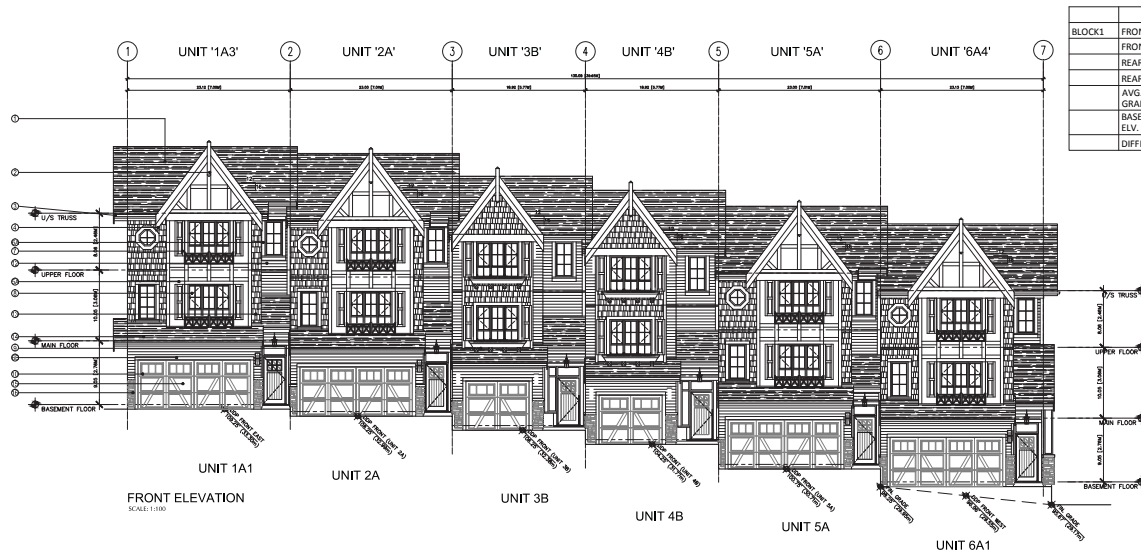
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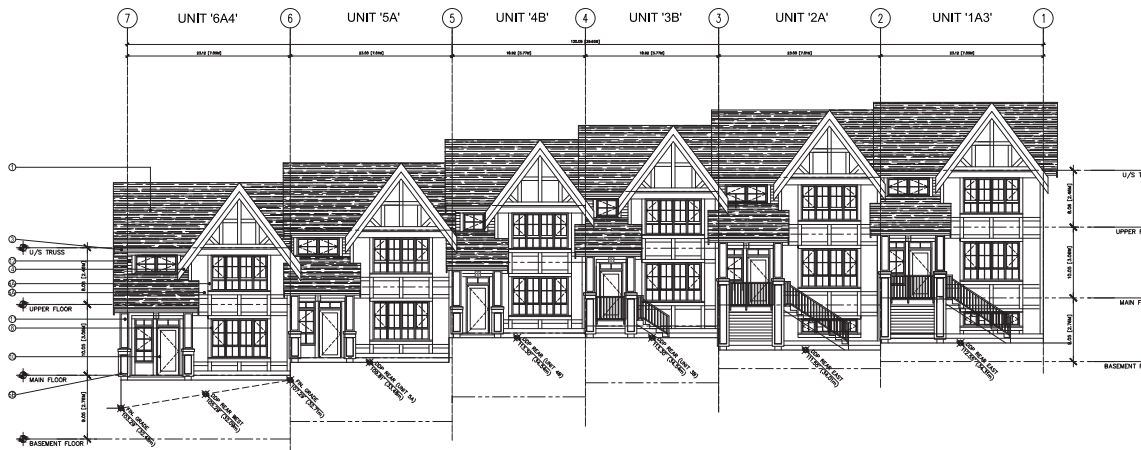
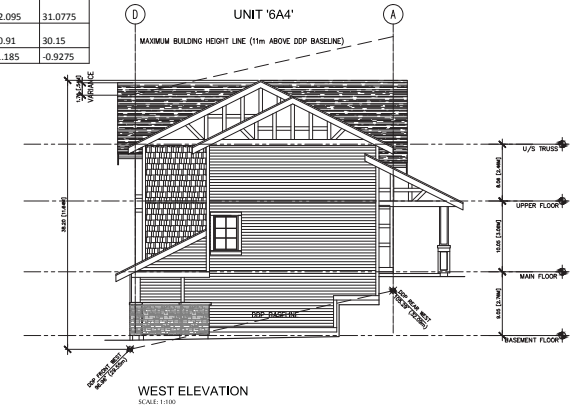




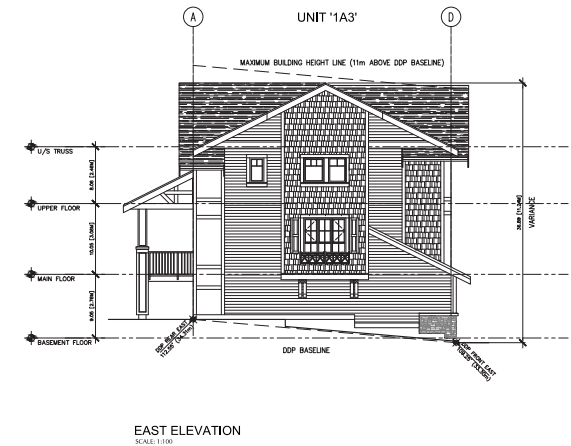
# APPENDIX D



BLOCK1	FRONT 1	1A1	2A	3B	4B	5A	6A1
FRONT 1	33.3	32.99	32.38	31.77	30.71	29.17	
FRONT 2	33.3	32.99	32.38	31.77	30.71	29.95	
REAR 1	34.31	34.01	34.54	34.54	33.48	32.71	
REAR 2	34.31	34.01	34.54	34.54	33.48	32.48	
AVG. FIN. GRADE	33.805	33.5	33.46	33.155	32.095	31.0775	
BASEMENT ELV.	33.5	33.2	32.59	31.98	30.91	30.15	
DIFFERENCE	-0.305	-0.3	-0.87	-1.175	-1.185	-0.9275	



MATERIALS LEGEND
① PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING
② STAINED WOOD FINIAL
③ ALUMINUM RWLS + GUTTERS
④ PAINTED WOOD FASCIS
⑤ PAINTED FIBER REINFORCED CEMENT PANNELLING 1
⑥ PAINTED FIBER REINFORCED CEMENT PANNELLING 2
⑦ PAINTED WOOD + DOOR TRIMS 1
⑧ PAINTED WOOD + DOOR TRIMS 2
⑨ STAINED WOOD SHUTTERS
⑩ VINYL WINDOWS
⑪ ALUMINUM WINDOW BOX / PLANTER
⑫ PAINTED / STAINED FIBERGLASS ENTRY DOOR
⑬ STAINED WOOD POST
⑭ PROFILED HORIZONTAL VINYL SIDING
⑮ SHAKE VINYL SIDING
⑯ DECORATIVE LIGHT FIXTURE
⑰ INSULATED GARAGE DOORS
⑱ CULTURED STONE



## Kanaka Hill Proposed Townhouse Development

23539 Gilker Hill Road,  
Maple Ridge, B.C.

MARCH 18, 2016

DP-2.1B

BUILDING  
ELEVATIONS  
TYPE 'Z' (BLOCK 1)  
A1-A-B-B-A-A1  
SCALE: 1:100



## Building Colour Scheme 1



FRONT ELEVATION  
SCALE 1:50



BACK ELEVATION  
SCALE 1:50

- |                                                                                                      |                                                                                                                                                                    |
|------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATHERED WOOD | 2 PAINTED WOOD TRIMS, FASCIA, SHUTTERS, COLUMNS - BENJAMIN MOORE, AF-249, SATCHEL                                                                                  |
| 3 ALUMINUM SMU + PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHARCOAL                         | 4 PAINTED WOOD FASCIA, TRIMS, AND GARAGE - BENJAMIN MOORE, CSP-120, NOTRE DAME                                                                                     |
| 5 FIBER REINFORCED CEMENT PANELING, TRIMS: JAMES HARDIE, NAVAJO RIDGE, JH20-18                       | 6 FIBER REINFORCED CEMENT PANELING COLUMN BASE - JAMES HARDIE, MONTEREY TAQUE, JH40-26                                                                             |
| 7 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-218, ESCARPET                                            | 8 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JULESEN 3 PANEL FIBERGLASS DOOR, STYLE: WOOD GRAIN, MISSION, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE |
| 9 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #186                                                    | 10 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #688                                                                                                       |
| 11 CULTURED STONE - SAN FRANCISCO COBBLEFIELD                                                        |                                                                                                                                                                    |

# Kanaka Hill

Proposed Townhouse Development

23539 Gilker Hill Road,  
Maple Ridge, B.C.

MARCH 18, 2016

DP-0.14A

EXTERIOR  
FINISHES &  
COLOURS



## Building Colour Scheme 2



- 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATHERED WOOD
- 2 PAINTED WOOD BRACKETS, COLUMNS BENJAMIN MOORE, AF-245, SATCHEL
- 3 ALUMINUM SMU + PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHARCOAL
- 4 PAINTED WOOD FASCIA, TRIMS, AND GARAGE - BENJAMIN MOORE, CSP-120, NOTRE DAME
- 5 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #190
- 6 FIBER REINFORCED CEMENT PANELING COLUMBIA - JAMES HARDIE, MONTEREY TAUCO JH40-20
- 7 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-518, ESCARPET
- 8 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JULOWEN 3 PANEL FIBERGLASS DOOR, STYLE WOOD GRAIN, MISSION, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE
- 9 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY 408
- 10 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY 428
- 11 CULTURED STONE - SAN FRANCISCO COBBLEFIELD

# Kanaka Hill

Proposed Townhouse Development

23539 Gilker Hill Road,  
Maple Ridge, B.C.

MARCH 18, 2016

DP-0.14B

EXTERIOR  
FINISHES &  
COLOURS



## Building Colour Scheme 3



- |                                                                                                      |                                                                                                                                                                   |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 PROFILED ARCHITECTURAL ASPHALT SHINGLE ROOFING - PARCO FIBERGLASS SHINGLES, COLOUR: WEATHERED WOOD | 2 PAINTED WOOD TRIMS, FASCIA, SHUTTERS, COLUMNS - BENJAMIN MOORE, AF-249, SATCHEL                                                                                 |
| 3 ALUMINUM SILL & PROFILED GUTTERS AND ALUMINUM WINDOW BOX/PLANTER - CHANCE COAL                     | 4 PAINTED WOOD FASCIA, TRIMS, AND GARAGE - BENJAMIN MOORE, CSP-120, NOTRE DAME                                                                                    |
| 5 FIBER REINFORCED CEMENT PANELING, TRIMS: JAMES HARDIE, KHAKI BROWN JH20-38                         | 6 FIBER REINFORCED CEMENT PANELING COLUMN BASE - JAMES HARDIE, MONTEREY TAUPE JH42-20                                                                             |
| 7 PAINTED WOOD TRIMS 2 - BENJAMIN MOORE, CC-218, ESCARPET                                            | 8 PAINTED/STAINED FIBERGLASS ENTRY DOOR - MASONITE/JULIEN 3 PANEL FIBERGLASS DOOR, STYLE: WOOD GRAIN, MISSION, WITH GLAZED INSERT AND SIDELITES, COLOUR: OAK TONE |
| 9 PROFILED HORIZONTAL VINYL SIDING - FOUNDRY #188                                                    | 10 SHAKE VINYL SIDING, FOUNDRY SIDINGS, 7" SPLIT SHAKE, #688                                                                                                      |
| 11 CULTURED STONE - SAN FRANCISCO COBBLEFIELD                                                        |                                                                                                                                                                   |

# Kanaka Hill

Proposed Townhouse Development

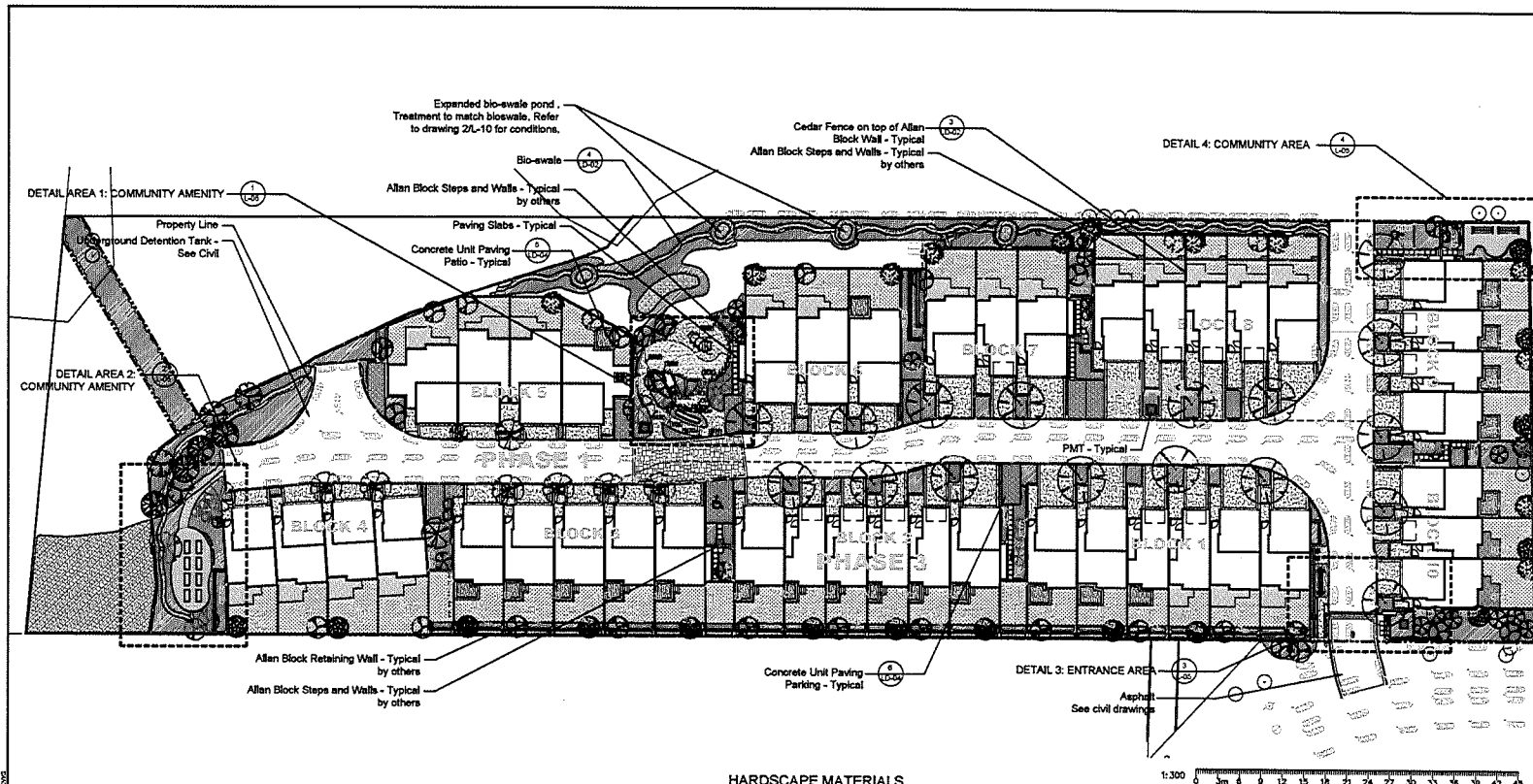
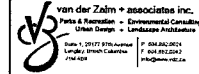
23539 Gilker Hill Road,  
Maple Ridge, B.C.

MARCH 18, 2015

DP-0.14C

EXTERIOR  
FINISHES &  
COLOURS

# APPENDIX E



## HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	7 LD-04	CONCRETE SLAB
	5 LD-04	CONCRETE UNIT PAVING PATIO
	6 LD-04	CONCRETE UNIT PAVING VEHICULAR
	6 LD-04	CONCRETE UNIT PAVING PARKING
	5 LD-01	SAND SAFETY SURFACE
	2 LD-02	CRUSHED GRANITE PATHWAY
	7 LD-02	BIO-SWALE - TYP.

	4 LD-03	RIVER ROCKS WITH LANDSCAPE FABRIC AND TIMBER EDGE
	4 LD-03	PAVING SLAB
	4 LD-03	GARDEN PLOTS
	5 LD-03	SOLLAR LIGHTING (S)
	5 LD-03	UP LIGHTING (S)
		SHRUB PLANTING

Note:  
1. Allan block steps / walls by Architect / Civil  
2. Concrete retaining walls by others. Except where noted.

## TREE LEGEND

Fastgate Birch	Princess Diana Serviceberry	Cloud 9 Dogwood	Japanese Maple	Persian Ironwood	Red-Tipped Nove Spruce	Select Green Pine	Western Red Cedar	Western Hemlock	Exotic Tree to Retain

## TREES SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<b>DECIDUOUS TREES</b>					
AD	11	<i>Fagus sylvatica</i> 'Dawyck'	Fastgate Birch	5cm cal.	see det plan
AD	15	<i>Amelanchier x grandiflora</i> 'Princess Diana'	Princess Diana Serviceberry	5cm cal.	see det plan
CP	14	<i>Cornus Reticata</i> 'Cloud 9'	Cloud 9 Dogwood	5cm cal.	see det plan
AP	33	<i>Acer palmatum</i>	Japanese Maple	5cm cal.	see det plan
CK	17	<i>Parrotia persica</i>	Persian Ironwood	5cm cal.	see det plan
<b>CONIFEROUS TREES</b>					
PA	9	<i>Pinus strobus</i> 'Robur Spruce'	Red-Tipped Nove Spruce	3m high	see det plan
PN	18	<i>Pinus nigra</i> 'Select Green'	Select Green Pine	3m high	see det plan
TH	4	<i>Thuja plicata</i>	Western Red Cedar	3m high	see det plan
TH	4	<i>Thuja heterophylla</i>	Western Hemlock	3m high	see det plan

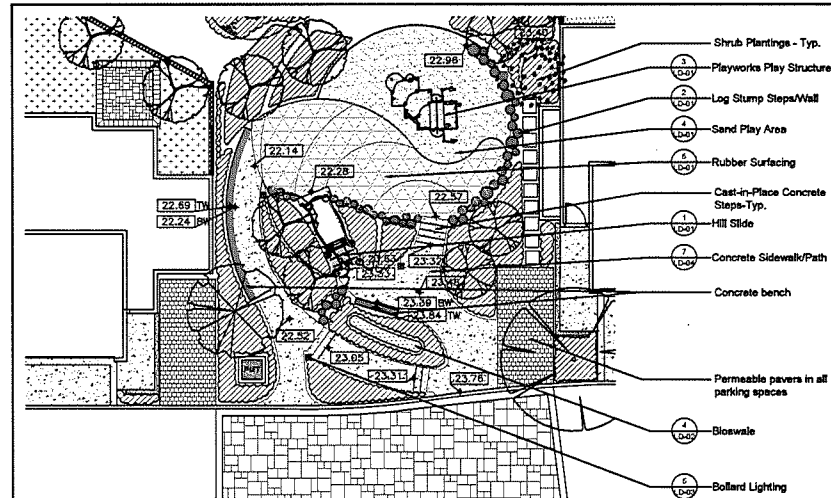
No.	By	Description	Date
7	DJ	Revised for DP	Dec 8, 2018
6	DJ	Revised for DP	Nov 23, 2018
5	DJ	Revised for DP	July 26, 2018
4	DJ	Revised for DP	June 22, 2018
3	DJ	Revised for DP	May 18, 2018
2	DJ	Revised for DP	Mar 28, 2018
1	DJ	Issued for Development Permit	Oct 30, 2015

REVISIONS TABLE FOR DRAWINGS  
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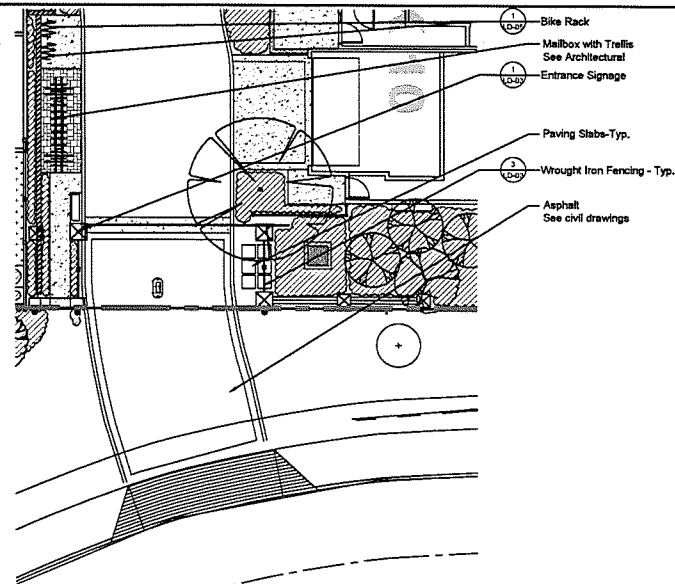
Project:  
KANAKA HILL TOWNHOMES  
Location:  
23539 GILKER HILL ROAD  
MAPLE RIDGE, B.C.

Drawn: PC DJ	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:300	

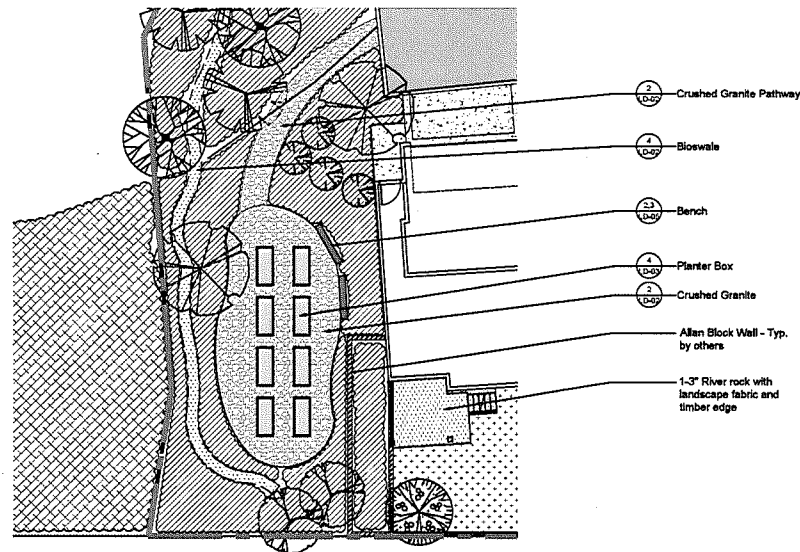
Overall Site Plan  
DP2015-27  
L-04



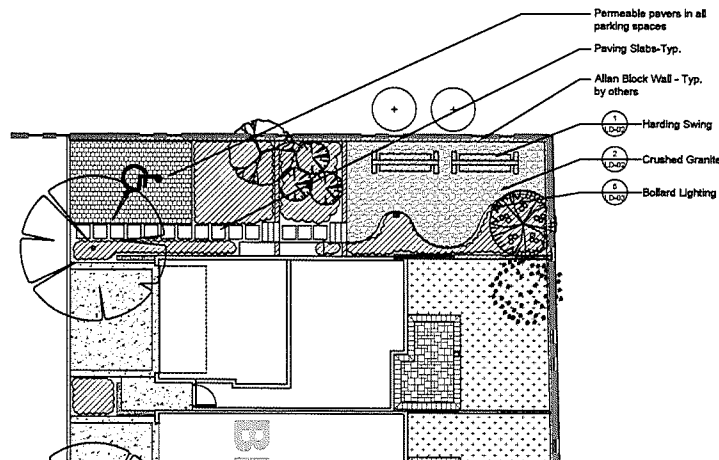
1 DETAIL AREA 1: COMMUNITY AMENITY  
Scale 1:100



3 DETAIL AREA 3: COMMUNITY AMENITY  
Scale 1:100



2 DETAIL AREA 2: COMMUNITY AMENITY  
Scale 1:100



4 DETAIL AREA 4: COMMUNITY AMENITY  
Scale 1:100

van der Zalm + associates inc.  
The Arts & Recreation • Environmental Consulting  
Urban Design • Landscape Architecture  
Suite 1, 10177 81st Avenue P. 604.662.0024  
Langley, British Columbia F. 604.662.0042  
info@vzai.ca



No.	By	Description	Date
7	DJ	Revised for DP	Dec. 6, 2016
6	DJ	Revised for DP	Nov. 23, 2016
5	DJ	Revised for DP	July 20, 2016
4	DJ	Revised for DP	June 22, 2016
3	DJ	Revised for DP	May 14, 2016
2	DJ	Revised for DP	Nov. 20, 2015
1	DJ	Issued for Development Permit	Oct. 20, 2015

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Project:  
KANAKA HILL TOWNHOMES  
Location:  
23539 GILKER HILL ROAD  
MAPLE RIDGE, B.C.

Drawn:  
PC  
DJ  
Checked:  
DJ  
Approved:  
MVDZ  
Scale:  
1:100  
Original Sheet Size:  
24"x36"

Drawing Title:  
SITE DETAIL AREAS

VDZ Project #:  
DP2015-27

Drawing #:  
L-05

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15



Key Map (nrm)



No.	By	Description	Date
7	DJ	Prepared for GP	Dec. 8, 2016
6	DJ	Prepared for GP	Nov. 25, 2016
5	DJ	Prepared for GP	July 20, 2016
4	DJ	Prepared for GP	June 22, 2016
3	DJ	Prepared for GP	May 16, 2016
2	DJ	Prepared for GP	Mar 28, 2016
1	DJ	Issued for Development Permit	Oct 20, 2015

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Project:  
 KANAKA HILL TOWNHOMES

Location:  
 23539 GILKER HILL ROAD  
 MAPLE RIDGE, B.C.

Drawn:  
 PC  
 DJ

Checked:  
 DJ

Approved:  
 MVDZ

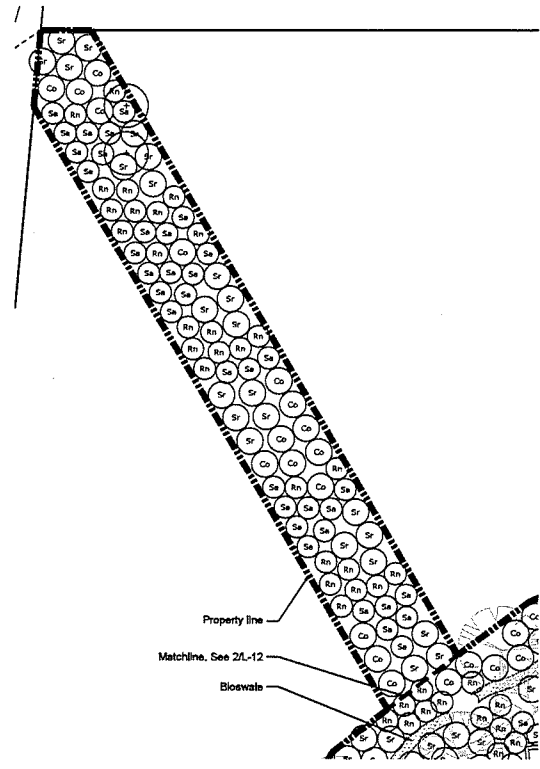
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Scale:  
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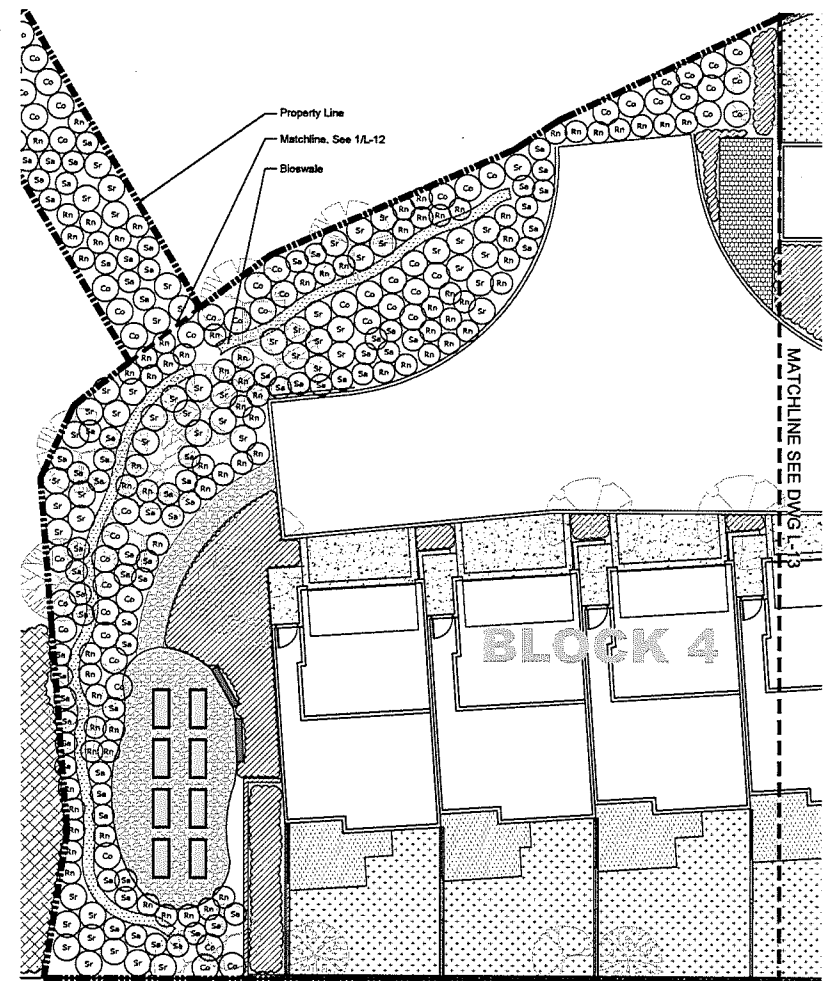
Drawing Title:  
 BIOSWALE PLANTING PLAN - WEST

Drawing #:  
 L-12

VDZ Project #:  
 DP2015-27



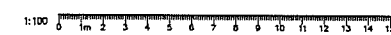
1 BIOSWALE PLANTING PLAN - NORTH WEST  
 Scale 1:100



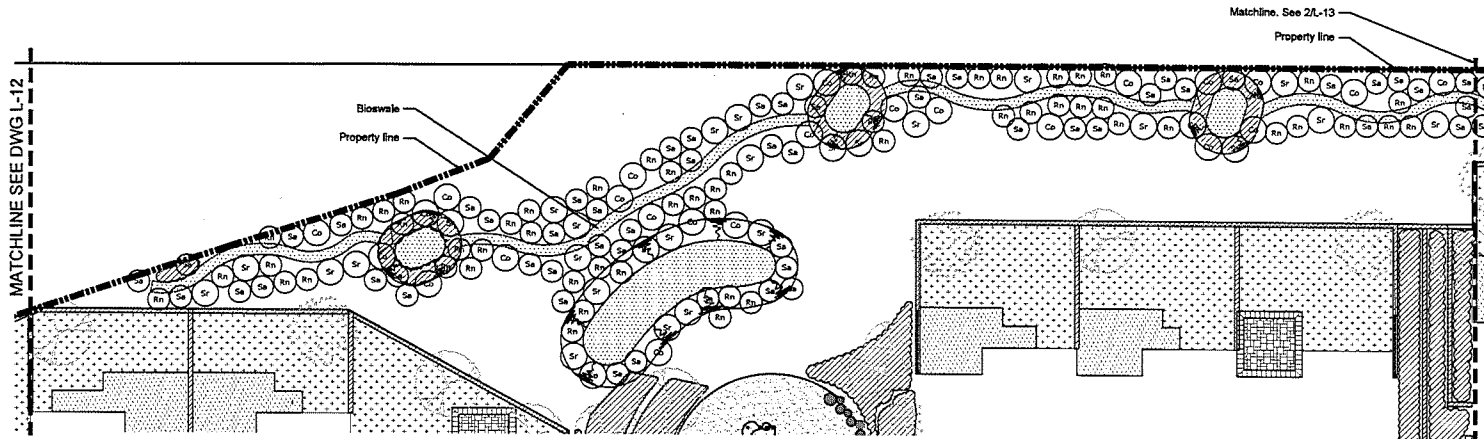
2 BIOSWALE PLANTING PLAN - SOUTH WEST  
 Scale 1:100

Bioswale Plant List

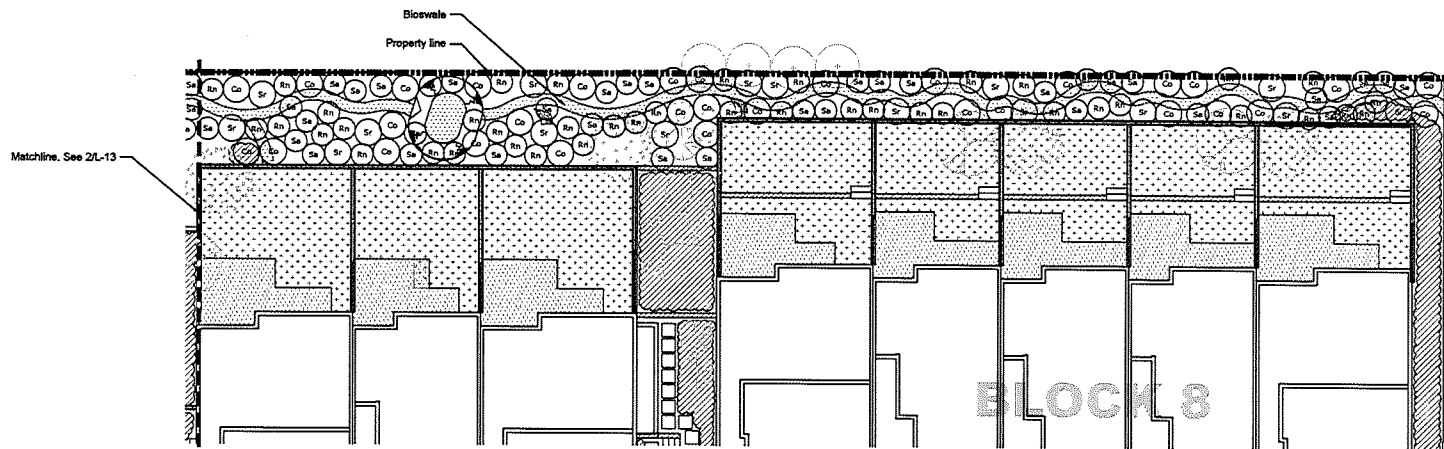
Code	Plant Name	Plant Type	Plant Size	Plant Spacing
Co	123	Cornus sericea	Red Cedar Dogwood	60 Pkt
Rh	140	Rosa rugosa	Red Rose	60 Pkt
Sa	120	Sambucus racemosa var. arbuscula	Red Elderberry	60 Pkt
Sr	140	Symphoricarpos alba	Snowberry	60 Pkt







1 BIOSWALE PLANTING PLAN - CENTRE  
Scale 1:100



1 BIOSWALE PLANTING PLAN - EAST  
Scale 1:100

#### Bioswale Plant List

BIOSWALE	Code	Plant Name	Plant Type	Plant Size	Plant Spacing
Co	120	Common service	Red Cedar Dogwood	40 Pot	1500mm S.E.
Rn	190	Rose multiflora	Knocking Rose	40 Pot	1500mm S.E.
Sa	120	Spiraea japonica	Red Elderberry	40 Pot	1500mm S.E.
Sr	190	Syringa vulgaris	Shrubbery	40 Pot	1500mm S.E.

1:100 0 1m 2 3 4 5 6 7 8 9 10 11 12 13 14 15

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Project: 23539 Gilker Hill Road  
Maple Ridge, B.C.  
Project: 23539 Gilker Hill Road  
Maple Ridge, B.C.

#### Key Map (N75)



No.	By	Description	Date
1	DJ	Issued for Development Permit	Oct 20, 2015
2	DJ	Revised for DP	Mar 28, 2016
3	DJ	Revised for DP	May 16, 2016
4	DJ	Response to DP comments	June 22, 2016
5	DJ	Revised for DP	July 20, 2016
6	DJ	Revised for DP	Nov. 23, 2016
7	DJ	Revised for DP	Dec. 6, 2016

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Project:  
KANAKA HILL TOWNHOMES  
Location:  
23539 GILKER HILL ROAD  
MAPLE RIDGE, B.C.

Drawn:  
PC  
DJ  
Checked:  
DJ  
Approved:  
WVZ  
Original Sheet Size:  
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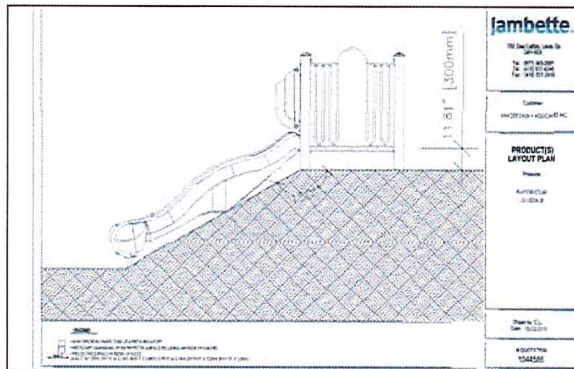
Scale:  
1:100  
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BIOSWALE PLANTING PLAN - CENTRE & EAST



DP2015-27

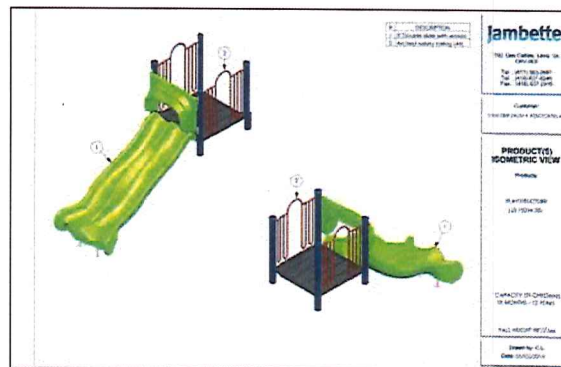
L-13



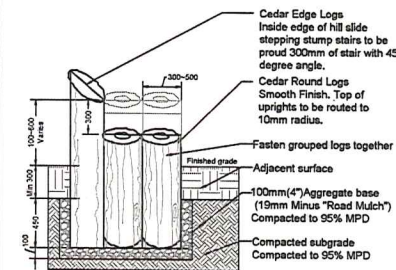
- Notes:
1. Product Supplied by CMR, Installed by Contractor.
  2. Finished grades adjacent slide to be less than 300mm below slide bed.
  3. To be installed as per manufacturers specifications.

Product: Jambette - J3-15034-SB  
 Supplier: Baldwin Site Elements  
 Contact: Adrienne Castellon  
 Phone: 604 424 4168  
 Colour: TBD

#### 1 HILL SLIDE Scale 1:1

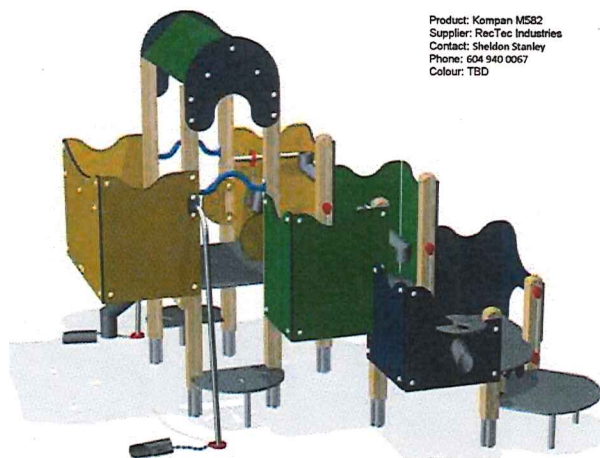


- Notes:
1. Ø300mm milled cedar round logs to be imported to site for all stepping stumps east and west of hill slide.
  2. Apply end sealer to below grade end cuts.
  2. Size of log uprights as per plan.



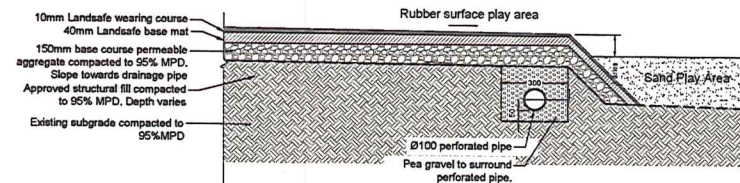
- Notes:
1. Ø300mm milled cedar round logs to be imported to site for all stepping stumps east and west of hill slide.
  2. Apply end sealer to below grade end cuts.
  2. Size of log uprights as per plan.

#### 2 LOG STUMP WALL/STEPS Scale 1:1

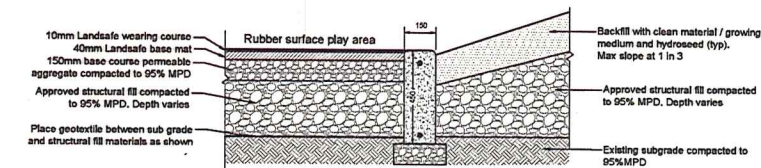


Product: Kompan M582  
 Supplier: RecTec Industries  
 Contact: Sheldon Stanley  
 Phone: 604 940 0067  
 Colour: TBD

#### 3 PLAYWORKS PLAY STRUCTURE Scale 1:1



#### 4 SAND PLAY AREA Scale 1:1



#### 5 RUBBER SURFACING Scale 1:1



No.	By	Description	Date
7	DJ	Revised for DP	Dec. 6, 2018
6	DJ	Revised for DP	Nov. 23, 2018
5	DJ	Revised for DP	July 20, 2018
4	DJ	Revised for DP comments	June 22, 2018
3	DJ	Revised for DP	May 16, 2018
2	DJ	Revised for DP	Mar 23, 2018
1	DJ	Issued for Development Permit	Oct 30, 2016

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Project:  
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Drawn: PC DJ	Stamp:
Checked: DJ	
Approved: MV02	Original Sheet Size: 24"x36"
Scale: AS SHOWN	

Drawing Title:

Project #:

Drawing #:

DETAILS

DP2015-27

LD-01

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 6, 2017  
**FILE NO:** 2016-115-DP, 2016-115-DVP  
**MEETING:** C of W  
**SUBJECT:** Development Variance Permit and Development Permit  
11909 and 11889 227 Street; PID 009-280-642

---

### EXECUTIVE SUMMARY:

A Town Centre Development Variance Permit application and a Development Permit application have been received for the subject properties, located at 11909 and 11889 227 Street and PID 009-280-642, to construct a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone. This application is subject to the the Town Centre Development Permit – Civic Core Guidelines as outlined in the Town Centre Area Plan of the Official Community Plan (OCP). The applicant is seeking the following variances:

- To reduce the front yard setback on third, fourth, and fifth floors from 7.5 m to 1.2 m at the building face and to 0.6 m at the column face, with no further siting exceptions.
- To reduce the front yard setback variance to 0.1 m on the sixth floor at the overhang face, with no further siting exceptions.
- To reduce the rear yard setback on the third through sixth floors from 7.5 m to 6.3 m at the building face, with no further siting exceptions.
- To reduce the interior side yard setback on the fourth through sixth floors from 4.5 m to 0 m at the building face, with no further siting exceptions.
- To reduce the exterior side yard setback on the fourth through sixth floors from 4.5 m to 2.0 m at the building face and 1.1 m to the furthest projection, with no further siting exceptions.

The proposed building is Phase 1 of a five phase redevelopment of the city block bound by 227 Street to the east, 119 Avenue to the north, Selkirk Avenue to the south and 226 Street to the west. Similar variances can be expected in each of the four future phases.

### RECOMMENDATION:

1. That the Corporate Officer be authorized to sign and seal 2016-115-DVP respecting properties located at 11909 and 11889 227 Street; and PID 009-280-642;
2. and further that, the Corporate Officer be authorized to sign and seal 2016-115-DP.

### DISCUSSION:

#### a) Background Context:

Applicant: Falcon Village Joint Venture  
Owner: City of Maple Ridge

Legal Descriptions: Lots A, B and C District Lot 401, New Westminster District Plan NWP22418

OCP: Existing: Town Centre Commercial

Zoning: Existing: C-3 (Town Centre Commercial)

Surrounding Uses:

North:	Use:	Grocery Store
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
South:	Use:	Vacant
	Zone:	C-3 (Town Centre Commercial)
	Designation:	Town Centre Commercial
East:	Use:	Office, Automotive Repair Shop
	Zone:	C-3 (Town Centre Commercial) , M-2 (General Industrial)
	Designation:	Town Centre Commercial
West:	Use:	Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Medium and High-Rise Apartment

Existing Use of Properties: Vacant

Proposed Use of Properties: Multi-Family

Site Area: 0.2 ha (0.5 acres)

Access: Lane via 227 Street

Servicing: Urban Standard

**b) Project Description:**

Context:

The subject properties are part of a neighbourhood block of land bordered by 227 Street to the east, 226 Street to the west, 119 Avenue to the north and Selkirk Avenue to the south. The majority of the land in this block is vacant and currently owned by the City of Maple Ridge. Two mixed use buildings have recently been constructed along 226 Street, with ground floor commercial units and three storeys of residential apartments above. An existing lane is located through the block with an east-west orientation. The underground parking structures for the existing buildings are accessed from the lane, and the same arrangement is proposed for the subject development.

Proposal:

The applicant, Falcon Village Joint Venture, entered into an agreement to purchase and develop the remaining vacant lots in this block. Under the subject application, the developer proposes to construct a 6 storey mixed use building with ground floor commercial units, four storeys of residential units above, and an indoor and outdoor amenity space on the sixth floor. An underground parking structure will be accessed via an east-west lane perpendicular to 227 Street. The project includes 44 residential units and eight commercial units. The majority of the units (36) are two bedroom units, with the remaining units containing a mix of one and three bedroom units.

The entire block is slated for re-development by the same developer; however, only the north-east corner is the subject of this application. The overall site design includes 5 and 6 storey buildings fronting all four streets in a quadrangle. The central portion of the block will have a semi-public outdoor space for use by the commercial tenants, residents of the block, and the community as a whole. Some surface parking is currently provided for commercial and residential visitors, and this design will be mirrored on the east side for buildings fronting 227 Street. The central courtyard will include public art space, seating areas, green space, and water features that will have stormwater management functionality.

The proposed building design takes its design cues from the existing buildings fronting 226 Street, through the use of brick work and the arcade sheltering a portion of the sidewalk. The building corner at 227 Street and 119 Avenue is chamfered to create a design focal point, with brick work extending all the way up to the top floor.

Eight commercial units are proposed on the ground floor. Four units will front 227 Street, three units will front 119 Avenue, and the last commercial unit fronts the corner of 227 Street and 119 Avenue. Six of the commercial units will have access doors from the main road frontage, as well as onto the interior frontage where at grade parking and patio space is located.

#### Parking:

Ten at grade parking space are provided to the rear of the building, with all remaining parking spaces provided underground in this phase of development. The first level of underground parking will span the currently vacant properties in this block, including underneath the lane. For the Phase 1 building, a second level of underground parking is proposed. The next phase of development to the west will include a surface parking area for commercial and residential visitors. The subject application qualifies for the reduced parking standards of the Central Business District. Under the reduced parking standard ratio, the proposed building requires 54 parking spaces and the developer has allocated 80 parking spaces in total.

#### **c) Requested Variances and Analysis:**

A Development Variance Permit application has been received for this project, and involves the following relaxations:

i) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING* a) to reduce the front yard on the third, fourth, and fifth floors from 7.5 m to 1.2 m at the building face and to 0.6 m at the column face, with no further siting exceptions; and to further reduce the front yard setback variance to 0.1 m on the sixth floor at the overhang face, with no further siting exceptions.

The reduced siting of the upper floors will alter the massing of the overall building. Rather than create a prominent tiered building form, the setbacks for each storey will create a more uniform building massing. This variance is not anticipated to negatively impact the pedestrian realm on the ground floor, and is consistent with the draft Zoning Bylaw changes and historical development patterns for quadrangle structures.

ii) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING* a) to reduce the rear yard setback on the third through sixth floors from 7.5 m to 6.3 m at the building face, with no further siting exceptions.

A minor setback variance is required for the rear property line where the building abuts the access lane. The reduced distance will not impede vehicular circulation in and out of parking areas.

iii) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING b)* to reduce the distance from the side lot lines on the fourth through sixth floors from 4.5 m to 0 m with no further siting exceptions.

A future mixed use building is proposed to abut directly onto the interior side lot line in a subsequent phase of development (Phase 2). As a result, the 0 m setback for the subject building will appear to be contiguous with Phase 2 and create a more attractive and uniform development overall.

iv) *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 7 COMMERCIAL ZONES 703 TOWN CENTRE COMMERCIAL C-3 8) SITING b)* to reduce the exterior side yard setback on the fourth through sixth floors from 4.5 m to 2.0 m at the building face and 1.1 m to the furthest projection, with no further siting exceptions.

Similar to the front yard setback, the building has been designed without a smaller amount of tiered building massing than the C-3 (Town Centre Commercial) zone permits. As the building height does not exceed five storeys, the untiered building massing is not anticipated to impact the pedestrian realm at street level, and is consistent with proposed Zoning Bylaw changes and historical development patterns for quadrangle structures.

#### **d) Planning Analysis:**

##### Official Community Plan:

The subject properties are designated *Town Centre Commercial* and are located in the Town Centre Area Plan.

#### **e) Development Permit:**

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

##### Key Guidelines:

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

##### *1. Promote the Civic Core as the "heart" of the Town Centre.*

The subject development is part of a larger multi-phased re-development that will revitalize the largely vacant city block between the Town Centre's two main malls, Haney Place and Valley Fair. The building has been designed to foster a vibrant urban environment by providing sensitive design to both street frontages, as well as a future central gathering space that will accommodate a range of activities.

##### *2. Create a pedestrian-oriented, boutique style shopping district.*

Ground floor commercial units sited at 0 m setbacks to the front and exterior side of the property lines create an inviting pedestrian realm. Arcade features consistent with existing buildings on this block provide weather protection for pedestrians and outdoor seating opportunities.

3. *Reference traditional architectural styles.*

The building's architectural style reflects existing buildings in the Town Centre with the prominent use of bricks as a construction material. Building materials include brick, which references the Town Centre's existing buildings and heritage. Additionally, the design echoes recently constructed buildings on the opposite side of the subject city block.

4. *Capitalize on important views.*

Residential corner units are oriented to the north-east for mountain view opportunities.

5. *Enhance existing and cultural activities and public open space*

The first phase of development will include a portion of public open space surrounding the ground floor commercial units that will form part of a larger central space.

6. *Provide climate appropriate landscaping and green features*

A rooftop indoor and outdoor amenity space has been included in the design with appropriate landscaping for the enjoyment of the building occupants.

7. *Maintain street interconnectivity*

Careful thought has been provided to street interconnectivity, with the creation of a predominantly pedestrian east-west lane design.

**f) 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 May 10, 2016 (see Appendix E and F). Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

- *Consider CEPTED for the first floor and after hour safety, including the covered parking area;*  
A CEPTED report is being drafted by Liahona Security and will be provided when available.
- *Consider relocating or adjusting the storage area on the parkade level for safer egress;*  
The entrance to the parkade storage has been relocated to provide safer egress.
- *Consider how the second floor privacy screens are laid out for safety and security;*  
Privacy screens have been added to the second floor patios.
- *Show CRU signage style and locations, placement on façade, hung under canopy and/or incorporated into storefront;*  
Signage for the CRU's will be a combination of 3D signs on the brick facade and hanging signs within the colonnade.
- *Consider a variety of brick patterns or colour on the frontage for added visual interest;*  
3 stack soldier coarse bricks have been added to the corner element to provide further interest. Extensive brick patterns are currently shown along the entire length of the colonnade and color variation is used at the residential entry.

- *Consider Courtyard access through to the lobby, with suitable surface treatment through the parking area;*  
Courtyard access has been added to the lobby which will be available to all visitors during normal office hours via automatic electronic door locks.
- *Require further information on the first floor finishes and open space design;*  
First floor finishes have been added to the landscape drawings.
- *Consider a corner building element similar to lobby entrance to be located at the corner of the building;*  
The corner element has had new brick patterns, lights and concrete detail elements added for interest.
- *Consider material for parking area with higher visual interest and snow removal from parking areas;*  
Parking paving patterns have been added to the landscape drawings, little snow will need to be removed from the parking area given the 2nd floor patio overhanging the parking area.
- *Consider reducing the parapet height on the second floor to allow for better sightlines from units while seated;*  
The parapet height of the second floor has been reduced and glass railings added.
- *Consider occupancy limits for rooftop patio;*  
The roof top patio will be limited to 60 persons and 150m<sup>2</sup> per building code.
- *Consider wider breezeway connections in future phases;*  
The proposed breezeway starts at 22'-0" wide and narrows to 14'-8" before returning back to 22'-0" wide.
- *Consider additional breezeway in Phase 1 between the parking area and CRU front entrances;*  
An additional breezeway was considered and decided against as it would not add a connection more than parking and would in turn reduce the significance of the proposed breezeway in the next phase.
- *Show overhead security gates/door in parkade and commercial loading;*  
Overhead security door has been added to Parkade Level 1.
- *Consider addition landscaping finishes on 119 Avenue and 227 Street and a corner plaza;*  
Landscaping finishes added to 119 Avenue and 227 street.
- *Consider additional variety for landscape finishes on the exterior frontages;*  
Additional variety of landscape finishes added to the exterior frontages.
- *Consider less smaller and more larger planters on the rooftop patio;*  
Larger planters added to the rooftop patio.
- *Consider architectural precast concrete planter on roof top for large tree;*  
Larger concrete planters added to the rooftop patio to allow for larger tree planting.



- *Support the Courtyard and associated amenities as a pedestrian focus and no through traffic;*  
The central lane portion will be restricted to non vehicular traffic to further enhance the pedestrian experience in the central courtyard.
- *Submit further details for completing the landscaping components;*  
Additional landscape drawings have been provided.
- *Provide additional details for sections and façade treatment on lane.*  
3D views added and details added to the lane facade of the building.

**g) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$108,700.71, the security will be \$108, 700.71.

**CONCLUSION:**

A Town Centre Development Variance Permit application and a Development Permit application have been received for the subject properties, located at 11909 and 11889 227 Street and PID 009-280-642, to construct a six storey mixed-use building with ground floor commercial and 44 residential units under the existing C-3 (Town Centre Commercial) zone. This application is subject to the the Town Centre Development Permit – Civic Core Guidelines as outlined in the Town Centre Area Plan of the Official Community Plan (OCP). It is recommended that the Corporate Officer be authorized to sign and seal applications 2016-115-DVP and 2016-115-DP.

"Original signed by Amelia Bowden"

---

**Prepared by:** Amelia Bowden, M.Urb  
Planner 1

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by E.C. Swabey"

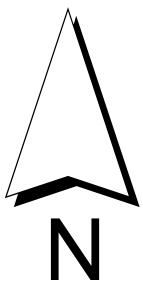
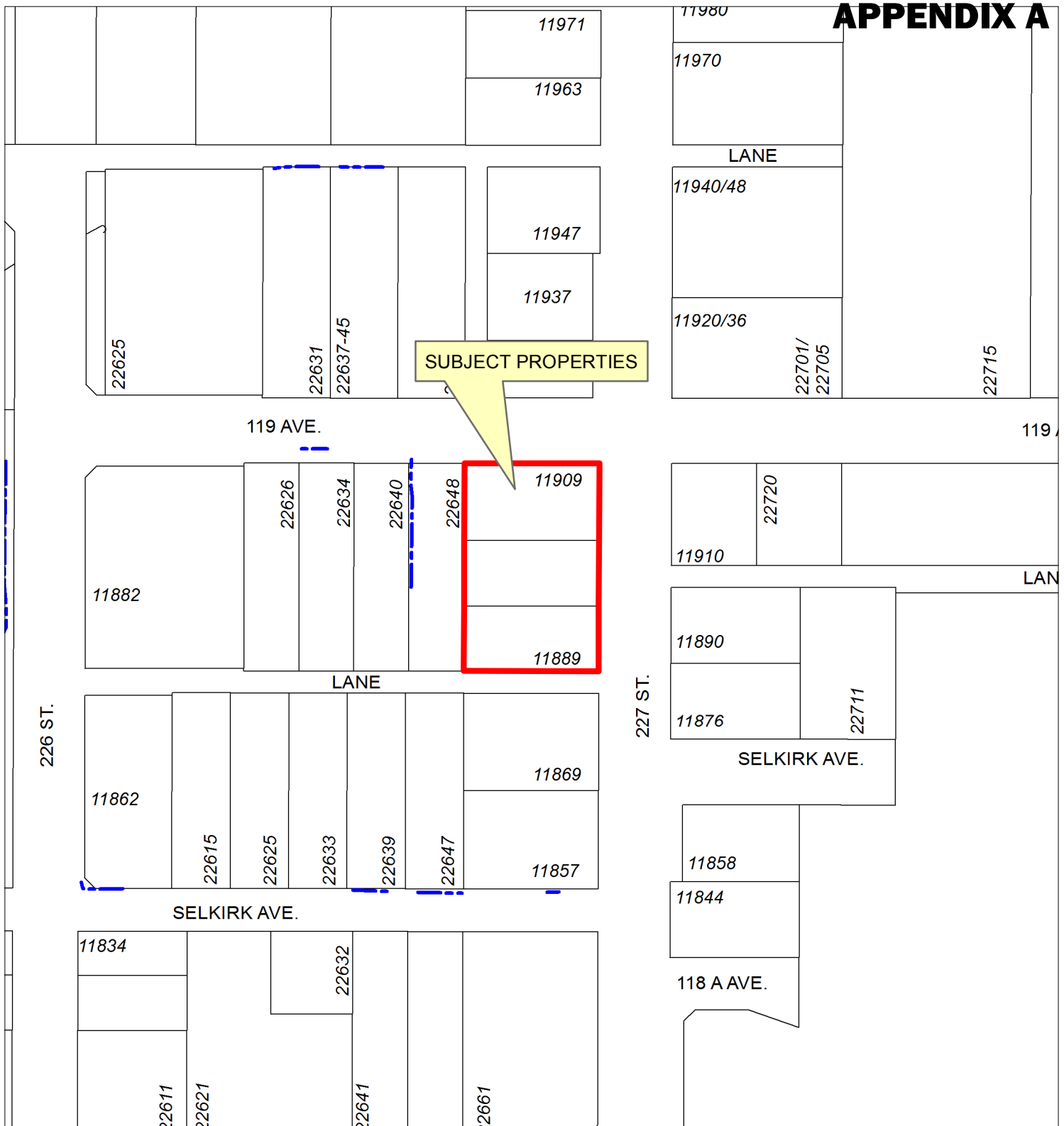
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**Concurrence:** E.C. Swabey  
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Building Elevations
- Appendix E – Landscape Plan

# APPENDIX A



Scale: 1:1,500

## Legend

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

11889 & 11909 & Lot B - 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

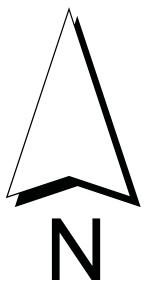
2016-115-DP  
DATE: Apr 18, 2016

BY: JV



SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2011



Scale: 1:1,500

## Legend

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

11889/11909 227 STREET  
PID 009-280-642

PLANNING DEPARTMENT



2016-115-DP  
DATE: Feb 1, 2017

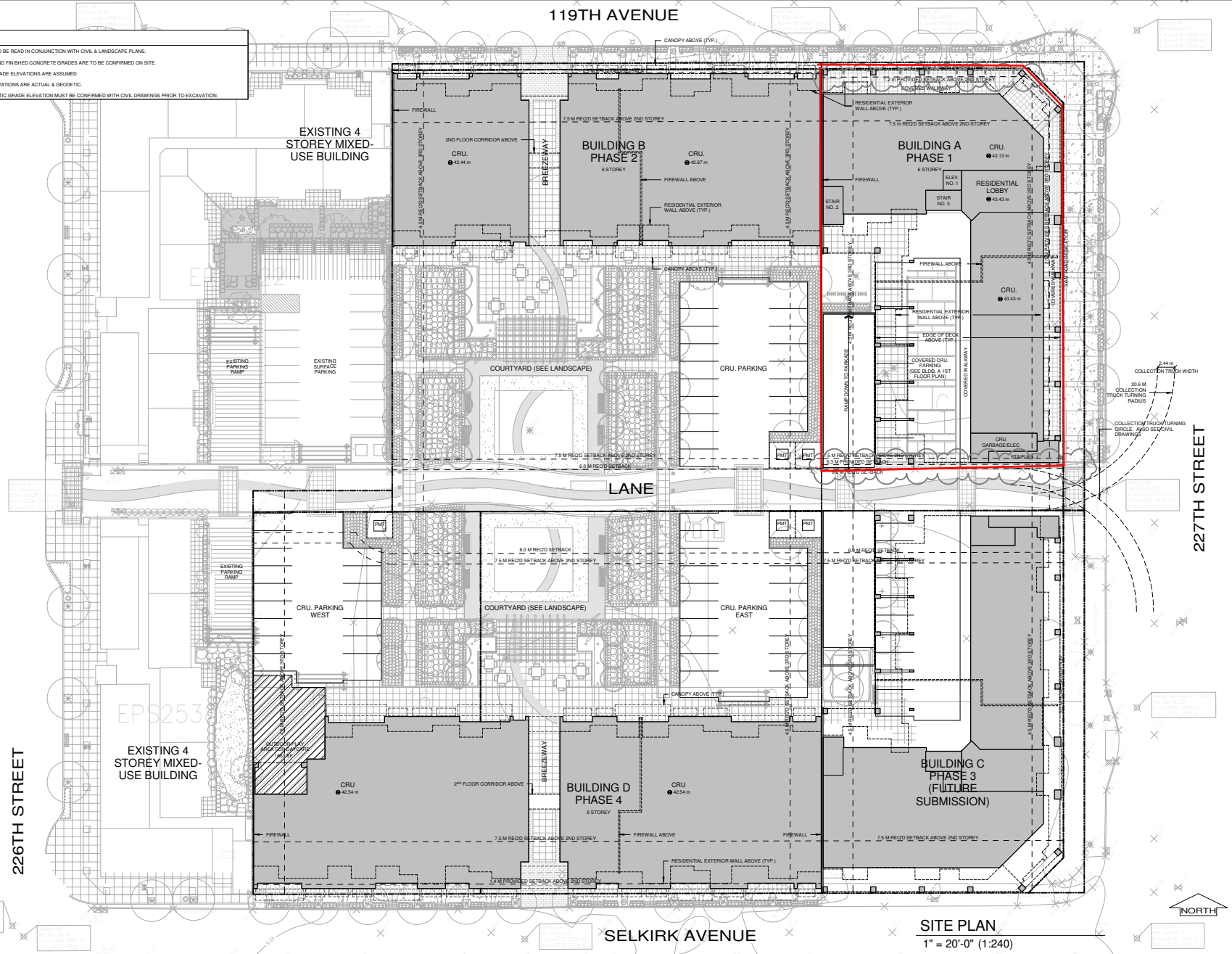
BY: JV





## NOTES

1. THIS SITE PLAN IS TO BE READ IN CONJUNCTION WITH CIVIL & LANDSCAPE PLANS.
2. ALL TOP OF WALL AND FINISHED CONCRETE GRADES ARE TO BE CONFIRMED ON SITE.
3. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED.
4. METRIC GRADE ELEVATIONS ARE ACTUAL & GEODETIC.
5. MAIN FLOOR GEODETIC GRADE ELEVATION MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION.



No.	Description	Date
7a	ISSUED FOR DEVELOPMENT PERMIT	JAN. 20, 2017
3d	ISSUED FOR ADP	JAN. 20, 2017
4b	ISSUED FOR ADP	JAN. 22, 2017
6a	ISSUED FOR COORDINATION	JAN. 13, 2017
6a	ISSUED FOR DEVELOPMENT PERMIT	DEC. 20, 2016
2b	ISSUED FOR DEVELOPMENT PERMIT	DEC. 19, 2016
1c	ISSUED FOR CLIENT REVIEW	DEC. 16, 2016
1c	ISSUED FOR CLIENT REVIEW	DEC. 16, 2016
4a	ISSUED FOR COORDINATION	NOV. 26, 2016
2b	ISSUED FOR CLIENT REVIEW	NOV. 22, 2016
3a	ISSUED FOR COORDINATION	NOV. 3, 2016
2a	ISSUED FOR COORDINATION	OCT. 6, 2016
1a	ISSUED FOR DEVELOPMENT PERMIT	DEC. 12, 2015

No.	Description	Date
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CONSULTANT:

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FAX: 604-864-1805  
E: paul@pointswestarch.com

PROJECT:  
BRICKWATER VILLAGE

DATE:	APRIL 2016
SCALE:	As indicated
DRAWN:	WF, ZE, AF, HB, TF

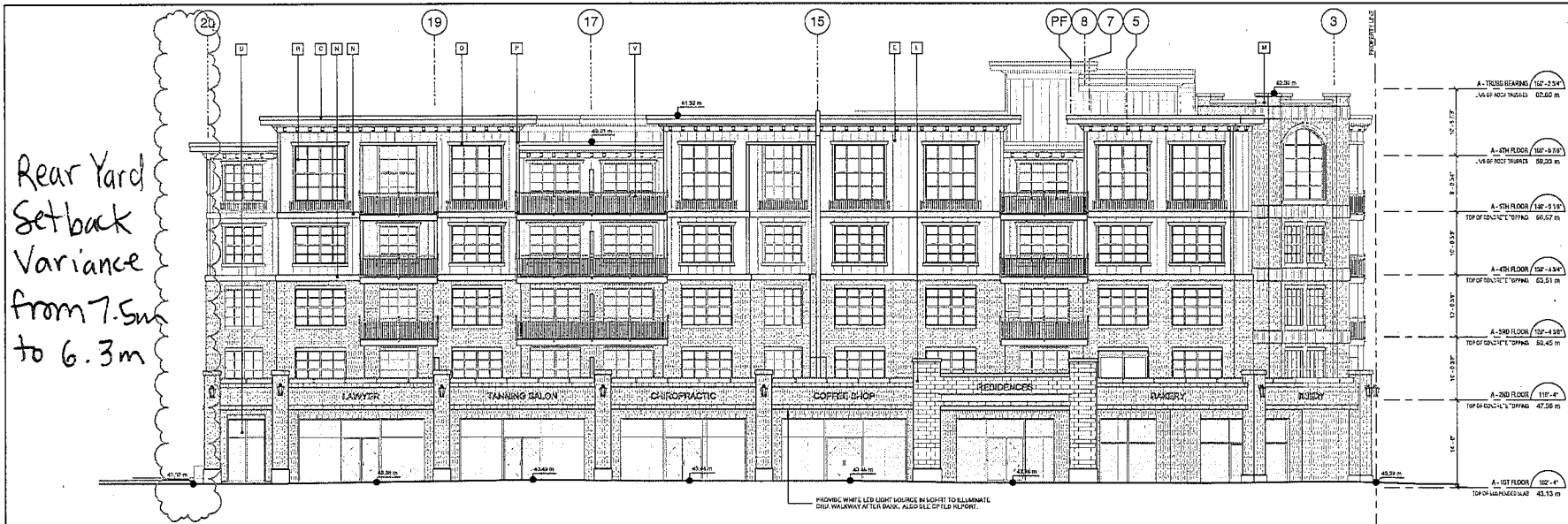
DRAWING TITLE:  
SITE PLAN

JOB NO:	1509	SHEET NO:	DP1.2
	1604		
	1608		
	1609		

SITE PLAN  
1" = 20'-0" (1:240)



# APPENDIX D



**EAST ELEVATION**  
1/8" = 1'-0" (1:96)

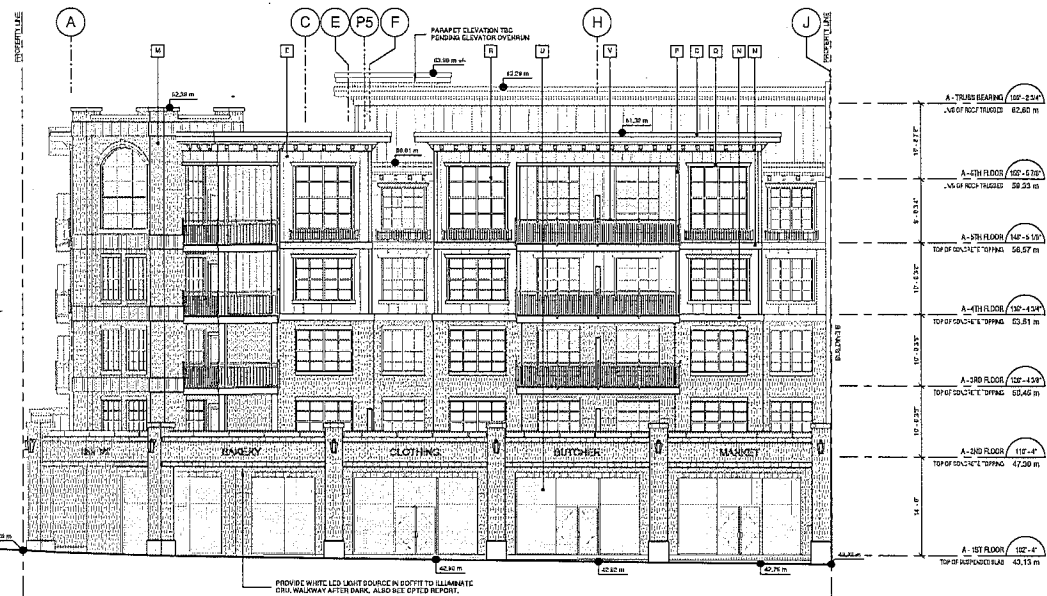
## BUILDING FINISHES - BUILDING A

- C - FASCIA - PAINTED 1x6 TRIM ON 2x12 FASCIA BOARD  
COLOUR TO MATCH BENJAMIN MOORE 2134-15 WINDLIGHT IRON
- E - WALL - PAINTED CEMENTITIOUS BOARD AND BATTEN SIDING  
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- L - WALL - CAST CONCRETE STONE  
APPROXIMATE RENAISSANCE SANDBLASTED WHEAT
- M - WALL - BRICK VENEER  
MATERIAL MATERIALS CLASSIC USED
- N - TRIM - PAINTED 2x12 MIDRANGE & FLASHING (TYPICAL)  
COLOUR AT 4TH FLOOR AND AT ALL DECK EDGES TO MATCH BENJAMIN MOORE 2134-15 WINDLIGHT IRON  
COLOUR AT 6TH FLOOR TO MATCH JAMES HARDIE COBBLE STONE
- P - TRIM - PAINTED 2x4 CORNER TRIM  
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- Q - TRIM - PAINTED 2x6 WINDOW TRIM  
COLOUR TO MATCH BENJAMIN MOORE 06-38 GRAY MSBT
- R - GLAZING - VINYL FRAME WINDOW UNIT  
FRAME COLOUR TO BE FACTORY BLACK
- U - GLAZING - PREFABRICATED STOREFRONT  
FRAME COLOUR TO BE FACTORY BLACK
- V - MISC - METAL GUARD  
COLOUR TO BE FACTORY BLACK

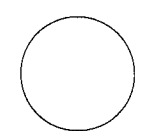
## NOTES

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEODETIC
3. MAIN FLOOR GEODETIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

Exterior  
Side Yard  
Setback  
Variance  
from 4.5m  
to 2m



**NORTH ELEVATION**  
1/8" = 1'-0" (1:96)



**points west**  
ARCHITECTURE

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**PROJECT:**  
BRICKWATER  
VILLAGE PHASE 1,  
BLDG A, 44 UNITS

**MAPLE RIDGE**

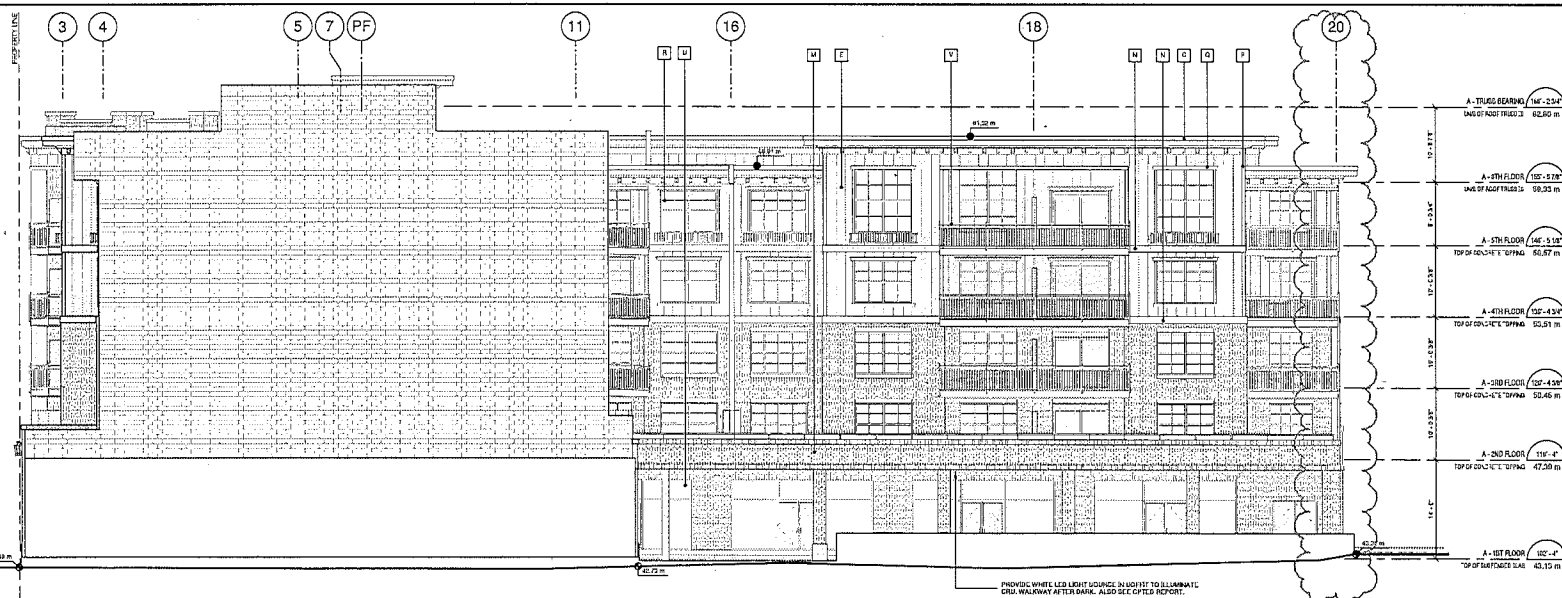
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**SCALE:** As Indicated  
**DRAWING:** WF TP HB AQ

**DRAWING TITLE:**  
ELEVATIONS

**JOB NO:**  
1509

**SHEET NO:**  
DP3.1a

Front Yard  
Setback  
Variance  
from 7.5m  
to 1.2m



WEST ELEVATION  
1/8" = 1'-0" (1:96)

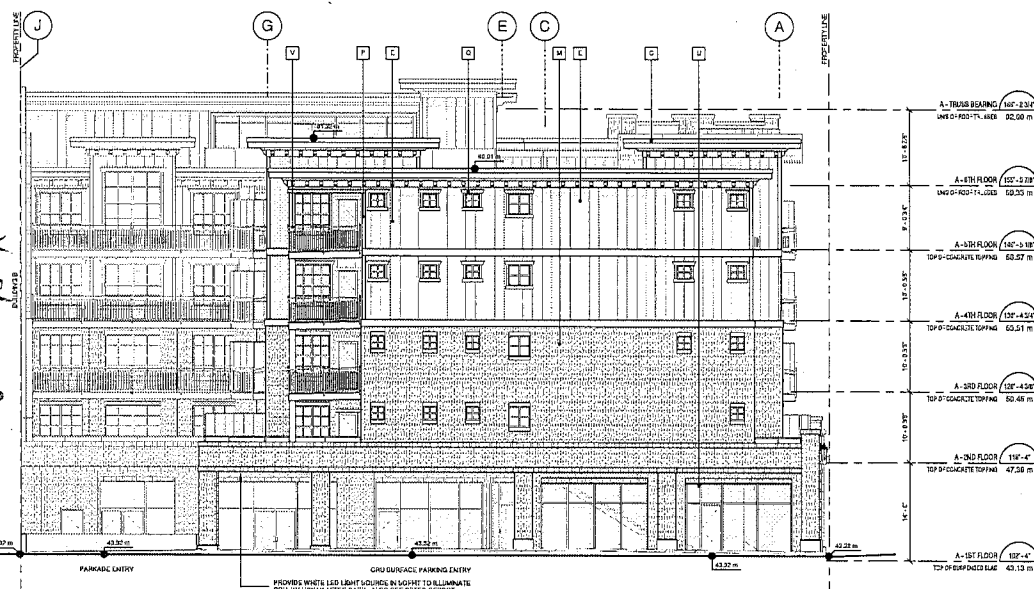
**BUILDING FINISHES - BUILDING A**

- C - FASCIA - PAINTED 1x6 TRIM ON 2x12 FASCIA BOARD  
COLOUR TO MATCH BENJAMIN MOORE 2124-15 WROUGHT IRON
- E - WALL - PAINTED CEMENTITIOUS BOARD AND SATIN SIDING  
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- L - WALL - CAST CONCRETE STONE  
ARCHITECT RENAISSANCE SANDBLASTED WHEAT
- M - WALL - BRICK VENEER  
VITUAL MATERIALS CLASSIC USED
- N - TRIM - PAINTED 2x12 VISION & FLASHING (TYPICAL)  
COLOUR AT 4TH FLOOR AND AT ALL DOOR DOORS TO MATCH BENJAMIN MOORE 2124-15 WROUGHT IRON  
COLOUR AT 5TH FLOOR TO MATCH JAMES HARDIE COBBLE STONE
- P - TRIM - PAINTED 2x4 CORNER TRIM  
COLOUR TO MATCH JAMES HARDIE COBBLE STONE
- Q - TRIM - PAINTED 2x6 WINDOW TRIM  
COLOUR TO MATCH BENJAMIN MOORE 00-06 GRAY MIST
- R - GLAZING - VINYL FRAME WINDOW UNIT  
FRAME COLOUR TO BE FACTORY BLACK
- U - GLAZING - PREFABRICATED STOREFRONT  
FRAME COLOUR TO BE FACTORY BLACK
- V - MISC - METAL GUARD  
COLOUR TO BE FACTORY BLACK

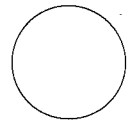
**NOTES**

1. IMPERIAL FLOOR GRADE ELEVATIONS ARE ASSUMED
2. METRIC GRADE ELEVATIONS ARE ACTUAL AND GEOMETRIC
3. MAIN FLOOR GEOMETRIC GRADE ELEVATIONS MUST BE CONFIRMED WITH CIVIL DRAWINGS PRIOR TO EXCAVATION

Interior  
Yard  
Setback  
Variance  
from  
4.5m to  
0m



SOUTH ELEVATION  
1/8" = 1'-0" (1:96)



No.	Description	Date
1A	ISSUED FOR DEVELOPMENT PERMIT	JAN 30, 2017
2A	ISSUED FOR COORDINATION	JAN 19, 2017
3A	ISSUED FOR COORDINATION	OCT 20, 2016
4A	ISSUED FOR COORDINATION	NOV 22, 2016
5A	ISSUED FOR COORDINATION	NOV 3, 2016
6A	ISSUED FOR COORDINATION	OCT 4, 2016
7A	ISSUED FOR DEVELOPMENT PERMIT	DEC 12, 2016

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CONSULTANT:

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ARCHITECTURE

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200 - 5190 Vt. Hwy. St.  
Vt. 05401

**PROJECT:**  
BRICKWATER  
VILLAGE PHASE 1,  
BLDG A, 44 UNITS

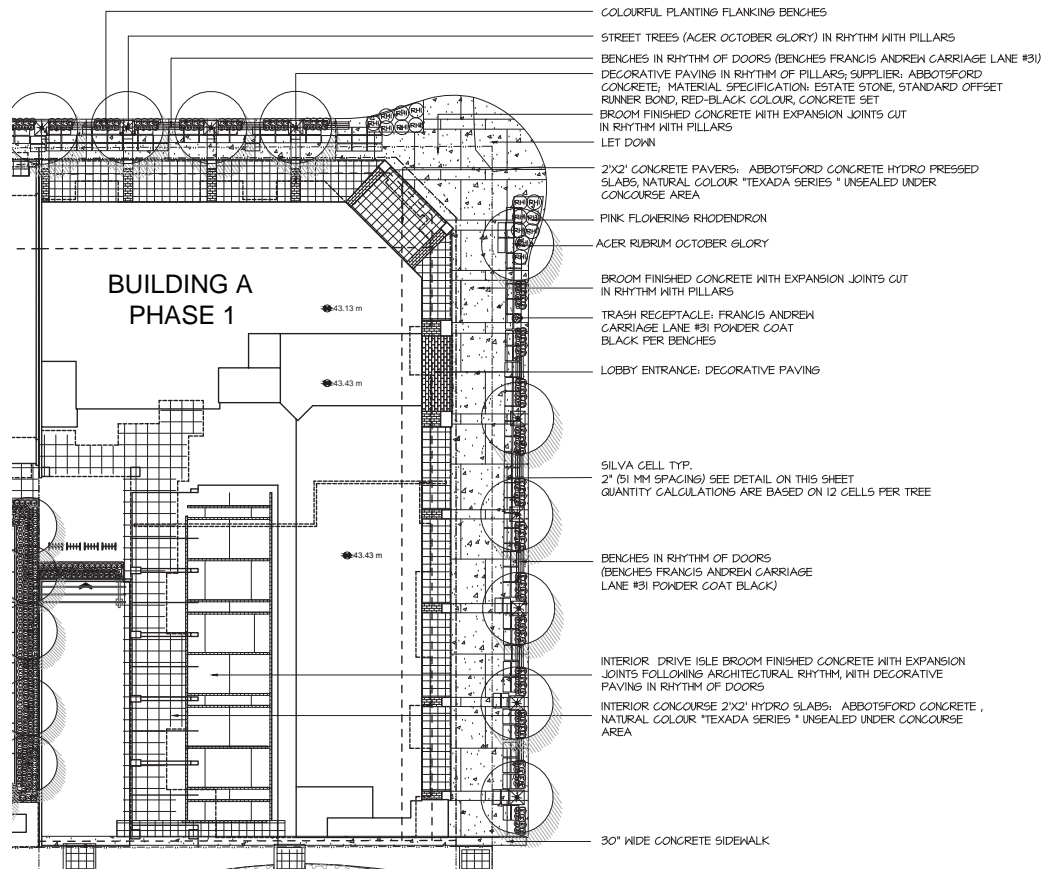
MAPLE RIDGE

DATE:	APRIL 2016
SCALE:	As Indicated
DRAWING:	WVF TP HB AQ

**DRAWING TITLE:**  
ELEVATIONS

**JOB NO:**  
1509

**SHEET NO:**  
DP3.2a



## PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16017	PLANTED SIZE / REMARKS
TREE	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE		6CM CAL; 2M STD; B4B
SHRUB	15	RHODODENDRON 'BOW BELLS'	RHODODENDRON, PINK		#2 POT; 20CM
GRASS	16	PENNISETUM ALOPECUROIDES 'HAEMLIN'	DWARF FOUNTAIN GRASS		#1 POT
PERENNIAL	16	NEPETA X VERANICA 'DROPMORE'	CATMINT		15CM POT

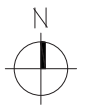
NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT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

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

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NO.	DATE	REVISION DESCRIPTION	DR.
1	16/02/2016	DP SUBMISSION	TK
2	16/02/2016	PER CLIENT COMMENTS	DB
3	16/02/2016	PER MOST RECENT ARCH FILE	DB
4	16/02/2016	PER NEW SITE PLAN	DM
5	16/02/2016	PER FIRST ADP COMMENTS	TK
6	16/02/2016	PER NEW SITE PLAN FROM ARCHIT	TK

SEAL:

PROJECT:  
BRICKWATER VILLAGE  
MAPLE RIDGE

DRAWING TITLE:

OFF-SITE  
PHASE 1

DATE: FEB 9TH 2016	DRAWING NUMBER:
SCALE: 1/8"=1'-0"	
DRAWN: TK	
DESIGN: TK	
CHKD: MM	
M2LA PROJECT NUMBER:	JOB NO 16017

L11a

OF 17

16017-3117



# PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 16017	PLANTED SIZE / REMARKS
TREE	6	CORNUS KOUSA 'CHINENSIS'	CHINESE DOGWOOD		2.5M HT; STD FORM; B4B
GRASS	3	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER REED GRASS		#2 POT
PERENNIAL	24	RUDBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM'	RUDBECKIA		#1 POT

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

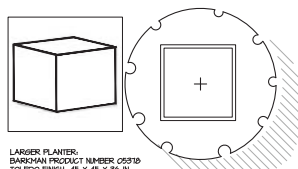
ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



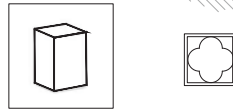
GRASSES AND PERENNIALS



FLOWERING DOGWOOD



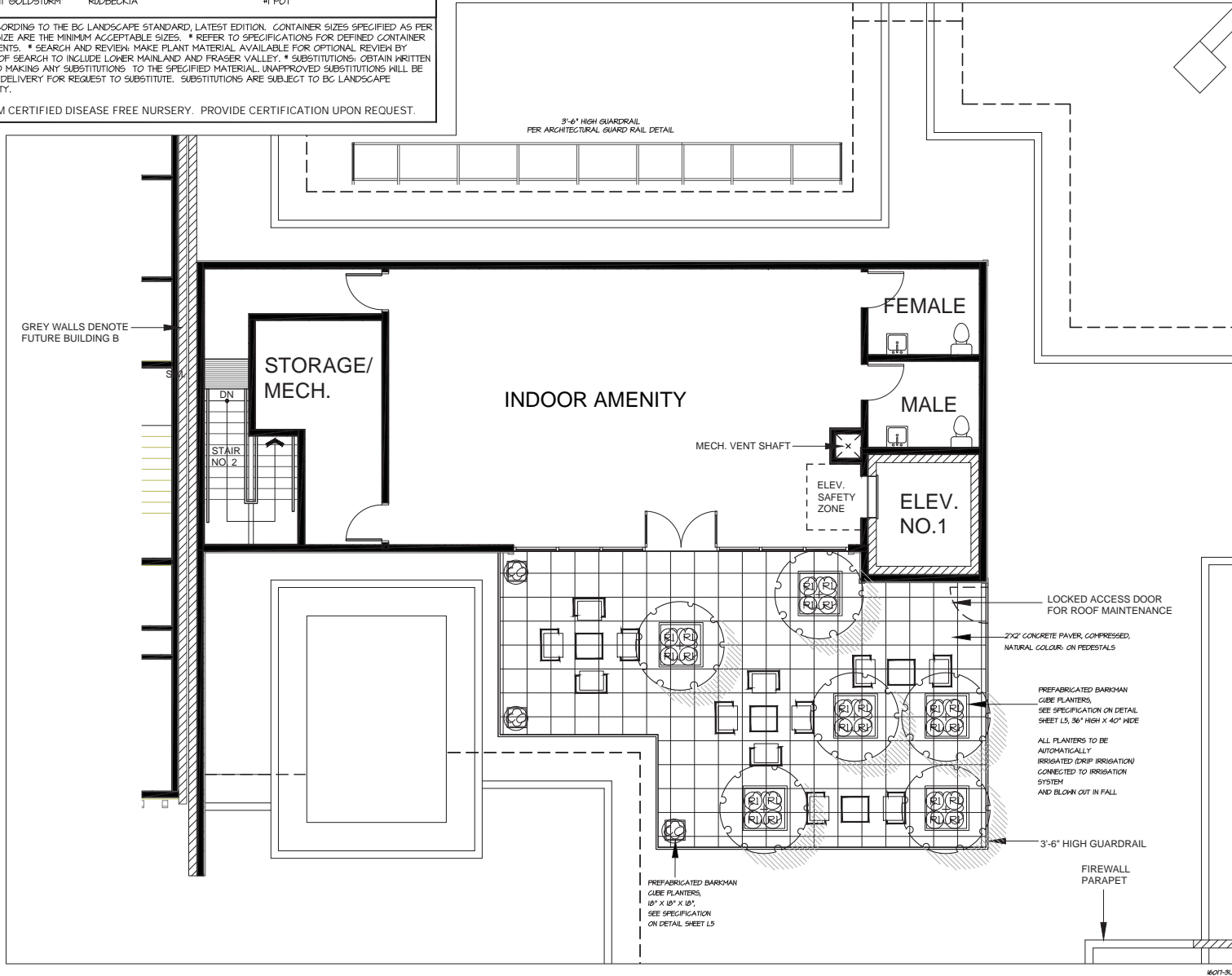
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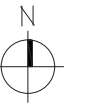
DECK FURNITURE BY YDNOMAN.COM  
MOVABLE CHAIRS AND BENCHES.



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NO.	DATE	REVISION DESCRIPTION	DR.
1	DEC 18 2016	DP SUBMISSION	TK
2	DEC 20 2016	PER CLIENT COMMENTS	DB
3	DEC 20 2016	PER MOST RECENT ARCH FILE	DB
4	DEC 20 2016	PER NEW SITE PLAN	DB
5	JAN 20 2017	PER FIRST ACP COMMENTS	TK
6	FEB 20 2017	PER NEW SITE PLAN FROM ARCHIT	TK

NO. DATE REVISION DESCRIPTION DR.

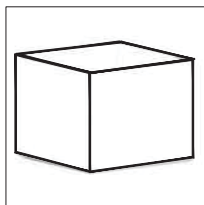
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PROJECT:  
BRICKWATER VILLAGE  
MAPLE RIDGE

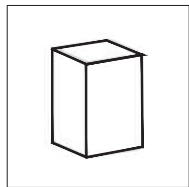
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DESIGN: TK	
CHKD: MM	
M2LA PROJECT NUMBER:	OF 17
JOB NO 16017	

**L14**



LARGER PLANTER:  
BARKMAN PRODUCT NUMBER 05378  
TOLEDO FINISH: 45 X 45 X 36 IN



SMALLER PLANTER:  
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TOLEDO FINISH: 20 X 20 X 30 IN



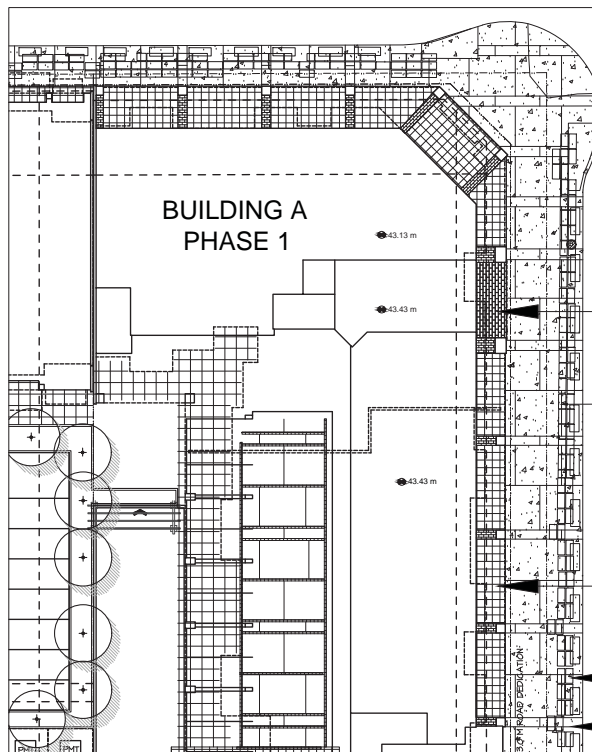
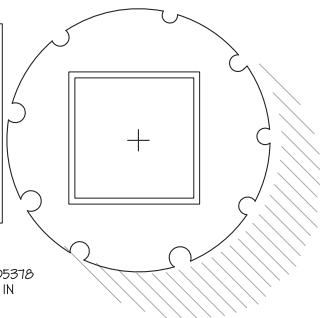
DECK FURNITURE BY YDWOMAN.COM  
MOVABLE CHAIRS AND BENCHES.



TREE GRATE ST-48 BY DOBNEY FOUNDRY;



MAGLIN SITE FURNITURE  
MLNR 200-20 TRASH CONTAINER



LOBBY ENTRANCE SPECIAL  
PAVING (SEE HARDSCAPE  
PLAN L-6)

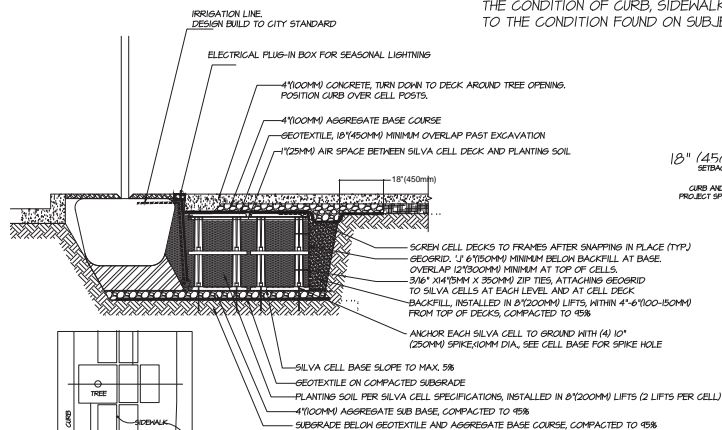
SILVA CELL TYP.  
2" (51 MM SPACING) SEE DETAIL ON THIS SHEET  
QUANTITY CALCULATIONS ARE BASED ON 12 CELLS PER TREE

DECORATIVE PAVING ( SEE  
HARDSCAPE PLAN L-6)

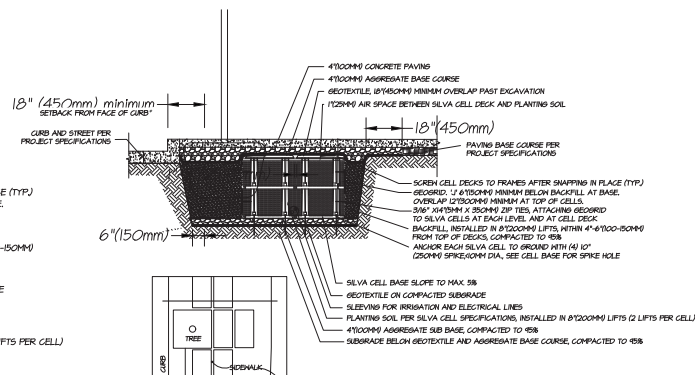
STREET BENCH

STREET TREES (RED MAPLES)

PLEASE NOTE: THESE ARE REFERENCE DETAILS ONLY  
THE CONDITION OF CURB, SIDEWALK AND TREE IS REVERSED ON THESE REFERENCES  
TO THE CONDITION FOUND ON SUBJECT SITE



1  
L5  
SILVA CELL TREE PIT DETAIL  
SCALE: 1/2"=1'-0"



2  
L5  
SILVA CELL SIDEWALK DETAIL  
SCALE: 1/2"=1'-0"

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NO.	DATE	REVISION DESCRIPTION	DR.
1	DEC 8 2016	ZIP SUBMISSION	TK
2	DEC 22 2016	PER CLIENT COMMENTS	DB
3	DEC 22 2016	PER MOST RECENT ARCH FILE	DB
4	JAN 20 2017	FOR NEW SITE PLAN	DB
5	MAY 8 2017	PER FIRST ACP COMMENTS	TK
6	MAY 16 2017	PER NEW SITE PLAN FROM ARCHIT	TK

NO. DATE REVISION DESCRIPTION DR.

SEAL:

PROJECT:  
BRICKWATER VILLAGE  
MAPLE RIDGE

DRAWING TITLE:  
DETAILS

DATE: FEB 9TH 2016 DRAWING NUMBER:

SCALE: AS SHOWN

DRAWN: TK

DESIGN: TK

CHKD: MM

M2LA PROJECT NUMBER: JOB NO 18017

L15

OF 17

## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	February 6, 2017
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	11-5255-40-187
		<b>MEETING:</b>	C of W
<b>SUBJECT:</b>	Award of Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road)		

---

### EXECUTIVE SUMMARY:

232 Street north of 132 Avenue is currently a rural standard two-lane road with sections of steep road grades. Travel demands on this road have increased significantly due to the development of the Silver Valley area that will continue to build out over an extended timeframe.

The City's Strategic Transportation Plan identifies this section of 232 Street as an arterial roadway that is also part of the long-term bicycle network. The City plans to upgrade and widen this section of road to a two-lane multi-modal arterial configuration that has safe pedestrian and cycling facilities complete with street lighting and parking where feasible. The road shoulder in this corridor is currently utilized by equestrian users as a means to access the off-road trail at 136 Avenue to continue east on to the Shoemith trail network and the goal is to relocate equestrian users to off-road trails as development occurs.

In 2016, the City retained McElhanney Consulting Services Ltd. (McElhanney) to complete the conceptual design report for 232 Street from 132 Avenue to Silver Valley Road that provided an overview of the engineering constraints and challenges involved in widening the cross section and reducing the grades, along with a recommended option to proceed to detailed design. The recommended option was displayed at an Open House held on November 30, 2016. This option was well received and the detailed design is proceeding based upon this concept.

The design of 232 Street will be completed in 2017, and if possible some components will proceed in late summer 2017, but the major roadworks construction will occur in 2018. This schedule is in accordance with the City's Financial Plan.

The Request for Proposal (RFP) for preliminary and detailed design services was sent out to five pre-qualified engineering consulting firms of which four responded to the RFP which closed on January 27, 2017. An evaluation team identified McElhanney's submittal of \$237,855.00, including provisional items, plus taxes as the highest ranking proposal.

Council approval is required to award the project to McElhanney Consulting Services Ltd.

### RECOMMENDATION:

**THAT Contract RFP-EN17-03: Engineering Design Services for 232 Street Preliminary and Detailed Design (132 Avenue to Silver Valley Road) be awarded to McElhanney Consulting Services Ltd. in the amount of \$237,855.00 plus taxes; and**

**THAT a contingency of \$45,000.00 be established for this project; and further**

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

## **DISCUSSION:**

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

232 Street north of 132 Avenue is currently a rural standard two-lane road with sections of steep road grades. Travel demands on this road have increased significantly due to the development of the Silver Valley area that will continue to build out over an extended timeframe.

The City's Strategic Transportation Plan identifies this section of 232 Street as an arterial roadway that is also part of the long-term bicycle network. The City plans to upgrade and widen this section of road to a two-lane multi-modal arterial configuration that has safe pedestrian and cycling facilities complete with street lighting and parking where feasible. The road shoulder in this corridor is currently utilized by equestrian users as a means to access the off-road trail at 136 Avenue to continue east on to the Shoemith trail network and the goal is to relocate equestrian users to off-road trails as development occurs.

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The design of 232 Street will be completed in 2017, and if possible some components will proceed in late summer 2017, but the major roadworks construction will occur in 2018. This schedule is in accordance with the City's Financial Plan.

#### **RFP Process and Evaluation**

The RFP was sent out to five pre-qualified engineering consulting firms, four of which submitted proposals on the closing date of January 27, 2017.

All proposals were reviewed by an evaluation team in accordance with the evaluation criteria identified in the RFP. After detailed analysis, the evaluation team concluded that McElhanney's proposal was the highest ranking with a fee of \$237,855.00.

Environmental habitat compensation permitting may be required depending on the outcome of the Ministry of Forests, Lands, and Natural Resource Operations's review. Based on the outcomes of the multi-modal review, a revised intersection design may be required at 232 Street and 132 Avenue. Further provisions have been included for negotiating with property owners. The McElhanney proposal includes the noted provisional items but the funds will only be expended as necessary.

### **b) Desired Outcome:**

The desired outcome of this report is to obtain Council approval to proceed with the award of the contract to McElhanney for the engineering design services.

**c) Strategic Alignment:**

The 232 Street Improvement Project supports the following key strategies identified in the City's Strategic Plan:

- Ensure that the transportation system is accessible to individuals of all ages and physical abilities.
- Continue to address long-term safety of the City's roadway network.
- Expand the network of cycling routes within the City.
- Provide attractive pedestrian facilities in key pedestrian areas and provide for safe facilities along corridors for growing areas.
- Ensure that the transportation system serves and supports growth plans within the City and work with the Ministry of Transportation and TransLink to support regional travel demands.
- Develop a transportation system that minimizes impacts on the air quality within the City by supporting walking, cycling and transit.

**d) Citizen/Customer Implications:**

The City will work with McElhanney to determine the best design and construction solution, taking into account cost factors, traffic impacts, property impacts, environmental and archeological impacts, constructability, schedule and phasing of the work.

The design process will include a public consultation process to obtain feedback from all stakeholders and to mitigate concerns. A communications plan will also be developed in support of the design and construction phases.

**e) Interdepartmental Implications:**

Operations and Parks Department staff will be consulted during the detailed design process to provide input in the design elements.

**f) Business Plan/Financial Implications:**

There are sufficient funds in LTC 2065.1 of \$500,000 to complete the detailed design of 232 Street from 132 Avenue to Silver Valley Road for the amount of \$237,855.00 plus project contingencies as identified below:

McElhanney (includes provisional items)	\$237,855.00
Project contingency	<u>\$ 45,000.00</u>
Subtotal	\$282,855.00

## CONCLUSIONS:

McElhanney Consulting Services Ltd. has submitted a comprehensive proposal for Engineering Design Services for 232 Street from 132 Avenue to Silver Valley Road that provides the best value to the City. This report recommends Council approval to award the detailed design assignment to McElhanney Consulting Services Ltd. As well, staff recommends an amount for project contingencies be established.

"Original signed by David Pollock" for:

*Prepared by:* **Jeff Boehmer, PEng.**  
**Manager of Design & Construction**

"Original signed by Trevor Thompson"

*Financial* **Trevor Thompson, BBA, CPA, CGA**  
*Concurrence:* **Manager of Financial Planning**

"Original signed by David Pollock"

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

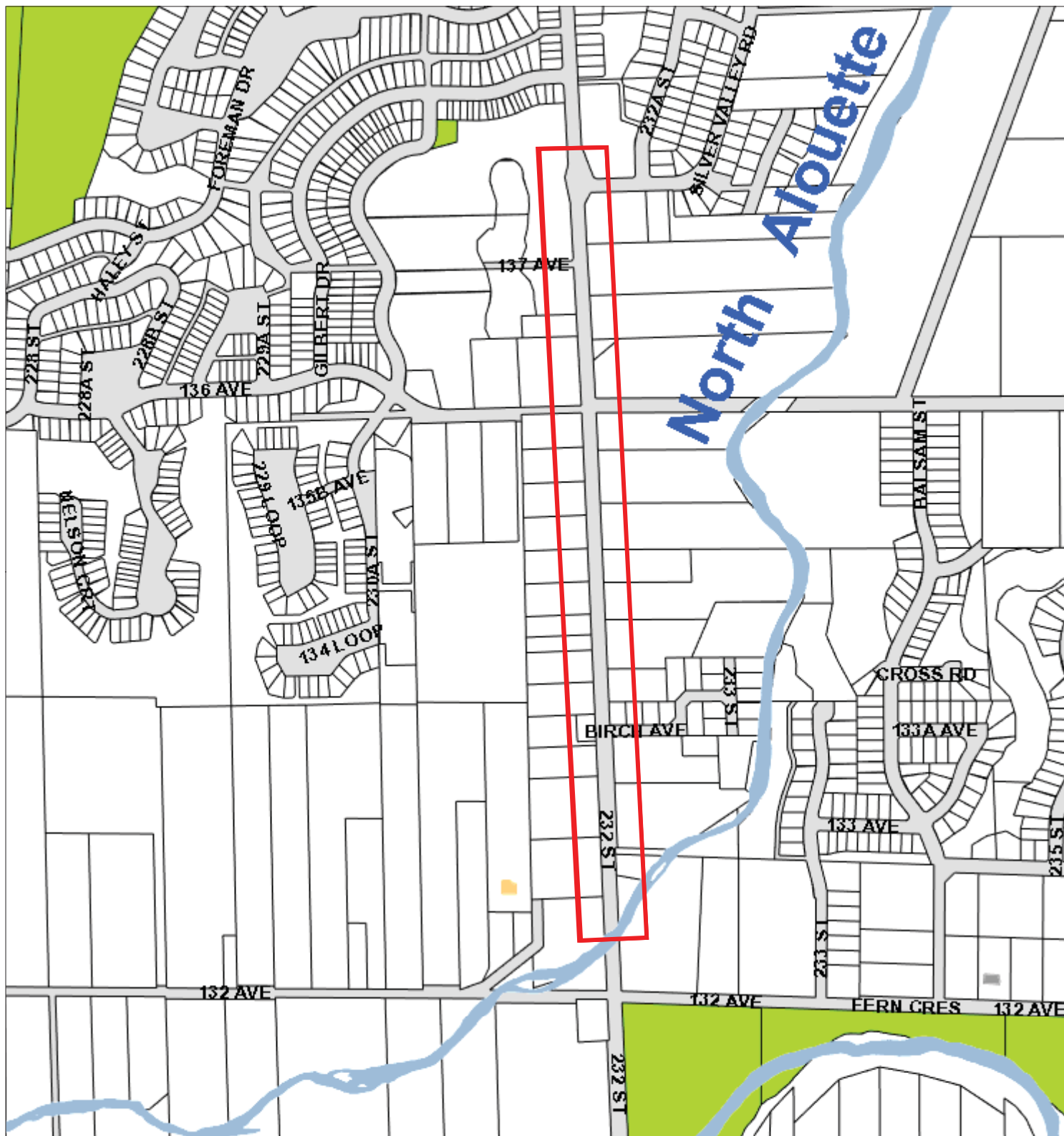
"Original signed by Frank Quinn"

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

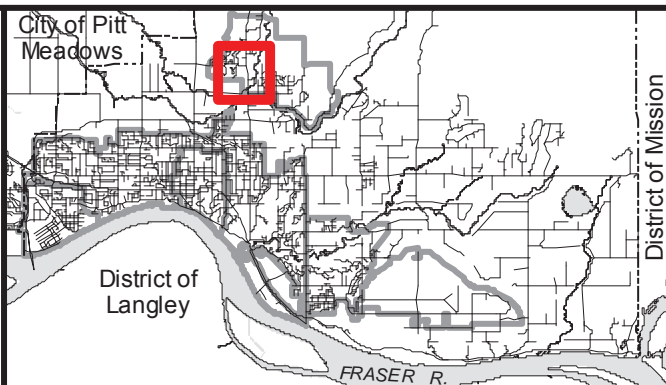
"Original signed by E.C. Swabey"

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





Scale: 1:7,500



District of Mission

## 232 Street Location Map



0 80 160 240 320 m  
0 270 540 810 1,080 ft

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

Department: Engineering

Date: Feb 2, 2017



**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 6, 2017  
**FILE NO:**  
**MEETING:** COW  
**SUBJECT:** Festival Grant Program Recommendations – Intake One

---

#### **EXECUTIVE SUMMARY:**

Applications for festival support were reviewed by an internal Festival Grant Committee on January 19, 2017 and evaluated with reference to the benefit criteria outlined in the Festival Support Policy. The financial documentation supplied by the applicants was also examined to ensure that event organizers had clearly demonstrated the need and justification for financial support. The Committee's detailed recommendations for support allocations are outlined in the summary chart (attached).

Community events contribute to building civic pride, sense of identity, inclusivity and diverse community engagement while promoting economic prosperity and tourism. The City's festival grant program represents municipal support (financial and/or in-kind) to community groups that would allow them to leverage additional support from sponsors, businesses, foundations and other levels of government through fundraising and other event revenue generating efforts.

#### **RECOMMENDATION:**

That the festival support allocations for May 1 to October 31, 2017 be approved for a total allocation of \$51,320 towards community festivals and civic signature events in the first intake and \$13,000 for the second intake including grassroots and new events.

#### **DISCUSSION:**

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

With the dissolution of the Joint Leisure Services Agreement and the Commission, staff developed an internal Festival Grant Committee in place of the Commission Festival Sub-Committee to review the applications submitted to the annual Festival Support Grant Program. The Committee was comprised of Yvonne Chui, Arts and Community Connections Manager, Kathryn Baird, Coordinator – Special Events and Volunteers, Valoree Richmond, Parks Planning Manager and Lino Siracusa, Manager of Economic Development. These departmental stakeholders are in a position to assist with the alignment of festivals with tourism, economic development and parks.

The Committee followed the established festival support guidelines to ensure consistency in decision-making. A maximum funding limit of \$5,000 per grant was re-assessed in 2016 through the Festival Support Review process and some flexibility was acknowledged to accommodate costs related to the expansion of activities, increased production costs including safety related requirements and alignment with the civic branding and tourism strategy.

Eight eligible community festival funding applications for events taking place May 1 to October 31 were reviewed. A total amount of \$16,200 was allocated to large, medium and small festivals in Maple Ridge. The Caribbean Society and the Agricultural Association proposed additional activities

to celebrate Canada 150 and the Committee recommends an additional support of \$1,000 each towards their respective efforts.

Four civic signature event funding requests were also considered for the 2017 calendar year. A total amount of \$27,620 was allocated towards National Aboriginal Day, Canada Day, Celebrate the Night and Remembrance Day events. This year staff has worked with the Fraser River All Nations Aboriginal Society (FRANAS) to develop a civic partnership that would contribute towards positive relationship building between First Nations and local government. A first step in the process of local government leadership in truth and reconciliation is to move Aboriginal Day to the civic signature event category. In this regard, staff worked to support FRANAS in its application to Canadian Heritage for additional funding and will continue to play a partnership role in event planning and implementation. To closer align signature events with the civic branding and tourism strategy, some additional funds were allocated to support some growth and enhancements to celebrate Canada 150 which will be supplemented through sponsorships and federal grants. This is a first step towards fulfilling and aligning Parks, Recreation and Cultural Services with the branding and tourism strategy.

The Agricultural Association and Haney Farmers Market Society are under operating grant agreements in which their allocations (through the festival grant program) have been set through their respective agreements: \$6,000 for the Agricultural Association (top up of \$1,000 for Celebrate 150) and \$1,500 for the Haney Farmer's Market Society. In 2015, the City's support was changed and moved to 2 and 3 year term operating agreements in recognition of the scope of their activities and services delivered to the community beyond festival or special event activities. These agreements are maturing and will be reviewed later this year.

Based on the previous years' funding requests for annual events held in the second intake from November 1 to April 30, 2018, the Committee is recommending that \$13,000 be held back for the second application intake including grassroots and new events. The grassroots and new events submissions will be reviewed by staff on an on-going basis as per the Festivals Policy. The Committee will meet again to review the requests for the second intake of applications and will make recommendations to Council in June. The total approved 2017 festival grant funding budget is \$64,320.

The Committee noted that the applicants' requests were for essential event production requirements such as insurance, safety equipment, public health and volunteer program expenses. Many of these production expenses continue to increase as the respective events grow in size and complexity. Staff will bring forward some considerations for Council in the 2018 business plan process to address some of these logistical and basic supports and to scale festivals to assist as the implementation of the branding and tourism strategy and goals get underway in a phased approach.

**b) Desired Outcome:**

Community festivals provided to local residents and tourists by volunteer festival organizers are successful and effective, supporting opportunities for citizens to contribute to community and for citizens to connect and participate in their community.

**c) Strategic Alignment:**

As per the Parks, Recreation and Culture Master Plan (2010) increasing the quality, scope and diversity of festivals and special events will contribute towards recognizing Maple Ridge as a destination and community with rich arts and culture opportunities.

**d) Business Plan/Financial Implications:**

The recommended level of funding falls within the budget guidelines and it allows for the funding of new events as requests come forward throughout the year.

It is recognized that encouraging citizens to develop their creative potential and sense of community through special events and festivals contributes to building a healthy, vibrant and engaged community. These activities contribute towards a vision for a complete community and support the local economy. In 2016, the festival groups' total estimated budget was over \$480,000 which demonstrates the value that the Festival Support Fund contributes as a means of attracting additional funding from sponsorships, grants and other income. Citizen engagement is integral to Council's strategic plan.

**e) Policy Implications:**

As per Festival Support Policy P100. We are currently guided by the existing Commission policies. The transition to City of Maple Ridge policies will be presented to Council for consideration in the coming months.

**CONCLUSIONS:**

An evaluation of all festival applications was conducted by the Festival Grant Committee and the recommendation is that festivals receive the level of financial support as outlined in the Festival Review Chart – February 2017 for a total of \$51,320 in the first intake. Trails, parks, agriculture, food experiences, attractions, community support, local festivals and vibrant events will make Maple Ridge an exciting destination. Maple Ridge continues to have a strong tradition of citizen support for festivals and events that enhance quality of life, encourage community identity and spirit, enhance economic benefits, attract tourists and participants, develop volunteerism and demonstrate a sense of responsibility to the community. The Festival Grant Program recognizes and supports these volunteer contributions and the positive outcomes they achieve.

"Original signed by Yvonne Chui"

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*Prepared by:* Yvonne Chui, Arts and Community Connections Manager

"Original signed by Lino Siracusa"

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*Reviewed by:* Lino Siracusa, Manager Economic Development

"Original signed by Wendy McCormick"

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*Reviewed by:* Wendy McCormick, Director Recreation

"Original signed by Kelly Swift"

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*Approved by:* Kelly Swift, General Manager: Parks, Recreation & Culture

"Original signed by Ted Swabey"

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

:yc

Attachments:

Festival Grant Summary Chart Intake One, 2017

Festival Policy P100

## Festivals Grant Program Summary Chart 2017 - Intake 1

Festival Name/Organization	2017 Requested	2017 Recommended	\$ Difference between 2015 Approved & 2016 Recommended	2016 Approved	2015 Approved	2014 Approved
<b>1st INTAKE FUNDING RECOMMENDATIONS</b>						
<i>Large Festivals</i>						
Caribbean	\$10,000	\$7,000	\$1,212	\$5,788	\$5,000	\$5,000
<i>Mid-Sized Festivals</i>						
Children's Festival	\$2,500	\$2,000	\$0	\$2,000	\$2,000	\$1,000
Bard on the Bandstand - Emerald Pig Theatrical Society	\$2,500	\$2,500	-\$500	\$3,000	\$3,000	\$3,000
Rivers Day - Alouette River Management Society	\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
GETI Fest	\$1,500	\$1,200	\$200	\$1,000	\$500	\$300
Fraser Valley Food Truck Festival	\$4,200	\$500		N/A	N/A	N/A
<i>Small Festivals</i>						
Adstock	\$1,000	\$1,000	\$0	\$1,000	\$700	\$700
Music on the Wharf - Historical Society	\$500	\$500	\$0	\$500	*	*
<b>Subtotal (community applications)</b>	<b>\$23,700</b>	<b>\$16,200</b>		<b>\$14,788</b>	<b>\$12,700</b>	<b>\$11,500</b>
<i>Festivals Under Agreement Term Contract</i>						
Country Fest - MRPM Agricultural Association	\$6,000	\$6,000	\$1,000	\$5,000	\$5,000	\$5,000
Haney Farmers Market	\$1,500	\$1,500	\$0	\$1,500	\$1,500	\$1,500
<b>Subtotal (agreements)</b>	<b>\$7,500</b>	<b>\$7,500</b>		<b>\$6,500</b>	<b>\$6,500</b>	<b>\$6,500</b>
<b>Protocol Events</b>						
Aboriginal Day	\$4,000	\$3,000	\$0	\$3,000	N/A	N/A
Canada Day	\$15,000	\$11,620	\$4,820	\$6,800	\$4,300	\$4,100
Remembrance Day	\$3,500	\$3,000	\$500	\$2,500	\$1,500	\$1,300
Celebrate the Night	\$15,000	\$10,000	\$3,000	\$7,000	N/A	N/A
<b>Subtotal</b>	<b>\$37,500</b>	<b>\$27,620</b>		<b>\$19,300</b>	<b>\$5,800</b>	<b>\$5,400</b>
<b>GRAND TOTAL 1st Intake</b>	<b>\$68,700</b>	<b>\$51,320</b>		<b>\$40,588</b>	<b>\$25,000</b>	<b>\$23,400</b>
<b>PROJECTED ALLOCATIONS 2nd INTAKE</b>						
<b>Hold Back for total Grassroots and New Events A</b>	<b>\$6,500</b>	<b>\$5,000</b>	<b>-\$1,800</b>	<b>\$6,800</b>	<b>\$6,100</b>	<b>\$6,000</b>
<b>Hold back for second intake</b>	<b>\$9,000</b>	<b>\$8,000</b>	<b>\$240</b>	<b>\$7,760</b>	<b>\$6,960</b>	<b>\$7,100</b>
<b>PROJECTED Grand Total 2nd Intake, May 2017 (including grassroots and new events)</b>	<b>\$15,500</b>	<b>\$13,000</b>		<b>\$14,560</b>	<b>\$13,060</b>	<b>\$13,100</b>
<b>Proposed Allocations</b>						
<b>Total requested for 1st intake</b>	<b>\$68,700</b>	<b>\$51,320</b>				
<b>Total proposed held back for 2nd intake</b>	<b>\$15,500</b>	<b>\$13,000</b>				
<b>BUDGET APPROVED</b>		<b>\$64,320</b>				
* means applicant was considered under Grassroots stream of this program.						

Title:	<b>POLICY: FESTIVAL SUPPORT</b>	Policy No.	P100
		Supercedes:	2010-09-09
Authority:	Operational	Effective Date:	2014-02-13
Approval:	PLS Commission	Review Date:	2014-02-13
<p><b>Policy Statement:</b></p> <p>Parks and Leisure Services will support the growth and development of festivals and events by utilizing the community development approach to build community capacity and vibrancy. Financial and in-kind support will be provided to qualified festival groups in accordance with guidelines established by the Maple Ridge Pitt Meadows Parks and Leisure Services.</p>			

**PURPOSE:**

Festivals and events enhance citizen's quality of life and are an essential element in creating complete communities. The experiences and benefits derived from festivals and events have significant value by citizens and visitors and are a vital ingredient in the municipality's on-going development as an active and vibrant City.

Applications for festivals support will be assessed based on benefits criteria to the community that includes:

- Encouraging community identity and spirit
- Providing opportunities for economic development
- Building community involvement
- Demonstrating a sense of responsibility to the community

Events will encourage community development that builds the capacity of local residents and the power of local associations and institutions which contributes to a stronger, more sustainable community for the future.

The policy will contribute to developing increased vibrancy and community sustainability in Maple Ridge and Pitt Meadows. Through this policy, Commission is committed to supporting:

- A vibrant and diverse range of festivals and events
- Opportunities to celebrate history, living heritage and diverse cultural character
- Growth of volunteerism
- Growth of tourism and attracting businesses and people interested in active and vibrant communities
- Safe communities

This policy provides a foundation for the development, management and resource allocation of grants and services through Parks and Leisure Services by:

- Articulating a clear definition of festivals supported by the Commission.
- Establishing guidelines that ensure consistent implementation of the policy when reviewing requests for financial and in-kind support from qualified festival groups through the Festivals Sub-Committee and Inter-Municipal Events Committee. All requests will be considered within the context of available resources and benefits to the community.
- Commission annually appointing a Festivals Sub-Committee (3 members of Parks and Leisure Services Commission) to work with staff and review applications and make recommendations for Festival Support Funding allocation to be considered by Commission.

## **DEFINITIONS:**

### **Definitions:**

#### **Festival:**

A free or low-cost volunteer-driven celebration, entertainment or activity that is accessible, promotes community spirit, identity and responsibility and is promoted to the general public including Maple Ridge and Pitt Meadows residents and tourists. For the purpose of clarity and this policy, the term “festival” does not include sporting events, tournaments, artistic competitions or exhibits, religious causes or commercial events.

#### **Qualified festival group:**

A Maple Ridge and Pitt Meadows based festival group or a group in the region with a Maple Ridge and/or Pitt Meadows partner, registered as a non-profit society, or similar group with the potential to become a non-profit society, that has made application and agrees to enter into a grant agreement for activities that take place in Maple Ridge and/or Pitt Meadows.

#### **Available resources:**

The budget established through the Parks and Leisure Services Commission to support qualified Maple Ridge and Pitt Meadows festival groups, plus in-kind allocations including parks, facility and equipment use or staff time provided by the Commission, the Parks and Leisure Services Festival and Volunteer Office, or other Municipal Departments

#### **Base level of support:**

The level of support available to any and all qualified festival groups in accordance with available resources, the fees and charges policy and operational procedures. It is the responsibility of festival organizers to develop, plan, manage, fund and implement their festival.

## **Benefits Criteria Definitions:**

### **Encourages community identity and spirit:**

Involves citizens in planning creatively for the community. Enhances the image and reputation of the community by contributing to a vibrant and creative environment that attracts citizens, visitors and business.

### **Grows economic opportunities:**

Draws a critical mass opportunity, attracting a large number of attendees including tourists. Provides opportunities for business to network with or promote their services to the community in a positive environment.

**Builds community involvement:**

Increases the range of experiences available to residents and visitors through cultural, recreational and educational components. Provides an environment for public gathering, mingling and safe celebration and increases residents' sense of belonging and comfort in participating in their community that includes access to these activities through inclusive practices and low-cost opportunities.

**Demonstrates a sense of responsibility to the community:**

Uses sound financial practices and has sources of revenue other than from the Commission.

Demonstrates environmental stewardship. Supports local business and community projects. Ensures safety is a primary consideration when planning and staging festivals. Incorporates a range of quality opportunities for volunteer engagement, training and leadership development that helps to fulfill the group's mission and vision.

**REFERENCE:**

Fees and Charges Policy

Community Development Policy



**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Cemetery Bylaw #7260-2016

**MEETING DATE:** 2017-02-06  
**FILE NO:**  
**MEETING:** COW

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**EXECUTIVE SUMMARY:**

The cemetery fees and charges (Schedule "A") were last reviewed in detail in 2008, when they were updated as a result of the adoption of the Cemetery Master Plan in 2008. The Master Plan suggested a variety of on site improvements at the cemetery as well as the acquisition of the lands to the north on Dewdney Trunk Road, for the expansion of the cemetery. The changes made to the fees and charges at that time were significant, as the new fees anticipated costs for land acquisition, development of the new phases of the cemetery and increased operating costs for labor and materials. The cemetery bylaws have been reviewed to update definitions, reflect changes in the Cremation, Interment and Funeral Services Act and changes to the governance model for cemeteries as well as the inclusion of expanded services such as the double columbaria.

**RECOMMENDATION:**

That Cemetery Bylaw No. 7260-2016 be given first, second and third readings; and,  
That Cemetery Bylaw No. 5784-1999 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7260-2016.

**DISCUSSION:**

**a) Background Context:**

The cemetery bylaws and the fees and charges were last reviewed in detail when research was undertaken subsequent to the adoption of the Cemetery Master Plan, which was adopted in March 2008. Staff brought forward fees and charges recommendations that reflected the expansion and development of future phases of the cemetery which were adopted on October 28, 2008.

A borrowing bylaw was also adopted for the acquisition and development of the additional parcels, based on the estimated land costs at the time, which was approximately \$1M for each of the three parcels identified, as well as funding to assist with the development of the site for this purpose. The City has acquired two of the three parcels.

Several changes have also occurred since 2008, including changes requested by the British Columbia Business Practices and Consumer Protection Authority (BPCPA) who assumed the governance role previously held by the Cemetery Registrar. The City is required to make changes to the Maple Ridge Cemetery Bylaw to acknowledge the BPCPA governance in this area. Staff has also taken this opportunity to update the definitions in the bylaw to provide greater clarity for clients who wish to use this service. The updates include new definitions requested by the BPCPA to reflect the current Provincial Acts and Regulations.

**b) Desired Outcome:**

That the Maple Ridge Cemetery Bylaws accurately reflect the Cremation, Interment and Funeral Services Act, BPCPA and municipal regulations in an easy to understand format.

**c) Strategic Alignment:**

The recommendations contained in the Cemetery Master Plan have been incorporated into the revised bylaw. The recommendations suggested by the consultant were intended to address gaps in the previous bylaw such as the process to deal with the right of interment passing to other family members, definition of family members and measurements stated in both metric and standard.

**d) Citizen/Customer Implications:**

The Maple Ridge Cemetery is very important to many of our citizens, particularly those who have resided in Maple Ridge for a very long time and, who intend to be interred in a cemetery in the community where they have spent most of their lives. With the assistance of the City's cemetery clerk and two local funeral homes, residents have the benefit of easy access to a wide range of funeral care services. The expansion of the cemetery as well as the introduction of new services where appropriate, such as the double columbaria, will further enhance the services available to our citizens.

**e) Interdepartmental Implications:**

Parks, Recreation and Culture are responsible for the administration of the cemetery records and all cemetery transactions. Cemetery Operations are also heavily reliant on manpower resources from the Parks Operations section to cover for cemetery staff vacation, as well as support for full burials during the winter months when there is only one staff member working at the cemetery. The finance department provides support in the administration of the perpetual care fund, capital funds for acquisition and improvements as well as operating accounts for labor and materials.

**f) Business Plan/Financial Implications:**

When the new fees and charges were adopted a few years ago, the cost increase was significant in order to address the increased labor and materials costs as well as debt servicing costs associated with the acquisition of land for the expansion of cemetery. The Maple Ridge Cemetery Fees and Charges are now more in line with the fees being charged at other municipal cemeteries in the region. Staff recommends that Council approve modest increases over the next few years to keep pace with increased land values, labor and material costs as well as ensuring that there are enough funds available to service the debt for the cemetery expansion. The proposed fees anticipate that we will still need to acquire one more property and cover the costs to develop the expansion lots for cemetery purposes, which should be on a break even basis.

Staff is also recommending that an increase of 2% each year be applied for the years 2018, 2019 and 2020 and have built these fees into Schedule A. Periodic fees and charges reviews and increases are necessary for the sustainability of the cemetery operation, as it relies on the fees collected to offset the costs associated with the provision of this service.

The perpetual care reserve fees have also been updated to reflect the changes requested by the BPCPA. All below ground right of interments are subject to a minimum of 25% on top of the plot fee. All above ground interments are subject to a minimum of 10% fee in addition to the cost of the niche. All memorialisation on the memory plaque is subject to a \$10.00 fee per memorial. The proposed Maple Ridge Cemetery Fees and Charges have utilized the minimum perpetual care fee permitted by BPCPA in each of the categories noted above as the perpetual care fund is quite healthy and is forecasted to have enough funds to care for the site when it is eventually full and will only require routine maintenance of the site.

Customers will see increases in charges that range from \$124, as a result of the increased cost that the city pays for the grave liners, to a \$480.00 increase for a columbaria niche. The fee for a columbaria niche has been increased by \$661.00 to reflect the regional pricing and the perpetual care fund amount has been reduced from 410.00 to \$229.00, which is the minimum permitted by BPCPA.

**g) Policy Implications:**

The cemetery is governed by a combination of regulations in the Cremation, Interment and Funeral Services Act, the British Columbia Business Practices and Consumer Protection Authority as well as the Maple Ridge Cemetery Bylaws.

**h) Alternatives:**

The updates to reflect regulations required by the BPCPA will need to be incorporated into the Maple Ridge Cemetery Bylaw. The bylaw has been reviewed by the City's legal team as well as the BPCPA for both accuracy and legal interpretation. Council may wish to make changes to portions of the bylaw that are within its jurisdiction such as the fees and charges, types of services provided, hours of operation and in some cases, definitions contained in the bylaw. If changes are made to the attached bylaws document, staff may need to resubmit the bylaw for review by BPCPA and our legal team to ensure that any proposed changes meet their criteria.

**CONCLUSIONS:**

Staff are recommending the proposed changes to the Maple Ridge Cemetery Bylaws for increased efficiency for staff and clients, as well as implementation of the proposed future right of interment guidelines for staff to follow. In addition, there is a need to implement the new fees and charges so that staff can administer application of the new double columbaria units which were approved during the 2016 business planning process.

"Original signed by David Boag"

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*Prepared by:* David Boag, Director Parks and Facilities

"Original signed by Trevor Thompson"

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*Reviewed by:* Trevor Thompson, Manager, Financial Planning

"Original signed by Kelly Swift"

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*Approved by:* Kelly Swift, General Manager,  
Parks, Recreation & Culture

"Original signed by Ted Swabey"

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

:db

Attachments:

Maple Ridge Cemetery Bylaw #7260-2016 Schedule "A"

Maple Ridge Cemetery Regulation Bylaw #7260-2016

Maple Ridge Cemetery Bylaw #5784-1999 Schedule "A"



## Cemetery Regulation

### BYLAW NO. 7260-2016

**A Bylaw to repeal Maple Ridge Cemetery Bylaw No. 5784-1999  
and amendments thereto in their entirety and hereby create a  
new Maple Ridge Cemetery Bylaw**

**WHEREAS**, the Council of the City of Maple Ridge, acting as the Board of Trustees of the Cemeteries, deems it expedient to create a new cemetery bylaw;

**AND WHEREAS**, the Council of the City of Maple Ridge wishes to repeal Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto in their entirety;

**NOW THEREFORE**, THE Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Cemetery Bylaw No. 7260-2016".
2. Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto are hereby repealed in their entirety.

Words or phrases defined in the British Columbia *Cremation, Interment and Funeral Services Act* and its regulations or the *Business Practices and Consumer Protection Act* and its regulations or the *Wills Estates and Succession Act* and its regulations, will have the same meaning when used in this bylaw unless otherwise defined in this Bylaw.

The headings contained in this bylaw are for convenience only and are not to be construed as defining, or in any way limiting the scope or the intent of the provisions of this bylaw.

If any portion of this bylaw is for any reason held invalid by any court of competent jurisdiction, the invalid portion will be severed and the severance will not affect the validity of the remainder.

**CITY OF MAPLE RIDGE  
CEMETERY BYLAW NO. 7260-2016**

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## PART I - DEFINITIONS

1. For the purpose of this Bylaw, unless the context otherwise requires:

Care Fund	means a care fund required and governed by the <i>Cremation, Interment and Funeral Services Act</i> , in the form of a trust account
Caretaker	means the person(s) duly employed by the City from time to time as caretakers at the Cemeteries of the City of Maple Ridge.
Casket	means a rigid container ornamented and lined with fabric designed for the encasement of human remains.
Cemeteries	means all those parcels or tracts of land set aside, used, and maintained by the City as a place of interment for human remains or Cremated Remains as described in Section 2 of this Bylaw.
Child	means a child from birth up to, and including, the age of 10, and includes a stillborn infant.
City	means the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Clerk	means the person appointed by the Board of Trustees to keep and manage the records of interments in the Cemeteries managed by the City of Maple Ridge.
Columbarium	means a vault with single or double compartment niches for urns containing Cremated Remains.
Commingled Remains	means the intentional and irreversible mixing of the Cremated Remains of more than one deceased person.
Consumer Protection B.C.	means the Business Practices and Consumer Protection Authority or its successor body appointed under the <i>Cremation, Interment and Funeral Services Act</i> .
Control of Disposition	means the right of a person to control the disposition of human remains or Cremated Remains in accordance with the <i>Cremation, Interment and Funeral Services Act</i> .
Council	means the Council of the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Cremated Remains	means the ashes resulting from cremation of a deceased human body.
Director of Parks & Facilities	means the Director of Parks & Facilities or other person duly appointed as such from time to time by Council.

Family Member	means a parent, grandparent, or sibling, and includes the biological, adopted, step and variations thereof.
Grave	means a space of ground within a lot in a Cemetery used or intended to be used for the burial of human remains or Cremated Remains or both.
Grave Liner	means a receptacle made of durable material placed around a Casket to provide reinforcement to a Grave Lot.
Lot	means a burial lot for human remains or Cremated Remains under a Right of Interment as designated and shown on the plan of the cemetery on file in the City's municipal offices, which includes a Grave or Niche.
Meadows	means a defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains.
Medical Health Officer	means the person assigned by the Fraser Health Authority to oversee interments/disinterments in the City where health concerns about death require special treatment for interment.
Niche	means a recessed space in the Columbarium used or intended to be used for the inurnment of Cremated Remains.
Non-resident	means any person who is not a "Resident".
Resident	means any person who: <ul style="list-style-type: none"><li>• is a resident of the City on the date of the application for a Right of Interment; or</li><li>• a person who resided in the City at the time of death; or</li><li>• was a five (5) year resident of the City within eighteen (18) months preceding death; or</li><li>• owned real property in the City at the time of death; or</li><li>• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.</li></ul>
Right of Interment	means a permit to purchase the right to allow the interment of human remains or Cremated Remains in a Lot. It does not entitle the holder to any title or interest in a Cemetery or Lot, but instead provides for the right to inter the person(s) named on the Right of Interment.
Rights Holder	means an Interment Rights Holder who has been issued a Right of Interment, and includes a Transferee if a transfer of the Right of Interment has been effected by the Clerk as described in section 6(e).
Rose Garden	means a former defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains which is now to capacity.



Statutory Holidays	means any of the following days, namely New Year's Day, Family Day, Good Friday, Easter Sunday, Easter Monday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, Boxing Day, and any day or part of a day proclaimed as a civic holiday. In the event that a statutory holiday occurs on a Saturday or Sunday, the statutory holiday will also include the following Monday.
Transferee	means the recipient of a Right of Interment, transferred by a Rights Holder related to the Transferee by birth, marriage or adoption.
Treasurer	means the person duly appointed by the City to invest and administer the Care Fund.

The use of words signifying the masculine will include the feminine.

All other words and phrases in this Bylaw will be construed in accordance with any definitions assigned to them in the *Cremation, Interment and Funeral Services Act* and the *Business Practices and Consumer Protection Act*, and their associated regulations, all as amended or replaced from time to time.

Schedule "A" attached hereto forms part of this bylaw.

## PART II – LEGAL DESCRIPTION

2. The following lands have been set aside, operated, used or maintained as Cemeteries by the City:

- (a) Maple Ridge Cemetery: Legally described as being:  
PID: 006-843-140, Parcel "A" (Reference Plan 8035) Lot 13 DL 247, Group 1, NWD Plan 1007,  
NO PID Part (3.107 Acres) of Lot 13 in Block 1, of part of Lot 247, Group 1, Map 1007 as shown outlined in orange on Sketch Deposited No. 2819 (AFB 15/290/10146E),  
PID: 008-779-538 Lot 45, DL 248, Group 1, NWD Plan 25353,  
PID 024-740-748 Parcel I (Plan with Fee 446F) DL 247 Group 1, NWD,  
NO PID Lot J of Lot 248, Group 1, Plan 692 (AFB 18/599/15321A),  
PID: 011-272-341 Parcel "A" (Reference Plan 9535) Lot 14 DL 247 Group 1 NWD Plan 7909,  
PID: 009-055-789 Lot 54 DL 248 Group 1 NWD Plan 29311,  
PID: 011-310-227, Lot 4; DL 247, Group 1 NWD; Plan 8050, and  
PID: 011-310-219 Lot 2 DL 247 Group 1, NWD; Plan 8050
- (b) Whonnock Cemetery: Legally described as being:  
That 1.0 Acre Portion of Indian Reserve Whonnock No. 1 shown on Plan BC290, described as "Unsubdivided Part of Reserve North of Highway" (ILRS PIN 90259250)
- (c) Whonnock Cemetery No. 2: Legally described as being:  
PID: 003-439-135 Lot 17 DL 433, Group 1, NWD Plan 64271

3. A copy of the plan of each Cemetery will be kept available for public inspection in the Office of the City and at such other places as Council or Consumer Protection B.C. may direct.
4. Council hereby establishes itself as a Board of Trustees to own and operate the Cemeteries and to exercise all of the powers and duties of the Board of Trustees pursuant to the Cremation, Interment and Funeral Services Act.

### **PART III – GENERAL**

#### **RIGHTS OF INTERMENT**

5. The Director of Parks & Facilities may refuse to sell a Right of Interment for more than two (2) Grave or Niche spaces to any one individual.
6.
  - (a) The Clerk will issue a Right of Interment, being a permit allowing for the interment of human remains or Cremated Remains, in respect of a person who is named on the Right of Interment, for a vacant unreserved Lot, upon payment of the applicable fees shown in Schedule “A”. The purchase of a Right of Interment for The Meadows, or any other scattering garden, may only be done at the time of need for a deceased person.
  - (b) A Right of Interment issued under this Bylaw:
    - (i) must specify either:
      - a. that the holder of the Right of Interment reserves the right to use the Lot for himself or herself, or
      - b. the name of another person for whom the right to use the Lot has been reserved;
    - (ii) does not vest in the Rights Holder or a person designated by the Rights Holder any right, title, or interest in the land in or on which the Lot is located;
    - (iii) may only be transferred, cancelled or sold in strict accordance with this Bylaw.
  - (c) A Rights Holder may transfer his Right of Interment to a Transferee, upon payment of the applicable fee for the transfer shown in Schedule “A”, in accordance with section 6(e).
  - (d) A Rights Holder may only sell an issued Right of Interment back to the City, and only if the Lot has not been used and is no longer required (except where transferred to a Transferee) by surrendering the Right of Interment to the Clerk. The amount of fees returned will be the original fees paid for the Lot less:
    - (i) the transfer fee as shown in Schedule “A”;
    - (ii) the Care Fund contribution; and
    - (iii) taxes associated with the Right of Interment

if more than 30 days have passed since the date of original issuance. If less than 30 days have passed since the date of original issues, the full amount of original fees paid will be returned by the City. If a Rights Holder sells a Right of Interment to the City that has been issued more than 10 years prior to the cancellation date shown on the Right of Interment, the Rights Holder will be refunded the equivalent of the purchase price 10 years prior to the cancellation date less the Care Fund contribution, applicable taxes and the transfer fee.

- (e) Upon acceptance by the City of the applicable fee shown in Schedule "A", and upon compliance with the requirements of this bylaw by the Rights Holder and the Transferee, the Clerk will record and give effect to the desired transfer of the Right of Interment in the records kept by him for that purpose.
- (f) A Rights Holder may make designations for his Grave(s) or Niche(s) during his lifetime. However, where a Rights Holder dies and did not designate persons entitled to be interred in the Rights Holder's Grave(s) or Niche(s), the City may give approval to an applicant who makes application to the City to receive the Rights Holder's Right of Interment or permission for an interment on said Grave(s) or Niche(s), if the applicant provides, as exhibits to a statutory declaration made by the applicant, any of the following:
  - i) the Rights Holder's will showing the applicant as the recipient of the Right of Interment; or
  - ii) letters probate showing the applicant as the recipient of the Right of Interment from the residue of the Rights Holder's estate; or
  - iii) letters of administration showing the applicant as the recipient of the part of the intestate Rights Holder's estate that includes the Right of Interment.
  - iv) a statutory declaration from the Rights Holder's spouse claiming Right of Interment entitlement. In the absence of a spouse, a statutory declaration from all surviving lineal descendants of the Rights Holder claiming Right of Interment entitlement.

Provided that subsequent to the coming into force of this Bylaw, each person who purchases a Right of Interment and thereby becomes a Rights Holder must, contemporaneously with the purchase of the Right of Interment, provide to the Clerk a list of family members (the "Named Family Members") who may be interred in the remaining plots held by the Rights Holder. The Clerk may modify the list so provided by the Rights Holder but only on receipt in writing of the consent of all the then surviving Named Family Members.

#### **FEES & CHARGES**

- 7. (a) The applicable fees for interment, disinterment, and care of Graves and Niches, and the charges for goods required for burial by the City for use in the Cemetery and any other Cemetery fees are shown in Schedule "A".
- (b) Unless prior arrangements have been made by a government agency with the City, the applicable fees shown in Schedule "A" will be paid at the City's offices in full at

the time of purchase. The Rights Holder or any other person with Control of Disposition will pay the City the applicable fees required for interment no later than 24 hours in advance of the interment.

#### **SIZE OF GRAVES**

8. The size of Graves and Niches are as follows:

- (a) Adult size grave space is 8' x 4' (2.44m x 1.22m)
- (b) Child grave space is 6' x 2'3" (1.83m x .69m)
- (c) Cremated Remains grave space is 2' x 3' (0.61m x 0.91m)
- (d) Single Niche space is 11" X 11" X 11" (28 cm X 28 cm X 28 cm)
- (e) Double Niche space is 15" X 14" X 12" (38.1 cm X 35.6 cm X 30.5 cm)

### **PART IV – INTERMENT, EXHUMATION AND CREMATION**

#### **PERMISSION TO INTER, EXHUME AND CREMATE**

- 9. No human remains will be interred in a cemetery until a Right of Interment has been issued by the City and the applicable fee has been paid to the City, except as may be permitted otherwise under the terms of Section 12.
- 10. All applications for a Right of Interment in a cemetery will be made to the Clerk at the City's offices during the hours that the City's offices are open to the public on all days of the week except Saturday, Sunday, Statutory Holidays, and in cases of emergency as described in Section 12.
- 11. Any person who makes application for a Right of Interment or who requires an interment to be made will provide the Clerk with a statement of the name, age and date of death of the deceased, whether or not death was caused by a communicable disease as listed in Schedule "A" of the *Health Act Communicable Disease Regulation* made under the *Public Health Act*, the time and date of the funeral and any other information which it is reasonable for the Clerk to request.
- 12.
  - (a) Where the Medical Health Officer directs, pursuant to the *Health Act Communicable Disease Regulation* or otherwise, that human remains will be buried in the Cemetery during any period when the City's offices are closed, the Ministry of Health must grant approval for same and retroactive approval must be obtained from the City during normal working hours.
  - (b) Where a burial in the Cemetery is performed under the conditions of Sub-section 12(a), the person who permitted the burial and the person who performed the burial will report the matter to the Clerk, and the representative of the deceased will supply the Clerk with full details of the deceased as required by Section 11 together with such applicable fees shown in Schedule "A" if such fees have not already been paid.
  - (c) The information required to be given to the Clerk under the terms of Sub-section 12(b) will be provided to the Clerk as soon after such interment as the City's office are opened.

13. Commingled Remains may be interred in the following areas of a Cemetery only:

- (a) between two side-by-side cremation Graves; or
- (b) between two cremation Graves in The Meadows; or
- (c) between two cremation Graves on a full burial Grave; or
- (d) in a double Columbarium Niche.

Cremated Remains may be commingled subject to the following conditions:

- (e) that the intent to Commingle Remains is disclosed to the Clerk upon application for a Right of Interment;
- (f) that written authorization from the person(s) having Control of Disposition is provided to the Clerk;
- (g) that the person(s) having Control of Disposition acknowledge that the result is permanent and irreversible;
- (h) that a Right of Interment has been issued for each of the deceased and fees paid as shown in Schedule "A" indicative of two separate interments;
- (j) that the memorialization of Commingled Remains are subject to regulations in Section 35.

- 14. No deceased person interred in a Cemetery will be exhumed without a written order being first obtained from the Business Practices and Consumer Protection Authority in accordance with the requirements of the *Cremation, Interment and Funeral Services Act* and the presentation for such order to the Clerk for his examination.
- 15. In the event that Cremated Remains are placed in a full burial Grave in advance of a Casket to be interred in the same Grave, the Cremated Remains, if interred in an urn or similar container, will be removed by the Caretaker at the time of the full burial and be reinterred on top of the Casket at no cost during the Casket interment.

#### **INTERMENT IN THE CEMETERY**

- 16. No remains other than human remains or Cremated Remains will be interred in a Cemetery and all interments will be subject to, and comply with, the provisions of this Bylaw.
- 17. The Rights Holder for a Lot must not permit an interment to be made in the Lot to which the Right of Interment refers, nor transfer or dispose of the Lot to another person, group or organization unless the interment, transfer, or disposal is made pursuant to and in accordance with the provisions of this Bylaw.
- 18. Where the human remains of a person who died while suffering a communicable disease are to be buried in a Cemetery and instructions have been given by the Medical Health Officer respecting the interment, the interment will be fully and carefully followed by those who perform the interment.
- 19. (a) Each interment in a Cemetery, other than the interment of Cremated Remains, will provide for not less than 39.2 inches (1 meter) of earth between the general

surface level of the ground at the Grave site and the upper surface of the Casket or Grave Liner enclosing the human remains resting in the grave.

- (b) One Casket interment is permitted in each full burial Grave in a Cemetery. A single full burial Grave may inter up to one Casket and four sets of Cremated Remains. A single Child Grave may contain the Casket of one Child and a maximum of two sets of Cremated Remains of Family Members.
  - (c) Each single Columbarium Niche may contain one set of Cremated Remains. Each double Columbarium Niche may contain up to two sets of isolated Cremated Remains or the Commingled Remains of two deceased persons.
  - (d) Each interment of Cremated Remains in a Grave will be within a liner or within an urn made of plastic, metal, ceramic or stone, except where Cremated Remains are disposed of in the Meadows, in accordance with Sub-section 19(g). Each liner will permanently contain one urn or similar container of Cremated Remains and will be buried in the grave not less than 2 feet (60cm) deep. The urn must not exceed dimensions of 11" wide X 11" deep X 13" high (28 cm X 28 cm X 33 cm)
  - (e) A Grave Liner will be used for each Casket interment, except where a metal Casket is used.
  - (f) Each Grave Liner used in the cemetery will be made of reinforced fibreglass only. The Grave Liner must cover the entire length and sides of the Casket.
  - (g) The disposal of Cremated Remains in the Meadows will be without a container and will only be performed under the direction of the Caretaker.
- 20.** No person will inter any human remains or Cremated Remains in the Cemetery except between the hours of 8:30 a.m. and 4:30 p.m.
- 21.** No person will inter any human remains or Cremated Remains on a Statutory Holiday or deferred Statutory Holiday except in emergency conditions as specified in Section 12.
- 22.** No Grave is to be dug or opened and no Cremated Remains are to be interred by any person other than the Caretaker or a person duly authorized by the Caretaker.
- 23.** (a) The duties and responsibilities of the Caretaker will be, among other things, to carry out, or cause to be carried out by Cemetery workers placed under his supervision:
- i) The digging, preparation, opening and closing of Graves, opening and sealing of Niches and the interment of Cremated Remains as ordered by the Clerk;
  - ii) The direction of all funerals, bereavement rites or ceremonies in the Cemetery to the correct Lot;
  - iii) The installation of memorials on Lots and construction of their foundations or bases;
  - iv) The general work of the Cemetery, including maintenance of walls, fences, gates, paths and other Cemetery improvements; and
  - v) The provisions for care of the Cemetery tools and equipment.

- (b) The Caretaker will maintain records as directed by the Clerk and will submit reports as required by him, and, will do such other work as the Clerk may require from time to time in relation to the Cemetery operation.

## PART V – ADMINISTRATION AND CARE FUND

### **ADMINISTRATION AND CARE FUND**

**24.** The Clerk and Treasurer must:

- (a) Maintain all records and files necessary for the administration and management of each Cemetery and as required by the Cremation, Interment and Funeral Services Act and its regulations;
- (b) Review and issue Rights of Interments and permits for exhumation/disinterment;
- (c) Coordinate interments, exhumations and the placement of memorials with the Caretaker; and
- (d) Maintain an accounting of all monies received and expended under this bylaw

**25.** The Clerk is hereby authorized on behalf of the City and subject to the provisions of this bylaw to issue a Right of Interment in respect of:

- (e) any unoccupied Grave for which a Right of Interment has not already been issued;
- (f) any Niche for which a Right of Interment has not already been issued; and
- (g) the Meadows area in the Cemetery.

**26.** Upon issuing a Right of Interment, or upon viewing an order for exhumation from the proper authority as specified in Section 14, the Clerk will notify the Caretaker before the time of the intended interment or exhumation giving the name of the deceased, the number and location of the Grave concerned and any instructions of the Medical Health Officer relative to the interment or exhumation.

**27.** (a) A Care Fund is hereby continued, to be administered in accordance with the requirements of the *Cremation, Interment and Funeral Services Act*.

- (b) All fees specified as “Care Fund” fees in Schedule “A” to this Bylaw shall be levied and paid into the Care Fund and held, invested and used by the City in strict compliance with the *Cremation, Interment and Funeral Services Act* and its regulations.

- (c) For all Rights of Interment, the amount required to be used for Care Fund purposes is specified in Schedule “A”, provided that Care Fund contribution will not apply to Grave space made available by the City free of charge for an indigent burial.

- (d) Any owner of a memorial marker, tablet, or monument, desiring to install same in the cemetery, will pay to the Treasurer, prior to the installation of such memorial, the applicable Care Fund contribution shown in Schedule “A”.

**28.** A separate account of all monies received under the provisions of this Bylaw and of all monies expended hereunder, will be kept by the Treasurer and any surplus remaining of receipts over expenditures will be paid at the end of each financial year into a reserve fund to be known as The Cemetery Fund for investment by the City in accordance with the provisions of the *Community*



*Charter* and the interest derived from such reserve fund will be expended on the upkeep and development of the cemetery.

## PART VI – MEMORIALIZATION

### **MEMORIALS**

29. No person will place a memorial marker or Niche plate on any Grave or Niche until the applicable fee shown in Schedule “A” has been paid to the Treasurer, which includes a contribution to the Care Fund in respect to each memorial.
30. All memorial markers and Niche plates will only be installed by the Caretaker; and only after the human remains or Cremated Remains have been interred. All memorial markers and Niche plates may only be installed on the corresponding Grave or Niche where the deceased is interred.
31. No person will affix any material to Columbarium face plates, and no memorial markers other than a tablet-type memorial as specified in Section 35 may be installed on a Grave.
32. An application for memorial markers and Niche plate installations may only be made by the Rights Holder, his executor(s) or executrix, or his heirs.
33. Existing memorial markers and Niche plates may be replaced or refurbished with a duplicate of the original providing it includes similar dimensions and wording, or conforms to specifications in Section 35.
34. All tablet-type memorials must be made of stone or bronze.
35. All memorials may be installed provided they conform to the following:
  - (a) **General:**
    - (i) Each memorial tablet will be installed in a position on the Grave according to that established by the City for memorials on Graves in the Cemetery. Requests for exception based on religious beliefs will be made to the Clerk, which may not be unreasonably denied. Each memorial tablet will have its top surface set level with the surface of the surrounding ground.
    - (ii) Each bronze memorial tablet will be attached to a concrete base not less than 3 inches (7.5 cm) thick with side surfaces true and perpendicular with the top surface of the attached tablet. A bronze memorial tablet on the Grave of a full adult burial or Child may be smaller than its concrete base provided the concrete base conforms to the size for the Grave as required by subsections (b), (c) and (d) below, and provided the part of the base extending beyond the tablet does not exceed 2 inches (5.08 cm) wide and has a smooth, slightly bevelled surface to shed water at its outer edges.
    - (iii) Each stone memorial tablet will be not less than 2 inches (5 cm) thick and will have its side surfaces true and perpendicular with its top surface.

- (iv) A memorial marker or Niche plate may be inscribed in a non- English script provided the Clerk has been provided with a written interpretation.

(b) **Full Burial Graves**

- (i) Each full burial Grave may have a maximum of one 12" X 20" (30.48 cm X 50.8 cm) marker and up to four 8" X 12" (20.32 cm X 30.48 cm) cremation markers. Each 12" X 20" (20.32 cm X 30.48 cm) marker may memorialize a maximum of two deceased persons. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased person.
- (ii) Two side-by-side full burial Graves may have a choice of one 18" x 30" (45.72 cm x 76.2 cm) marker overlapping both Graves, or one 12" X 20" (20.32 cm X 30.48 cm) marker on each of the two full burial Graves. Each of the two full burial Graves may have a maximum of four additional 8" X 12" (20.32 cm X 30.48 cm) cremation markers.

Each 18" x 30" (45.72 cm x 76.2 cm) marker may only be used to memorialize two deceased persons.

(c) **Child Burial Graves:**

- (i) Each Child burial Grave may have a maximum of one 12" X 20" (20.32 cm X 30.48 cm) marker and up to two 8" X 12" (20.32 cm X 30.48 cm) cremation markers for Family Members.

Each 12" X 20" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Child. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Family Member. Two Family Members having their Cremated Remains commingled and placed on a child Grave must each have their own 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

(d) **In-ground Cremation Graves in Cremation Section:**

- (i) Each single cremation Grave within a cremation section of a Cemetery may have a maximum of one 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

Each single cremation marker may only memorialize one deceased person.

- (ii) Two side-by-side cremation Graves within a cremation section of a Cemetery may have either one 12" X 20" (20.32 cm X 30.48 cm) marker spanning both Graves, or one 8" X 12" (20.32 cm X 30.48 cm) cremation marker on each of the two cremation Graves.

Each 12" X 20" (20.32 cm X 30.48 cm) may memorialize a maximum of two deceased persons. Each 8" X 12" (20.32 cm X 30.48 cm) cremation marker

may only memorialize one deceased person.

(e) **Columbarium (Niche) Wall:**

- (i) Each single Columbarium Niche plate may memorialize a maximum of one deceased person.
- (ii) Each double Columbarium Niche plate will memorialize two deceased persons maximum.
- (iii) Each single or double Columbarium Niche plate will be consistent in layout, design and format as established by the City.

(f) **The Meadows/Rose Garden:**

- (i) Individual memorial markers are not permitted in the Rose Garden or The Meadows.
- (ii) Memorialization to honour deceased who are not interred in the Cemetery may do so by having the name of the deceased person added to the Rose Garden Memorial plaque.

## **PART VII – OTHER**

### **GENERAL**

- 36. Cut flowers, wreaths and floral offerings placed on Graves will be removed by the Caretaker when their condition is considered by him to be detrimental to the beauty of the Cemetery. Artificial flowers may only be placed in a Cemetery between November 15 and March 15.
- 37. No person will adorn or define a Grave with a fence, hedge, railing, curbing, or landscaping; and only authorized employees of the City may plant, remove, cut down, or destroy any trees, shrubs, plants, flowers, bulbs or rocks in a Cemetery. Any unauthorized adornment or landscaping that is considered by the Caretaker to be untidy or unsafe will be removed by the Caretaker at his discretion in accordance with Section 36 and 37.
- 38. All persons are prohibited from damaging, or defacing any memorial, monument, fence, gate, structure or any other improvements in a Cemetery.
- 39. No person will enter a Cemetery in a vehicle after the gate has been closed, or drive a vehicle in a Cemetery at any time at a speed of more than 15 kilometres an hour. Use of the Cemetery grounds will be subject to the reasonable directions and orders of the Caretaker.
- 40. No person will solicit orders for markers, tablets, memorials, cappings, or similar items within the limits of the Cemetery.

41. No person may use a Cemetery for a purpose that is not associated with, or incidental to, the care or interment of human remains or Cremated Remains other than passive recreation activities such as walking, jogging or cycling on pathways.
42. All persons and funeral processions in a Cemetery will obey the reasonable instructions of the Caretaker. Any person not behaving with proper decorum within a Cemetery, or disturbing the quiet and good order of a Cemetery, may be evicted from the cemetery by the Caretaker.
43. The discharging of firearms, other than in regular volleys at burial services, is prohibited in a Cemetery.
44. Without limiting the application of Section 46, any person who:
  - (a) wilfully destroys, mutilates, defaces, injures or removes any Grave, Niche, monument, memorial, or other structure placed in a Cemetery, or any fence, railing or other work for the protection or ornament;
  - (b) wilfully destroys, cuts, breaks or injures any shrub or plant;
  - (c) plays at any game or sport;
  - (d) discharges firearms (save at a military funeral);
  - (e) wilfully disturbs or interferes with bereavement rites, burial ceremonies, or persons assembled for the purpose of interring human remains or Cremated Remains;
  - (f) who commits a nuisance or at any time behaves in an indecent and unseemly manner;
  - (g) deposits any rubbish or offensive matter or thing; or
  - (h) in any way violates any Grave, Niche, Lot, memorial or other structure in a Cemetery or commits an offence against this Bylaw.

#### **HOURS OF OPERATION**

45. The gates of a Cemetery will be open:
  - Monday to Friday from 8 a.m. to 4 p.m.
  - Weekends and holidays (Spring/Summer) from 8 a.m. to 7 p.m.
  - Weekends and holidays (Fall/Winter) from 9 a.m. to 5 p.m.

Pedestrians may access the cemetery daily from 7 a.m. to 8 p.m. No person may be in the cemetery between 8 p.m. and 7 a.m. without special permission of the Caretaker, Clerk or other person authorized by the City to grant such permission.

### **PART VIII – OFFENCE AND PENALTY**

#### **OFFENCE**

46. Every person who violates a provision of this Bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this Bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this Bylaw, is guilty of an offence and is liable, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues to exist.

- 47.** Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*, R.S.B.C. 1996, c.338.
- 48.** Notwithstanding anything herein contained, the administration and operation of a Cemetery will be carried out at all times in accordance with the *Cremation, Interment and Funeral Services Act* and regulations made thereunder.

This Bylaw is made by the Council of the City acting as the Board of Trustees of the Cemeteries:

**READ** a first time the \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ** a second time the \_\_\_\_ day of \_\_\_\_\_, 2017.

**READ** a third time the \_\_\_\_ day of \_\_\_\_\_, 2017.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2017.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**March 1, 2017 to December 31, 2017**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,156 \$1,052	\$4,208	\$1,178	\$ 330	\$5,716
Child Burial	\$1,725 \$ 575	\$2,300	\$ 908	\$ 0	\$3,208
Inground Cremation	\$ 743 \$ 248	\$ 991	\$ 434	\$ 62	\$1,487
Single Niche	\$2,061 \$ 229	\$2,290	\$ 250	\$ 0	\$2,540
Double Niche	\$3,435 \$ 382	\$3,817	*\$ 250	\$ 0	\$4,067
The Meadows	\$ 496 \$ 165	\$ 661	\$ 390	\$ 0	\$1,051

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$4,734 \$1,578	\$6,312	\$1,178	\$ 330	\$7,820
Child Burial	\$2,587 \$ 863	\$3,450	\$ 908	\$ 0	\$4,358
Inground Cremation	\$1,116 \$ 372	\$1,488	\$ 434	\$ 62	\$1,984
Single Niche	\$3,091 \$ 344	\$3,435	\$ 250	\$ 0	\$3,685
Double Niche	\$5,153 \$ 573	\$5,726	*\$ 250	\$ 0	\$5,976
The Meadows	\$ 743 \$ 248	\$ 991	\$ 390	\$ 0	\$1,381

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 276	\$ 331	\$ 276	\$ 276	\$ 300	\$ 213

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 306	\$ 306	\$ 84	\$ 84	\$ 84
<b>Saturdays &amp; Sundays</b>	\$ 649	\$ 350	\$ 300	\$ 300	\$ 300

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,356	\$1,816	\$ 868	\$ 300	\$ 400

**Transfer of Right of Interment Fee:** \$ 98 per Grave or Niche

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**January 1, 2018 to December 31, 2018**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,219 \$1,073	\$4,292	\$1,202	\$ 337	\$5,831
Child Burial	\$1,760 \$ 587	\$2,347	\$ 926	\$ 0	\$3,273
Inground Cremation	\$ 758 \$ 253	\$1,011	\$ 443	\$ 63	\$1,517
Single Niche	\$2,102 \$ 234	\$2,336	\$ 255	\$ 0	\$2,591
Double Niche	\$3,504 \$ 390	\$3,893	*\$ 255	\$ 0	\$4,148
The Meadows	\$ 506 \$ 168	\$ 674	\$ 398	\$ 0	\$1,072

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$4,828 \$1,610	\$6,438	\$1,202	\$ 337	\$7,977
Child Burial	\$2,639 \$ 881	\$3,520	\$ 926	\$ 0	\$4,446
Inground Cremation	\$1,138 \$ 379	\$1,517	\$ 443	\$ 63	\$2,023
Single Niche	\$3,153 \$ 351	\$3,504	\$ 255	\$ 0	\$3,759
Double Niche	\$5,256 \$ 584	\$5,840	* \$ 255	\$ 0	\$6,095
The Meadows	\$ 758 \$ 253	\$1,011	\$ 398	\$ 0	\$1,409

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 282	\$ 338	\$ 282	\$ 282	\$ 306	\$ 217

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 312	\$ 312	\$ 86	\$ 86	\$ 86
<b>Saturdays &amp; Sundays</b>	\$ 662	\$ 357	\$ 306	\$ 306	\$ 306

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,404	\$1,852	\$ 886	\$ 306	\$ 408

**Transfer of Right of Interment Fee:** \$ 100 per Grave or Niche

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**January 1, 2019 to December 31, 2019**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,283 \$1,094	\$4,377	\$1,226	\$ 344	\$5,947
Child Burial	\$1,795 \$ 599	\$2,394	\$ 945	\$ 0	\$3,339
Inground Cremation	\$ 773 \$ 258	\$1,031	\$ 452	\$ 64	\$1,547
Single Niche	\$2,144 \$ 239	\$2,383	\$ 260	\$ 0	\$2,643
Double Niche	\$3,574 \$ 398	\$3,972	*\$ 260	\$ 0	\$4,232
The Meadows	\$ 516 \$ 171	\$ 687	\$ 406	\$ 0	\$1,093

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$4,924 \$1,642	\$6,566	\$1,226	\$ 344	\$8,136
Child Burial	\$2,692 \$ 899	\$3,591	\$ 945	\$ 0	\$4,535
Inground Cremation	\$1,161 \$ 387	\$1,548	\$ 452	\$ 64	\$2,064
Single Niche	\$3,216 \$ 358	\$3,574	\$ 260	\$ 0	\$3,834
Double Niche	\$5,362 \$ 596	\$5,958	*\$ 260	\$ 0	\$6,218
The Meadows	\$ 773 \$ 258	\$1,031	\$ 406	\$ 0	\$1,437

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 288	\$ 345	\$ 288	\$ 288	\$ 312	\$ 221

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 318	\$ 318	\$ 88	\$ 88	\$ 88
<b>Saturdays &amp; Sundays</b>	\$ 675	\$ 364	\$ 312	\$ 312	\$ 312

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,452	\$1,890	\$ 904	\$ 312	\$ 416

**Transfer of Right of Interment Fee:** \$ 102 per Grave or Niche



**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**January 1, 2020 to December 31, 2020**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,349 \$1,116	\$4,465	\$1,251	\$ 351	\$6,066
Child Burial	\$1,831 \$ 611	\$2,442	\$ 964	\$ 0	\$3,406
Inground Cremation	\$ 788 \$ 263	\$1,051	\$ 461	\$ 65	\$1,577
Single Niche	\$2,187 \$ 244	\$2,431	\$ 265	\$ 0	\$2,696
Double Niche	\$3,645 \$ 406	\$4,051	*\$ 265	\$ 0	\$4,317
The Meadows	\$ 525 \$ 175	\$ 700	\$ 414	\$ 0	\$1,114

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$5,023 \$1,675	\$6,698	\$1,251	\$ 351	\$8,299
Child Burial	\$2,746 \$ 917	\$3,663	\$ 964	\$ 0	\$4,627
Inground Cremation	\$1,183 \$ 394	\$1,577	\$ 461	\$ 65	\$2,103
Single Niche	\$3,282 \$ 365	\$3,647	\$ 265	\$ 0	\$3,912
Double Niche	\$5,468 \$ 608	\$6,076	*\$ 265	\$ 0	\$6,340
The Meadows	\$ 787 \$ 263	\$1,050	\$ 414	\$ 0	\$1,464

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 294	\$ 352	\$ 294	\$ 294	\$ 318	\$ 225

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 324	\$ 324	\$ 90	\$ 90	\$ 90
<b>Saturdays &amp; Sundays</b>	\$ 689	\$ 371	\$ 318	\$ 318	\$ 318

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,502	\$1,928	\$ 922	\$ 318	\$ 424

**Transfer of Right of Interment Fee:** \$ 104 per Grave or Niche

6776-2010  
6605-2008

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

MAPLE RIDGE CEMETERY BYLAW NO. 5784-1999

SCHEDULE "A"

TARIFF

GRAVE SPACE

Adult Size

Resident	(including Care Fund Contribution of \$793.00)	\$ 3965.00
Non-Resident	(including Care Fund Contribution of \$1190.00)	\$ 5659.00

Child or Infant Size

Resident	(including Care Fund Contribution of \$459.00)	\$ 2300.00
Non-Resident	(including Care Fund Contribution of \$690.00)	\$ 3450.00

Columbaria Niche

Resident	(including care fund contribution of \$410.00)	\$ 1810.00
Non-Resident	(including care fund contribution of \$525.00)	\$ 2625.00

Cremated Remains Size

Resident	(including Care Fund Contribution of \$132.00)	\$ 661.00
Non-Resident	(including Care Fund Contribution of \$198.00)	\$ 991.00

Rose Garden

Resident	(including Care Fund Contribution of \$132.00)	\$ 661.00
Non-Resident	(including Care Fund Contribution of \$198.00)	\$ 991.00

SERVICES

A. Opening and Closing Grave for Burial

Adult Size	\$ 1178.00
Child/Infant Size	\$ 908.00
Cremated Remains	\$ 434.00
Rose Garden	\$ 390.00
Columbaria Niche	\$ 250.00

**Additional Charge for Burials between 3:00 p.m. – 4:30 p.m. Weekdays**

Adult Size	Extra	\$ 306.00
Child/Infant Size	Extra	\$ 306.00
Cremated Remains	Extra	\$ 84.00
Rose Garden	Extra	\$ 84.00
Columbaria	Extra	\$ 84.00

**Additional Charge for Burials Saturday and Sunday**

Adult Size	Extra	\$ 649.00
Child/Infant Size	Extra	\$ 350.00
Cremated Remains	Extra	\$ 300.00
Rose Garden	Extra	\$ 300.00
Columbaria	Extra	\$ 300.00

**Additional Charge for Burials Statutory Holidays**

Adult Size	Extra	\$ 1034.00
Child/Infant Size	Extra	\$ 558.00
Cremated Remains	Extra	\$ 450.00
Rose Garden	Extra	\$ 450.00
Columbaria	Extra	\$ 450.00

**B. Opening and Closing Grave for Exhumation**

Adult	\$ 2360.00
Child/Infant Size	\$ 1812.00
Cremated Remains	\$ 868.00
Columbaria	\$ 300.00

**Additional Charge for Burials Saturday and Sunday as in "A" above**

**Additional Charge for Burials Statutory Holidays as in "A" above**

**C. Goods**

Grave Liners	\$ 206.00
Cremation Liners	\$ 62.00
Memorial Plaque Inscription (Per Line)	\$ 85.00

**D. Installation of Memorial Markers**

Single	(including Care Fund Contribution of \$69.00)	\$ 276.00
Double	(including Care Fund Contribution of \$83.00)	\$ 331.00
Niche	(including inscription and Care fund of \$60.00)	\$ 300.00

**OTHER CHARGES**

Transfer of Licence	\$ 98.00
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