

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

February 16, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

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

For virtual public participation during Public Question Period register by going to www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
 - 2.1 Minutes of the Committee of the Whole Meeting of February 2, 2021
3. **DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**
 - 3.1 **Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness**
 - Presentation of the Accessibility & Inclusiveness Awards Winners
 - 3.2 **Annual Update from the Maple Ridge Pitt Meadows Arts Council**
 - Ms. Curtis Pendleton, Artistic and Executive Director
 - Ms. Laura Butler, President
4. **PLANNING AND DEVELOPMENT SERVICES**

Note:

- Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.
- The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.

- 1101 2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280, Group 1, New Westminster Land District, Dedicated Park & 63221, Application for Exclusion from the Agricultural Land Reserve

Staff report dated February 16, 2021 recommending that Application 2021-032-AL to exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve to allow for a Metro Vancouver long term servicing plan for regional growth management be forwarded to Public Hearing.

- 1102 2019-354-RZ, 25236 112 Avenue, RS-3 to RS-2

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7682-2020 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future two lot subdivision be given first reading and that the applicant provide further information as described on Schedules A, B and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

- 1103 2020-052-RZ, 11970 220 Street, RS-1 to RT-2

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7634-2020 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex development be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999.

- 1104 2019-409-RZ, 12471 223 Street, RS-1 to R-4

Staff report dated February 16, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018 to add an R-4 zone (Single Detached [Infill] Urban Residential) be adopted and that Maple Ridge Zone Amending Bylaw No. 7613-2020 to rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached [Infill] Urban Residential) to permit a future subdivision of approximately 2 lots be given second reading and be forwarded to Public Hearing.

- 1105 2021-029-RZ, Termination and Replacement of Land Use Contracts, Various Bylaws

Staff report dated February 16, 2021 recommending that Maple Ridge Zone Amending Bylaw No.'s 7702-2021, 7703-2021, 7704-2021, 7705-2021, 7706-2021, 7707-2021 and 7709-2021 to terminate Land Use Contracts and rezone properties be given first and second reading and be forwarded to Public Hearing.

1106 2018-012-DVP, 2018-012-DP, 23795 and 23831 Dewdney Trunk Road

Staff report dated February 16, 2021 recommending the Corporate Officer be authorized to sign and seal 2018-012-DVP to reduce minimum front, rear and interior yard setbacks and to reduce the minimum required view arc from the centre of all living room windows and that the Corporate Officer be authorized to sign and seal 2018-012-DP to permit construction of a 29 unit townhouse development.

1107 Advisory Design Panel Review: Advisory Design Panel Amending Bylaw

Staff report dated February 16, 2021 recommending that Advisory Design Panel Amending Bylaw No. 7696-2020 to include gender neutral language and permit the option of Advisory Design Panel meetings being held virtually be given first, second and third readings.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

1171 Thornhill Trails Study

Staff report dated February 16, 2020 recommending that medium-term improvements recommended by Thornhill Trail Study respondents be explored, that a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Association be considered in 2021 and that development of a Thornhill grind trail be included in the next Parks, Recreation & Culture Master Plan.

1172 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2

Staff report dated February 16, 2021 recommending that an application for a grant towards the 'Neighbourhood Mobile Recreation' pilot program be submitted to the Union of British Columbia Municipalities 2021 Poverty Reduction Planning & Action Program, Stream 2.

8. ADMINISTRATION

1191 Community Development & Enterprise Services Committee Resolution

Resolution passed at the January 25, 2021 meeting of the Community Development & Enterprise Services Committee ("CDES") pertaining to a feasibility review of revitalizing waterfront development.

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

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

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. In-person attendance by the public at Council meetings is not available and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca before **1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

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

APPROVED BY:


DATE:

PREPARED BY:

DATE:

CHECKED BY:

DATE:


Feb 11, 2021

A. Saint

Feb. 11, 2021

E. M. M. M.

Feb 11/21

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

February 2, 2021

The Minutes of the Committee of the Whole Meeting held on February 2, 2021 at 1:31 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

A. Horsman, Chief Administrative Officer
D. Boag, General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Nichols, Corporate Officer
D. Pollock, General Manager Engineering Services
T. Thompson, Director of Finance/Chief Financial Officer

Other Staff as Required

W. Cooper, Planner
G. Goddard, Director of Planning
M. McMullen, Manager of Planning and Environmental Services
R. MacNair, Senior Advisor, Bylaw & Licensing Services
R. Tardiff, Planner

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Yousef and Councillor Duncan choose to participate electronically. Acting Mayor Robson chaired the meeting from Council Chambers.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of January 19, 2021

It was moved and seconded

That the minutes of the January 19, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 **2020-409-RZ, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive, RS-3, R-1 and R-2 to R-1 and R-2**

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7701-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential) and R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 19 single family lots.

R. Tardiff, Planner, advised that the applicant is in attendance to respond to questions. Mr. Tardiff provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "First Reading, Zone Amending Bylaw No. 7701-2021, 11089 240 Street, 11101 239 Street and 11094 Buckerfield Drive" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

1102 **2014-070-RZ, 10470 245B Street and 24589 104 Avenue, RS-2 to RS-1b**

Staff report dated February 2, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7156-2015 to adjust the area designated Conservation around the watercourse be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7157-2015 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of 11 lots and 0.277 ha (0.68 acres) of dedicated parkland.

M. McMullen, Manager of Planning and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7156-2015; Second Reading, Zone Amending Bylaw No. 7157-2015, 10470 2458 Street and 24589 104 Avenue" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

1103 2018-182-RZ, 11040 Cameron Court, RS-2 to RS-1d

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7562-2019 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1d (Single Detached (Half Acre) Residential), with a density bonus, to permit a future subdivision of approximately 6 lots be given second reading as amended and be forwarded to Public Hearing.

M. McMullen, Manager of Planning and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "Second Reading, Zone Amending Bylaw No. 7562-2019, 11040 Cameron Court" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

1104 2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of a 23-unit residential townhouse development be given second reading as amended and be forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "Second Reading, Zone Amending Bylaw No. 7470-2018, 23627 132 Avenue" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

1105 2020-031-RZ, Vape Retail Prohibition

Staff report dated February 2, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7629-2020 to define and prohibit vape retail be given second reading as amended and be forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary of the application and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "Second Reading, Zone Amending Bylaw No. 7629-2020, Vape Retail Prohibition" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

1106 Proposed New Cannabis Retail Store at 22362 Dewdney Trunk Road

Staff report dated February 2, 2021 recommending that the application for a non medical cannabis retail store by NDR Retail Holdings Ltd. located at 22362 Dewdney Trunk Road, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R. MacNair, Senior Advisor, Bylaw & Licensing Services reviewed the staff report and staff answered Council questions.

It was moved and seconded

That the staff report dated February 2, 2021 titled "Proposed New Cannabis Retail Store at 22362 Dewdney Trunk Road" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

5. ENGINEERING SERVICES – Nil

6. CORPORATE SERVICES – Nil

7. PARKS, RECREATION & CULTURE

1171 Revision of Award of Contract RFP-PL18-67 for Janitorial Services

Staff report dated February 2, 2021 recommending that Contract RFP-PL18-67 for janitorial services be renewed with Hallmark Facility Services Inc., that a contingency to address 'as needed' additional cleaning and COVID-19 supplemental cleaning be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated February 2, 2021 titled "Revision of Award of Contract RFP-PL18-67 for Janitorial Services" be forwarded to the Council Meeting of February 9, 2021.

CARRIED

8. ADMINISTRATION – Nil

9. ADJOURNMENT – 2:15 p.m.

Councillor G. Robson, Chair
Presiding Member of the Committee

2019/20 ANNUAL REPORT

| | | | |
|------|-------------------------------------|-------|----------------------------|
| 1 | Vision, Mission and Values | 11-12 | The ACT Art Gallery |
| 2 | Executive Summary | 13 | The Volunteer Program |
| 3-4 | Community Engagement & Access | 14 | Financial Sustainability |
| 5-7 | The ACT Presents Performance Series | 15-17 | 2018-2019 Funders & Donors |
| 8-10 | Arts Learning Programs | 18 | Board of Directors & Staff |

VISION | MISSION | VALUES

Vision

To bring arts to the heart of our community.

Mission

We work in partnership with the community to develop, promote and celebrate the arts.

Values

Leadership • Collaboration
Integrity • Diversity • Accessibility
Innovation • Enjoyment



Programming Mandate

- to present high-quality exhibitions and performances featuring primarily Canadian artists
- to present a diverse balance of artistic and educational programming
- to develop The MRPMAC/ACT ARTS CENTRE Arts Centre as an inclusive centre for arts and culture within the community, appealing to a wide range of interests and ages
- to create mutually beneficial co-presenting opportunities, within our resources, with other not-for-profit arts and community organizations that will strengthen and diversify the cultural sector
- to encourage and support local artists and arts organizations through the delivery of our vision, mission and values

Executive Summary

As the heart of the Arts in the community and surrounding region, The ACT Arts Centre's mission and operational model is premised on welcoming large numbers of people to connect through and with the Arts. It has done this through the 50-year history of the Maple Rige Pitt Meadows Arts Council, and throughout its operation of The ACT Arts Centre, since 2003, serving thousands each year.

Before COVID-19 hit and Health Authority restrictions forced the closure of The ACT Arts Centre in mid-March, The ACT was on a trajectory to hit a 10-year record in participation across all of its programs. The Presenting Series had its first string of sold-out performances in years; the Arts Learning Programs for all ages had begun several new innovative initiatives and was flourishing; the Gallery welcomed many new visitors, particularly school groups; and community groups and others continued to make The ACT a sought-after location for community events, meetings and gatherings.

With gathering restrictions of 250, followed shortly by a further reduction to 50, the pandemic brought all these activities, and the revenue they generated, to an immediate, full stop.

Though closed for much of the spring, The ACT did not stand still. We know it is important to our community that we get back to what we do as soon as was safely possible. It is important to our patrons based on their surveyed feedback, showing an overwhelming desire to return to the theatre, gallery, and in-person learning programs. It is important to our volunteers and staff to continue to be of service. It is important to our broader community to have the opportunity to participate in shared artistic experiences, as we all move through the pandemic together, as long as that may take.

We anticipate a very long haul to build back all that has been accomplished by the Arts Council over the last 50 years, and in almost 20 years of managing the facility. But we are determined, tenacious and creative, and we know we have the community's support.

Over the last seven months, the Board and staff have been carefully and strategically planning for bringing programs back within the capacity of the Centre and the new realities of the changed social landscape.

Our response strategy has been two-fold: service and

survival. Though our capacities are reduced, we are determined to continue to offer programs as best we can, for as long as we can. Because it is impossible to predict when we will be able to recover full operational capacity and earned revenues, we moved to cut expenses while seeking revenue from all available funding sources. Our focus included realigning our staffing structure, processes, and capacity to focus on aspects of operations that preserve the infrastructure needed to most quickly recover our financial footing. We are so very grateful to all our funders and donors who have and continue to support us through this crisis.

Uncertainty will continue well into 2021 and likely beyond, and our sector will be the last to fully recover, only when we have reached Stage 4 of BC's Restart Plan. Though we are by no means 'out of the woods', we are proud that, as a result of the work we have been doing, all four of our programming streams - The ACT Presents Series, the Arts Learning Program, the Gallery, and Community Programs - are running in the fall of 2020, and our community is participating enthusiastically.

Throughout managing the Centre through the pandemic, we pledged to communicate frequently and openly with our patrons and the community, and will continue to keep them informed of our evolving plans and situation.

At the writing of this report, we are still finding our way through this crisis, with great uncertainty in the future. We will work to steward the long-term health and future of the organization to continue to serve our growing community with the many benefits of participating in the arts, now and into the future.



Laura Butler

Laura Butler
President



Curtis Pendleton

Curtis Pendleton
Executive & Artistic
Director

COMMUNITY ENGAGEMENT & ACCESS

2019-20 was a robust year for The ACT's community events, with an increase in participation of 168% across events between July 2019 and February 2020. As a key partner in the Maple Ridge community, The ACT participated in city-wide events and activities both on-site and throughout Ridge Meadows.

Beginning in September, **The ACT and the Ridge Meadows Hospital Foundation collaborated on a shared fundraiser and community event** benefiting Ridge Meadows Hospital Foundation and the Maple Ridge Pitt Meadows Arts Council/The ACT Arts Centre in support of education, programs, and opportunities for youth in the community, around **Super 30**, the worldwide hit Bollywood film documented in local Maple Ridge author **Dr. Biju Mathew's** best-selling book of the same name. The event welcomed Anand Kumar and Pranav, the subjects of the book and film, all the way from India, as well as many members of the South Asian, medical, and educational communities of the Lower Mainland.

Culture Days in September 2019 saw the City's Artists-in-Residence join ACT instructors, **Kwantlen First Nations** representatives, the Library, and the **Maple Ridge Museum** for numerous activities. A busy holiday season followed, with **A Christmas Tradition** in December 2019, which became part of a new **WinterFest** community event that included the Father Christmas Parade and Downtown Maple Ridge Business Improvement Association Christmas market. During the events, inside The ACT, **over one thousand families** enjoyed Nutcracker-themed crafts and choral performances by the **Maple Ridge Choral Society**. **Family Day** in February 2020 scaled up this year to take over the whole ACT and took inspiration from the ACT Art Gallery exhibition, 'From Barn to



ABOVE: Dr. Mathew attends the Indian premier of "Super 30"

Table'. **Partnering with the Ridge Meadows Recycling Society**, families gathered on the mainstage to build large-scale barns and chicken coops from recycled materials. In the classroom spaces, participants were invited to make barns or barnyard animals from clay, creating a giant barn village that grew throughout the day.

Through our **Arts Angels** and **School Access Programs**, and with the support of **Westminster Savings Credit Union Foundation**, **Haney Rotary**, **Ridge Meadows Rotary**, and numerous donors, The MRMPAC/ACT Arts Centre provides access to Arts Learning Programs, live performances, and Art Gallery educational workshops for youth, through ticket underwriting support for those in need. We work with **Community Services**, the **Seniors Network**, **Immigrant Services Society** and many other community service groups to ensure that these programs serve the widest possible need.

There were a number of community-use groups again this season, including events for a Key Volunteer Rally for the **BC Summer Games**, **Chamber of Commerce's** Non-Profit Show Case, and **Christmas Haven Society**. (Cont'd)



ABOVE: Hundreds of participants turned out for Family Day Activities

COMMUNITY ENGAGEMENT & ACCESS (cont'd)

(cont'd...) The Centre also co-presented over 30 regular evenings for hundreds of community group participants in The ACT's **Lobby Nights Series** including **Holy Wow Poets** and their Poet Extravaganza, **Song Stage with Ivan Boudreau**, **Golden Ears Writers** and their Reader Writer Fest, **Celtic Jam with Nigel Tucker**, **SFU Philosophers Café**, and Spin in with the **Whonnock Weavers**.



ABOVE: Art Gallery schools tours and programming were very popular.

The MRPMAC/ACT Arts Centre awarded its annual **Careers in Arts Scholarship Awards** to five exemplary School District 42 students. Scholarships of \$1,500 were awarded as part the organization's annual commitment to supporting the artistic aspirations of students in the community.

For over twenty years the Careers in Arts Scholarship Awards have supported graduating seniors in their continued education in their artistic disciplines at an accredited post secondary institution. Selection is based on a combination of demonstrated artistic achievement, technical skill & level of presentation, grades relating to the artistic category, personal resume, and planned attendance at a post-secondary institution.

The MRPMAC/ACT Arts Centre congratulates the 2020 Careers in Arts Scholarship recipients, who have been accepted to top post secondary institutions, are:

Visual & Media Arts Scholarship

- **Claire O'Neill** (Maple Ridge Secondary)
- **Olivia Steed** (Pitt Meadows Secondary)

Music Scholarship

- **Romina Haijizadah** (Westview Secondary)
- **Brody Severenski** (SD42 Alternative/Re-Connex)

Dance Scholarship

- **Caitlin Tolson** (Maple Ridge Christian School)

44 31 renters
13 non-profit

Community-Use
Clients

11,785

Community-Use
Ticketed Attendance

98 (Non-Ticketed)

Other Events

5

Other Events Attendance

12

Film Shoots

795

Film Shoot Attendance

143

Community-Use
Activities 2019/20

16,580

Community-Use
Attendance 2019/20

1,108

School Shows attendees

4,042

Free public presentations,
tours, and workshops attendees

THE ACT PRESENTS PERFORMANCE SERIES

In one of its largest and most ambitious seasons to date, The ACT Arts Centre brought 50 professional-quality presentations to its stages, spanning regional, national and international artists, and a broad range of Theatre, Dance, Music, Family, Film, Holiday and Variety performances for all ages and interests. An in-depth Patron survey from the previous season factored into many of the decisions for the 2019/20 season.

The 17th Season began in the summer with the **Golden Ears Movie Series**, showcasing six themed Toronto International Film Festival screenings for a "Summer of Love".

Opening Night in September featured the famed Celtic musical family group, **Leahy**, in which a sold-out crowd was dancing in the aisles. This high bar for musical performances carried through the season with additional performances on the Mainstage Masters Series, including a sold-out evening with Canadian Music icons **Shari Ulrich** and **Bill Henderson** and Boston's Afro-Celt funk band, **Soulsha**.

The Friday Night **Listening Lounge Series** returned to The Studio Theatre with its cabaret-style live music 'club' in the heart of Maple Ridge. These intimate evenings included musical performances by **The John**



Stetch Quartet who made a fun, jazzy club night out of classic TV theme songs; **Dawn Pemberton** who moved and soothed our souls; and **Quarteto Nuevo** who brought the sounds of the world to the stage.

Audiences continued to enjoy morning **Classical Coffee Concerts**, including a diverse selection of classical music from The **Bergmann Piano Duo**, including their guests, **The Duo Turgeon** (piano), **Jasper Wood** (violin) and **Benjamin Butterfield** (tenor). (cont'd ...)



ABOVE TOP: Shari Ulrich ABOVE: Leahy

THE ACT PRESENTS PERFORMANCE SERIES (cont'd)

L.A.'s **Quarteto Nuevo** and *A Walk in the Woods with Brahms* featuring UBC faculty members **David Gillham** (violin), **Chirahu Iinuma** (piano), **Valerie Whitney** (horn) rounded out the expanded Classical Coffee Series.

Children and Family shows had an exciting season with **Mermaid Theatre of Nova Scotia's** production of Eric Carle's **Rainbow Fish**, **Norm Foote's Halloween Howl**, and former Cirque de Soleil performer and innovative juggler, **Greg Kennedy**.

The ACT hosted three sold-out school shows for **more than 1,000 local students** including one show for *Rainbow Fish* and two performances by Greg Kennedy, who enlightened the students with some of the science behind the art.

Theatre returned to the stage with Vancouver's Seniors Create Project's touching and inspirational **View from a Window** as well as two successful productions each of **Arts Club Theatre Company's** hilarious comedy offerings of *Bed & Breakfast* and *The Shoplifters*. **Dufflebag Theatre** brought family audiences a madcap improvised rendition of *A Christmas Carol*.

There were plenty of laughs this season with two comedy triple bills. *Best of the West* featured **Charlie Demers**, with **Dan Quinn**, and **Toby Hargrave**. *My Jokes Are Up Here* saw the return of **Erica Sigurdson** accompanied by **Jen Grant** and **Christina Walkinshaw**. To further stoke the flames of laughter, **Mike Delamont** returned with his devilish brand of humour in *Hell Yeah! An Evening with the Devil*.

Fans of dance had an ideal selection this season, from the modern/jazz/hip hop stylings of Montreal's **RUBBERBANDance Group's** *Vic's Mix* to a sold-out production of **Ballet Jörgen's** *Anne of Green Gables – The Ballet*, and two sold-out presentations of **Ballet Victoria's** version of the holiday favourite, *The Nutcracker*, the first professional *Nutcracker* production performed at The ACT.

Holiday performances were further expanded to include more sold out performances, of Handel's *Messiah*, performed by **Early Music Vancouver**, with over 65 musicians onstage, as well as the beloved holiday tradition of medieval costume, instruments, and music by **Winter Harp** in two performances.



ABOVE: Early Music Vancouver's "Messiah" with the Pacific Baroque Orchestra

THE ACT PRESENTS PERFORMANCE SERIES (cont'd)



LEFT: Dawn Pemberton ABOVE: Greg Kennedy

National Theatre Encore Screenings returned with the care home musical, *Allelujah!*, the comedic drama *The Madness of King George III*, and *The Audience*, with everyone's favourite Queen Elizabeth II, Helen Mirren.

New to the season was **Exhibitions on Screen** to augment the visual art offerings in the Gallery by bringing some of the world's most famous collections to Maple Ridge, on the big screen. Guests were able to ponder Cézanne's inspirations, discover the launch of The Impressionists, get to know Matisse, and go behind the scenes of David Hockney's recent, grand exhibitions.

With the onset of the first COVID-19 gathering restrictions, safety protocols, and travel lockdowns in early March 2020, patrons missed experiencing several great musicians, theatre productions, and theatrical encore screenings.

Two performances of **Arts Club Theatre's** much-anticipated *Kim's Convenience* were the first to be cancelled due to each exceeding 250 guests. **Royal Canadian Theatre's** production of **Norm Foster's** *Screwball Comedy* followed. Further, the National Theatre's encore screening of *Hamlet* with **Benedict Cumberbatch** in the titular role was also cancelled.

Other cancellations included Alberta's **Sweet Alibi** and Vancouver's **Marc Atkinson Trio** with violinist **Cameron Wilson** to shake up our Listening Lounge; **Jens Lindeman's** powerful **Brassfire**; **Jonathan Crow and Philip Chiu's** moving Tribute to **Yehudi Menuhin**; and **Jose-Franch Ballester**, clarinet, joining **The Bergmann Piano Duo**.

50

Presentations

Including Music, Dance,
Theatre, Variety, Family
Film & Screenings, and
Holiday presentations

9,240

Attendees 2019/20 Season

ARTS LEARNING PROGRAMS

Arts Learning Programs were on track for a record-breaking year before COVID-19 suspended operations in March 2020.

Drop-In Programs

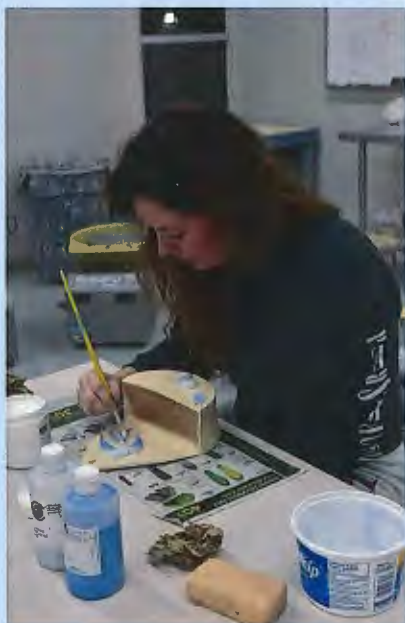
Thanks to funding from the **TELUS Friendly Future Foundation**, the drop-in free-of-charge **Teen Band Jam** increased to twice a month, featuring scheduled visits from professional musicians from well-known BC bands. Members of ***Mother Mother***, ***The Japandriods***, ***The Zolas*** and ***Hey Ocean*** joined the students for jams and educational sessions.

Life Drawing and **Friday Night Dance** continued to provide adult learning opportunities and new **artBARs** were offered, including a ceramics session, which is becoming a very popular part of the learning programs.

Registered Programs

ACT theatre programs continued to grow, and this year saw the introduction of new musical theatre classes and a play-writing program for teens. New Tango classes for adults were also a popular activity. In addition, The ACT's **STEAM Programs** continued to grow, with (cont'd ...)

405+ Arts Programs
4,266+ Participants



CLOCKWISE FROM TOP: Children's dance class; Art Gallery school tour for the "Forget-Me-Not: Métis Rose" exhibition; artBar; adult pottery



ARTS LEARNING PROGRAMS (cont'd)

(...cont'd) new instructors both on-site and off-site in computer arts programs, including **app creation** and **coding micro:bits**. The pottery studio has gone from strength to strength and thanks to additional instructors joining the team, offered a record number of programs.

Spring Break was just underway when the pandemic arrived and, thanks to the committed team of instructors and grateful parents, The ACT delivered a week of inspiring, educational, and safe arts learning spring break camps. Following the closure of the facility, ACT instructors rallied and delivered the Centre's first ever **Virtual Learning Programs** during the spring term. **Dance, Art, Comic Book Writing** and **Drawing workshops**

helped children stay active and engaged in art from home during this difficult time.

School Programming

The 2019 school year got off to a robust start as school groups flooded to visit the *Forget-me-not Métis Rose: The Far West* exhibition in The ACT Art Gallery. With learning sessions led by Métis artist, Lisa Shepherd, and supported by the accompanying new teachers learning guides and schools coordinator, over 600 students took part in this school program from September to October.

In the winter term, **Art Gallery Tours** continued to be very well received, with student groups attending *From Barn to Table* and *The Federation of Canadian Artists – Shades of Blue* exhibitions.

Spring School Tour bookings were almost full for the printmaking exhibition featuring the work of Peter Braune, which had to be cancelled because of the pandemic. (Cont'd ...)



ABOVE: Participants enjoy one of several youth pottery programs



ABOVE: Métis artist, Lisa Shepherd, leads a gallery school tour through the "Forget-Me-Not, Métis Rose: The Far West" exhibition

ARTS LEARNING PROGRAMS (cont'd)

The ACT partnered with **School District 42's Cyber School Program** to bring groups of students in for workshops for the first time, in sessions focused on dance and acting to support the creation of their films as part of the Cyber School curriculum. This highly successful new program saw students dancing and performing on the mainstage and studio theatre and would have culminated with the screening of the students' work on The ACT mainstage in May 2020, again, sadly, cancelled due to the pandemic.

The ACT continued to work closely with the schools in District 42, bringing a range of **after-school programs** to public, private, and additional needs learning facilities. Coding

classes were part of the offer for the first time and we were looking forward to launching new art classes in the spring at more schools.

We welcomed more **Homeschool learners** to our facility for a range of programs, and continued to offer specially- designed camps to Kanaka students, timed to work with their school calendar.

The ACT had been looking forward to the 2020 spring programs and to continuing to grow Arts Learning Programs. The Virtual Learning programs that have been created as a result of the pandemic are an asset to our program and are a testament to the flexibility and resilience of the instructors during these challenging times.



ABOVE: Musical theatre learning programmes - popular with all ages - stage their own mini-productions

THE ACT ART GALLERY

The 2019/20 season in the ACT Gallery was a busy and promising one.

Forget-Me-Not, Métis Rose: The Far West opened in September, featured a collection of collaborative works by Métis artists, **Lisa Shepherd** and **Kristi Bridgeman**. Their stunning beaded works and paintings captured the community's interests and that of the students that came to learn more about the artworks and techniques as part of their school tours.

The annual **Ensemble** juried show featured a wide range of local and regional artists that drew crowds to the small groupings of artworks, allowing many to purchase some holiday gifts.

The new year brought **The Federation of Canadian Artists - Fraser Valley Chapter** to the Gallery with a juried exhibition themed ***Shades of Blue***.

The spring brought ***From Barn to Table***, featuring a series of rural landscape paintings by local artist **Kristin Krimmel** and a collection of ceramics by **Fredi Rahn** and **Sarah Pike**. The exhibition was interrupted by COVID-19 and had



ABOVE: By Lisa Shepherd and Kristi Bridgeman • From the exhibition, "Forget-Me-Not, Métis Rose: The Far West"

to close prematurely half-way through its run.

Pandemic restrictions halted plans for an April to June printmaking exhibition by master printer, **Peter Braune** as well as a juried group



ABOVE: From the exhibition, "From Barn to Table" | "Twinberry Farms" by Kristen Krimmel

THE ACT ART GALLERY (cont'd)

show by the **Garibaldi Art Club** which was rescheduled to the fall of 2020.

The financial effects of the crisis forced a re-imagining of the operating model of how exhibitions are chosen for the Gallery. Starting in the spring and over the summer, the Board of Directors struck a committee tasked with recommending alternative operational model(s) that fit within a reduced financial capacity.

The committee, chaired by Board Secretary Linda King, includes representation from community groups - the **Whonnock Weavers**, the **Garibaldi Art Club**, the **Art Studio Tour** - as well individual working artists. The committee created and launched a public engagement survey in the summer of 2020.

The work of committee is currently ongoing. Plans to date include presenting a variety of alternatively-curated exhibitions throughout 2021 and gathering continued community feedback.



From the Federation of Canadian Artists exhibition, "Shades of Blue"



The ACT Art Gallery Shop

THE VOLUNTEER PROGRAM

The 2019-2020 season will be one to remember for The ACT's volunteers, closing due to COVID-19 just as we were entering the busiest volunteer time. Volunteers found themselves at home instead of taking tickets, escorting patrons to their seat, assisting with arts programs, and wrapping purchases from the gallery and shop. However, many continued their support from home.

Volunteer participation and hours were significantly lower than previous years due to the closure as dance season - which requires the most volunteers hours - was cancelled.

In keeping with the new situation, our Volunteer of the Year for the 2019-2020 season is the entire volunteer team. The ACT volunteers have come together, even at a distance, giving great support to arts centre, the arts, and each other. For the dedication they each have shown throughout this pandemic, The ACT recognizes each member of the 2019-2020 team.

Without volunteer support, The ACT would not be able to begin our safe re-opening and prepare for a return to presentations, arts learning programs, and gallery exhibitions.

Thank you for your continued generosity, caring and support.



FINANCES AND SUSTAINABILITY

The ACT's annual operations are funded through earned revenue primarily from ticket sales, program fees and rental income, and from contributed income through operating and program support grants and fundraising activities. The ACT continued to be supported by all three levels of government, and gratefully acknowledges support from Heritage Canada and the BC Arts Council for the presenting series, The Province of BC Gaming Grants and the City of Maple Ridge for the operating grant. Our 2019-2020 Annual Fund Campaign achieved its goals in thanks to the Arts Council's many generous donors and sponsors.

The ACT will not be able to resume full operations until Stage 4 of BC's Restart Plan, after wide distribution of a vaccine or a cure for COVID. It is reasonable to expect that it could be another 12-18 months or longer until the Centre can begin to operate in the same scope as it did pre-COVID. Until the Centre can operate at full capacity, The ACT will be unable to expect significant earned revenue. In response, it has been necessary to drastically adjust budgets and the staffing structure to anticipate a sustained loss of earned revenue over many months. The only projected sources to sustain core operations are reserves, made up primarily from the emergency funding received in FY 2020.

The Council received a total of \$87,500 in one-time funding from various sources, intended to sustain operational expenses into 2021. The Society also received the Canada Emergency Wage supplement, covering a percentage of payroll.

Revenue

| | <u>Amount</u> | <u>%</u> |
|-----------------|--------------------|---------------|
| Operating Grant | \$767,130 | 35% |
| Other Grants | \$436,062 | 20% |
| Earned Income | \$914,384 | 42% |
| Fundraising | \$77,844 | 3% |
| | \$2,195,420 | 100.0% |

2019-20 REVENUES BY CATEGORY



Expenses

| | <u>Amount</u> | <u>%</u> |
|------------------------------------|--------------------|---------------|
| Artistic and Community Programming | \$855,843 | 44% |
| Marketing | \$67,844 | 3% |
| Fundraising | \$16,015 | 1% |
| Administration | \$154,951 | 8% |
| Operations | \$541,548 | 28% |
| Facility Expenses | \$208,661 | 11% |
| Contribution to City Assets | \$106,589 | 5% |
| Amortization | \$1,375 | 0% |
| | \$1,952,466 | 100.0% |

2019-20 EXPENSES BY CATEGORY



Revenue Over (Under) Expense \$242,954

The 2020 surplus was restricted by the board of directors to address ongoing financial pressures due to COVID-19 into the 2021 fiscal year.

FUNDERS & DONORS

The ACT welcomed **Morningstar Homes Limited** as the title sponsor of all Arts Centre Programs, in a 3-year partnership. Another key community sponsor included **Johnston Meier Insurance Agencies**, as The ACT's Season Music Sponsor. We also enjoyed continued support from **Westminster Savings Foundation and Credit Union**, now **Prospera Credit Union**. New program funding included a grant from the **TELUS Friendly Future Foundation** in support of an expanded **Teen Band Jam Program**.

Additional sponsors included **The Colleen Findlay Foundation**, **Pitt Meadows Dental Clinic**, **Tri-Tel Realty / Bonnie and Ralph Telep**, **Partners in Health Chiropractic and Massage Therapy**, **Meridian Farm Market**, **Avanti Planning Group LTD**, **Maple Ridge Seniors Village**, **Cottonwood Medical Clinic**, **Clint Callison** and **Jessica Eckstein** from **The Co-operators**, **Directors Guild of Canada**, **Maple Ridge Community Action Table**, and the **Maple Ridge Community Foundations**.

The ACT gratefully acknowledges the in-kind support from **Thrifty Foods** and **Freshii**.

Pandemic Emergency Funding, consisted of a grant from the **Vancouver Foundation**, Emergency Funding from **Heritage Canada** and **BC Arts Council**, **Canadian Heritage and Community Foundations of Canada Emergency Community Support Fund**, and advances on future grant awards from the **BC Arts Council**.

The Annual Fund campaign was supported by many generous donors.



Clockwise from Top: Ensemble 2019, Media Arts Class, Adult Pottery

2019/2020 ANNUAL FUND DONORS

ACT CHAMPIONS CIRCLE (\$1000+)

Chances Maple Ridge/Great
Canadian Gaming Corporation
Yvonne Chui
Kids Innovative
Meadow Ridge Rotary Club
Carla Reed
Rose Marie Rivard
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Sandra Wright

ACT HEROS (\$500-\$999)

Bergljot Bright
Victoria Gracey
Bradley and Frances Johnson,
Heritage Mountain Heating
And Cooling
Linda King
Kristin Krimmel
Heather and Brandon
McRitchie, Haney Automotive
Mike and Nancy Murray
Curtis Pendleton & Robert
Caron
Sandra Taylor, Westgate Flower
Garden

ACT PRODUCING ASSOCIATES (\$300-\$499)

Mary Blackstock
Laura Butler
Cheryl MacDonald
Josine Eikelenboom, Maple
Ridge Music Society
Sheila Nickols
Gerry and Casey Shewchuk
Janet Symonds
Don Wright

ACT PATRONS (\$100 - \$299)

Anonymous (4)
Julia Bell
Beverley Babcock
Josh Baker and Katie Robinson
Doug and Helen Bing
Ineke Boekhorst, Downtown
Maple Ridge Business
Improvement Association
David and Laurel Brunke
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Monica Schulte
Kathleen Spiess
Gail Szostek
Kendra Valois
Diane Wallace
Janell Wallace
Sandra Walton
Joan Williams

FRIENDS OF THE ACT (\$25 - \$99)

Anonymous (7)
Lorri Agasse
Art Studio Tour
Sandi Ballantyne
Morena Beaulieu
Pauline Bentley
Ruth Bickerstaffe
Ann Blackwell
Dorothy Brown
Olivia Burrage
Susan Chambers, Telecat
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Victoria Chapman
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Karl Doering
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Marnie Lajeunesse
Heather Lebaron
Shirley Lecker
Christine Lewis
Janet Luinenburg
Maple Ridge Concert Band
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Angie McLeod

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Barbara Metcalf
Jacqueline
Monkman-Martin
Penny Morgan
Sammy Nelligan
Marena Ostby
Naomi Owen
Wendy Parfitt
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Nell Plotnikoff
Melissa Pratas
Ava Price
Wendy Prothero
Thomas Quine
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Renata Triveri
Marla van Hilten
Louise Vincent
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and Spinners Guild
Michelle Wittkopf
Gerald Wood

* Donations made after July 1, 2020 will be published in the following year's Annual Report.

WE THANK OUR GENEROUS FUNDERS & DONORS

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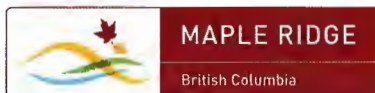
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Effective January 1, 2020, Westminster Savings and Prospera Credit Union officially merged. The two credit unions are now one legal entity called Prospera Credit Union.

2020 BUSINESS OF THE YEAR



MEDIA SUPPORTER



2019-2020 Board of Directors

Laura Butler, *President*
Dawn Flanagan, *Immediate Past President*
Angie Mcleod *Vice President*
Monica Schulte, *Treasurer*
Linda King, *Secretary*

Kim Dumore, John Ricketts, Gary Cleave,
Diane Speirs, Susan Chambers,
and Karl Doering



Board Liaisons
Katie Sullivan, *School District 42 Liaison*
Councillor Chelsa Meadus, *City of Maple Ridge Liaison*
Yvonne Chui, *City of Maple Ridge, Parks, Recreation and Culture Liaison*

Staff

Ms. Curtis Pendleton, *Executive & Artistic Director*

Business Administration

Philip Hartwick, *Business Manager*
Pilaar Yule, *Bookkeeper*
Jennifer Babstock, *Accounting Clerk*

Marketing & Communications

Laurie Kinsman, *Manager, Marketing, Communications, and Brand*
Anna Black, *Marketing & Communications Supervisor*
Alexis Russell, *Design & Digital Marketing Coordinator*

Development

Lyndsay MacAulay, *Development Officer*

Art Gallery

Barbara Duncan, *Gallery Curator*
Susan Thompson, *Gallery Assistant & Shop Coordinator*

Arts Programs

Naomi Evans, *Arts Learning Programs Manager*
Lori Ceaser, *Arts Learning Programs Administrative Assistant*

Event Services

Landrie Davies, *Event Operations Manager*
Andrew MacArthur, Erica Ford, Deon Gallant, Shane Galway, *Event Services Supervisors*
Chris McGill, Anthony Valentyne, Cassidy Lesser, *Bartenders*

Technicians

Nathan Cordeiro, *Production Manager/ Technical Director*
John Supeene, Sam Borthwick, Stephanie Bruce, Jeremy Chui, Colin Carruthers, Cameron Davies-Conley, Shawn Gommer, Marian Greksa, Russ Hawryzki, Slayde Hebron, Carlo Malsegna, Kyle Myhre, Kia Newton, Don Parman, James Penner, Brady Veltin, *Technicians on Call*

Facility Operations

Colin McKay, *Facility Maintenance Supervisor*
Michael March, *Custodian*

Ticket Centre

Jennifer Babstock, *Ticket Centre Manager*
Vienna Chisholm, Jaime Lenz,
Jennifer O'Neill, Marissa Selman,
Ticket Centre Attendants

Instructors

Janet Comer, Shelly Davies-Conley, Philippa Glossop, Sarah Helten, Lisa Lake, Laura Johnson, Jane McKay, Farhad Sadeghi Amini, Kathy Nay, *Art/Mixed Media*
Morija Reeb, *Textiles*
Clive Tucker, Neidin Prout, William Hartley, Andrea Sutinen, Dan Severance, Ronald Boersen, *Pottery*
Mike McDonald, Angelic Voices, Matthew Clarke, *Music*
Lauren Trotzuk, *Drama*
Chloe Zondag, Paris Zondag, Katrina Smith, Rachael Harwood, Jill Karwatski, Julia Houle, Bobbi & Patricia Lusic, Robyn Picard, *Dance*
Paul Albertson, *Magic*
Mayra Gondim, Erik Walters, Kids Innovative, Jason Peckham from Spark Academics, *Media Arts/ Tech For Kids*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 16, 2021
FILE NO: 2021-032-AL
MEETING: C o W
SUBJECT: Application for Exclusion from the Agricultural Land Reserve;
(Golden Ears Way) Plan NWP63218, District Lot 280, Group 1, New Westminster
Land District, DEDICATED PARK & 63221

EXECUTIVE SUMMARY:

This application is to exclude an 8.5 hectare (21 acres) parcel from the Agricultural Land Reserve (ALR). The property has been previously recommended for exclusion by the Agricultural Land Commission (ALC) under ALC resolution 2635/2011, along with several other properties. These properties, identified as "remnant parcels" are considered unsuitable for agriculture for a number of reasons. In this case, the subject property is within the Urban Area Boundary and is designated Floodplain in the Hammond Area Plan and Conservation in the Official Community Plan.

The parcel will provide a temporary use to support Metro Vancouver in the assembly of twin sanitary forcemains (Golden Ears Forcemain and River Crossing project) that will be pulled under the Fraser River and will convey wastewater from Maple Ridge and Pitt Meadows to the upgraded Northwest Langley Wastewater Treatment Plant. Metro Vancouver will perform a tie-in to existing infrastructure just north of 113B Avenue, and will require a permanent right-of-way for this area. This is part of a long term servicing plan for regional growth management.

Council has been advised of project details as this servicing plan has developed. Metro Vancouver gave an overview presentation at the April 9, 2019 Council Workshop. Council was further updated at the October 6, 2020 Committee of the Whole Meeting. At the subsequent October 13, 2020 Council Meeting, in support of the project, Council passed the following resolution:

That a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow an emergency generator to be constructed on City property be authorized; and further

That the Corporate Officer be authorized to execute the agreement.

Upon completion of this project, up to four hectares of the site will be restored with native vegetation to enhance ecological values. Restoration of the disturbed areas will include:

1. Reconstruction of disturbed slough habitat and marsh wetland.
2. Improvement to instream habitat.
3. Replacement of lost riparian and upland vegetation and improvement of riparian and upland habitat.
4. Removal of invasive species in impacted areas and replacement with additional native species.
5. Monitoring and maintenance of replaced vegetation.

The subject property, due to its size, geometry, and location, is essential for the installation of this critical piece of infrastructure. The alignment was selected with careful consideration of environmental impacts, constructability, proximity to adjacent infrastructure, property requirements, as well as the need to tie-into existing Metro Vancouver infrastructure near 113B Avenue. The construction methodology requires the pre-assembly of the full length of the river crossing, and the identified corridor and temporary working space north of 113B Avenue is the only option to accomplish this.

Although this site is necessary for the reasons discussed above, other options exist to facilitate this proposal on the site that would not require exclusion from the ALR. These options are discussed further in the Alternatives section of this report. The rationale for proceeding with the exclusion is due to the consistency with the direction of ALC to remove this property from the ALR.

The ALC has outlined a new process for processing exclusion applications, which became effective September 29, 2020. This process includes the requirement of first hosting a Public Hearing prior to passing a Council resolution of concurrence for forwarding the application to the ALC. To comply with this new process, the staff recommendation is to forward this application to Public Hearing. The next steps will be to forward to the Commission, upon receipt of input from the Public Hearing.

RECOMMENDATION:

That application 2021-032-AL be forwarded to Public Hearing.

DISCUSSION:

a) Background Context:

| | |
|--------------------|---|
| Applicant: | City of Maple Ridge |
| Legal Description: | D.L. 280, Plan NWP63218 |
| OCP : | |
| Existing: | Conservation |
| Proposed: | No Change |
| Zoning: | |
| Existing: | RS-3 (Single Detached Rural Residential) |
| Proposed: | No Change |
| Surrounding Uses | |
| North: | Use: Vacant (owned by Translink) |
| | Zone: CS-1 (Service Commercial) |
| | Designation: Commercial |
| South: | Use: Vacant (owned by Transportation Authority) |
| | Zone: RS-3 (Single Detached Rural Residential) |
| | Designation: Maple Meadows Business Park |
| East: | Use: Business Park |
| | Zone: M-3 (Business Park Industrial) |
| | Designation: Maple Meadows Business Park |
| West: | Use: Pitt Meadows |

| | |
|---------------------------|---|
| Existing Use of Property: | Vacant |
| Proposed Use of Property: | Temporary Infrastructure construction followed by ecological restoration. |
| Site Area: | 8.5 hectares |

b) Project Description:

The Northwest Langley Wastewater Treatment Plant in the Township of Langley, which currently serves 30,000 people in Langley, will be expanded on the same site to serve 230,000 people, including residents and businesses in Maple Ridge and Pitt Meadows across the Fraser River. Untreated wastewater from Maple Ridge and Pitt Meadows currently flows to the Annacis Island Wastewater Treatment Plant in the City of Delta. To divert flows to Northwest Langley Wastewater Treatment Plant, a new pump station is required north of the Fraser River, along with two pipes under the river connecting the pump station in Maple Ridge to the treatment plant. This upgrade has been phased over several years and will be constructed through four projects:

- Pump Station and Storage Tank: a new pump station and storage tank in Maple Ridge near Golden Ears Way and 113B Avenue. Construction is currently underway on the north side of the Fraser River.
- Golden Ears Forcemain and River Crossing: two new pipes tunneled under the Fraser River to carry wastewater from the new pump station in Maple Ridge to the treatment plant in the Township of Langley.
- Northwest Langley Wastewater Treatment Plant Expansion: expansion of the existing wastewater treatment plant in the Township of Langley.
- Outfall Pipe: a new outfall pipe to carry treated wastewater from the plant to the Fraser River.

The Golden Ears Forcemain and River Crossing is the second of four Northwest Langley Wastewater Treatment Projects. Construction will take place from summer 2021 to late 2022.

Two new pipes will be constructed under the Fraser River and will carry wastewater from the new pump station in the City of Maple Ridge to the treatment plant in the Township of Langley. The pipes will be installed beneath the riverbed by trenchless methods to avoid impacts to the river. On-land construction will include sections of open-cut work, as well as trenchless construction methods to go underneath roadways.

The new pipes will increase the capacity of this existing system to help ensure the continued, reliable, and safe management of liquid waste in our growing region, and will be designed to meet current seismic standards.

c) Planning Analysis:

The subject property is identified as floodplain in the Hammond Area Plan, and is recognized for its role in managing rainwater runoff and mitigating flood hazards. Appendix B shows the site as an environmentally sensitive wetland area that is also traversed by multiple watercourses.

As an enhanced natural area, the site can help to slow and infiltrate rainwater to improve water quality, slow volume during peak events, and reduce pressure on nearby floodplain pump stations. The Hammond Area Plan notes that future considerations for these floodplain areas will be to combine this integral function of flood event mitigation with improved greenspace and ecological diversity.

The exclusion of this property could assist in the future planning of the site, as it will give the City of Maple Ridge greater jurisdiction over its development.

d) Intergovernmental Issues:

In 2011, the ALC identified the subject property as one of several parcels as appropriate for exclusion under ALC Resolution 2635/2011, made on October 27, 2011. This resolution invited the City to submit a local government application for exclusion for these remnant areas "identified by the Commission as being unsuitable for agriculture". This direction from the Commission stems from their interest in maintaining an ALR that accurately reflects agricultural capability and suitability of properties contained within it. The expectation of the ALC was that these parcels would be excluded as a group application along with the exclusion of the Albion Flats, but the ALC also supported individual applications.

The previous use of the subject property as passively maintained floodplain provided little incentive to exclude it from the ALR. This recent interest in the property is due to this collaboration between Metro Vancouver and the City of Maple Ridge in support of the long term servicing plan. The steps taken in advancing this application have been directed by the ALC. Under the Commission's new process, landowner applications for exclusion have been eliminated. All applications for exclusion from the ALR must now be initiated by a local government. As part of this process, local governments are required to hold a public hearing prior to forwarding the application to the Commission.

This is the first exclusion application within the City of Maple Ridge under the Commission's new process.

e) Environmental Implications:

The use of this land proposed by Metro Vancouver will be temporary in nature, with the exception of the short segment which will tie into existing Metro Vancouver infrastructure (See attachment C) The land allocated for temporary working space will be returned to its existing condition with the added benefit of additional riparian planting and associated reduction of invasive plant species, specifically reed canary grass. The restored areas will be monitored and maintained for a five-year period post-construction to ensure high survival and full restoration of all affected areas. The location of the permanent right-of-way, will be restored with gravel to provide access to the sewer for preventative maintenance.

The Golden Ears Force Main and River Crossing project has developed a comprehensive restoration plan for the project. The restoration plan includes a planting prescription of native riparian shrubs and trees specific to the environmental characteristics of this area. All areas disturbed by this temporary use will be planted to the densities specified in the restoration plan. To offset the temporary disturbance, an additional area equal to 20 percent of the total disturbance will also be planted. Additional offset areas for disturbances required south of 113B Avenue will also be completed on the parcel in question for ALR exclusion, and all planting will be in-line with the restoration objectives of the City of Maple Ridge.

f) Citizen/Customer Implications:

Metro Vancouver has engaged City of Maple Ridge elected officials, staff, residents, and businesses on the Northwest Langley Wastewater Treatment Projects since 2017. Available information on the Golden Ears Force Main and River Crossing Project was provided when the projects were first

introduced and at all subsequent meetings and public events. On September 27, 2017, a public open house was held at Hammond Elementary School to introduce the projects and identify interests. Participants supported horizontal directional drilling for the river crossing and had no comments regarding the on-land alignment.

Metro Vancouver commenced a virtual open house on January 27, 2021 detailing the Golden Ears Force Main and River Crossing Project. This virtual open house will be followed with opportunities for public feedback in a two week comment period. Metro Vancouver would be pleased to share that feedback at the public hearing, as appropriate. Metro Vancouver has worked closely with Katzie First Nation, the City of Pitt Meadows, and the Township of Langley on project definition and design.

Notification requirements for the exclusion application will be met jointly by Metro Vancouver and the City of Maple Ridge. Metro Vancouver will install the sign and provide information to those seeking information about the project. If directed by Council, the City of Maple Ridge will be hosting the Public Hearing and the newspaper advertisements.

g) Next Steps:

The ALC exclusion process is outlined in the Exclusion Application Guide published August 6, 2020. The process involves Metro Vancouver as the authorized agent applying as the local government by filling out details of the project via the ALC application portal. The application process requires details on the location, legal address, area, current use, and purpose of exclusion of the parcel, along with supporting documentations. It also requires evidence of public notice of application, a public hearing, and to provide a local government resolution. ALC has provided clarification that while Metro Vancouver can apply as authorized agent, the City of Maple is responsible to hold the public hearing and pass the Council Resolution.

Upon review of the information received at public hearing, at their subsequent Council meeting, Council will consider the feedback before passing the resolution. Upon receipt of a favorable recommendation, Metro Vancouver will forward the exclusion application to the ALC for approval. As this site has been previously identified by the Commission as suitable for exclusion, an expedited response to this application is anticipated

h) Alternatives:

As noted earlier in this report, the use of this site is critical to the successful completion of this project. Metro Vancouver has issued an RFP for construction and is expected to begin work in July 2021. The project is on a critical path, for all of the Northwest Langley Treatment Projects, valued at \$1.3B. Delays to the Golden Ears Forcemain Project will result in additional costs to Metro Vancouver.

The alignment within the ALR was selected with careful consideration of environmental impacts, constructability, proximity to adjacent infrastructure, property requirements and the requirement to connect to existing infrastructure. The construction methodology requires the pre-assembly of the full length of the river crossing, and the identified corridor and temporary working space north of 113B Avenue is the only option to accomplish this.

The exclusion of this site from the ALR is not the only option for this purpose. Alternatives exist, such as a Non-Farm Use application, or a possible exemption due to the temporary use of the site. Given the circumstances however, exclusion is the best option, as the ALC does not consider an agricultural future for the site, and sees little benefit for retaining it within the ALR.

CONCLUSION:

This application for exclusion from the ALR is a collaboration between the City of Maple Ridge and Metro Vancouver to advance an infrastructure development project. The site has been identified by the ALC for exclusion, and for this reason, the exclusion of the site is the most expedient approach to being able to use the site for this purpose.

This application will be the first exclusion application within the City of Maple Ridge under the local government initiated application process as introduced by the Commission in August 2020. Prior to being forwarded to the Commission, the local government is required to host a public hearing. For this reason, the recommendation of this report is to forward the application to public hearing.

Following public hearing, the report will be returned to Council with a request to consider forwarding the request to the ALC.

"Original signed by Diana Hall"

Prepared by: **Diane Hall, BA, MA**
Planner 2

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

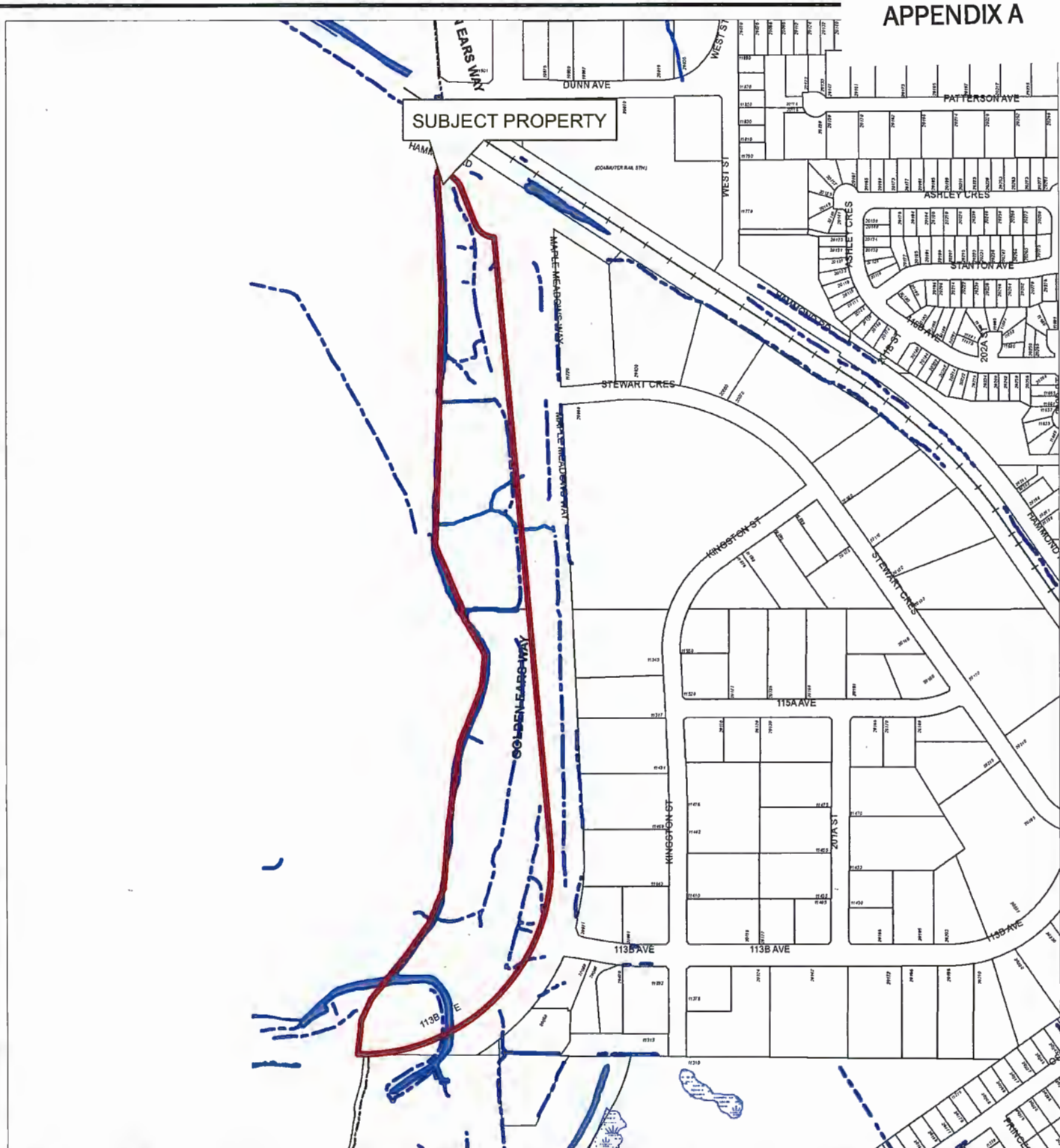
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho photo

Appendix C – Construction Details prepared by Applicant



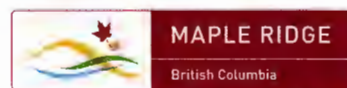
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Legend

- Stream
- Canal Edge
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- Canal
- Lake or Reservoir
- Marsh

FOLIO: 21342-0400-4

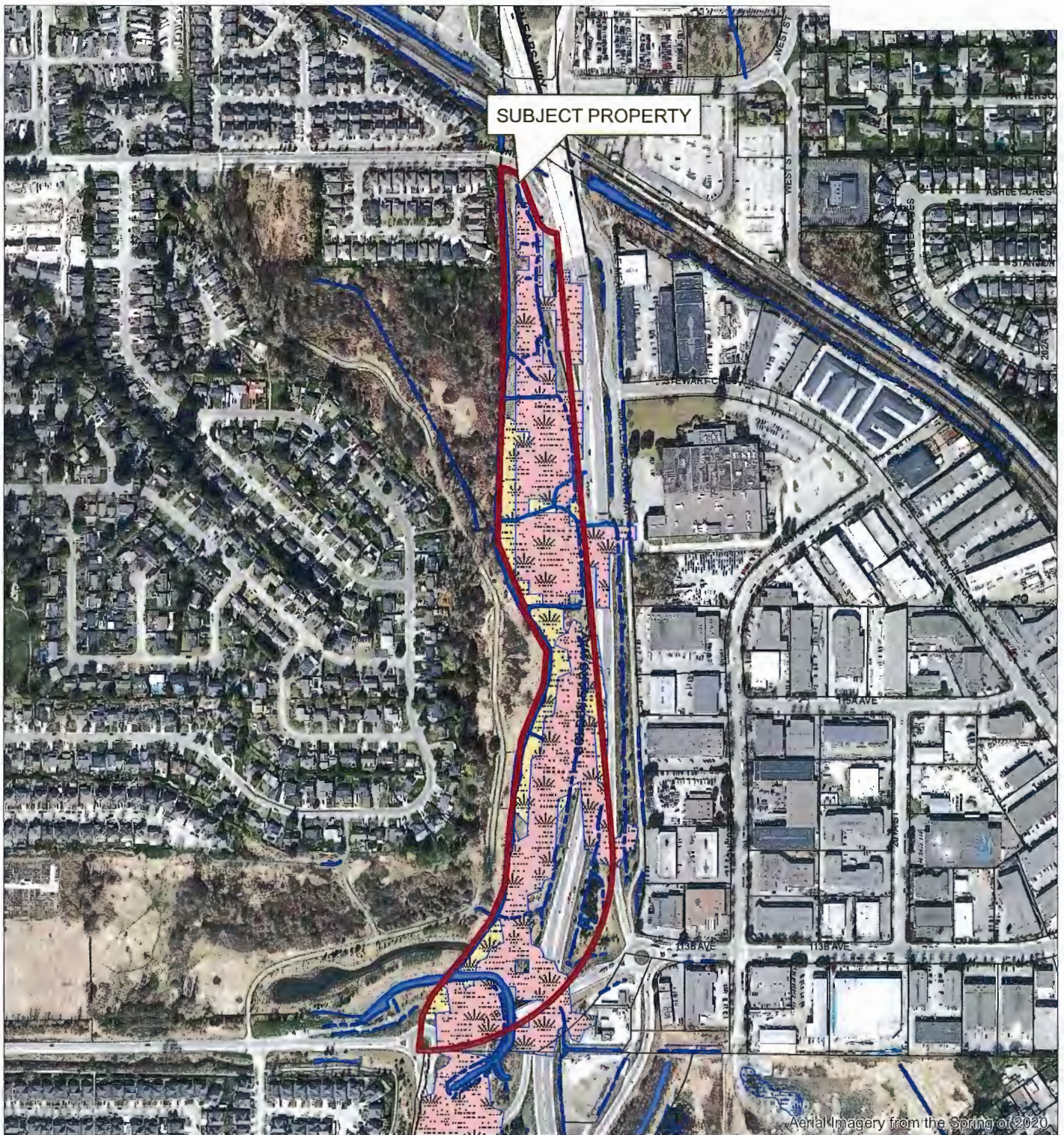
PLANNING DEPARTMENT



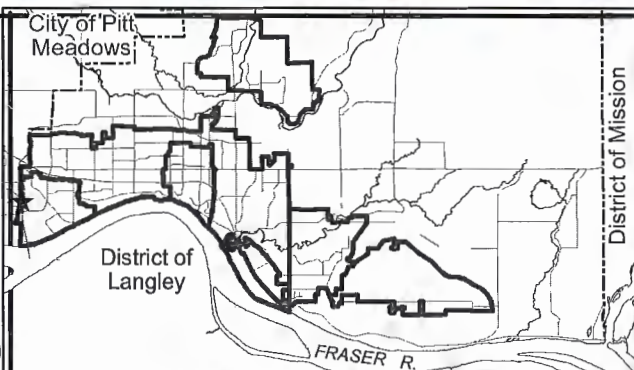
mapleridge.ca

FILE: 2021-032-AL
DATE: Jan 20, 2021

BY: PC



Scale: 1:6,000



FOLIO 21342-0400-4

PLANNING DEPARTMENT



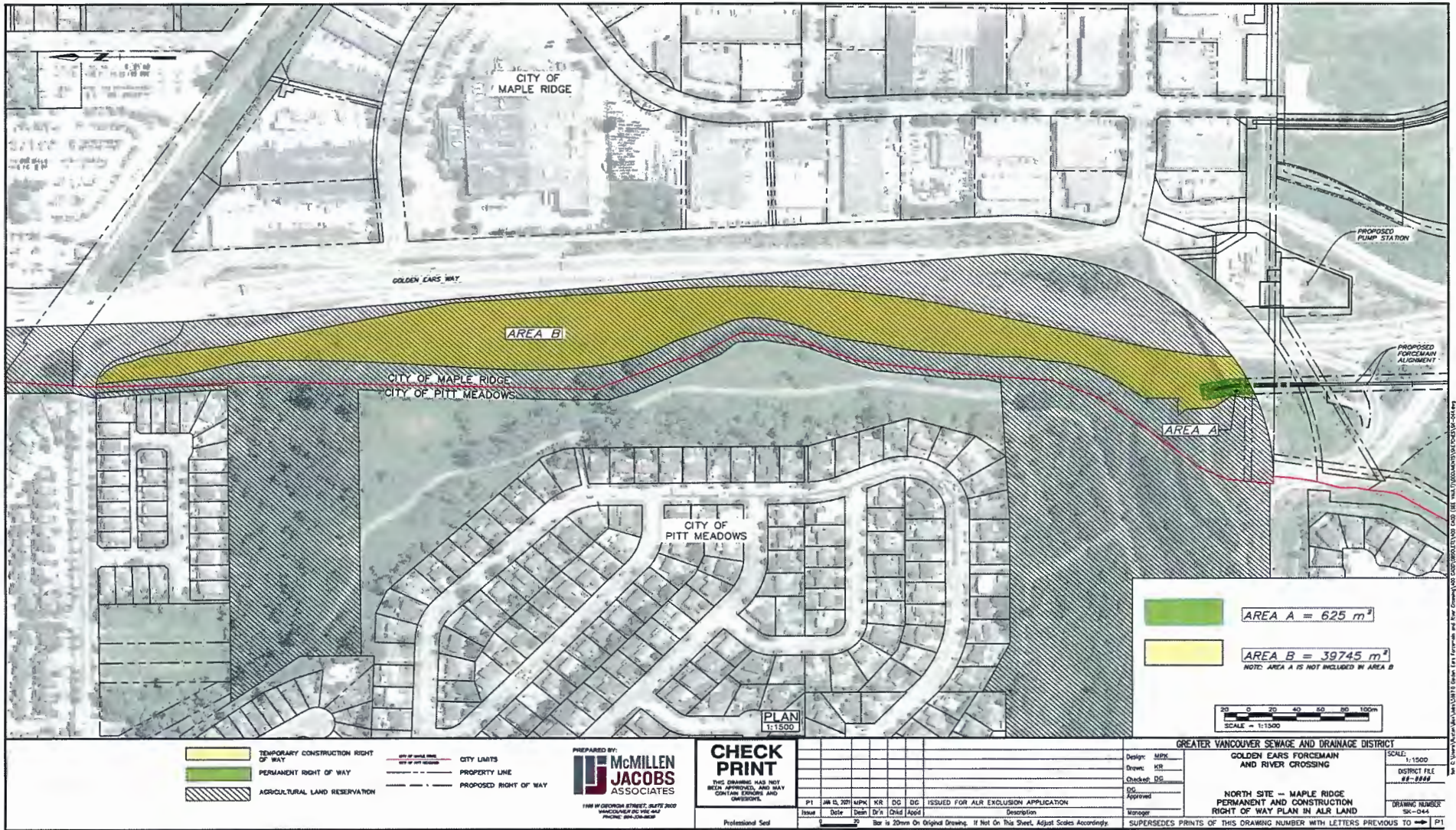
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-032-AL
DATE: Feb 9, 2021

BY: PC



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7682-2020
25236 112 Avenue

MEETING DATE: February 16, 2021
FILE NO: 2019-354-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 25236 112 Avenue, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future two lot subdivision (see Appendix A). Through an earlier subdivision application, 2016-394-SD, the subject property was subdivided from the original larger lot, of which a portion is now located to the south at 11208 252 Street. As part of the 2016-394-SD subdivision, several covenants were registered on the subject lot. On September 20, 2018, the subject property was removed from the Agricultural Land Reserve (ALR). To proceed further with the current application additional information is required as outlined below.

The OCP designation for this property is 51% *Agricultural* (the north portion) and 49% *Suburban Residential* (the south portion), as shown in Appendix C. An OCP Amending Bylaw will be brought forward at second reading proposing to re-designate the Agricultural portion of the property to Suburban Residential.

The property is outside of the Metro Vancouver Urban Containment Boundary and just outside of the North East Albion Area. The regional designation for this site, as shown in Appendix D, is *Agriculture* (the north portion) and *Rural* (the south portion). An amendment to the Metro Vancouver Regional Growth Strategy (RGS) is required to change the *Agriculture* portion of the site to *Rural*.

Pursuant to the Community Amenity Contribution (CAC) Program policy, this application is subject to contributing to the program in the amount of \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that additional consultation be required and that proposed amendment to the Regional Growth Strategy be referred to Metro Vancouver for comment.

2. That an amendment to the Metro Vancouver Regional Growth Strategy be approved by the Metro Vancouver Board prior to final reading of the subject application;
3. That Zone Amending Bylaw No. 7682-2020 be given first reading; and
4. That the applicant provide further information as described on Schedules A, B, J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

| | |
|---------------------------|--|
| Applicant: | D.K. Bowins & Associates Inc., Don Bowins |
| Owner: | Jomon and Meena Meleppuram |
| Legal Description: | Lot 2, Section 14, Township 12, New Westminster District Plan EPP75602 |
| OCP: | |
| Existing: | Agricultural, Suburban Residential |
| Proposed: | Suburban Residential |
| Zoning: | |
| Existing: | RS-3 (Single Detached Rural Residential) |
| Proposed: | RS-2 (Single Detached Suburban Residential) |
| Surrounding Uses: | |
| North: | Use: Kanaka Creek Park |
| | Zone: RS-3 (Single Detached Rural Residential) |
| | Designation: Park In The ALR (85%), Park (15%) |
| South: | Use: Single Family Residential |
| | Zone: RS-3 (Single Detached Rural Residential) |
| | Designation: Suburban Residential |
| East: | Use: Single Family Residential |
| | Zone: RS-3 (Single Detached Rural Residential) |
| | Designation: Agricultural (63%), Suburban Residential (37%) |
| West: | Use: Vacant; under application 2019-425-RZ |
| | Zone: RS-3 (Single Detached Rural Residential) |
| | Designation: Low/Medium Density Residential |
| Existing Use of Property: | Vacant, as recently subdivided off of 11208 252 Street |
| Proposed Use of Property: | Single Family Residential |
| Site Area: | 1.11 HA (2.75 acres) |
| Access: | 112 Avenue |
| Servicing requirement: | Rural Standard |

b) Site Characteristics:

The property located at 25236 112 Avenue is approximately 1.11 hectares (2.75 acres) in area, and is fairly flat with two watercourses on its south and east property lines, identified as KA-7 and KA-8. The property was originally treed, and a tree cutting permit was issued to clear the site to prepare for required works to be done under the previous subdivision application 2016-394-SD. Tree cutting took place, and a soil permit was issued. Covenants are registered on the subject lot's Title to protect sewage disposal (septic system), stormwater management, and a No Build No Disturb area. The subject property was removed from ALR in September 2018.

c) Project Description:

The proposal is to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), which would allow to further subdivide the subject property into two properties of 1 acre minimum. The original property was intended to be developed in two phases, from one to three lots, where the subject proposal is the second and final phase (see Appendices A and B).

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Agricultural* (51%) and *Suburban Residential* (49%) in the Official Community Plan (OCP), as shown in Appendix C. For the proposed development, an OCP amendment will be required to re-designate all of the site to *Suburban Residential*, to allow the proposed RS-2 (Single Detached Suburban Residential) zoning.

The property was formerly designated ALR and was granted an exclusion in 2018.

The property is located outside of the Metro Vancouver Urban Containment Boundary, and just outside of the North East Albion Area. The regional designation for this site, as shown in Appendix D, is *Agriculture* (the north portion) and *Rural* (the south portion). An amendment to the Metro Vancouver Regional Growth Strategy (RGS) will be required to change the *Agriculture* portion of the site to *Rural*. A Council Resolution will be forwarded to Metro Vancouver after third reading of the OCP amendment bylaw requesting a regional land use designation change for the site.

Zoning Bylaw:

The current application proposes to rezone the property located at 25236 112 Avenue from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix E) to permit future subdivision into two new lots (see Appendix F). The minimum lot size for the proposed RS-2 zone is 1.0 acre (0.4 ha). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Under the first phase subdivision, a Watercourse Protection and Natural Features Development Permit application, file number 2016-394-DP, was approved. This permit will be reviewed as part of the subject rezoning to define if any further protection measures may be required. Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B";
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C";

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

Furthermore, a Wildfire Development Permit Application 2017-087-DP was started for review under the original subdivision application, and will be subject to approval as a condition of this rezoning application. Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject property is located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading, a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Advisory Design Panel:

The subject application is proposing to subdivide the property into two lots and as such, will not be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is not required for this application.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;

- g) Utility companies; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

The subject property is located outside of the Metro Vancouver Urban Containment Boundary, and is designated partially *Agricultural* and *Rural* in the Regional Growth Strategy (RGS). Municipalities can request amendments to the RGS through a Council resolution. The Metro Vancouver Regional Board initiates amendments by resolution. However, Metro Vancouver is working on a broader update to the RGS which may affect the proposed minor RGS amendment for the subject site.

It should be noted that Metro Vancouver staff have confirmed that the proposed change will involve a Type 2 RGS amendment, which is triggered when a change to a regional Agriculture land use designation is proposed. Approval for this change will require 2/3 weighted vote of the Metro Vancouver Board and a regional public hearing.

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that additional consultation is required, respecting the required amendment to the Regional Growth Strategy, to the Metro Vancouver staff, and the current revision to the Strategy.

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 Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Wildfire Development Permit Application (Schedule J); and
4. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the intent of the OCP. As the subject property has been removed from ALR, policy supports an OCP amendment to delete the partial Agricultural designation that used to be designated ALR, and 100% designate the subject property as *Suburban Residential*, to allow for the next phase of development into two 1.0 acre lots. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

After third reading, Council will need to request Metro Vancouver designate the northern portion of the site from "Agricultural" to "Rural" in the Regional Growth Strategy Plan.

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 Approving Officer.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

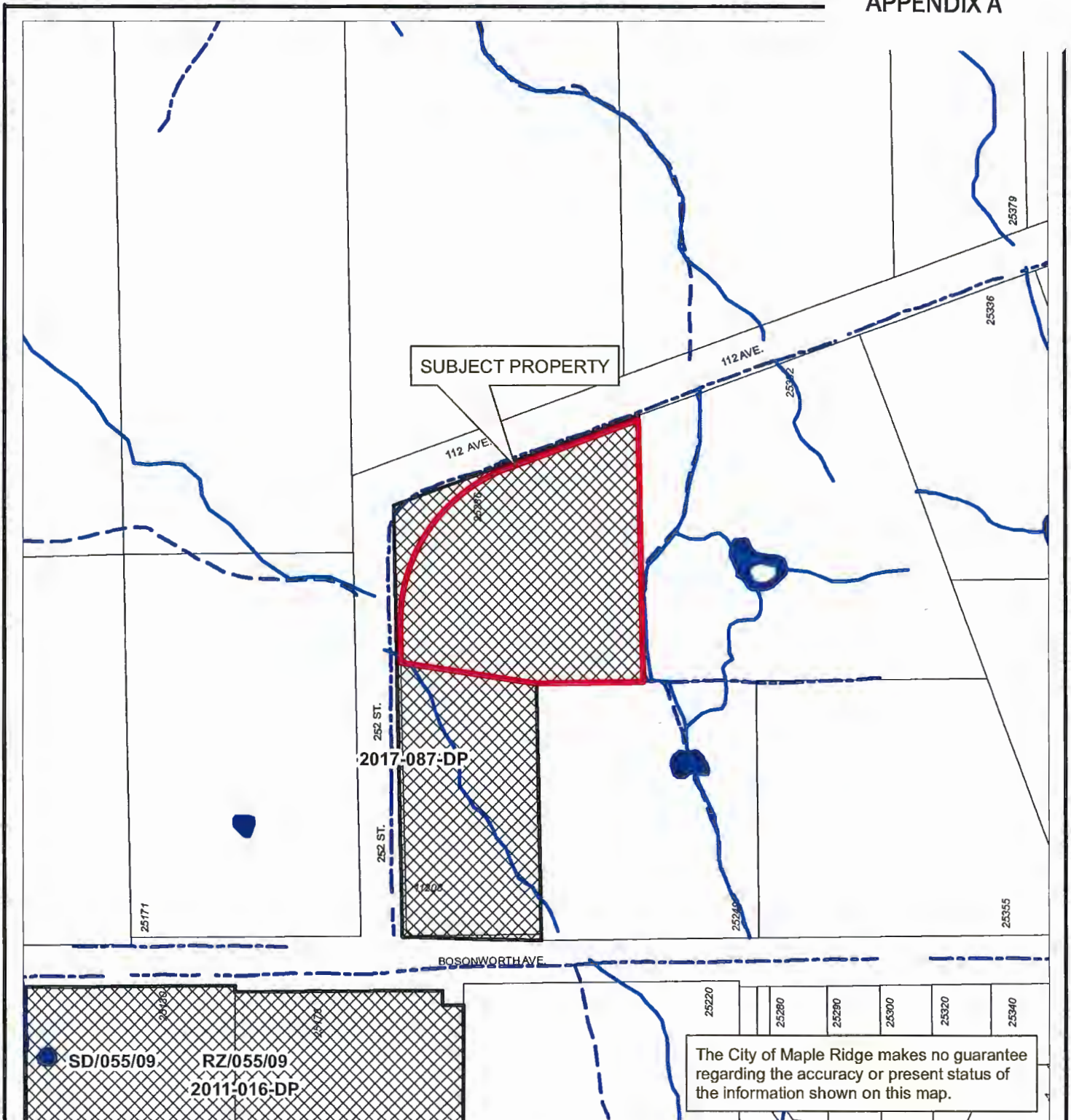
Appendix B – Ortho Map

Appendix C – OCP Designation Map

Appendix D – Metro Vancouver RGS Land Use Designation Map

Appendix E – Zone Amending Bylaw No. 7682-2020

Appendix F – Proposed Site Plan



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



Scale: 1:2,500

Legend

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

25236 112 AVENUE
PID: 030-567-114

PLANNING DEPARTMENT



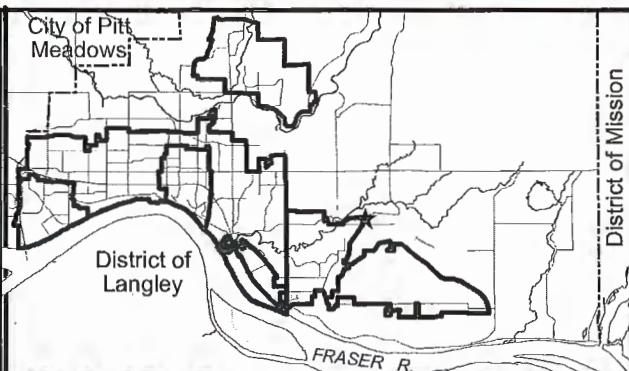
mapleridge.ca

FILE: 2019-354-RZ
DATE: Oct 3, 2019

BY: PC

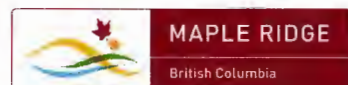


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25236 112 AVENUE
PID: 030-567-114

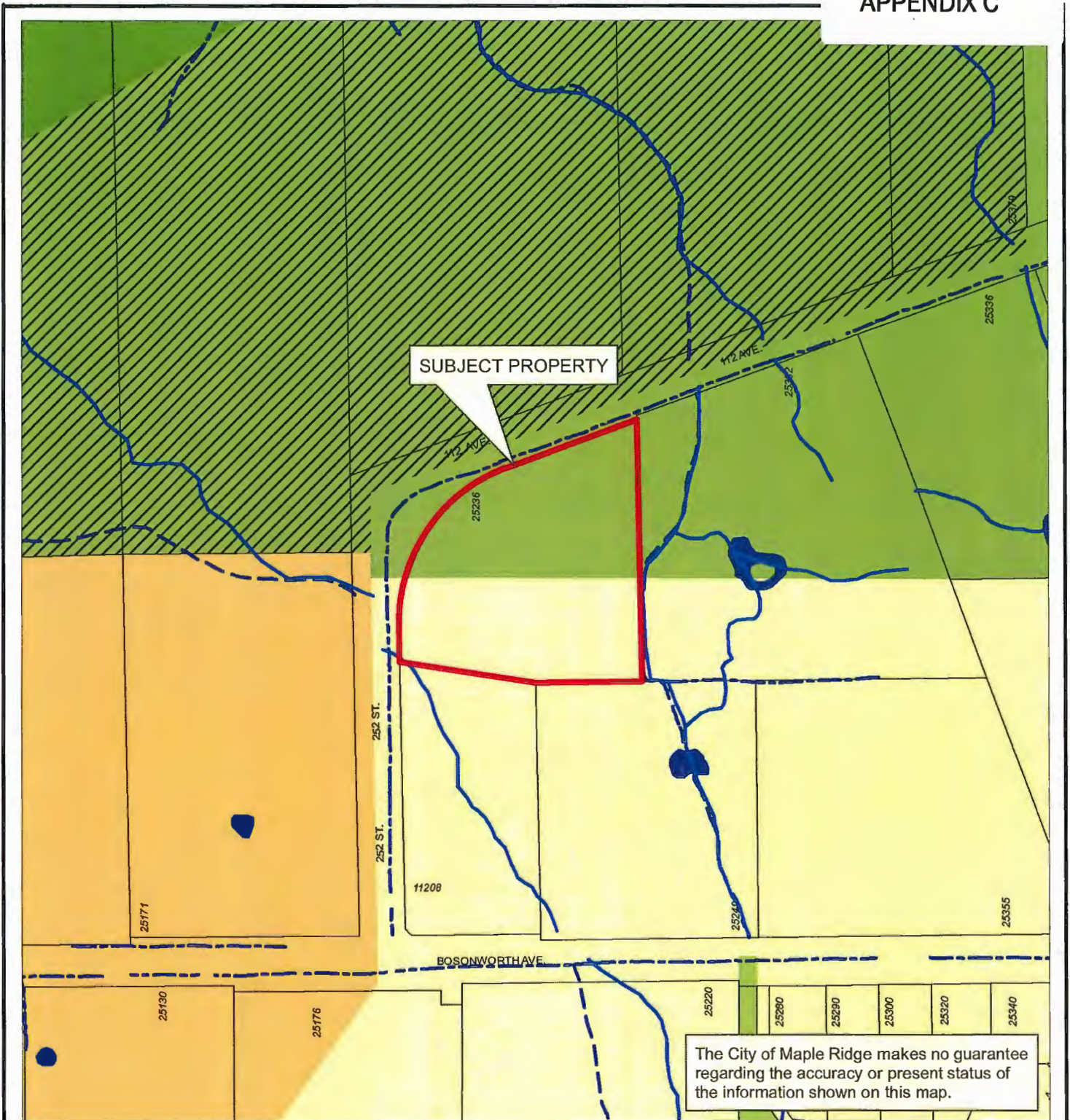
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-354-RZ
DATE: Oct 3, 2019

BY: PC



Scale: 1:2,500

Legend

- LOW/MEDIUM DENSITY RESIDENTIAL
- Agricultural
- Park in the ALR
- Park
- Suburban Residential
- Conservation

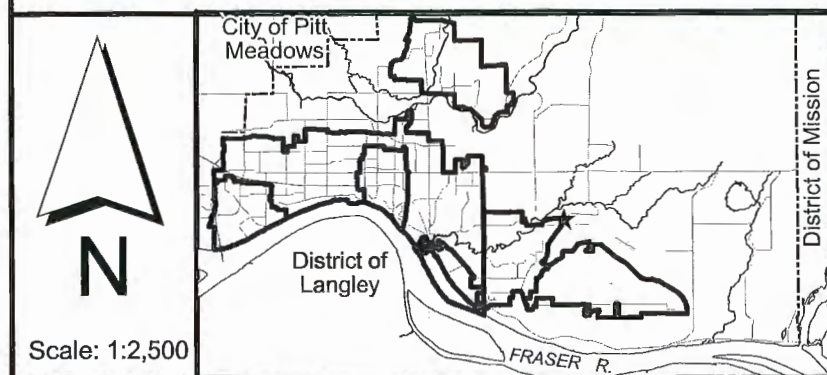
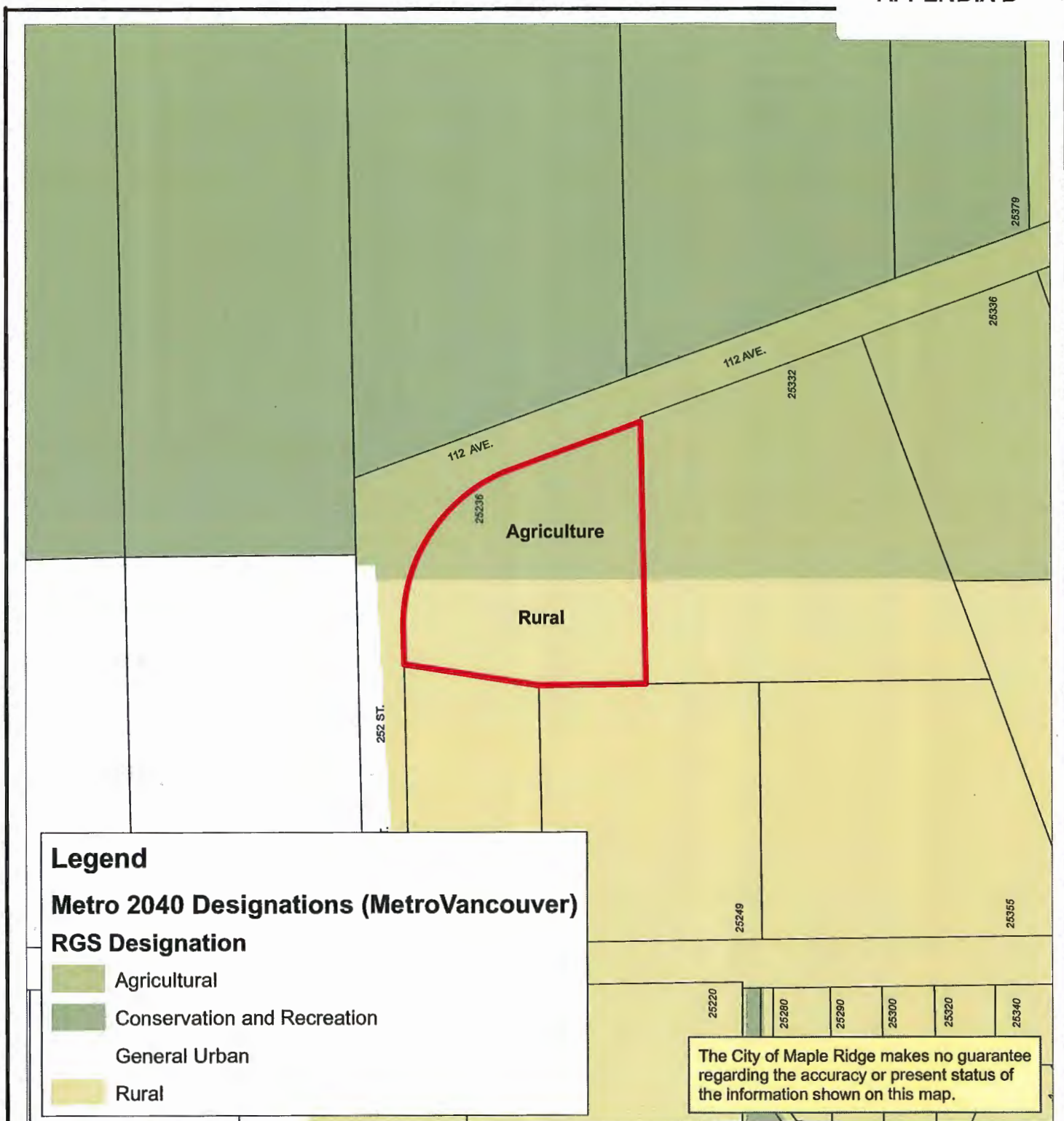
25236 112 AVENUE
PID: 030-567-114

PLANNING DEPARTMENT



FILE: 2019-354-RZ
DATE: Oct 3, 2019

BY: PC



25236 112 AVENUE

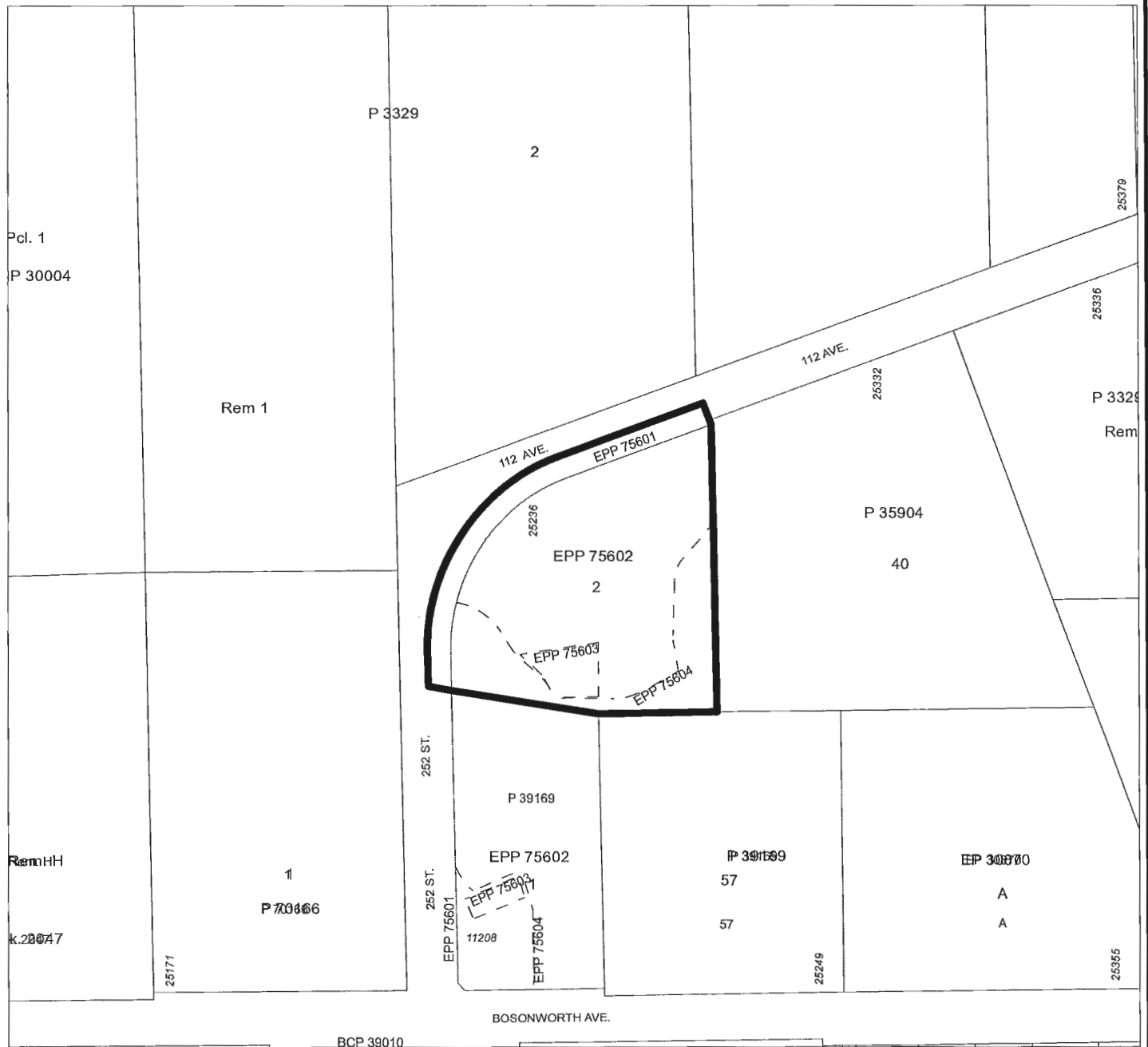
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Dec 16, 2020
BY: DT

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7682-2020

Map No. 1850

From: RS-3 (Single Detached Rural Residential)

To: RS-2 (Single Detached Suburban Residential)





mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7634-2020
11970 220 Street

MEETING DATE: February 16, 2021
FILE NO: 2020-052-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11970 220 Street, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a Triplex development. To proceed further with this application additional information is required as outlined below.

The draft *Lougheed Transit Corridor Concept Plan* designates the subject property *Transit Corridor Multi-Family* which could allow additional density in the form of townhomes or apartments with a maximum height of six storeys. These higher density housing forms would require consolidation of adjacent lots. Under the *Lougheed Transit Corridor Concept Plan* a triplex would not be permitted on lands designated "Transit Corridor Multi-Family" but this use can proceed under the current OCP designation of "Urban Residential".

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$4,100.00 per dwelling unit. Section 3(e) of Council Policy 6.31 stipulates that only the first dwelling unit is exempt. Therefore, an estimated CAC amount of \$8,200.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7634-2020 be given First Reading; and
2. That the applicant provide further information as described on Schedule C and D of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

| | |
|--------------------|---|
| Applicant: | GLENN ROGERS |
| Legal Description: | Lot: 64, District Lot: 397, New Westminster District Plan 14685 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |

1103

Zoning:

| | |
|-----------|---|
| Existing: | RS-1 (Single Detached Residential) |
| Proposed: | RT-2 (Ground-Oriented Residential Infill) |

Surrounding Uses:

| | | |
|--------|--------------|------------------------------------|
| North: | Use: | Residential Single-Family |
| | Zone: | RS-1 (Single Detached Residential) |
| | Designation: | Urban Residential |

| | | |
|--------|--------------|------------------------------------|
| South: | Use: | Residential Single-Family |
| | Zone: | RS-1 (Single Detached Residential) |
| | Designation: | Urban Residential |

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

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

| | |
|---------------------------|---------------------------------|
| Existing Use of Property: | Residential Single-Family |
| Proposed Use of Property: | Residential Multi-Family |
| Site Area: | 959m ² (0.236 acres) |
| Access: | 220 Street (via Laneway) |
| Servicing requirement: | Urban Standard |

b) Site Characteristics:

The subject property and adjacent properties are flat. There is an existing single-family dwelling and an accessory building on the site. Existing vegetation includes adolescent and mature trees that are located on the periphery of the site.

c) Project Description:

The applicant proposes to rezone the subject property from RS-1 to RT-2 to permit the construction of a Triplex development (See Appendices A and B) as discussed above.

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

d) Planning Analysis:**Official Community Plan:**

The OCP designates the subject property as *Urban Residential*, and development of the property is subject to the *Neighbourhood Residential Infill* Policies 3.19 and 3.21 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. Specifically, Policy 3.19(b) emphasizes that different unit types such as duplexes and triplexes, are scaled and designed to integrate characteristics that resemble a single-family dwelling with an emphasis on street-oriented buildings.

The proposed rezoning of the subject property to RT-2 (Ground-Oriented Residential Infill) to support the development of a triplex aligns with the intent of these OCP and neighbourhood residential infill policies and is therefore supportable.

Zoning Bylaw:

The current application proposes to rezone the property located at 11970 220 Street from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit the construction of a Triplex development (see Appendix D). The minimum lot size for the current RS-1 zone is 668m², and the minimum lot size for the proposed RT-2 zone is 800m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The *Lougheed Transit Corridor Concept Plan*, which was endorsed by Council, could accommodate higher density housing forms, such as apartments, if adjacent lots were to be consolidated.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. The recently adopted Ground Oriented Residential Infill Guidelines will be used to evaluate the design and neighbourhood fit of the proposed triplex. Parking will be provided 2 per unit via driveways to each unit facing the street.

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;

- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);

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

CONCLUSION:

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

"Original signed by Tyson Baker"

Prepared by: **Tyson Baker, B.Pl.**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer



The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7634-2020
- Appendix D – Proposed Site Plan & Rendering



Scale: 1:1,500

Legend

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

11970 220 STREET
PID: 009-291-482

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-052-RZ
DATE: Feb 25, 2020

BY: AC

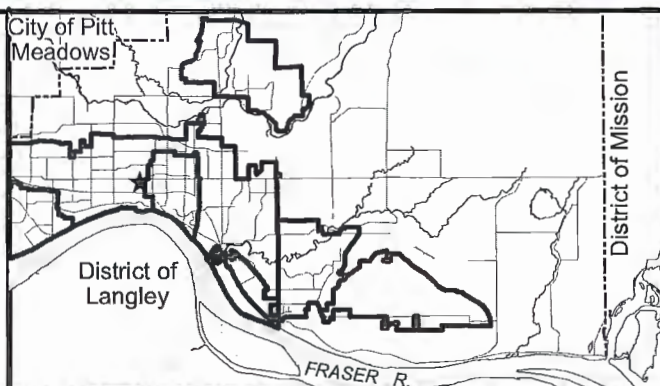
APPENDIX B



Aerial Imagery from the Spring of 2019



Scale: 1:1,500



11970 220 STREET
PID: 009-291-482

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-052-RZ
DATE: Feb 25, 2020

BY: AC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7634-2020

Map No. 1835

From: RS-1 (Single Detached Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,000

GENERAL NOTES

CONCRETE ON RAFTERS TO CHECK 4. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE ORDERING MATERIALS OR STARTING WORK.

ALL WORK AND MATERIALS TO CONFORM TO STANDARDS AND REQUIREMENTS OF THE 2008 DESIGN OF THE D.C. CODE, PART 5 AND FEDERAL, STATE, AND LOCAL ORDINANCES. ALL DIMENSIONS MUST BE APPROVED BY ARCHITECT, ARCHITECTS (HANG ARCHITECTS) BEFORE STARTING CONSTRUCTION.

SUBMITTING PARTY SHALL VERIFY ACCEPTANCE AND SHALL OBTAIN ACCEPTANCE OF

CHALKLINE PRIZE

SITE PLAN

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

© 2004 Visteon Corporation

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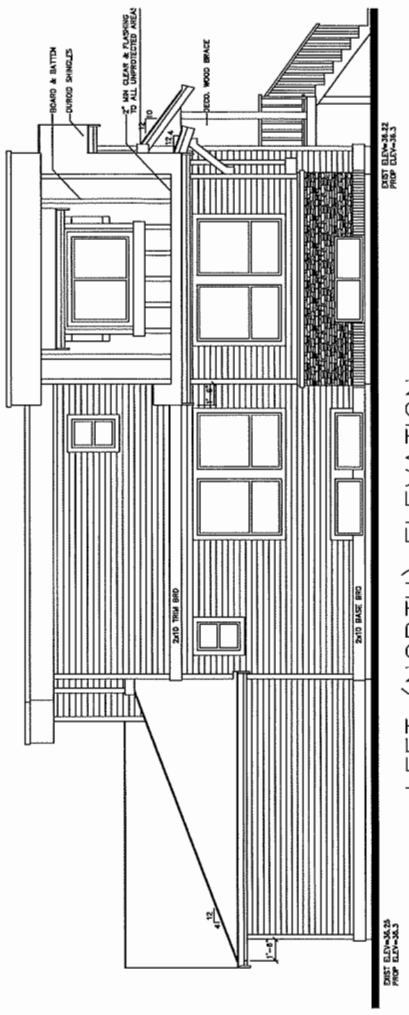
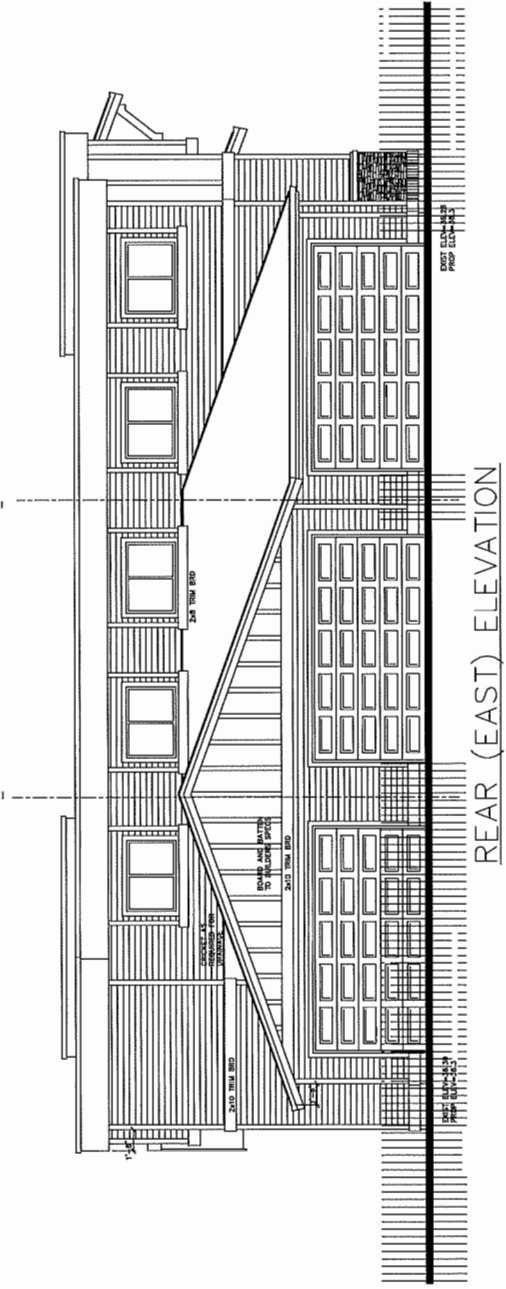
29.50

DRINK DOOR

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10.00 [27.43']

| | | | | | | | | |
|-------------|------------|------------|-----|--------------------------|---------|----------------------------|-------------|--------------------------|
| DRAWING NO: | REVISIONS | DATE | NO. | DESIGNED BY: KEN HOLLAND | CLIENT: | PROJECT TITLE: 11970 220TH | MAPLE RIDGE | REAR AND LEFT ELEVATIONS |
| PRELIMINARY | NOV27/2020 | NOV27/2020 | | DRAWN BY: KEN HOLLAND | | | | |
| | | | | SCALE: 1/4"=1'-0" W.K.O. | | | | |
| | | | | DATE: NOV27/2020 | | | | |

KEN HOLLAND DESIGNS
CUSTOM HOUSE DESIGNING - DRAFTING - CONSULTATIONS - RENOVATIONS
C: 604.817.6656
I HAVE NOT CERTIFIED THE EXISTING USE OF THIS PROJECT AND I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. I AM PROVIDING THIS DRAWING AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE PROJECT. I AM PROVIDING THIS DRAWING AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
OCP Amending Bylaw No. 7493-2018;
Second Reading
Zone Amending Bylaw No. 7613-2020;
12471 223 Street

MEETING DATE: February 16, 2021
FILE NO: 2019-409-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 12471 223 Street from RS-1 (Single Detached Residential) to R-4 (Single Detached (Infill) Urban Residential), to permit a future subdivision of approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7613-2020 on February 25, 2020. The minimum lot size for the proposed zone is 450m² and the proposed lots are 530m² in area. The R-4 (Single Detached (Infill) Urban Residential) zone is a newly created zone through the adoption of Maple Ridge Zoning Bylaw 7600 -2019.

The subject property is located along 223 Street, which is classified to be a local road. The application is therefore subject to the Residential Infill policies of the Official Community Plan. Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot. As fewer than three lots are proposed, the original lot is exempt, and the program contribution is estimated to be \$5,100.00.

RECOMMENDATIONS:

- 1) That Official Community Plan Amending Bylaw No. 7493-2018 be given final reading;
- 2) That Zone Amending Bylaw No. 7613-2020 be given second reading, and be forwarded to Public Hearing;
- 3) 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 buildings;
 - iii) Approval of a Development Variance Permit application 2019-409-DVP;
 - iv) 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.

- v) That a voluntary contribution, in the amount of \$ 5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Pav Rakhra
Owner: MP Pacific Developments Ltd

Legal Description: Lot 39, District Lot 400, Group 1, New Westminster District Plan 30974

OCP:
Existing: Urban Residential
Proposed: Urban Residential

Zoning:
Existing: RS-1 (Single Detached Residential)
Proposed: R-4 (Single Detached (Infill) Urban Residential)

Surrounding Uses:

| | | |
|--------|--------------|--|
| North: | Use: | Single Family Residential |
| | Zone: | RS-1 (Single Detached Residential) |
| | Designation: | Urban Residential |
| South: | Use: | Single Family Residential |
| | Zone: | RS-1 (Single Detached Residential) |
| | Designation: | Urban Residential |
| East: | Use: | Single Family Residential |
| | Zone: | RS-3 (Single Detached Rural Residential) |
| | Designation: | Urban Residential |
| West: | Use: | Single Family Residential |
| | Zone: | RS-1b (Single Detached (Medium Density) Residential) |
| | Designation: | Urban Residential |

Existing Use of Property: Single Family Residential
Proposed Use of Property: Single Family Residential
Site Area: 0.113 ha. (0.28 acres)
Access: 223 Street
Servicing requirement: Urban Standard

2) Project Description:

The subject property, located at 12471 223 Street, is approximately 1130m² in area, and is generally flat, with some shrubs and hedges located along the perimeter. The subject property is situated just north of the Town Centre Area, and is bounded by single family residential properties on all sides, with 223 Street fronting the east property line. There is an active application in process to rezone the property located directly across the street, 12478 223 Street, to allow future subdivision into two RS-1b zoned lots, which application 2020-369-RZ received first reading on January 13, 2021 (see Appendix A).

3) Planning Analysis:

i) Official Community Plan:

The development site is currently designated *Urban Residential*. The Zoning Matrix identifies both a neighbourhood residential infill category, and a major corridor residential category. The subject property is considered *Neighbourhood Residential Infill*, which designation allows for single detached dwellings and other housing forms, subject to the *Neighbourhood Residential Infill Policies*.

Specifically, Policy 3-19 provides for subdivision in established neighbourhoods providing that the lot area and width is not less than 80% of the lot area and width prescribed under the predominate zone in the neighbourhood. On January 29, 2019, Council granted OCP Amending Bylaw 7493-2019 third reading to amend Policy 3-19 with the addition of the following language:

RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21.

For reference, Policy 3-21 states:

All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) *the ability of the existing infrastructure to support the new development;*
- b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*
- d) *the location, orientation, and visual impact of vehicle access/egress in relation to:*
 - i. *adjacent developments*
 - ii. *the street*
 - iii. *the pedestrian environment*
- e) *minimizing adverse parking and traffic impacts on the existing neighbourhood;*
- f) *a gradual transition of scale and density through the design of building mass and form, such as:*
 - i. *reduction in building heights at the edges of a development;*
 - ii. *location of lower density components towards the perimeters of a site; and*
 - iii. *concentration of density to the centre of a development or towards a non-residential boundary;*
- g) *retention and preservation of significant trees, other natural vegetation, and environmental features;*
- h) *maintaining adequate light, view and privacy for residents on adjacent properties or in adjacent neighbourhoods;*
- i) *conservation of special landscapes such as gardens, or built-form features, including heritage buildings, that contribute to the unique character of a neighbourhood.*

As the subject application is moving to second reading, it is now an appropriate time for Council to consider final reading of OCP Amending Bylaw 7493-2018. Adoption of the additional Policy 3-19 text will align the OCP with the newly created R-4 (Single Detached (Infill) Urban Residential) zone. Staff continue to explore new tools to support the creation of sensitive infill development identified as the 'missing middle'.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 12471 223 Street from RS-1 (Single Detached Residential) to the R-4 (Single Detached (Infill) Urban Residential) zone, to permit future subdivision into two residential lots of approximately 530 m².

The new R-4 (Single Detached (Infill) Urban Residential) zone is the equivalent to 80% of the RS-1b (Single Detached (Medium Density) Residential) zone, with a minimum lot area of 450m² and a minimum lot width of 12m, consistent with the existing transition between the RS-1 (Single Detached Residential) and RS-1b (Single Detached (Medium Density) Residential) zones. The new infill zone allows a lower height maximum of 9.5m compared to the typical 11m to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5m would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks are enlarged to reflect RS-1 (Single Detached Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m², and the minimum lot size for the proposed R-4 (Single Detached (Infill) Urban Residential) zone is 450m². The subject application is proposing two residential lots, of each 530m² in area.

iii) Proposed Variances:

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

- *Maple Ridge Zoning Bylaw No. 7600-2019, Section 604.4.1.6:* to reduce the required minimum lot width from 12.0 metres, to 11.5 metres;

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

4) Interdepartmental Implications:

i) Engineering Department:

Storm sewer analysis will become a condition under the future subdivision comments, and full requirement items will be addressed at the appropriate time in the referral of the subdivision application.

5) Citizen/Customer Implications:

Planning Staff received an email from neighbouring property owners on December 21, 2019, speaking against the subdivision plans, due to a private dispute. There will be an opportunity for them to speak at the Public Hearing, as per procedural practice.

CONCLUSION:

It is recommended that final reading be given to OCP Amending Bylaw 7493-2018, that second reading be given to Zone Amending Bylaw No.7613-2020, and that application 2019-408-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

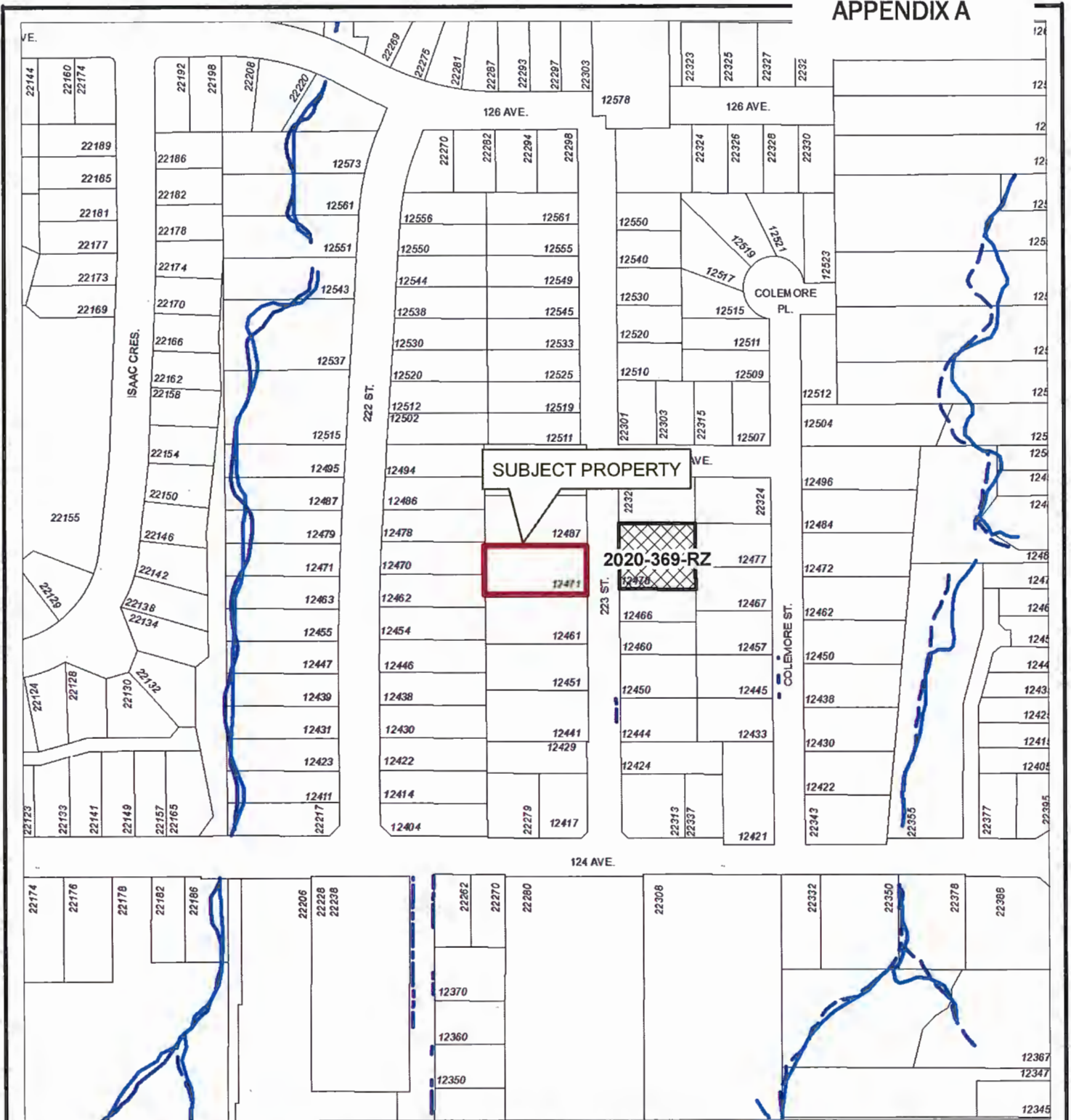
Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw 7493-2018

Appendix D – Zone Amending Bylaw No. 7613-2020

Appendix E – Subdivision Plan

APPENDIX A



Scale: 1:2,500

Legend

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

12471 223 STREET
PID: 000-440-906

PLANNING DEPARTMENT



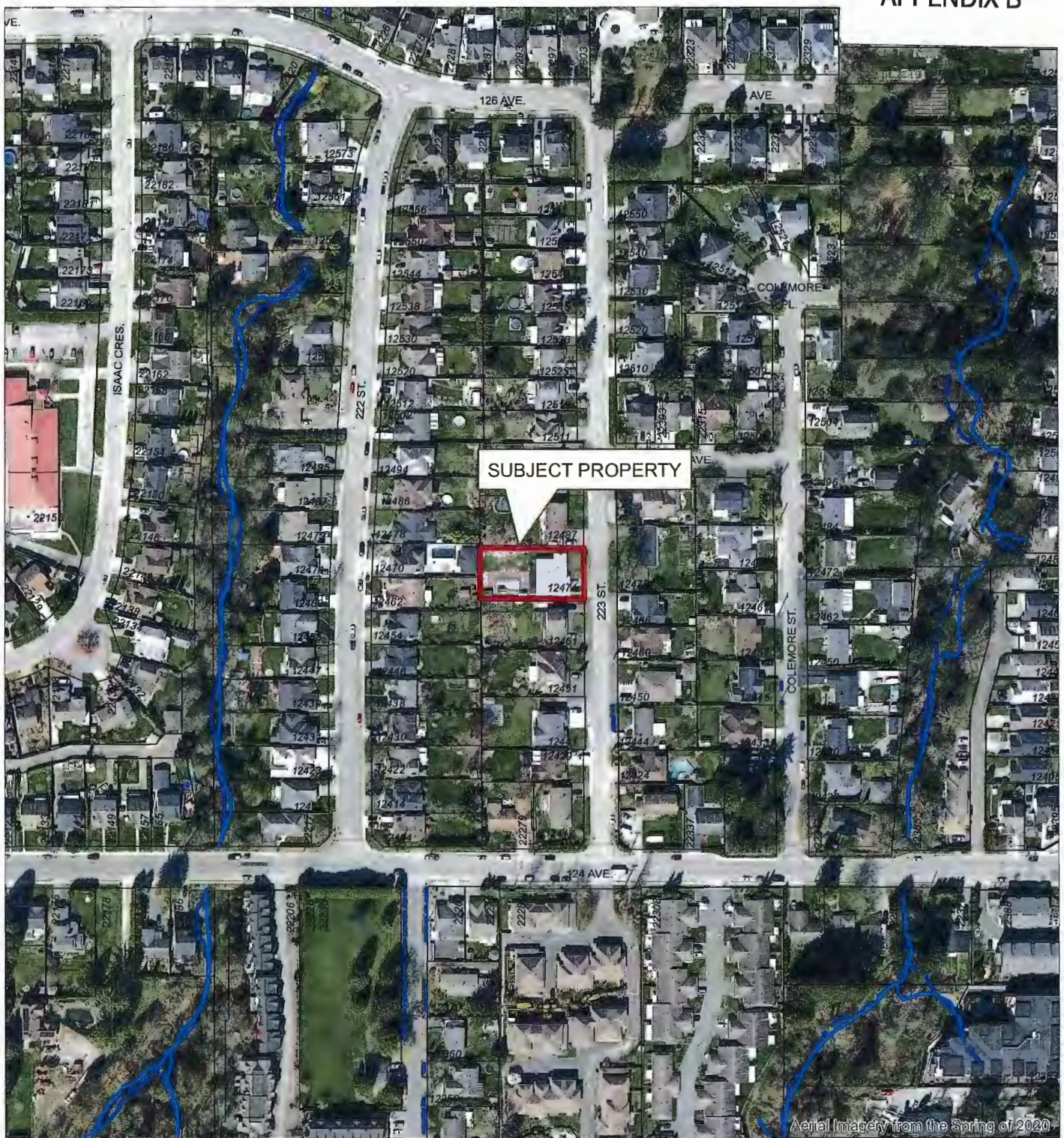
MAPLE RIDGE

British Columbia

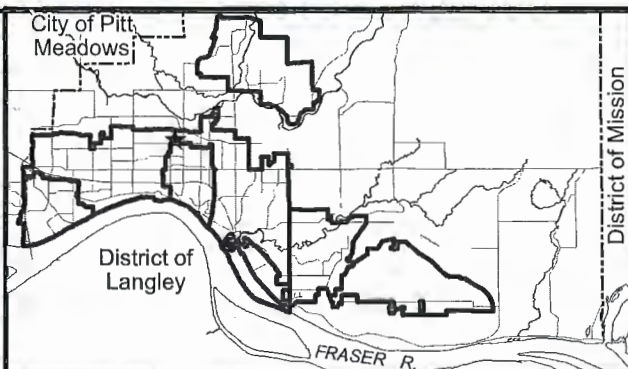
mapleridge.ca

FILE: 2019-409-RZ
DATE: Feb 1, 2021

BY: PC



Scale: 1:2,500



12471 223 STREET
PID: 000-440-906

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-409-RZ
DATE: Feb 1, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7493-2018**

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A" 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. 7493-2018"
2. Schedule "A" is hereby amended by inserting the following clause into Policy 3-19 after item 1) a) i., and renumbering subsequent clauses accordingly:
 - ii. notwithstanding item i above, RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
3. Appendix C – Zoning is hereby amended by adding the following zone in the Urban Residential Designation: Neighbourhood Residential – Infill category following CD-1-93 Amenity Residential:

R-4 (Single Detached (Infill) Urban Residential)
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

PUBLIC HEARING held the 22nd day of January, 2019.

READ a third time the 29th day of January, 2019.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7613-2020**

A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7613-2020."
2. That parcel or tract of land and premises known and described as:

Lot 39 District Lot 400 Group 1 New Westminster District Plan 30974

and outlined in heavy black line on Map No. 1827 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-4 Single Detached (Infill) Urban Residential.
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 25th day of February, 2020.

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

SUBDIVISION PLAN OF LOT 39 DISTRICT LOT 400 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 30974

Plan EPP_____

BCGS 926.027

The intended plot size of this plan is 432 mm in width by 560 mm in height (C SIZE) when plotted at a scale of 1:500.

This Plan Lies Within Integrated Survey Area No.36, Maple Ridge, NAD83 (CSRS), 4.0.0.BC.1.MVRD

Grid bearings are derived from observations between geodetic control monuments 84H9970 and 84H9971 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCO published coordinates and standard deviations for geodetic control monuments 84H9970 and 84H9971.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996100. The average combined factor has been determined based on geodetic control monument 84H9970.

LEGEND:

All Distances Are In Metres And Decimals Thereof

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



222nd Street

Road
69.6 m²
223rd Street**PRELIMINARY**

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

This plan lies within the Metro Vancouver Regional District.

The field survey represented by this plan was completed on the 5th day of March, 2020.
Mike Beremunn, BCLS 793

Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10
UTM Northing: 5452848.648
UTM Easting: 528713.883
Point combined factor: 0.9996100
Estimated absolute accuracy: +/-0.013 m

124th Avenue

Datum: NAD83 (CSRS) 4.0.0.BC.1.MVRD UTM Zone 10
UTM Northing: 5452848.182
UTM Easting: 529031.262
Point combined factor: 0.9996102
Estimated absolute accuracy: +/-0.013 m



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 16, 2021
FILE NO: 2021-029-RZ
MEETING: C o W

SUBJECT: Termination and Replacement of Land Use Contracts: First and Second Reading
Zone Amending Bylaw No. 7702-2021 – 20834 Dewdney Trunk Road;
Zone Amending Bylaw No. 7703-2021 – PID 005-255-911;
Zone Amending Bylaw No. 7704-2021 – 20931-20945 Camwood Avenue;
Zone Amending Bylaw No. 7705-2021 – 11927/35 203 Street;
Zone Amending Bylaw No. 7706-2021 – 12038 224 Street;
Zone Amending Bylaw No. 7707-2021 – 23443 Lougheed Highway;
Zone Amending Bylaw No. 7709-2021 – 12229, 12218, 12212, 12208 and
12204 McTavish Place; and 21092 and 21070 Stonehouse Avenue

EXECUTIVE SUMMARY:

In May 2014, the Province enacted Bill 17, which made changes to the *Local Government Act* that stipulates that all Land Use Contracts in British Columbia will be automatically terminated on June 30, 2024. Municipalities are required to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate contracts prior to 2024 provided zoning is enacted for the affected lands.

At the October 13, 2020 Council Workshop meeting, the process for early termination of Land Use Contracts and strategy to meet provincial deadlines was presented. The purpose of this report is to start the early termination process for seven Land Use Contracts and rezone twenty-one properties.

To meet provincial legislated deadlines, the strategy is to terminate as many Land Use Contracts as possible by bringing bundles of rezoning bylaws to Council over the course of 2021 (three separate bundles are anticipated over the course of the year). The applicable bylaws to rezone the property are presented in Appendices B to Y. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

RECOMMENDATION:

1. That Zone Amending Bylaw No. 7702-2021 be given first and second reading, and forwarded to Public Hearing;
2. That Zone Amending Bylaw No. 7703-2021 be given first and second reading, and forwarded to Public Hearing;
3. That Zone Amending Bylaw No. 7704-2021 be given first and second reading, and forwarded to Public Hearing;
4. That Zone Amending Bylaw No. 7705-2021 be given first and second reading, and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7706-2021 be given first and second reading, and forwarded to Public Hearing;

1105

6. That Zone Amending Bylaw No. 7707-2021 be given first and second reading, and forwarded to Public Hearing;
7. That Zone Amending Bylaw No. 7709-2021 be given first and second reading, and forwarded to Public Hearing.

1.0 BACKGROUND:

a) History

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with landowners and/or developers. Although Land Use Contracts are an agreement between the City and landowners/ developers, all Land Use Contracts were adopted by bylaw and registered on title. The legislation authorizing Land Use Contracts was repealed in 1978; however, Land Use Contracts approved prior to this date remain in force.

In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The City of Maple Ridge has 29 Land Use Contracts still in effect.

b) Strategy for Termination Land Use Contracts

On October 13, 2020, at a Council Workshop meeting, the process for early termination of Land Use Contracts and a strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 (three separate bundles are anticipated over the course of the year). A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted. As a result, this report contains the first bundle being brought forward to Council at this time. The intent of phasing the LUC's in three separate bundles over the course of 2021, is to help reduce any potential confusion and to not overwhelm the Public Hearing process.

The properties within this report will continue to be regulated by their Land Use Contract until the Land Use Contract termination bylaw has been adopted and one (1) year has passed. Essentially, this report is to propose underlying zoning for each property.

When considering possible underlying zoning, staff have been reviewing the uses permitted in the Land Use Contract and are aligning the uses with a current zone. The proposed zone must be consistent with the Official Community Plan and City of Maple Zoning Bylaw. In cases where the property aligns with a zoning designation and the Official Community Plan, but does not meet the zoning setbacks or building height, these properties will become non-conforming with the Zoning Bylaw. It should also be noted that if the use and density of an existing building conforms to a new land use regulation bylaw, but the building's siting, size or dimensions do not, the building may be maintained, extended or altered as long as it does not result in further contravention of the bylaw.

If a property could become non-conforming, through the zoning process, it has been noted in this report (where necessary). Because the subject properties were developed several decades ago, allowing a non-conformity with some lot areas, building setbacks, or building heights has been determined to be the most straightforward approach that will ensure the least confusion within the existing neighbourhoods. Other than the non-conformity issue, the process for terminating Land Use Contracts and rezoning affected properties closely follows the City's usual rezoning process.

c) Communication with Property Owners

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, due to low registration the information session was cancelled and staff have been meeting with interested property owners on a case by case basis. A Development Information Meeting is not required as no new development is being proposed.

2.0 DISCUSSION:

The purpose of this report is to start the early termination process for seven Land Use Contracts and to propose zoning for twenty-one properties. Sections 2.1 to 2.8 provides the background information on the existing development, the proposed zone, and the planning analysis.

2.1 Zone Amending Bylaw No. 7702-2021, 20834 Dewdney Trunk Road

The property located at 20834 Dewdney Trunk Road is currently regulated by a Land Use Contract, adopted in 1978, to permit:

- 44 strata titled residential units;
- Accessory residential uses; and
- Accessory off street parking use.

The property is 1.58 ha (3.92 acres) in area and is bounded by parkland on the southwest and south central portion of the property, with single detached residential lots on the northern portion of the property (see Appendix A). The property located at 20834 Dewdney Trunk Road is proposed to be rezoned from the Land Use Contract that permits 44 residential units to RM-1 Low Density Townhouse Residential (see Appendices B, C, and D). Prior to writing this report, the property owner had contacted staff to clarify the process and had no concerns about rezoning to the RM-1 zone.

The property is currently designated Urban Residential in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed RM-1 zone on lots exceeding 1,000m². As the lot size of the property exceeds the minimum lot size requirement for the proposed zone and is consistent with the OCP land use designation, the proposed zone of RM-1 is supportable. Additionally, the proposed zone is in alignment with the Lougheed Transit Corridor Concept Plan, which proposes to designate the property as "Transit Corridor Multi-Family".

However, the property does not meet the front lot line setback regulation in the Zoning Bylaw for the RM-1 zone by approximately 1.5 metres. The setback minimum for the RM-1 zone is 7.5 metres and development is approximately 6.0 metres from the property line. As the property does not meet one of the setback regulations, the property will become non-conforming with the Zoning Bylaw as it does not meet all the RM-1 zones setback regulations. A non-conforming property may continue with its current uses and redevelopment inquiries can still be submitted and reviewed by staff.

2.1.1 Zone Amending Bylaw No. 7703-2021, PID 005-255-911- Dewdney Trunk Road

The property located just south/west of 20834 Dewdney Trunk Road, with the Parcel Identifier, 005-255-911, was sold to the City in 1978 as part of the Land Use Contract that regulates the property to the north (see above 20834 Dewdney Trunk Road). The Land Use Contract stipulates that 2.910 acres of land be sold to the municipality for park and public highway use. The property, which is 1.062 ha

(2.62 acres) in area, was part of that sale to the municipality and was dedicated for park use as it includes creek setbacks for McKenney Creek.

The property is bounded by parkland on the east and west (see Appendix A) and is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendices E, F, and G). It is currently designated Conservation in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed P-1 zone, as there is no minimum lot size for park area. Therefore, rezoning the property from a Land Use Contract to P-1 (Park and School) zone is consistent with the OCP land use designation and is thus supportable. Additionally, the proposed zone is in alignment with the Loughheed Transit Corridor Concept Plan, which proposes to designate the property as "Conservation" and proposes that the West Ridge Greenway to run east-west through the property.

2.2 Zone Amending Bylaw No. 7704-2021, 20931 -20945 Camwood Avenue

The properties located at 20931-20945 Camwood Avenue are currently regulated by a Land Use Contract, adopted in 1975, to permit the use of:

- Eight dwelling units in the form of a condominium development; and
- Accessory off-street parking.

The property is 0.51 ha (1.28 acres) in area and is bounded by single detached residential lots to the west and low density townhouse residential to the east (see Appendix A). The properties located at 20931-20945 Camwood Avenue are proposed to be rezoned from the Land Use Contract to RM-1 (Low Density Townhouse Residential) (see Appendices H, I, and J). Prior to writing this report, one of the property owners had contacted staff to clarify the process and had no concerns about rezoning to the RM-1 zone.

The property is currently designated Urban Residential in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed RM-1 zone on lots exceeding 1,000m². The existing development meets the Zoning Bylaw's height, setback and density regulations for the RM-1 zone. As the lot size of the property exceeds the minimum lot size requirement for the proposed zone and is consistent with the OCP land use designation, the proposed zone of RM-1 is supportable.

Additionally, the proposed zone is in alignment with the Loughheed Transit Corridor Concept Plan, which proposes to designate the property as "Transit Corridor Multi-Family".

2.3 Zone Amending Bylaw No. 7705-2021, 11927/35 203 Street

The property located at 11927/35 203 Street is currently regulated by a Land Use Contract, adopted in 1975, to permit the use of "One Collision Repair Shop". The property is 0.16 ha (0.39 acres) in area and is bounded by commercial designated properties (see Appendix A). The property is proposed to be rezoned from the Land Use Contract to CS-1 Service Commercial (see Appendices K, L, and M). At the time of writing this report, the property owner had not contacted staff about the rezoning of the property.

The current OCP designation for the property is Commercial. The OCP policies, as per the Zoning Matrix, supports the proposed CS-1 zone on lots exceeding 929m². As the lot size of the property exceeds the minimum lot size requirement, the proposed zone is consistent with the OCP land use designation, the proposed zone of CS-1 is supportable.

However, the existing development does not meet the front, rear, internal, or external lot line setbacks regulations for the CS-1 Zone, which means that the property will become non-conforming with the

Zoning Bylaw should the property is rezoned. A non-conforming property may continue with its current uses and redevelopment inquiries can still be submitted and reviewed by staff.

It should be noted that the property is also within the West Side Transit Node at 203 Street of the Loughheed Transit Corridor Concept Plan, which was endorsed by Council on November 10, 2020. The Loughheed Transit Corridor Concept Plan shows "Commercial Mixed-Use" for this property to allow a mixed-use form of development, with ground floor commercial and residential or office above at transit nodes and along 'high streets'. However, the strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations (such as building setbacks, height, and lot coverage) permitted in the Land Use Contract and attempt to align these with a current zone. Additionally, until the Loughheed Transit Corridor Concept Plan becomes an Area Plan and the OCP is amended, the proposed rezoning of the property from a Land Use Contract to CS-1 (Service Commercial) zone is consistent with the existing OCP land use designation and is thus supportable.

2.4 Zone Amending Bylaw No. 7706-2021, 12038 224 Street

The property located at 12038 224 Street is currently regulated by a Land Use Contract, adopted in 1973, and was amended in 1988 to remove the Land Use Contract from the southern property at 22441 Dewdney Trunk Road. A portion of the property located at 12038 224 Street is zoned RS-1 (Single Detached Residential), but a portion still remains regulated by the Land Use Contract. The entire property is an urban pocket park, known as Brown Avenue Park. The property is 629 m² in area and is bounded by commercial use and apartment residential (see Appendix A). The property is proposed to be rezoned from the Land Use Contract to P-1 (Park and School) (see Appendices N, O, and P).

The property is currently designated Park in the OCP. The OCP policies, as per the Zoning Matrix, supports the proposed P-1 zone. There is no minimum lot size for parkland, therefore, rezoning the property from a Land Use Contract to P-1 (Park and School) zone is consistent with the OCP policies and is thus supportable. Although the P-1 Zone supports park and recreation uses, as well as school uses, the lot size of the property would be too small to support school uses.

2.5 Zone Amending Bylaw No. 7707-2021, 23443 Loughheed Highway

The property located at 23443 Loughheed Highway is currently regulated by a Land Use Contract, adopted in 1974, to permit the use of "Construction of a Greenhouse and a Packing Shed". The property is 2.42ha (5.97 acres) in area and is bounded by single detached residential properties, the Albion Fairground and industrial uses (see Appendix A). The property located at 23443 Loughheed Highway is proposed to be rezoned from the Land Use Contract to A-1 (Small Holding Agricultural) (see Appendices Q, R, and S). Prior to writing this report, the property owner had contacted staff to clarify the process and had no concerns about rezoning to the A-1 zone.

The property is currently designated Agricultural in the OCP and is located within the Agricultural Land Reserve. The OCP policies, as per the Zoning Matrix, supports the proposed A-1 zone on lots exceeding 2.0 hectares. As the lot size for the property exceeds the minimum lot size requirement, the proposed A-1 (Small Holding Agricultural) zone is consistent with the OCP land use designation and is thus supportable.

Additionally, the Zoning Bylaw's height, setback and density regulations for the A-1 zone are met as the property is currently vacant.

It should also be noted that this property is within the Albion Flats Concept Plan Area, which was endorsed by Council On November 12, 2019. The Albion Flats Concept Plan identifies the property for light industrial uses. However, the strategy in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations (such as building setbacks, height, and lot coverage) permitted in the Land Use Contract and attempt to align these with a current zone. Additionally, until the Albion Flats Concept Plan becomes an Area Plan and the OCP is amended, the proposed rezoning of the property from a Land Use Contract to A-1 (Small Holding Agricultural) zone is consistent with the existing OCP land use designation and is thus supportable.

2.6 Zone Amending Bylaw No. 7709-2021- 12229, 12218, 12212, 12208, 12204, McTavish Place and 21092 and 21070 Stonehouse Avenue

The properties located at 12229, 12218, 12212, 12208, 12204, McTavish Place and 21092 and 21070 Stonehouse Avenue are currently regulated by a Land Use Contract established in 1979 to permit the use of:

- One family urban residential on each lot;
- Accessory off street parking use;
- Accessory home occupation use; and
- Boarding use.

The properties range between approximately 556m² and 828.8m² in area and are bounded by single detached residential properties (see Appendix A). The zone RS-1b Single Detached (Medium Density) Residential is the proposed zoning for these seven properties (see Appendices T, U and V). At the time of writing the report, none of the property owners have contacted staff about the rezoning of the properties.

The properties are currently OCP designated Urban Residential. The OCP policies, as per the Zoning Matrix, supports the proposed RS-1b zone. The existing development compliments adjacent land uses and lot sizes in the surrounding area. Therefore, rezoning the property from a Land Use Contract to the RS-1b Single Detached (Medium Density) Residential zone is consistent with the OCP land use designation and is thus supportable.

Properties 12229 McTavish Place and 21070 Stonehouse Avenue are noted as being approximately 556m², which is 1m² less than the RS-1b zones lot size regulation. However, without conducting a property survey to confirm that these two properties do meet the lot size regulation of a minimum lot size of 557m², these two properties will become non-conforming with the Zoning Bylaw should they be rezoned to RS-1b. Although these properties will be non-conforming, under the RS-1b zone, the current single detached residential uses may continue.

Properties 12212, 12208, and 12204, McTavish Place will also be non-confirming with the Zoning Bylaw because these properties do not meet the interior lot line setback of 1.5 metres. However, as the properties do not meet one of the setback regulations, the property will become non-conforming as it does not meet all the RS-1b zones setback regulations. Any non-conforming properties may continue with current uses and redevelopment inquiries can still be submitted and reviewed by staff.

3.0 CONCLUSION:

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The purpose of this report is to start the early termination process for seven Land Use Contracts and rezone twenty-one properties in order to meet provincial legislated deadlines. This report is one of three rezoning bundles being brought before Council. Once the properties regulated by Land Use Contracts have underlying zoning, a Land Use Contract early termination bylaw will be brought forward.

"Original signed by Krista Gowan"

Prepared by: **Krista Gowan, HBA, MA**
Planner 1

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning and Development

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Context and Background
- Appendix B – 20834 Dewdney Trunk Road Subject Map
- Appendix C – 20834 Dewdney Trunk Road Ortho Map
- Appendix D – Zone Amending Bylaw No. 7702-2021
- Appendix E – Dewdney Trunk; PID 005-255-911 Subject Map
- Appendix F – Dewdney Trunk; PID 005-255-911 Ortho Map
- Appendix G – Zone Amending Bylaw No. 7703-2021
- Appendix H – 20931 -20945 Camwood Avenue Subject Map
- Appendix I – 20931 -20945 Camwood Avenue Ortho Map
- Appendix J – Zone Amending Bylaw No. 7704-2021
- Appendix K – 11927/35 203 Street Subject Map
- Appendix L – 11927/35 203 Street Ortho Map
- Appendix M – Zone Amending Bylaw No. 7705-2021
- Appendix N – 12038 224 Street Subject Map
- Appendix O – 12038 224 Street Ortho Map
- Appendix P – Zone Amending Bylaw No. 7706-2021
- Appendix Q – 23443 Lougheed Highway Subject Map
- Appendix R – 23443 Lougheed Highway Ortho Map
- Appendix S – Zone Amending Bylaw No. 7707-2021
- Appendix T – 12229, 12218, 12212, 12208, 12204, McTavish Place, and 21092 and 21070 Stonehouse Avenue Subject Map
- Appendix U – 12229, 12218, 12212, 12208, 12204, McTavish Place, and 21092 and 21070 Stonehouse Avenue Ortho Map
- Appendix V – Zone Amending Bylaw No. 7709-2021

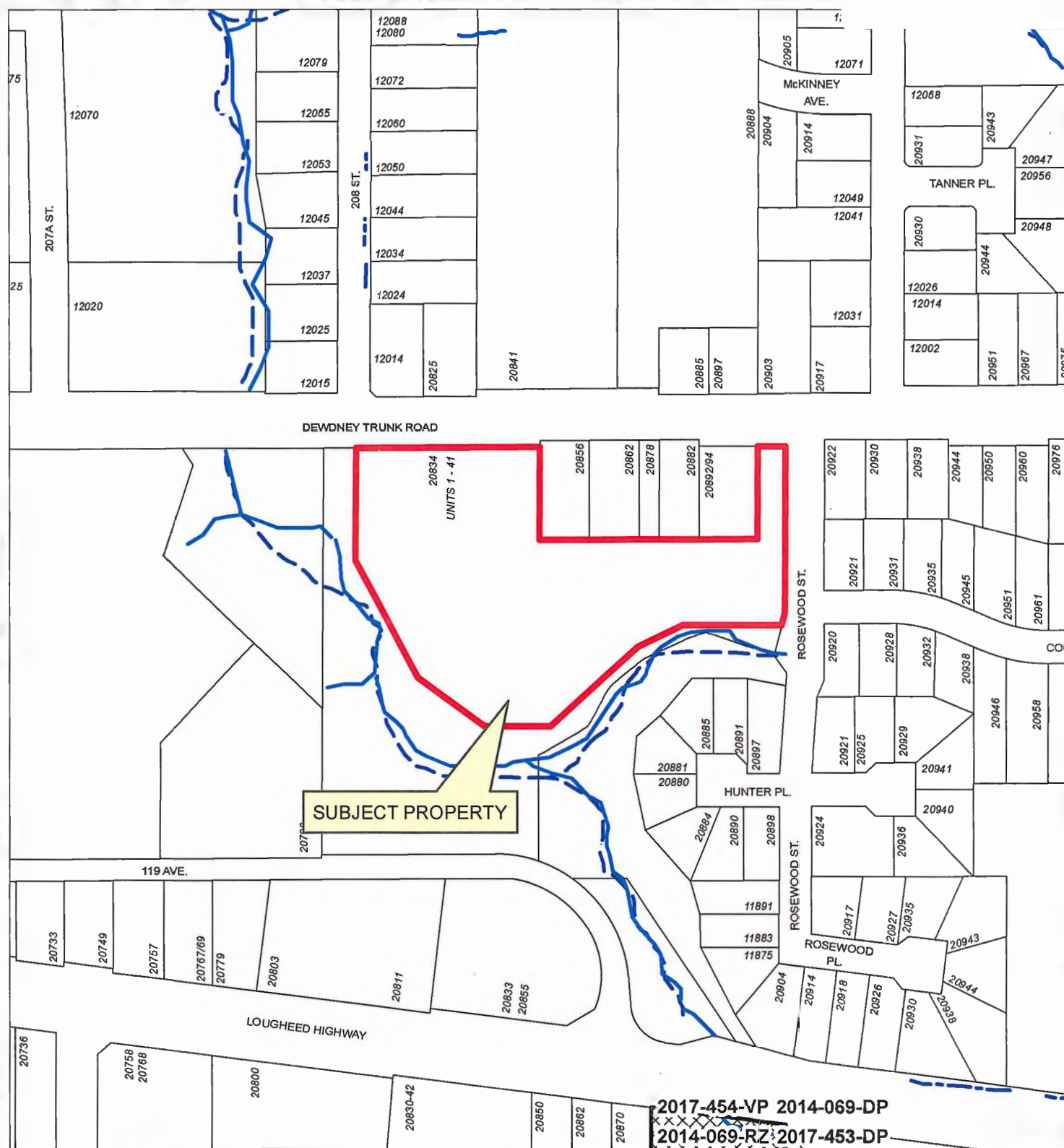
Background and Context for Rezoning of LUC Bundle #1

| Zone Amending Bylaw No. | Address | Legal Description | Existing Zone | Proposed Zone | OCP Designation | Surrounding Uses | | | |
|----------------------------|--------------------------------------|--|---------------|--|---|--|----------------------------------|--|----------------------------------|
| | | | | | | North | South | East | West |
| Bylaw No. 7702-2021 | 20834 Dewdney Trunk Road | LOT 43 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54703 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| Bylaw No. 7703-2021 | Dewdney Trunk Road (PID 005-255-911) | LOT 44 EXCEPT: PART DEDICATED ROAD ON PLAN 66330, DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 54703 | LUC | P-1 Park and School | Conservation | Land Use Contract | CS-1 Service Commercial | P-1 Park and School | P-1 Park and School |
| Bylaw No. 7704-2021 | 1 - 20931 Camwood Ave | STRATA LOT 1 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| | 2 - 20933 Camwood Ave | STRATA LOT 2 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |

| | | | | | | | | | |
|--|-----------------------------|---|-----|---|--|--|--|---|--|
| | 3 - 20935 Camwood Ave | STRATA LOT 3 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| | 4 - 20937 Camwood Ave | STRATA LOT 4 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| | 5 - 20939 Camwood Ave | STRATA LOT 5 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| | 6 - 20941 Camwood Ave | STRATA LOT 6 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |





| | | | | | | | | | |
|--------------------------------|------------------------------|---|-----|---|--|---|---|---|---|
| | 7 - 20943 Camwood Ave | STRATA LOT 7 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| | 8 - 20945 Camwood Ave | STRATA LOT 8 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 | LUC | RM-1 Low Density Townhouse Residential | Urban Residential 68 % Conservation 32 % | RS-1B Single Detached Medium Density Residential | RS-1 Single Detached Residential | RM-1 Low Density Townhouse Residential | RS-1 Single Detached Residential |
| Bylaw No. 7705-2021 | 11927/35 203 Street | LOT 68 DISTRICT LOT 222 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48586 | LUC | CS-1 Service Commercial | Commercial | RS-1 Single Detached Residential | CS-1 Service Commercial | C-2 Community Commercial I | CS-1 Service Commercial I |
| Bylaw No. 7706-2021 | 12038 224 Street | LOT 1 SECTION 20 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN LMP2358 | LUC | P-1 Park and School | Park | RM-3 (Medium/Hig h Density Apartment Residential) | C-3 (Town Centre Commercial) | C-3 (Town Centre Commercial I) | C-3 (Town Centre Commercial I) |
| Bylaw No. 7707-2021 | 23443 Lougheed Highway | PARCEL "K" (EXPLANATORY PLAN 47330) OF LOT 8 PLAN 7900 AND OF LOT 6 PLAN 8827 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 71204; DISTRICT LOT 275 GROUP 1 NEW WESTMINSTER DISTRICT | LUC | A-1 Small Holding Agricultural | Agricultural | CD-4-88 (Albion Fairgrounds) | RS-3 (Single Detached Rural Residential) | CD-4-88 (Albion Fairground s) | M-2 (General Industrial) |

| | | | | | | | | | |
|--------------------------------|-------------------------------|---|-----|--|----------------------|--|--|---|---|
| Bylaw No. 7709-2021 | 21070 Stonehouse Avenue | LOT 207 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | RS-1b (Single Detached (Medium Density) Residential) | Land Use Contract | Land Use Contract | RS-1 (Single Detached Residential) |
| | 12229 McTavish Place | LOT 208 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | Land Use Contract | RS-1b (Single Detached (Medium Density) Residential) | RS-1b (Single Detached (Medium Density) Residential) | RS-1 (Single Detached Residential) |
| | 21092 Stonehouse Avenue | LOT 216 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | RS-1 Single Detached Residential | RS-1b (Single Detached (Medium Density) Residential) | RS-1b (Single Detached (Medium Density) Residential) | Land Use Contract |
| | 12204 McTavish Place | LOT 211 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | RS-1b (Single Detached (Medium Density) Residential) | RS-1 Single Detached Residential | Land Use Contract | RS-1 Single Detached Residential |
| | 12208 McTavish Place | LOT 212 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | RS-1 Single Detached Residential | RS-1 Single Detached Residential | Land Use Contract | Land Use Contract |
| | 12212 McTavish Place | LOT 213 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | Land Use Contract | RS-1 Single Detached Residential | RS-1 Single Detached Residential | Land Use Contract |
| | 12218 McTavish Place | LOT 214 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 | LUC | RS-1b Single Detached (Medium Density) Residential | Urban Residential | RS-1b (Single Detached (Medium Density) Residential) | Land Use Contract | RS-1 Single Detached Residential | RS-1b (Single Detached (Medium Density) Residential) |



Scale: 1:2,500

Legend

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

20834 DEWDNEY TRUNK RD

Planning Department



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-029-RZ

DATE: Jan 18, 2021

BY: DT



Scale: 1:2,500

Legend

-  Stream
 Ditch Centreline
 Indefinite Creek

20834 DEWDNEY TRUNK RD

Planning Department



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-029-RZ

DATE: Jan 18, 2021

BY: DT

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 as amended;

AND WHEREAS, a land use contract may, under s. 548 of the *Local Government Act*, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;

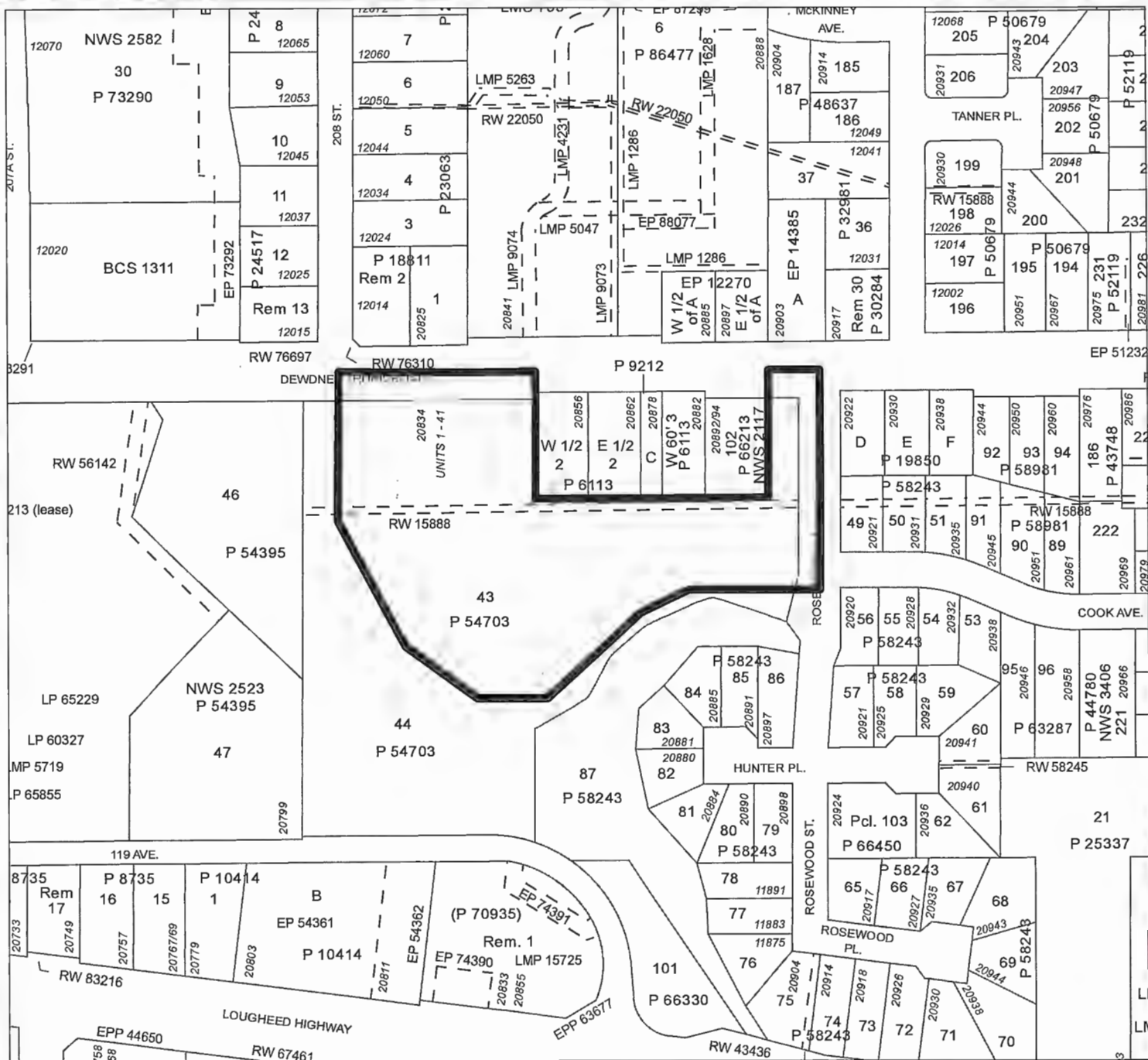
1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No.7702-2021."
2. That parcel or tract of land and premises known and described as:

and outlined in heavy black line on Map No.1861 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL.

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

ADOPTED, the day of , 20

CORPORATE OFFICER



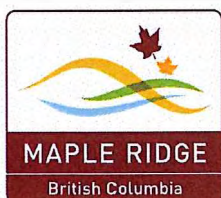
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7702-2021

Map No. 1861

From: LUC (Land Use Contract)

To: RM-1 (Low Density Townhouse Residential)



SCALE 1:2,500

[illegible]

— Stream

 Ditch Centreline

— Indefinite Creek



Active Applications (RZ/SD/DP/VP)

Planning Department



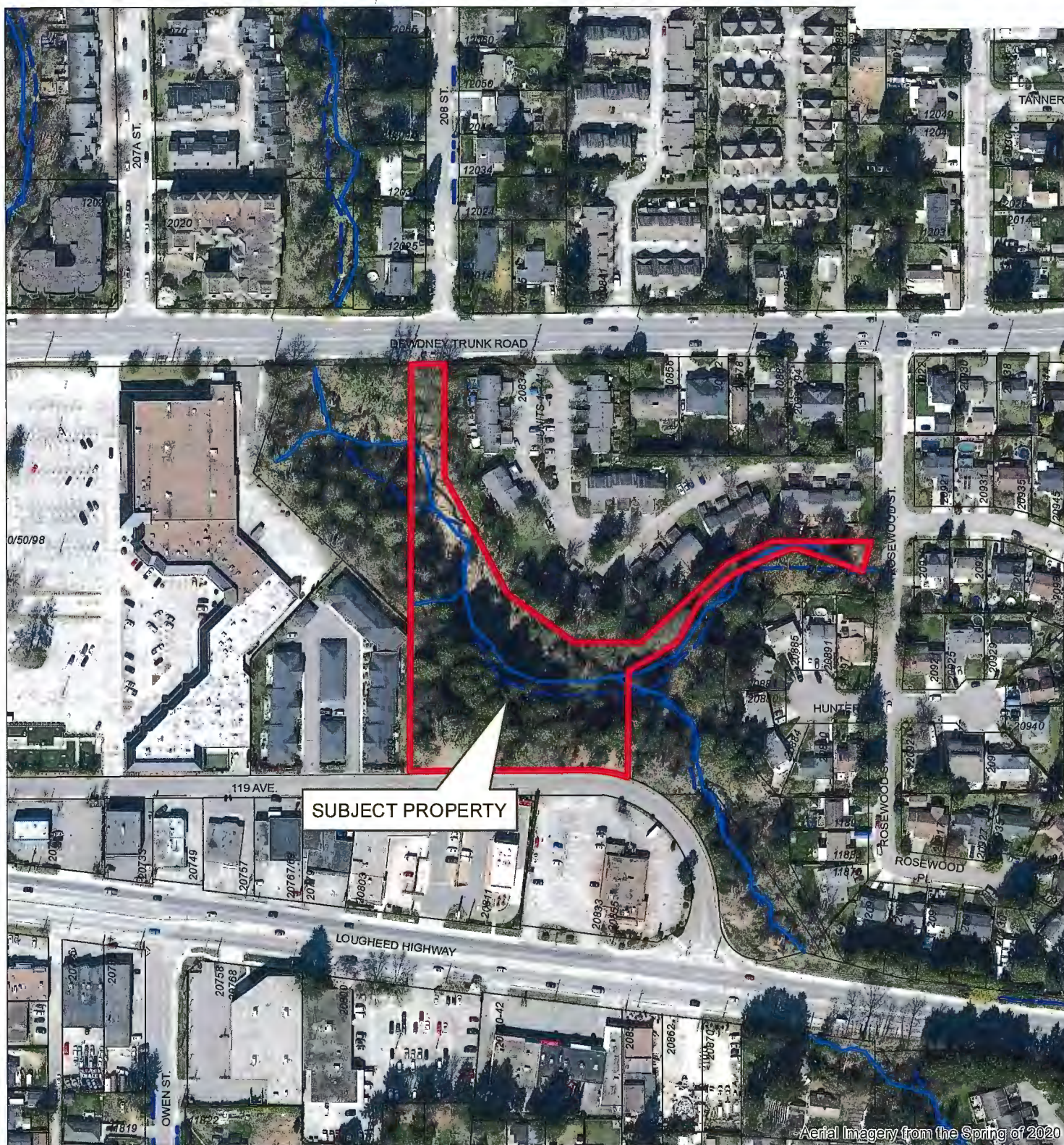
MAPLE RIDGE
British Columbia

mapleridge.ca

Scale: 1:2,500

FILE: 2021-029-RZ
DATE: Jan 18, 2021

BY: DT



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

PID 005-255-911

Planning Department



MAPLE RIDGE

British Columbia

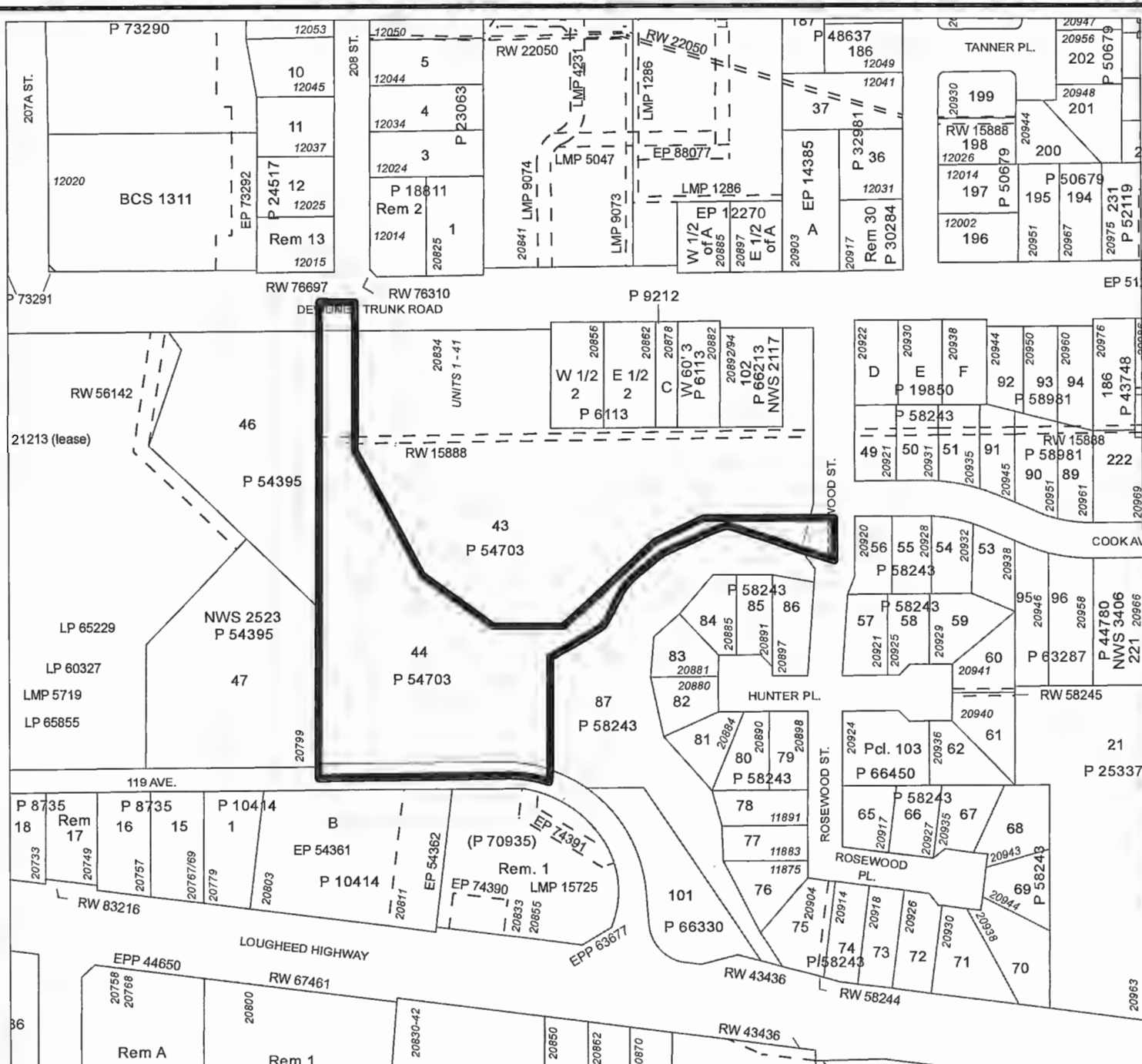
mapleridge.ca

FILE: 2021-029-RZ

DATE: Jan 18, 2021

BY: DT

CORPORATE OFFICER

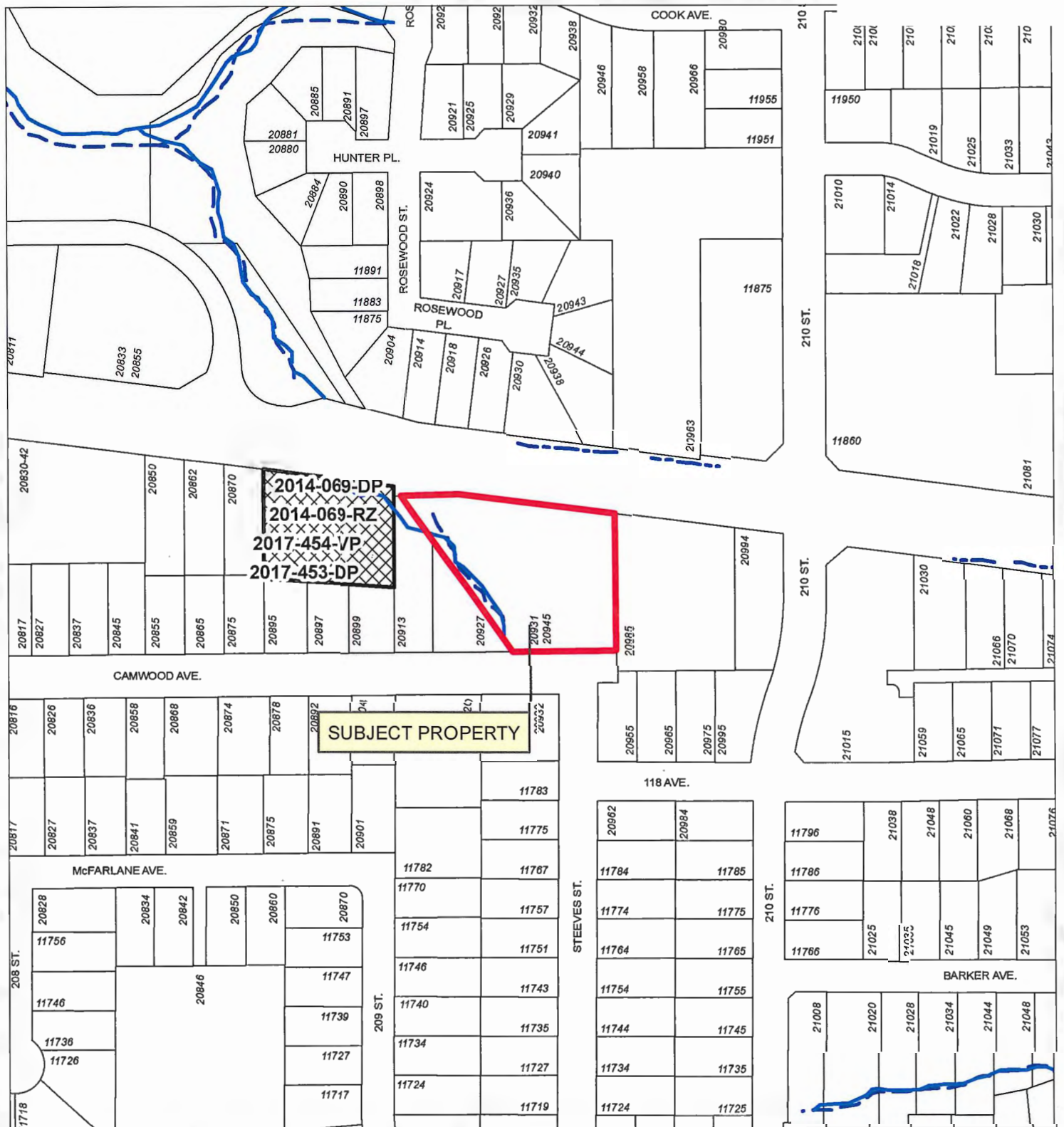


MAPLE RIDGE ZONE AMENDING





Bylaw No. 7703-2021
Map No. 1862
From: LUC (Land Use Contract)
To: P-1 (Park and School)



SCALE 1:2,500



Legend

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

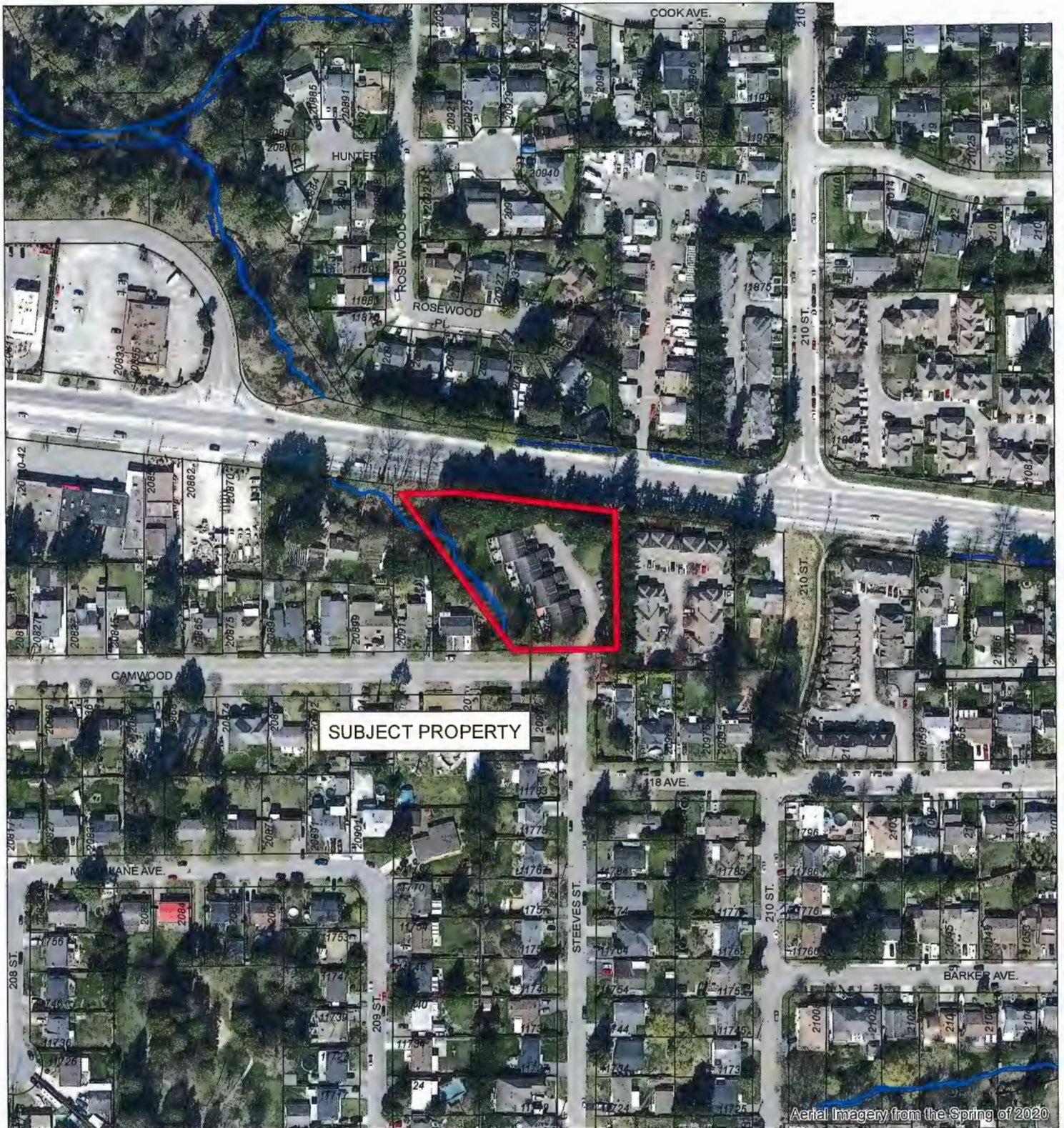
20931-29045 CAMWOOD AVE



FILE: 2021-029-RZ.mxd
DATE: Jan 18, 2021

BY: DT

Scale: 1:2,500



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

20931-29045 CAMWOOD AVE

Planning Department



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT

CORPORATE OFFICER

SCHEDULE A

| Address | PID | Legal Description |
|--------------------------|-------------|--|
| 1 - 20931 CAMWOOD AVE | 001-300-636 | STRATA LOT 1 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 2 - 20933 CAMWOOD AVE | 001-300-644 | STRATA LOT 2 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 3 - 20935 CAMWOOD AVE | 001-300-652 | STRATA LOT 3 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 4 - 20937 CAMWOOD AVE | 001-300-679 | STRATA LOT 4 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 5 - 20939 CAMWOOD AVE | 001-300-695 | STRATA LOT 5 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 6 - 20941 CAMWOOD AVE | 001-300-717 | STRATA LOT 6 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 7 - 20943 CAMWOOD AVE | 001-300-733 | STRATA LOT 7 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |
| 8 - 20945 CAMWOOD AVE | 001-300-741 | STRATA LOT 8 DISTRICT LOT 250 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN NW355 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 |



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7704-2021

Map No. 1863

From: LUC (Land Use Contract)

To: RM-1 (Low Density Townhouse Residential)



DEWDNEY TRUNK ROAD



Scale: 1:2,000

Legend

- Stream
- - - Ditch Centreline

11297/35 203 ST



FILE: 2021-029-RZ.mxd
DATE: Jan 18, 2021

BY: DT



Scale: 1:2,000

Legend

- Stream
- - - Ditch Centreline

11297/35 203 ST



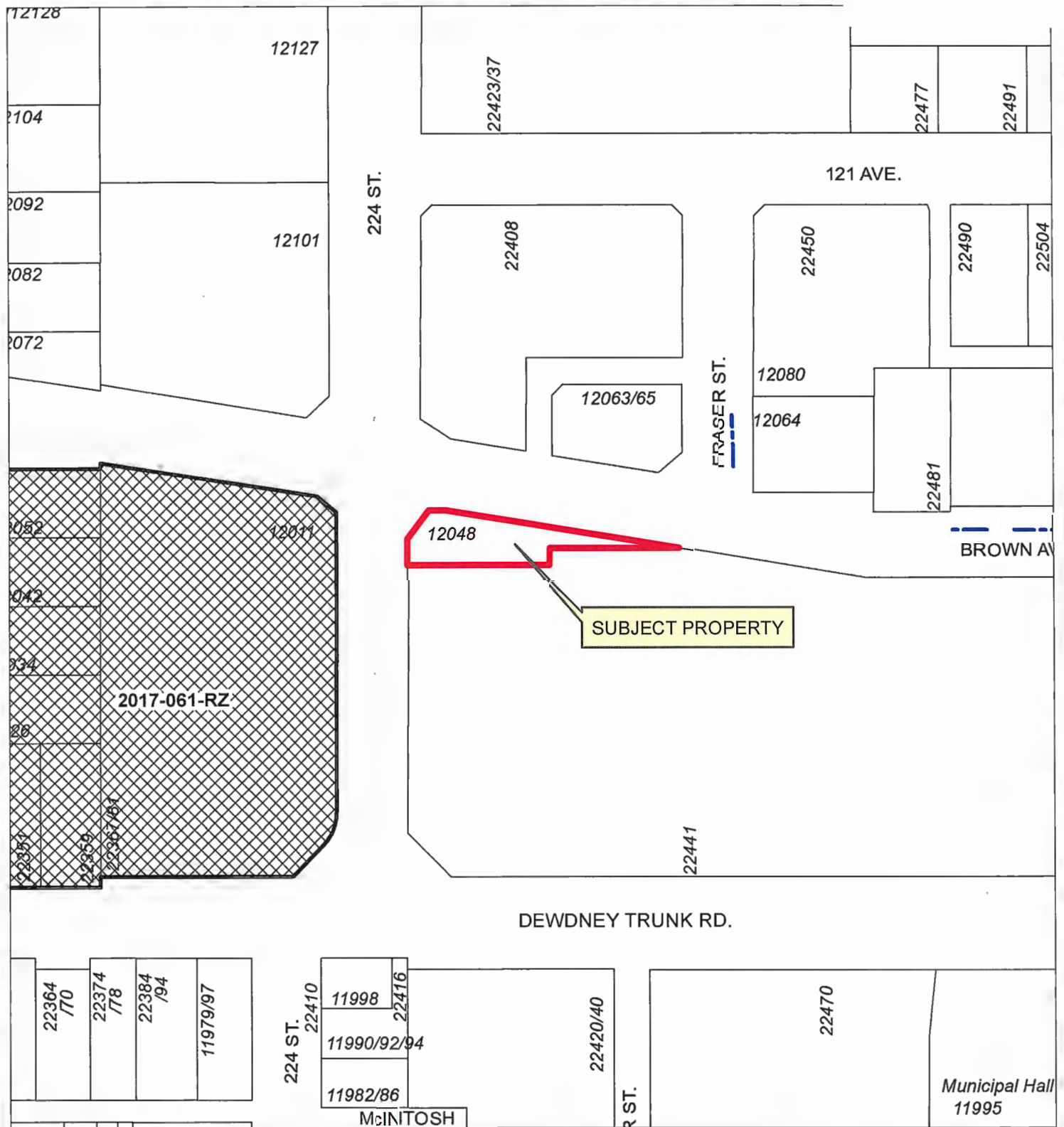
FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT

CORPORATE OFFICER





Scale: 1:1,500

Legend

--- | Ditch Centreline

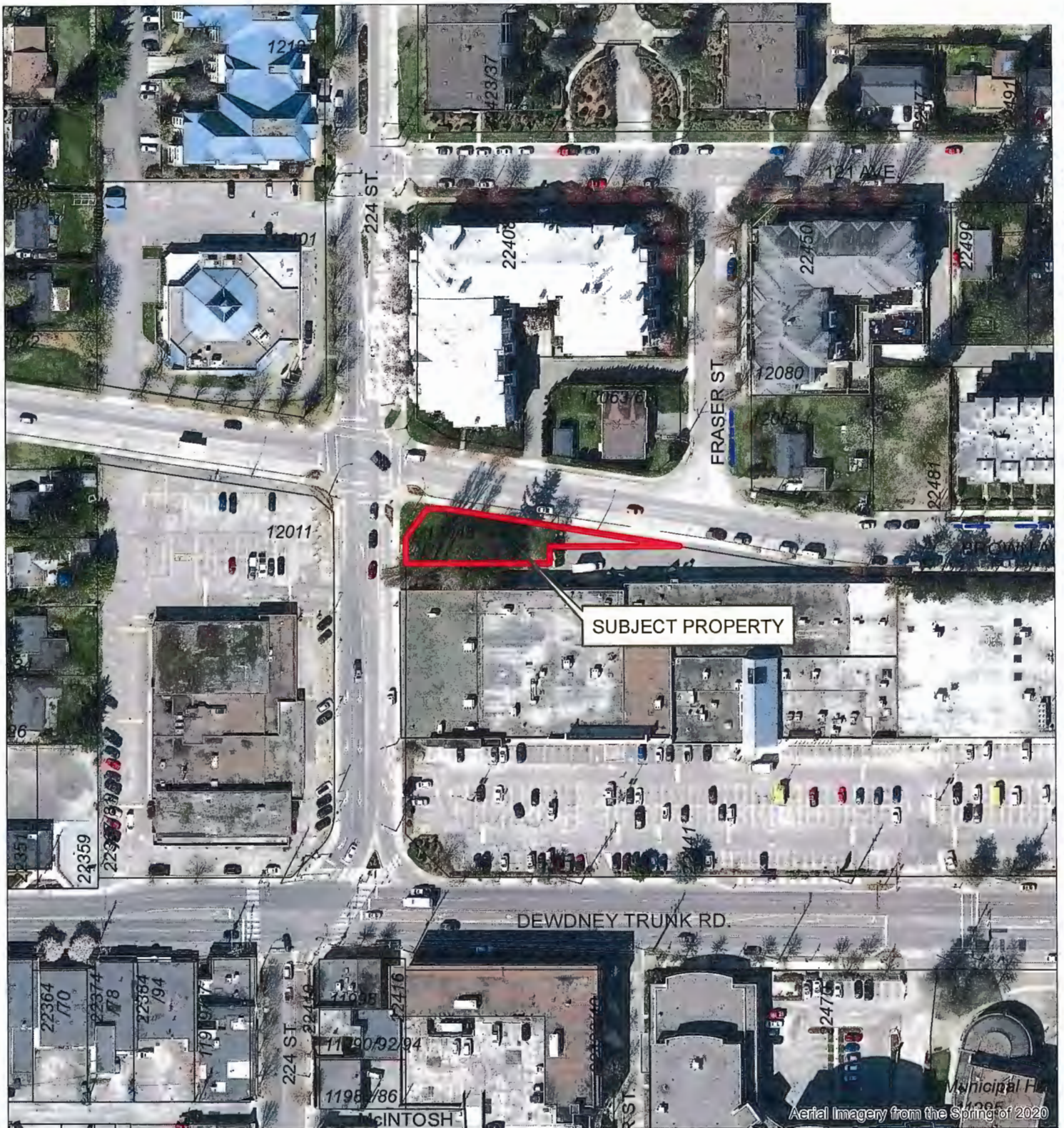
 Active Applications (RZ/SD/DP/VP)

12038 224 ST



FILE: 2021-029-RZ.mxd
DATE: Jan 18, 2021

BY: DT



Scale: 1:1,500

Legend

— Ditch Centreline

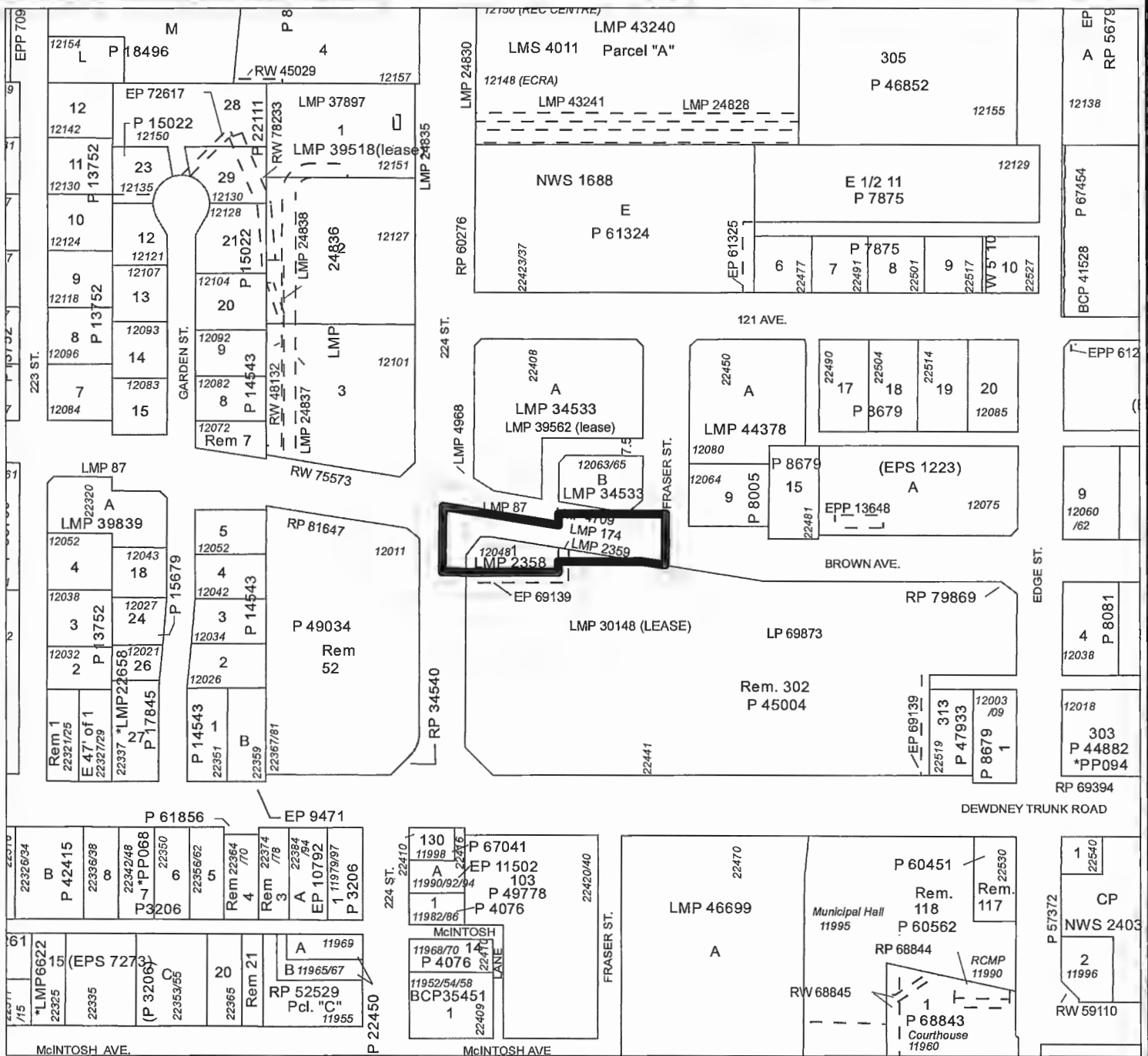
12038 224 ST



FILE: 2021-029-RZ.mxd
DATE: Jan 18, 2021

BY: DT

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

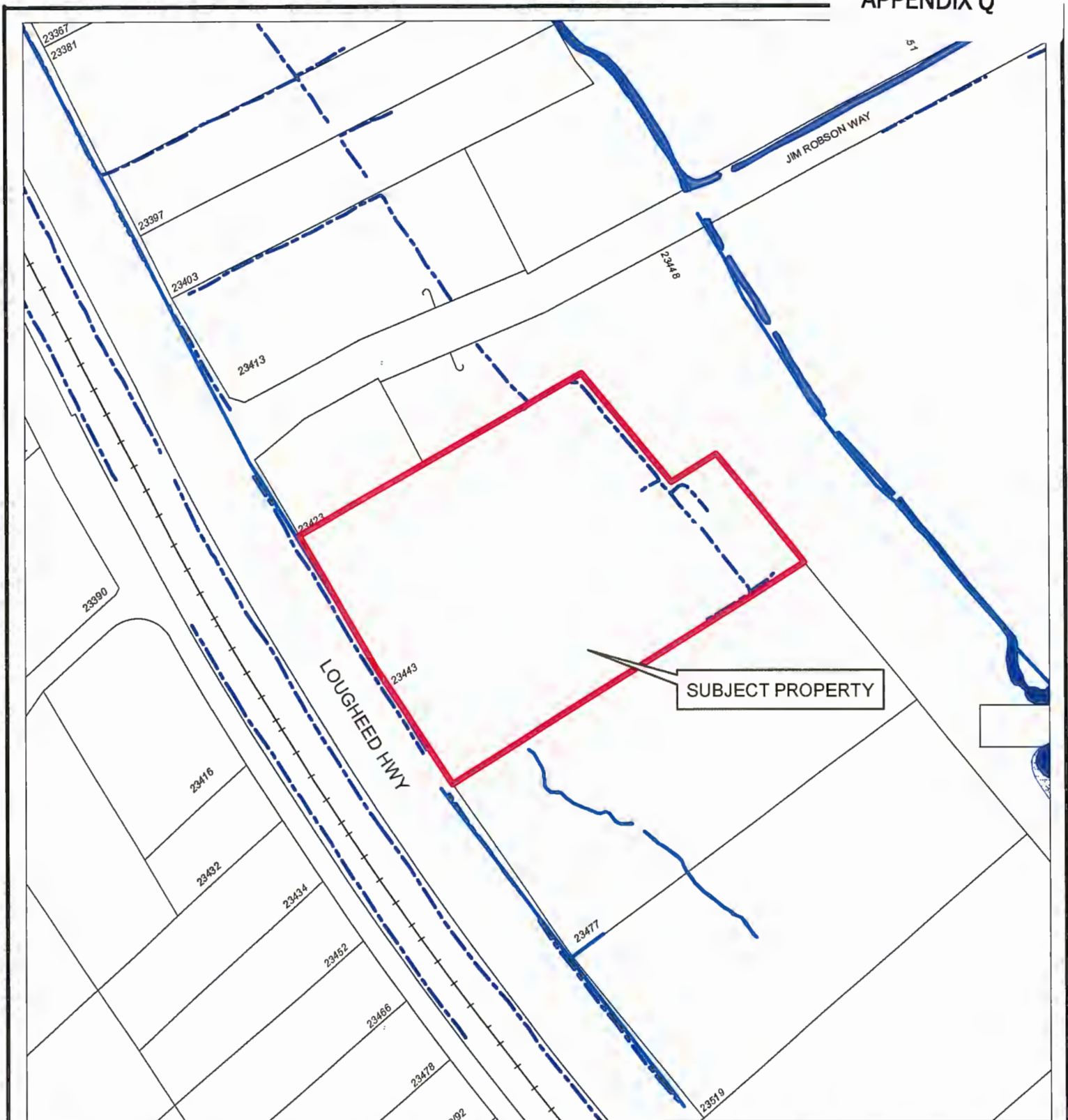
Bylaw No. 7706-2021

Map No. 1865

From: LUC (Land Use Contract) and RS-1 (Single Detached Residential)

To: P-1 (Park and School)





Scale: 1:2,500

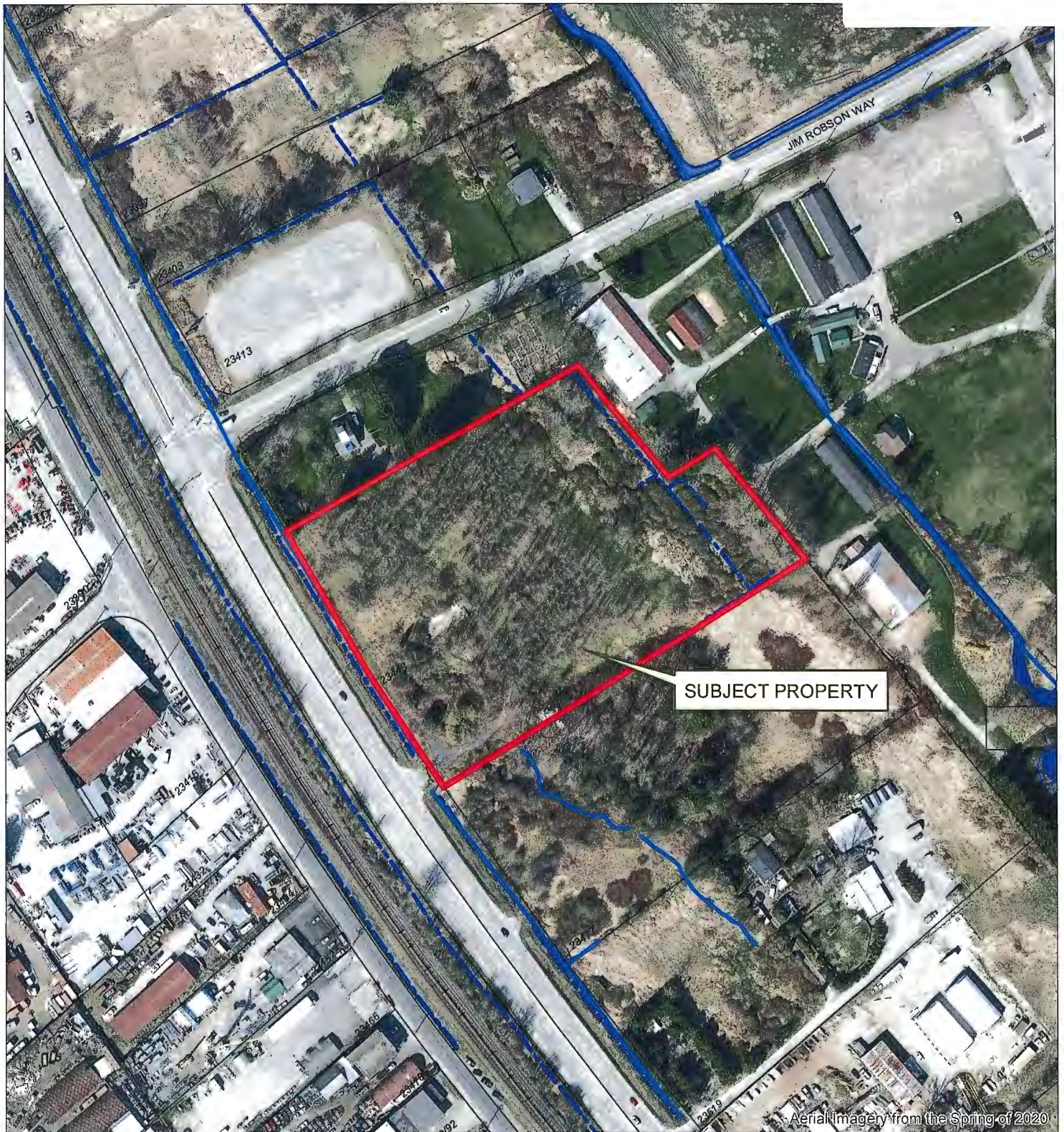
Legend

- | | |
|------------------|-------------------|
| Stream | Canal |
| Canal Edge | Lake or Reservoir |
| Ditch Centreline | Marsh |
| Edge of River | River |
| Edge of Marsh | |
| Indefinite Creek | |

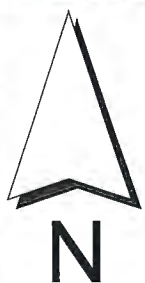
23443 LOUGHEED HWY

FILE: 2021-029-RZ.mxd
 DATE: Jan 18, 2021

BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,500

Legend

- | | |
|------------------|-------------------|
| Stream | Canal |
| Canal Edge | Lake or Reservoir |
| Ditch Centreline | Marsh |
| Edge of River | River |
| Edge of Marsh | |
| Indefinite Creek | |

23443 LOUGHEED HWY



FILE: 2021-029-RZ.mxd

DATE: Jan 18, 2021

BY: DT

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 as amended;

AND WHEREAS, a land use contract may, under s. 548 of the *Local Government Act*, has the power to terminate a land use contract that applies to land within the jurisdiction of the local government;

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. 7707-2021."
2. That parcel or tract of land and premises known and described as:

PARCEL "K" (EXPLANATORY PLAN 47330) OF LOT 8 PLAN 7900 AND OF LOT 6 PLAN 8827 EXCEPT: PART ON STATUTORY RIGHT OF WAY PLAN 71204; DISTRICT LOT 275 GROUP 1 NEW WESTMINSTER DISTRICT

and outlined in heavy black line on Map No. 1866 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to A-1 Small Holding Agricultural.

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

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

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

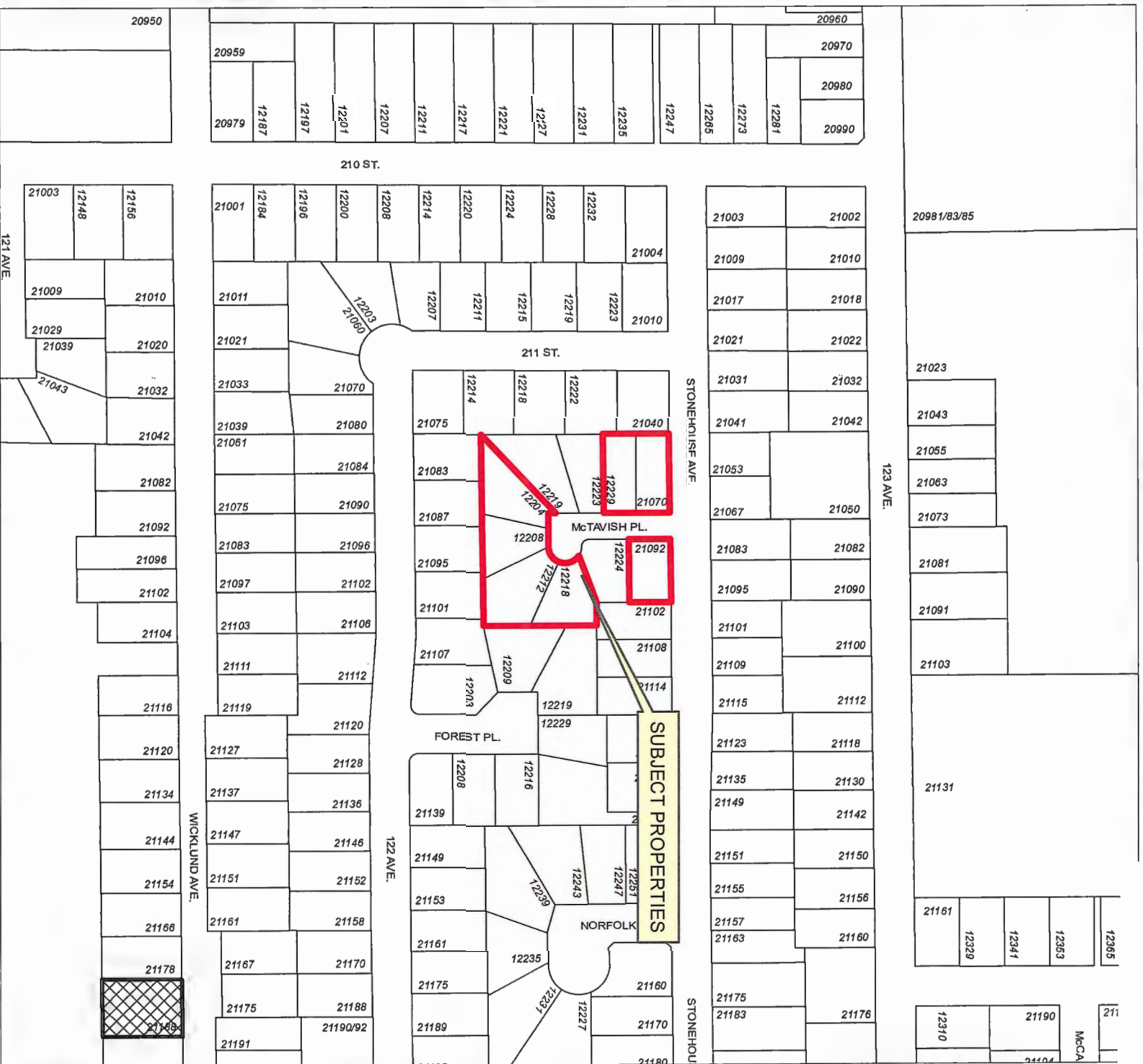
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Scale: 1:2,500

Legend

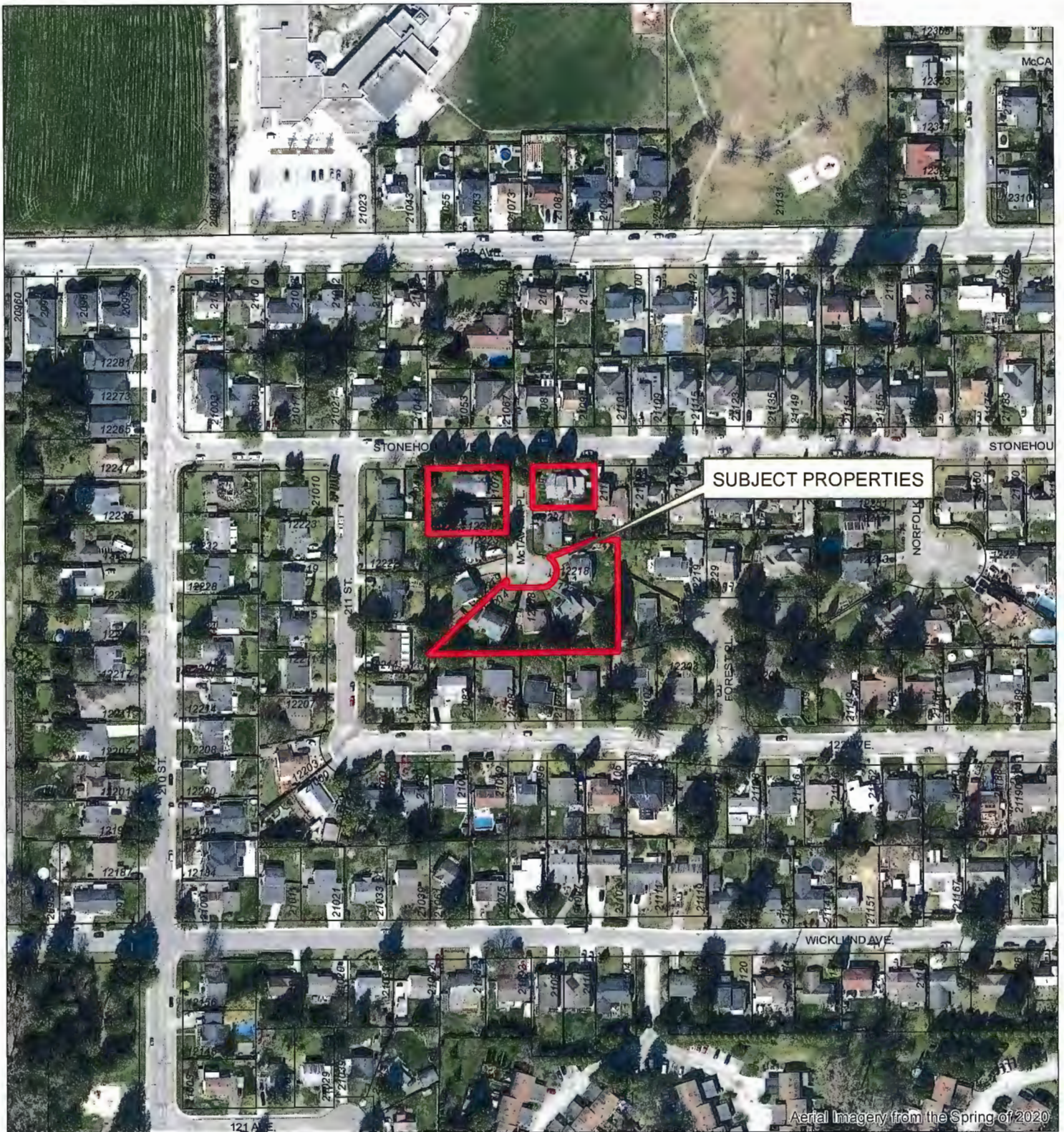
Active Applications (RZ/SD/DPVP)

21070/90 STONEHOUSE AVE
12204/08/12/18/29 MCTAVISH PL

FILE: 2021-029-RZ.mxd
DATE: Jan 19, 2021

BY: DT

MAPLE RIDGE
British Columbia
mapleridge.ca



Scale: 1:2,500

21070/90 STONEHOUSE AVE
12204/08/12/18/29 MCTAVISH PL

Planning Department



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-029-RZ.mxd
DATE: Jan 19, 2021

BY: DT

CORPORATE OFFICER

SCHEDULE A

| Address | PID | Legal Description |
|----------------------|-------------|--|
| 21070 STONEHOUSE AVE | 004-291-484 | LOT 207 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 12229 MCTAVISH PL | 004-291-506 | LOT 208 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 21092 STONEHOUSE AVE | 001-987-399 | LOT 216 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 12204 MCTAVISH PL | 004-291-557 | LOT 211 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 12208 MCTAVISH PL | 000-952-834 | LOT 212 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 12212 MCTAVISH PL | 000-770-051 | LOT 213 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |
| 12218 MCTAVISH PL | 004-291-565 | LOT 214 DISTRICT LOT 242 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 51071 |



TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: February 16, 2021
FILE NO: 2018-012-DVP
2018-012-DP

FROM: Chief Administrative Officer

MEETING: C o W

SUBJECT: Development Variance Permit and Development Permit
23795 and 23831 Dewdney Trunk Road

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 23795 and 23831 Dewdney Trunk Road. The development proposal is for the construction of a 29 unit townhouse development. This application is subject to the Multi-Family 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.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. *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 6.1m (20.0 ft.) to the building face for Blocks 1, 4, 5, and 6;
2. *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 4.6m (15.1 ft.) to the deck and 6.1m (20.0 ft.) to the building face for Blocks 2 and 3;
3. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. b):* To reduce the minimum interior yard setback from 6.0m (19.7 ft.) to 5.8m (19.0 ft.) to the building face for Building 2; and
4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 8. c):* To reduce the minimum required view arc from the centre of all living room windows from 15m (49.2 ft.) down to 10.9m (35.8 ft.) from Building 6 to Building 5.

Council considered rezoning application 2018-012-RZ and granted first reading for Zone Amending Bylaw No. 7432-2018 on April 10, 2018, and second reading on September 10, 2019. This application was presented at Public Hearing on October 22, 2019, and Council granted third reading on October 29, 2019. Council will be considering final reading for rezoning application 2018-012-RZ on February 23, 2021.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2018-012-DVP respecting properties located at 23795 and 23831 Dewdney Trunk Road; and
2. That the Corporate Officer be authorized to sign and seal 2018-012-DP respecting properties located at 23795 and 23831 Dewdney Trunk Road.

DISCUSSION:

1) Background Context:

| | |
|-----------------------------|---|
| Applicant: | S. Garcha |
| Legal Descriptions: | Parcel "One" (Explanatory Plan 17000) of Parcel "A" (Reference Plan 1734) of the South East Quarter Section 21, Township 12, New Westminster District; and Lot 27, Section 21, Township 12, New Westminster District Plan LMP30403 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |
| Zoning: | |
| Existing: | RS-3 (One Family Rural Residential) |
| Proposed: | RM-1 (Townhouse Residential) |
| Surrounding Uses: | |
| North: | Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential |
| South: | Use: Single Family Residential Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Urban Residential and Conservation |
| East: | Use: Commercial and Multi-Family Residential Zone: C-2 (Community Commercial) and RM-1 (Townhouse Residential) Designation: Commercial and Urban Residential |
| West: | Use: Vacant (Townhouse Development under construction) Zone: RM-1 (Townhouse Residential) Designation: Urban Residential |
| Existing Use of Properties: | Vacant |
| Proposed Use of Properties: | Multi-Family Residential |
| Site Area: | 0.68 ha (1.7 acres) |
| Access: | Lane and Dewdney Trunk Road (for Emergency Access only) |
| Servicing requirement: | Urban Standard |

2) Project Description:

The subject properties are located mid-block on the north side of Dewdney Trunk Road between 237 Street and 238B Street, at 23795 and 23831 Dewdney Trunk Road (see Appendices A and B). The properties are relatively flat and are currently vacant.

The applicant is proposing to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to allow for a townhouse development of approximately 29 units over two phases. This proposal and site layout is consistent with the development application to the west, which has been approved and will consist of 41 townhouse units.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are designated *Urban Residential – Major Corridor* in the Official Community Plan (OCP). This designation allows for ground-oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies. The proposed development for townhouses is consistent with the OCP designation and with surrounding planned developments.

A Multi-Family 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 by the project architect:

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

"The development is located near multiple surrounding townhouse developments, this proposed site contains similar massing, material finishes and density. In addition, the architectural features are similar in height while this proposed townhouse development appears to have its own unique features and identity."

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.

"All buildings surrounding the site are residential with similar massing and density."

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

"All side elevations of the buildings that can be seen from the main street have been enhanced by creating a variety of visually appealing elements. These elements include the addition of gable roof lines and wood knee braces to create interest at the roof lines. The upper portion of these side elevations protrude outward, creating a difference in elevation/plane which provides a variety and contrast of material and textures. All buildings have incorporated similar design features and roof elements creating a sense of unity."

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.

"Pedestrian circulation is strongly encouraged through the community garden along the south end of the site. This community garden has been placed at the main street entrance, creating a strong visual interest along the street. The winding pathway from the community garden leads to a central pathway through the centre of the site to the outdoor amenity area. This outdoor amenity area is centrally located and therefore easily accessible for all units. It also contains many hard and soft landscaping features as well as play equipment for all families to enjoy. The landscaping features (trees and shrubbery) are carried out throughout the site by flanking all walkways, acting as a buffer and softening the edges of the paved surfaces. Ample lighting has also been provided at all main areas. Parking for the complex has been designed at the rear of the site, away from the main street and contain landscaping screens where possible."

Based on the above information, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit Area Guidelines and can be supported.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit a townhouse development of approximately 29 units (see Appendix C). The applicant is proposing front and rear setback variances as outlined in the following section.

The applicant is proposing a Floor Space Ratio (FSR) of 0.63, which is above the 0.6 FSR that the RM-1 (Townhouse Residential) zone permits. In seeking additional density, the applicant must pay a Community Amenity Contribution at final reading. This proposed Community Amenity Contribution aligns with Policy 2-9 in the OCP, as follows:

2-9 Community Amenity Contribution and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.

This FSR is reflected in Zone Amending Bylaw No. 7432-2018, as the Local Government Act does not include a provision that enables density to be varied. Note that the additional density proposed for this development was negotiated prior to the current Density Bonus provisions that have been incorporated into the RM-1 (Townhouse Residential) zone, which would now require a cash contribution at a rate of \$344.46/m² (\$32.00/ft²).

iii) Proposed Variances:

Zoning Bylaw No. 3510-1985 establishes 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 D):

1. 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 6.1m (20.0 ft.) to the building face for Blocks 1, 4, 5, and 6;

2. *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 4.6m (15.1 ft.) to the deck and 6.1m (20.0 ft.) to the building face for Blocks 2 and 3;
3. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. b):* To reduce the minimum interior yard setback from 6.0m (19.7 ft.) to 5.8m (19 ft.) to the building face for Building 2; and
4. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 8. c):* To reduce the minimum required view arc from the centre of all living room windows from 15m (49.2 ft.) down to 10.9m (35.8 ft.) from Building 6 to Building 5.

These setback reductions are supported as they are consistent with the setbacks for the adjacent development to the west. A lane is also provided at the north end of the development, so the reduced rear yard setbacks will not have a negative impact on the existing single family neighbourhood to the north.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. As there are 29 dwelling units proposed, 58 resident parking spaces are required and six visitor parking spaces are required. Additionally, one accessible space is to be provided for developments that require 26 to 75 spaces. All parking requirements are being met, with an additional visitor parking space provided (see Appendix C). Double-car garages are provided for all the units, with approximately 1.7m (5.6 ft.) of storage space provided at the end of the garage.

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 May 15, 2019.

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolutions, and the applicant has responded, as noted below:

Landscape Comments:

1. Consider improving the entrance experience to the site;

"The site entry is provided with convenient bike racks and a continuous foot path from Dewdney Trunk Road to allow comfortable access for pedestrians entering from the adjacent bus route. We anticipate the majority of pedestrian-oriented access to come from Dewdney Trunk Road. The City's Engineering Department has clarified that the lane is designed for vehicular circulation and not for pedestrians."

2. Provide pedestrian circulation and reduce conflict zones through the site with demarcated pedestrian crosswalks at entry, mailbox and central outdoor amenity;

"As above, our special paving crossings are designed to bring pedestrians from the south through to the mews, across the internal drive to the lane on a continuous pedestrian-only path. Visitors will use the special paving crossing to access the mews and units to the south."

3. Remove parking stall from the North pedestrian pathway to facilitate the narrowing of the space between the adjacent buildings to create a new pedestrian pathway at the vehicular entry to the site (reduce conflict between pedestrians and vehicles);

"In communication with the City's Engineering Department, the preferred lane use is for vehicular access and not pedestrian circulation or parking. The path access to the north is anticipated to ease maintenance and is not marked with special paving to emphasize its utilitarian function."

4. Consider incorporating equipment for range of ages and motion play equipment in play area;

"We have added a music panel for toddlers (6m-4 years), thus broadening the age range of play equipment from 6m to 5 years old (prior proposal 2-5 years)."

5. Subject to compliance with City policies, move fire lane bollards closer to Dewdney Trunk Road;

"Bollards coordinated with City to requested location."

Note: The design has since been updated to allow right-in/right-out access for residents, therefore the bollards have been removed.

6. Ensure lighting is provided on the walkway between Buildings 2 and 3.

"Lighting in this proximity to buildings is provided by wall-mounted fixtures. In addition, as this is a utilitarian pathway, we do not believe that night-time circulation will occur often."

Architectural Comments:

1. Consider increased architectural character of the elevations exposed to Dewdney Trunk Road to create continuity with the architectural design of the interior facing elevations, as this road is a major transportation corridor for the City;

"Units C3 and C5 (Buildings 1, 4, 5, and 6) were mirrored (entrance further away from Dewdney Trunk Road). [A wall] Bump out was widened and shifted over to one side of the façade. Additional and larger windows were incorporated, and a side door leading into the garage was provided."

2. Add architectural character at the vehicular entry point to the building adjacent to create a sense of place;

"A wooden trellis was incorporated at the end unit to provide a sense of place."

3. Consider using a different colour or material on the posts to differentiate from the architectural elevations and add depth.

"The deck colours now alternate to provide contrast. A unit with predominantly white siding will have a grey deck, where a unit with predominantly grey siding will now have a white deck."

The ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F).

5) Citizen Implications:

A Development Information Meeting was held at Fraserview Village Community Hall on July 30, 2019. Approximately 11 people attended the meeting. A summary of the main comments and discussions with the attendees was provided in the rezoning second reading report dated September 3, 2019.

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 properties that are subject to the permit.

6) 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 \$278,786.43, the security will be \$278,786.43.

CONCLUSION:

The proposed variances are supported because they are minor in nature and will have a minimal impact on the surrounding neighbours. The variances are consistent with variances approved for the adjacent townhouse development to the west. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-012-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that 2018-012-DP be given favourable consideration.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, AScT, MA**
Planner

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

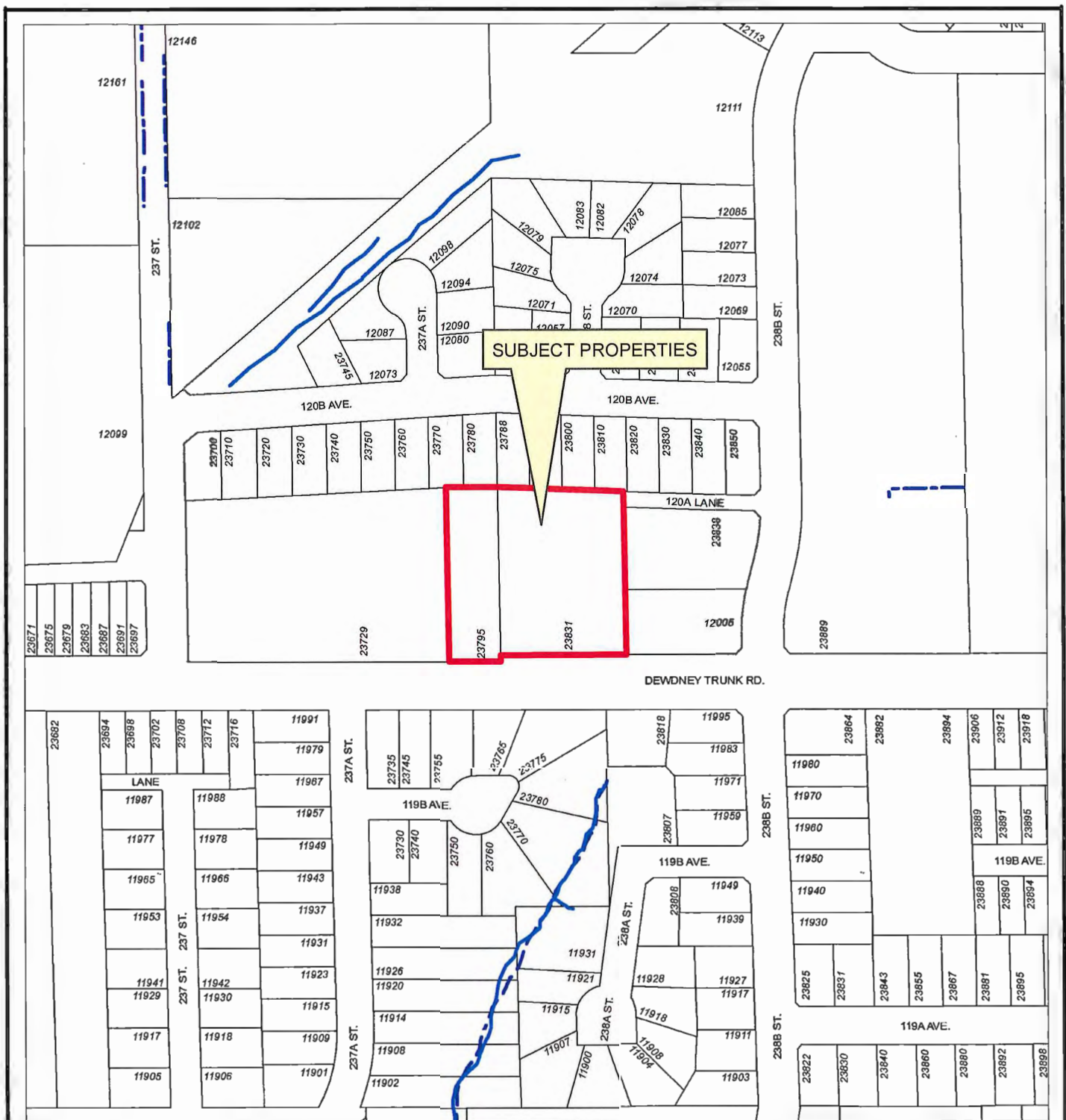
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D - Proposed Variances
Appendix E – Architectural Plans
Appendix F – Landscape Plans



Scale: 1:2,500

Legend

-  Stream
 Indefinite Creek
 River
 Major Rivers & Lakes

23795 & 23831 Dewdney Trunk Road



2018-012-RZ
DATE: Jan 16, 2018

BY: PC



Scale: 1:2,500

Legend

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

23795 & 23831 Dewdney Trunk Rd

PLANNING DEPARTMENT



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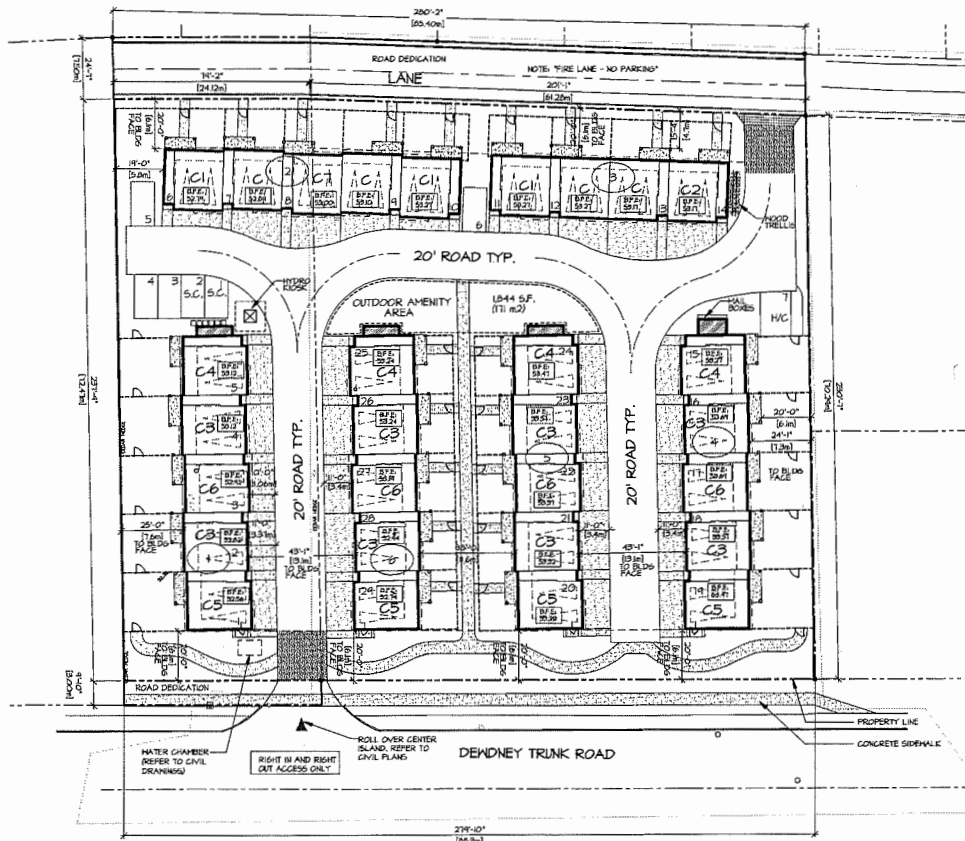
2018-012-DP
DATE: Jul 10, 2018

BY: JV

| | | | | |
|--|---|-------------|------------|----------|
| Project Address: | 23795 & 23831 Dewdney Trunk Road Maple Ridge, B.C. | | | |
| Zoning Information: | Existing: RS-1 Proposed: RM-1 | | | |
| | | | | |
| GROSS SITE AREA: | 73,506 S.F. | 5,829 M² | 1.687 AC | 0.583 HA |
| ROAD DEDICATION 1: | 7,794 S.F. | 724 M² | 0.179 AC | 0.072 HA |
| NET SITE AREA: | 65,712 S.F. | 6,105 M² | 1.509 AC | 0.510 HA |
| | | | | |
| DENSITY: | 19.22 UPA | 47.50 UPH | 29 UNITS | |
| | | | | |
| F.A.R. | 0.825 FAR | 41,061 S.F. | 3,815 M² | |
| | | | | |
| SITE COVERAGE: | 32.99% | 21,579 S.F. | 2,014 M² | |
| | | | | |
| COMMON OUTDOOR SPACE: | REQUIRED: 5 M²/UNIT = | | 145 M² | |
| | PROVIDED: INDOOR AMENITY: N/A | | | |
| | OUTDOOR COMMON AMENITY: | | 1,844 S.F. | 171 M² |
| | | | | |
| USEABLE OPEN SPACE: | REQUIRED: 45 M²/UNIT = | | 1,305 M² | |
| | PROVIDED: 1,588 M² | | | |
| TOTAL COMMON & USEABLE OUTDOOR AREA PROVIDED: 1757.16 M² | | | | |
| | | | | |
| PARKING REQUIRED: | 29 UNITS | X 2.0 = | 58 SPACES | |
| | 29 VISITOR | X 0.2 = | 6 SPACES | |
| | TOTAL: | | 64 SPACES | |
| | | | | |
| PARKING PROVIDED: | DOUBLE GARAGES | | 58 | SPACES |
| | VISITOR SPACES | | 7 | SPACES |
| | TOTAL: | | 65 | SPACES |

| BUILDING NO. | TOTAL BLDG AREA EXCLUDING GARAGE S.F. | TOTAL BLDG AREA EXCLUDING GARAGE S.M. |
|------------------|---------------------------------------|---------------------------------------|
| BUILDING 1 | 7,212.0 | 670.0 |
| BUILDING 2 | 6,782.0 | 630.1 |
| BUILDING 3 | 5,413.0 | 502.9 |
| BUILDING 4 | 7,230.0 | 671.7 |
| BUILDING 5 | 7,212.0 | 670.9 |
| BUILDING 6 | 7,212.0 | 670.9 |
| TOTAL BLDG AREA: | 41,861 | 3815 |

| UNIT TYPE | # OF BEDROOMS | # OF UNITS | BSMT S.F. | BSMT S.M. | MAIN S.F. | MAIN S.M. | UPPER S.F. | UPPER S.M. | GARAGE S.F. | GARAGE S.M. | TOTAL S.F. PER UNIT EXCLUDING GARAGE | TOTAL S.M. PER UNIT EXCLUDING GARAGE | TOTAL S.F. EXCLUDING GARAGE | TOTAL S.M. EXCLUDING GARAGE |
|--------------------|---------------|------------|-----------|-----------|-----------|-----------|------------|------------|-------------|-------------|--------------------------------------|--------------------------------------|-----------------------------|-----------------------------|
| UNIT C | 3 Bedrooms | 4 | 96.17 | 8.93 | 623.30 | 57.81 | 623.30 | 57.81 | 465.83 | 46.08 | 1,342 | 124.78 | 5,371 | 499 |
| UNIT C1 | 3 Bedrooms | 3 | 100.00 | 9.3 | 628.00 | 58.34 | 628.00 | 59.09 | 465.83 | 46.06 | 1,364 | 126.72 | 4,092 | 389 |
| UNIT C2 | 3 Bedrooms | 1 | 100.00 | 9.3 | 628.00 | 58.34 | 630.00 | 59.09 | 466.00 | 46.08 | 1,364 | 126.72 | 1,364 | 127 |
| UNIT C3 | 3 Bedrooms | 8 | 101.83 | 9.46 | 587.33 | 61.07 | 587.33 | 61.07 | 524.17 | 48.70 | 1,418 | 131.80 | 11,352 | 1053 |
| UNIT C4 | 3 Bedrooms | 4 | 105.90 | 9.84 | 682.00 | 61.50 | 670.00 | 62.25 | 524.17 | 48.70 | 1,438 | 133.99 | 5,752 | 534 |
| UNIT C5 | 3 Bedrooms | 4 | 105.90 | 9.84 | 670.00 | 62.25 | 670.00 | 62.25 | 524.17 | 48.70 | 1,448 | 134.33 | 5,784 | 537 |
| UNIT C6 | 3 Bedrooms | 4 | 101.83 | 9.46 | 670.00 | 62.25 | 670.00 | 62.25 | 524.17 | 48.70 | 1,442 | 133.95 | 5,767 | 536 |
| UNIT C7 | 3 Bedrooms | 1 | 96.17 | 8.93 | 636.00 | 59.09 | 636.00 | 59.09 | 466.00 | 46.08 | 1,368 | 127.11 | 1,368 | 127 |
| ELECTRICAL CLOSETS | | 3 | | | | | | | | | 80.00 | 5.97 | 160 | 17 |
| ELECTRICAL ROOM | | 1 | | | | | | | | | 78.00 | 7.25 | 78 | 7 |



CONCEPTUAL SITE PLAN
SCALE: 1:1000

| REVISION | DATE | BY | REASON |
|----------|------------|-----|---------------------------|
| 1 | 10/10/2020 | JFB | INITIAL DESIGN |
| 2 | 10/10/2020 | JFB | REVISED BASED ON COMMENTS |

| | | |
|----------|--------|---------|
| DESIGN 1 | DATE 1 | SCALE 1 |
| DESIGN 2 | DATE 2 | SCALE 2 |
| DESIGN 3 | DATE 3 | SCALE 3 |

barnett de
ARCHITECTS

UNIT 135,
7536 130 STRI
SURREY, B.C.
V3W 1H8

PHONE: (604)
FAX: (604)
EMAIL: madi@barnettde.com

CLIENT NO.
PROJECT NO.
17049

APPENDIX C

Proposed Variances

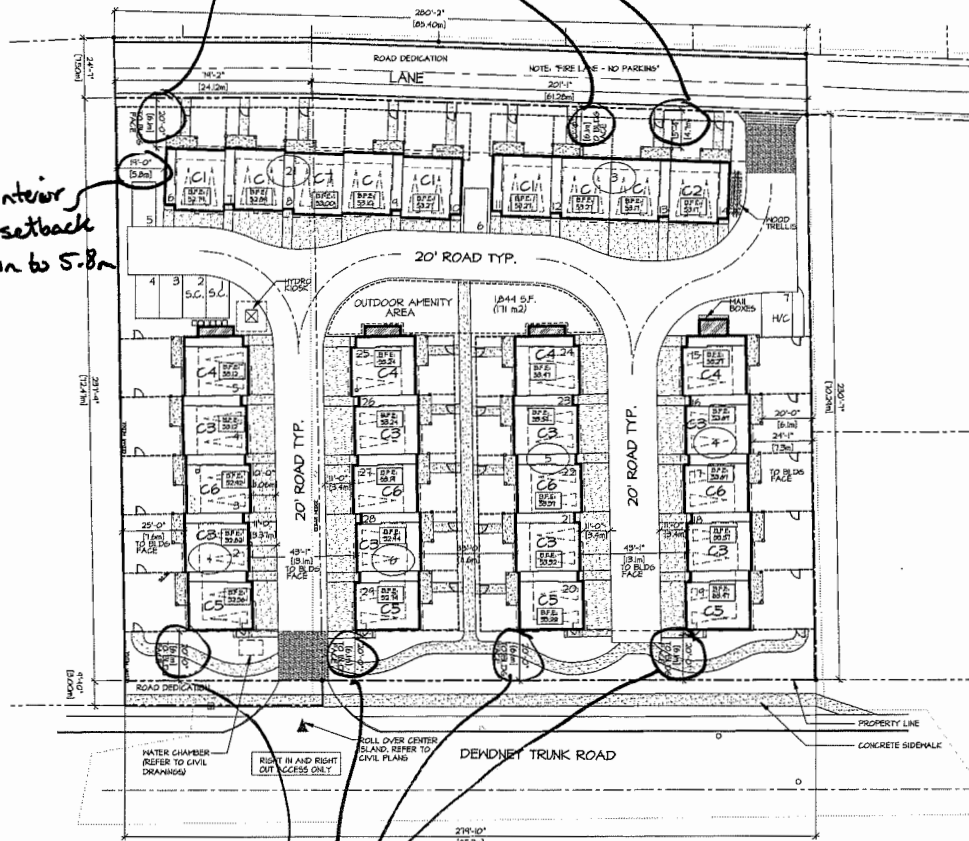
| | | | | |
|-----------------------|--|----------------------|----------------------|--------------------|
| Project Address: | 23795 & 23831 Dewdney Trunk Road Maple Ridge, B.C. | | | |
| Zoning Information: | Existing: | RS-1 | | |
| | Proposed: | RM-1 | | |
| GROSS SITE AREA: | 73,506 S.F. | 6,829 M ² | 1.687 AC | 0.683 HA |
| ROAD DEDICATION 1: | 7,784 S.F. | 724 M ² | 0.178 AC | 0.072 HA |
| NET SITE AREA: | 65,712 S.F. | 6,105 M ² | 1.509 AC | 0.610 HA |
| DENSITY: | 19.22 UPA | 47.50 UPH | 29 UNITS | |
| F.A.R. | 0.825 FAR | 41,091 S.F. | 3,816 M ² | |
| SITE COVERAGE: | 32.99% | 21,579 S.F. | 2,014 M ² | |
| COMMON OUTDOOR SPACE: | REQUIRED: 5 M ² /UNIT | = | 145 M ² | |
| | PROVIDED: INDOOR AMENITY: | N/A | | |
| | OUTDOOR COMMON AMENITY: | | 1,844 S.F. | 171 M ² |
| USEABLE OPEN SPACE: | REQUIRED: 45 M ² /UNIT | = | 1,305 M ² | |
| | PROVIDED: 1,588 M ² | | | |
| | TOTAL COMMON & USEABLE OUTDOOR AREA PROVIDED: 1757.18 M ² | | | |
| PARKING REQUIRED: | 29 UNITS X 2.0 | = | 58 SPACES | |
| | 29 VISITOR X 0.2 | = | 6 SPACES | |
| | TOTAL: | | 64 SPACES | |
| PARKING PROVIDED: | DOUBLE GARAGES | | 58 SPACES | |
| | VISITOR SPACES | | 7 SPACES | |
| | TOTAL: | | 65 SPACES | |

| BUILDING NO. | TOTAL BLDG AREA EXCLUDING GARAGE S.F. | TOTAL BLDG AREA EXCLUDING GARAGE S.M. |
|------------------|---------------------------------------|---------------------------------------|
| BUILDING 1 | 7,212.0 | 670.0 |
| BUILDING 2 | 5,782.0 | 530.1 |
| BUILDING 3 | 5,413.0 | 502.9 |
| BUILDING 4 | 7,230.0 | 671.7 |
| BUILDING 5 | 7,212.0 | 670.0 |
| BUILDING 6 | 7,212.0 | 670.0 |
| TOTAL BLDG AREA: | 41,861 | 3815 |

| UNIT TYPE | # OF BEDROOMS | # OF UNITS | BSMT S.F. | BSMT S.M. | MAIN S.F. | MAIN S.M. | UPPER S.F. | UPPER S.M. | GARAGE S.F. | GARAGE S.M. | TOTAL S.F. PER UNIT EXCLUDING GARAGE | TOTAL S.M. PER UNIT EXCLUDING GARAGE | TOTAL S.F. EXCLUDING GARAGE | TOTAL S.M. EXCLUDING GARAGE |
|--------------------|---------------|------------|-----------|-----------|-----------|-----------|------------|------------|-------------|-------------|--------------------------------------|--------------------------------------|-----------------------------|-----------------------------|
| UNIT C | 3 Bedrooms | 4 | 98.17 | 9.93 | 523.30 | 57.91 | 523.30 | 57.91 | 495.93 | 46.08 | 1,345 | 124.75 | 5,371 | 489 |
| UNIT C1 | 3 Bedrooms | 3 | 100.00 | 9.3 | 628.00 | 58.34 | 628.00 | 58.34 | 495.93 | 46.08 | 1,364 | 126.72 | 4,092 | 380 |
| UNIT C2 | 3 Bedrooms | 1 | 100.00 | 9.3 | 628.00 | 58.34 | 628.00 | 58.34 | 495.93 | 46.08 | 1,364 | 126.72 | 1,364 | 127 |
| UNIT C3 | 3 Bedrooms | 8 | 101.83 | 9.48 | 557.33 | 51.67 | 557.33 | 51.67 | 524.17 | 48.70 | 1,418 | 131.80 | 11,332 | 1063 |
| UNIT C4 | 3 Bedrooms | 4 | 105.60 | 9.84 | 682.00 | 61.50 | 670.00 | 62.25 | 524.17 | 48.70 | 1,436 | 133.59 | 5,752 | 534 |
| UNIT C5 | 3 Bedrooms | 4 | 105.90 | 9.84 | 670.00 | 62.25 | 670.00 | 62.25 | 524.17 | 48.70 | 1,446 | 134.33 | 5,764 | 537 |
| UNIT C6 | 3 Bedrooms | 4 | 101.83 | 9.48 | 570.00 | 52.25 | 570.00 | 52.25 | 524.17 | 48.70 | 1,442 | 133.95 | 5,767 | 538 |
| UNIT C7 | 3 Bedrooms | 1 | 98.17 | 9.93 | 636.00 | 59.09 | 636.00 | 59.09 | 496.00 | 46.08 | 1,368 | 127.11 | 1,368 | 127 |
| ELECTRICAL CLOSETS | | 3 | | | | | | | | | 80.00 | 5.97 | 180 | 17 |
| ELECTRICAL ROOM | | 1 | | | | | | | | | 78.00 | 7.25 | 78 | 7 |

reduced interior
side yard setback
down to 5.8m

reduced rear yard setback
down to 4.6m to the deck,
6.1m to the building face



reduced front yard
setback down to 6.1m

CONCEPTUAL SITE PLAN
NORTH
SCALE: 1:300

| REVISION | DATE | BY | REASON |
|----------|-----------|--------|----------------------------------|
| 1 | 1/15/2024 | J.F.S. | INITIAL CONCEPT |
| 2 | 1/15/2024 | J.F.S. | REVISIONS BASED ON CITY COMMENTS |

| | |
|----------|--|
| DESIGN: | YOUNG+JACOBSON |
| DATE: | 1/15/2024 |
| PROJECT: | 23795 & 23831 DEWDNEY TRUNK RD. MAPLE RIDGE, B.C. |
| SCALE: | 1:300 |

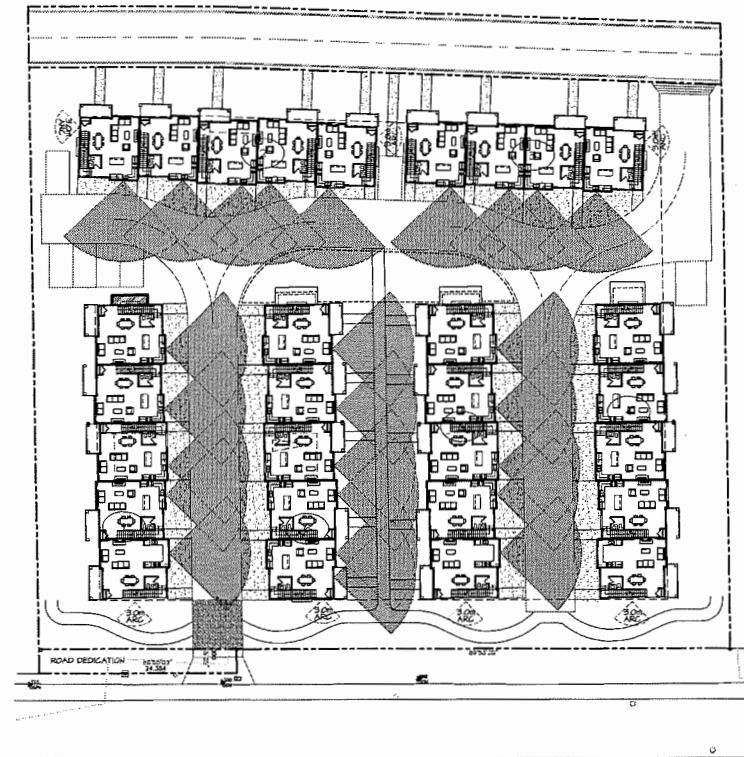
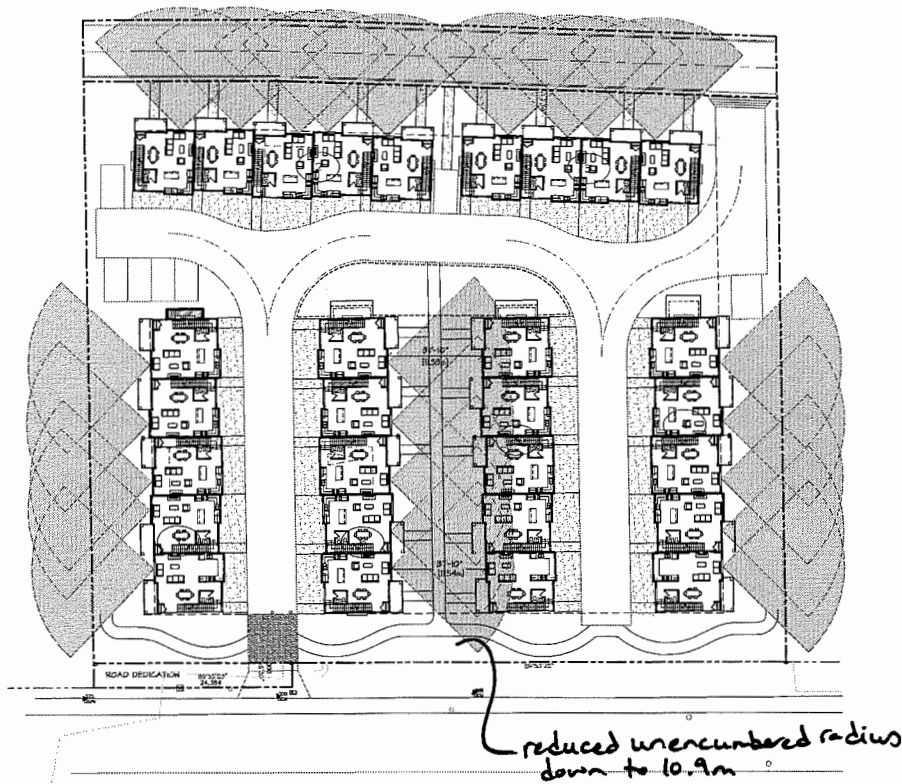
barnett &

UNIT 135,
7538 130 STR
SURREY, B.C.
V3W 1B8

PHONE: (604)
FAX: (604)
EMAIL: mo@b

CLIENT NO.
PROJECT NO.
17049

Proposed Variances cont.



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| REF# | DATE | DIN | CYD | RSCC DATE L.F.A. | B.T. | SOLD BY ADP INFORMATION |
|------|------|-----|-----|------------------|------|----------------------------|
| | | | | 1 | | |

| | |
|--|---|
| PROJECT : | 237195 - 230531 DEMONEY TRUNK RD. MAPLE RIDGE/B.C. |
| SHEET CONTENTS : | |
| CONCEPTUAL SITE PLAN - SHOWING VARIANCES | |
| DESIGN : | |
| YOUNG & ASSOCIATES | |
| DATE : | May 4, 88 |
| SCALE : | 1"=50' |
| DRAWN : | |

barnett dembek
ARCHITECTS, INC.

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (804) 587-7100
FAX: (804) 597-2099
EMAIL: mail@darkitex.com

| | |
|-------------|-----------|
| CLIENT NO. | SHEET NO. |
| PROJECT NO. | REV. NO. |
| 17049 | AC-101a |

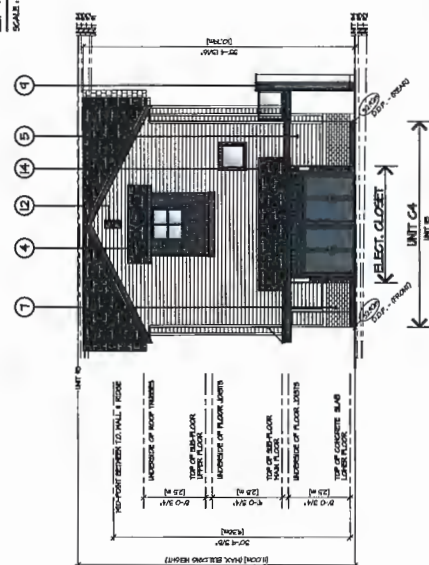
APPENDIX E

[illegible]

| | | | |
|----------|----------|----------|---------------------|
| DATE | 2/27/95 | PROJECT | E RIDEWAY, C. |
| DRAWN | | CONTENTS | BUILDING ELEVATIONS |
| LOCATION | L.P.A. | | |
| SCALE | 1" = 10' | | |

APPENDIX E

BUILDING #1



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

- | SCHEDULE OF FINISHES | |
|----------------------|---|
| 1 | ASPHALT SHINGLE ROOFING |
| 2 | PREFINISHED ALUMINUM GUTTER ON 2" MOOD FASCIA |
| 3 | 1/4" MOOD TRIM ON 2x10 MOOD FASCIA |
| 4 | HARDIE-SHINGLE SIDING |
| 5 | HARDIE HORIZONTAL SIDING |
| 6 | VINYL FRAMED WINDOWS WITH 2x4 TRIM |
| 7 | BRICK VENEER |
| 8 | VINYL FRAMED WINDOWS WITH 2x6 TRIM |
| 9 | 12x12 BUILT-UP COLUMN |
| 10 | 2x10 MOOD TRIM |
| 11 | 42 1/8" HIGH POWDER COATED ALUMINUM |
| 12 | CAN TIGHTEN GLASS PANELS |
| 13 | DECORATIVE LOUVER |
| 14 | STEEL ROD SUPPORT |
| 15 | MOOD KNEE BRACE |



SCALE = 1 : 100m

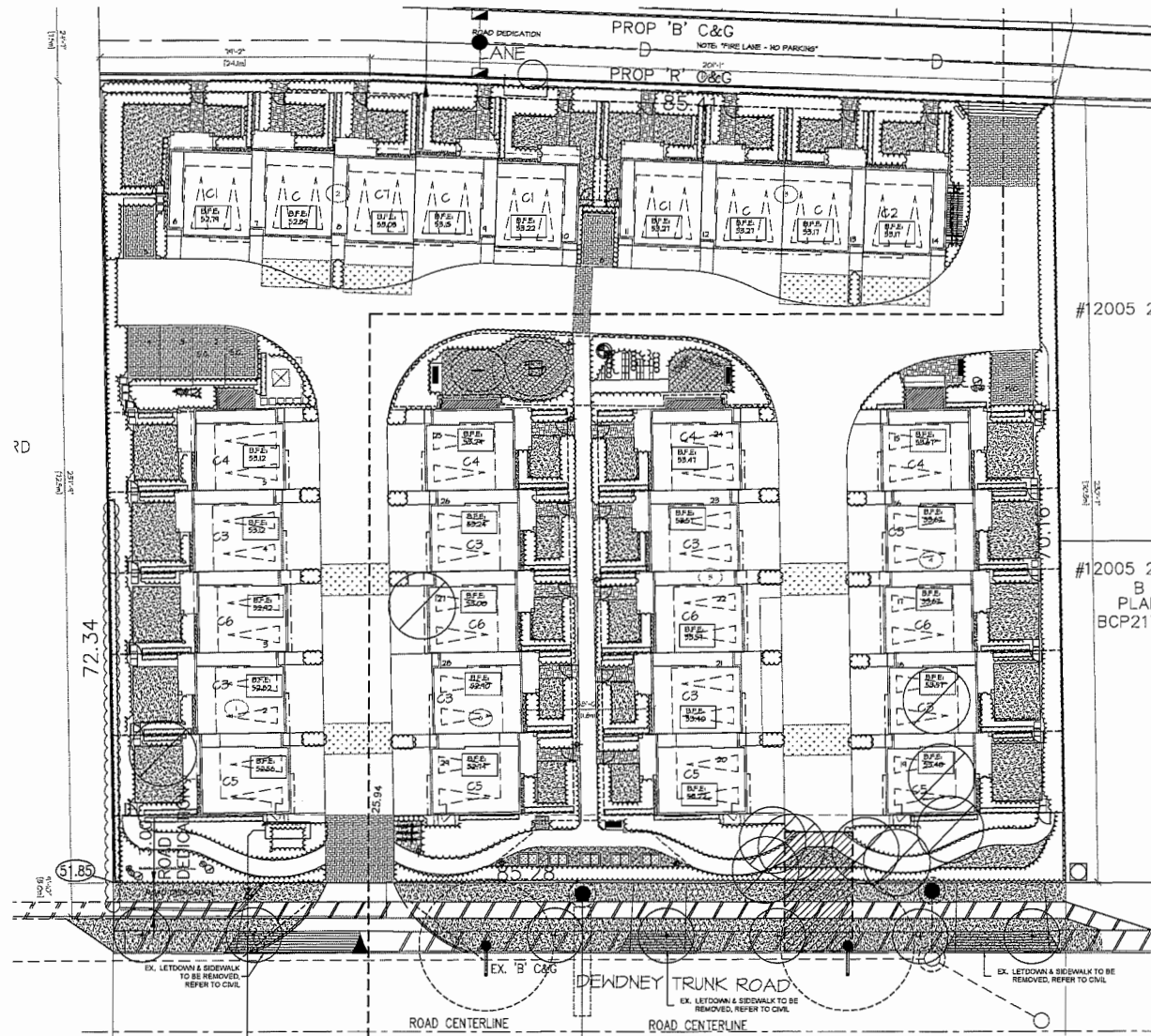


- ① ASPHALT SHINGLE ROOFING
- ② PREFINISHED ALUMINUM GUTTER ON 2x10 MOOD FASCIA
- ③ 1x4 MOOD TRIM ON 2x10 MOOD FASCIA
- ④ HARDIE-SHINGLE SIDING
- ⑤ HARDIE HORIZONTAL SIDING
- ⑥ VINYL FRAMED WINDOWS WITH 2X4 TRIM
- ⑦ BRICK VENEER
- ⑧ VINYL FRAMED WINDOWS WITH 2x6 TRIM
- ⑨ 12x12 BUILT-UP COLUMN
- ⑩ 2x10 MOOD TRIM
- ⑪ 42 1/8" HIGH POWDER COATED ALUMINUM RAILINGS
GM TEMPERED GLASS PANELS
- ⑫ DECORATIVE LOUVRE
- ⑬ STEEL ROD SUPPORT
- ⑭ MOOD KNEE BRACE
- ⑮ MOOD TRELLIS



17049

BUILDING #3



Tree Symbol Legend

| Symbol | Meaning |
|--------|---|
| | EXISTING TREE |
| | RETAINED TREE TO ARBORIST |
| | EXISTING TREE TO BE REMOVED, REFER TO ARBORIST REPORT |

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LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



| | | | |
|-----|-----------|---------------------------------------|-----|
| 17 | 21.JAN.22 | UPDATE CIVIL INFO / REVISION | CWG |
| 18 | 21.JAN.22 | UPDATE PER NEW SITE PLAN | CWG |
| 19 | 20 DEC 24 | COORDINATE PROJECT PHASING / CONE OUT | CWG |
| 20 | 20 NOV 18 | COORDINATE PROJECT PHASING | CWG |
| 21 | 25.AUG.20 | ISSUE DRAFT DRAWING | CWG |
| 22 | 19.AUG.20 | UPDATE AND RELEASE | CWG |
| 23 | 19.AUG.20 | UPDATE BUILDING 2 PRELIMINARY | CWG |
| 24 | 19.AUG.20 | REDRAWING FOR APPROVAL | CWG |
| 25 | 19.AUG.20 | UPDATE PER NEW SITE PLAN | CWG |
| 26 | 19.AUG.20 | UPDATE WALLWALKS AT EAST A WIDE PL | CWG |
| 27 | 19.AUG.20 | UPDATE PER COMMENTS / RESOLVE ROAD CP | CWG |
| 28 | 19.AUG.20 | UPDATE PER COMMENTS / RESOLVE ROAD CP | CWG |
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| 99 | 19.AUG.20 | UPDATE PER COMMENTS / RESOLVE ROAD CP | CWG |
| 100 | 19.AUG.20 | UPDATE PER COMMENTS / RESOLVE ROAD CP | CWG |

NO. DATE REVISION DESCRIPTION DR.

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE
23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

**TREE MAN
PLAN**

DATE: 18.JUN.
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: PCM

APPENDIX F

18097-11.239 PMG PROJECT NUMBER



KOMPAN MUSIC PANEI



KOMPAN RED HOUSE W703070-30P, CONTACT RECTEC INDUSTRIES (804) 844-0087



CECOSHIELD INDUSTRIES 4X4 GREEN POOL
1-800-870-0033



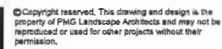
AMELANCHIER PRINCESS DANA



LIQUIDAMBAR STYRACIFLUA WORMLEESON



DEPT. OF AGRICULTURE



p m g
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
c: 604 294-0011 : f: 604 294-0022

SEAL:



| | | | |
|----|-----------|--|-----|
| 17 | 25 JAN 22 | UPDATE CPE NEW INFO / RESOURCES | C10 |
| 16 | 21 JAN 22 | UPDATE CPE NEW INFO / PLAN | C10 |
| 15 | 20 DEC 14 | COORDINATE PROJECT PHASING / COST EST. | C10 |
| 14 | 20 NOV 12 | COORDINATE PROJECT PHASING | C10 |
| 13 | 20 AUG 20 | ISSUE DETAILED DRAWINGS | C10 |
| 12 | 20 AUG 07 | UPDATE AND REDESIGN | C10 |
| 11 | 30 JUL 24 | UPDATE DRAWING'S / PRELIMINARY DESIGN | C10 |
| 10 | 30 JUL 24 | AND BUILDING CONCEPTS | C10 |
| 9 | 30 JUN 25 | UPDATE PER NEW SITE PLAN | C10 |
| 8 | 30 APR 21 | UPDATE WAREHOUSES AT EAST & WEST PH. | C10 |
| 7 | 30 APR 18 | UPDATE PER CLEP COMMENTS / REVISIONS | C10 |
| 6 | 30 MAR 20 | UPDATE PER COMMENTS / REVISIONS / CLEP | C10 |
| 5 | 30 MAR 07 | UPDATE WITH DOWLAND / SOUTHWEST PLANS | C10 |
| 4 | 30 FEB 25 | UPDATE PER NEW SITE PLAN | C10 |
| 3 | 30 JUL 18 | UPDATE PER NEW SITE PLAN | C10 |
| 2 | 18 JUN 15 | UPDATE PER COMMENTS | C10 |
| 1 | 18 JUN 12 | NEW CONCEPT | C10 |

| NO. | DATE | REVISION DESCRIPTION | DR |
|---------|------|----------------------|----|
| CLIENT: | | | |

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 18JUN05 DRAWING NUMBER: L1
SCALE: 1:200
DRAWN: CLG
DESIGN: CLG
CHKD: PCM OF

PMG PROJECT NUMBER: 18-09

| TREE SCHEDULE - C | | |
|-------------------|-----|----------------|
| KEY | QTY | BOTANICAL NAME |

[illegible]

CHAPTER 10 DYING, DISPOSING, PLANNING, DEFERS & CALCULATIONS AND ESTATE, JOHN TOWN & ALIENATION OF ESTATE, AND ESTATE

| TREE SCHEDULE - COMPREHENSIVE PH 1 & 2 | | | | P&O PROJECT NUMBER: 10-051 |
|--|-----|---|----------------------------|----------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE (REMARKS) |
| 10 | | AMELIAECORUS (AMALICORUS) PRINCESS DINA | PRINCESS DINA SERVICEBERRY | 80% CAL, 1.5M HT, 50% B&B |
| 11 | | CRATGEUS LAVALLE | LAVALLE WHORFIN | 80% CAL, 1.5M HT, 50% B&B |
| 12 | | LEUCODENDRA STRACAPULA MORPHEUS | MORPHEUS' FANPET | 80% CAL, 1.5M HT, 50% B&B |
| 13 | | MAGNOLIA SOULANGERIANA 'JUSTICE RUBRA' | RUSTICA RED MAGNOLIA | 80% CAL, 1.5M HT, 50% B&B |
| 14 | | MALUS DOMESTICA 'JULY' | PINK APPLE | 80% CAL, 1.5M HT, 50% B&B |
| 15 | | PICIA CHORISRA STUNRA | BIRCH SERVICE SPRUCE | 3.5M HT, 50% B&B |
| 16 | | PRUNUS GERULLATA 'SWEETART' | HT. P.L. FLOWERING CHERRY | 80% CAL, 1.5M HT, 50% B&B |
| 17 | | PRUNUS YEDONIDES 'WABING' | WABING CHERRY | 80% CAL, 1.5M HT, 50% B&B |
| 18 | | PRUNUS CALIFORNIANA 'CHARIZELLE' | CHARIZELLE PEAR | 80% CAL, 1.5M HT, 50% B&B |
| 19 | | PRUNUS SPINOSA 'PASTORAL' | PASTORAL DOGWOOD | 80% CAL, 1.5M HT, 50% B&B |
| 20 | | STRYAX JAPONICUS 'SNOWCONE' | SNOWCONE JAPANESE DOGWOOD | 80% CAL, 1.5M HT, 50% B&B |

TOTAL PROPOSED WORK AND/OR REPAIRS: 1.

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LANDSCAPE ARCHITECTS
1000 BAYVIEW AVE. SUITE 100
SCARBOROUGH, ONTARIO M1S 5B9
P: 416 294-0011 F: 416 294-0022

SCALE:



| NO. | DATE | REVISION DESCRIPTION | BY |
|-----|----------|----------------------|----|
| 1 | 11.08.17 | ISSUE FOR PERMIT | UK |
| 2 | 11.08.17 | ISSUE FOR PERMIT | UK |
| 3 | 11.08.17 | ISSUE FOR PERMIT | UK |
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| 100 | 11.08.17 | ISSUE FOR PERMIT | UK |

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE
23795-23811 DUNDAS STREET RD
MAPLE RIDGE

DRAWING TITLE

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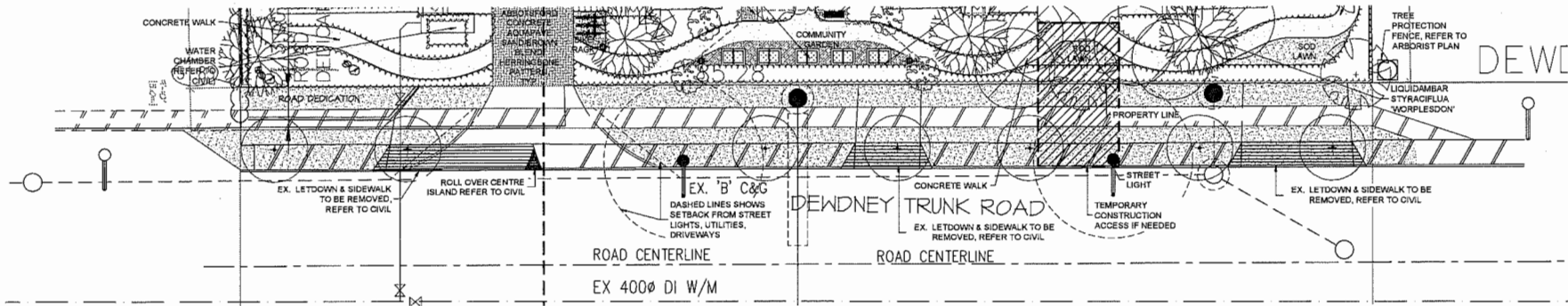
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STREET TREE SCHEDULE

| PMG PROJECT NUMBER: 18-097 | | | |
|--|-----|--------------------|----------------------------------|
| KEY | QTY | BOTANICAL NAME | COMMON NAME |
| 1 | 7 | MALUS 'ADIRONDACK' | FLOWERING CRABAPPLE 'ADIRONDACK' |
| | | | PLANTED SIZE / REMARKS |
| | | | 5CM CAL; 1.5M STD; B&B |
| <p>NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. * CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. * 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 AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.</p> | | | |

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 Bell Creek Drive
Burnaby, British Columbia, V5C 6J9
p. 604 294-0911 ; f. 604 294-0922

REAL:



| | | | |
|----|----------|---|-----|
| 17 | 21.09.17 | UPDATE CIVIL INFO / REVISE | CLG |
| 18 | 21.09.17 | UPDATE PER NEW SITE PLAN | CLG |
| 19 | 20.02.18 | COORDINATE PROJECT FINISHES / FIRST SET | CLG |
| 20 | 20.02.18 | COORDINATE PROJECT FINISHES | CLG |
| 21 | 20.02.18 | UPDATE ANNOTATIONS | CLG |
| 22 | 20.02.18 | UPDATE ANNOTATIONS | CLG |
| 23 | 20.02.18 | UPDATE BUILDINGS / THE LANDSCAPE | CLG |
| 24 | 20.02.18 | UPDATE BUILDINGS / THE LANDSCAPE | CLG |
| 25 | 20.02.18 | UPDATE BUILDINGS / THE LANDSCAPE | CLG |
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| 33 | 20.02.18 | UPDATE BUILDINGS / THE LANDSCAPE | CLG |
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| 40 | 20.02.18 | UPDATE BUILDINGS / THE LANDSCAPE | CLG |

NO. DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:

OFFSITE LANDSCAPE
PLAN

DATE: 18.AUG.15 DRAWING NUMBER:

SCALE: 1:150

DRAWN: CLG

DESIGN: CLG

CHECK: PCM

L10S

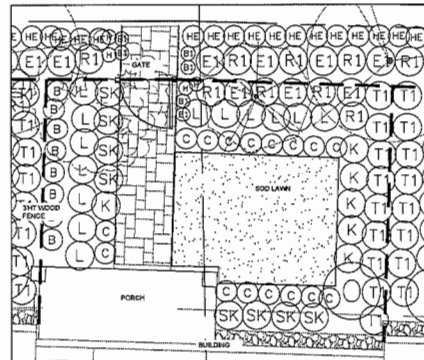
OF 5

14097-11.2/P

PMG PROJECT NUMBER:

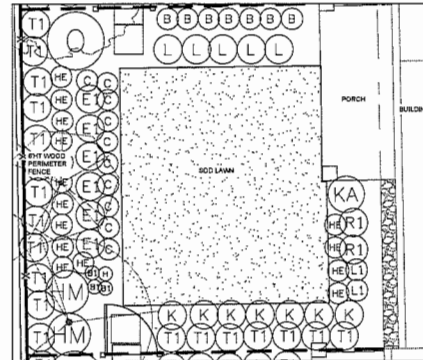
18-097

SEA:



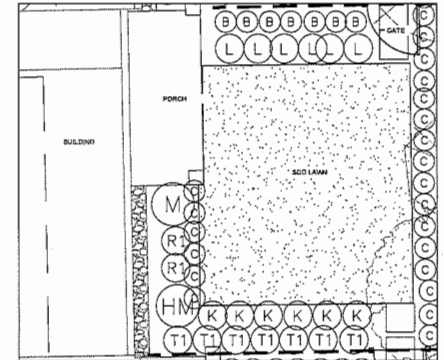
PLANT SCHEDULE - NORTH ASPECT

| KEY | BOTANICAL NAME | COMMON NAME |
|-----------|---------------------------------------|----------------------------|
| SHRUB | | |
| ○ | BUXUS SEMPERVIRENS GREEN VELVET | BOXWOOD |
| ○ | EUCONYMUS JAPONICUS 'AURO-MARGINATUS' | GOLDEN EUCONYMUS |
| ○ | KALAMIA LATIFOLIA 'ELP' | DWARF MOUNTAIN LAUREL |
| ○ | LOSCERA NITIDA 'MAYGREEN' | ROSELEAF HONEYBUCKLE |
| ○ | OSMASTREUS DELAWAREI | FALSE HOLLY |
| ○ | ROSA MIDLAND 'SCARLET' | MIDLAND ROSE, SCARLET |
| ○ | SHONAWA JAPONICA RUBELLA | RUBELLA SHONAWA |
| ○ | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN CEDAR |
| GRASS | | |
| ○ | CAREX ELATA 'AUREA' | BOULE'S GOLDEN SEDGE |
| PERENNIAL | | |
| ○ | HELIOTRICHON SEMPERVIRENS | BLUE CAT GRASS |
| ○ | BERGENIA CORDIFOLIA | WINTER BERGENIA, ROSE PINK |
| ○ | HEMEROCALLIS 'STELLA D'OR' | GAYLIT, YELLOW |



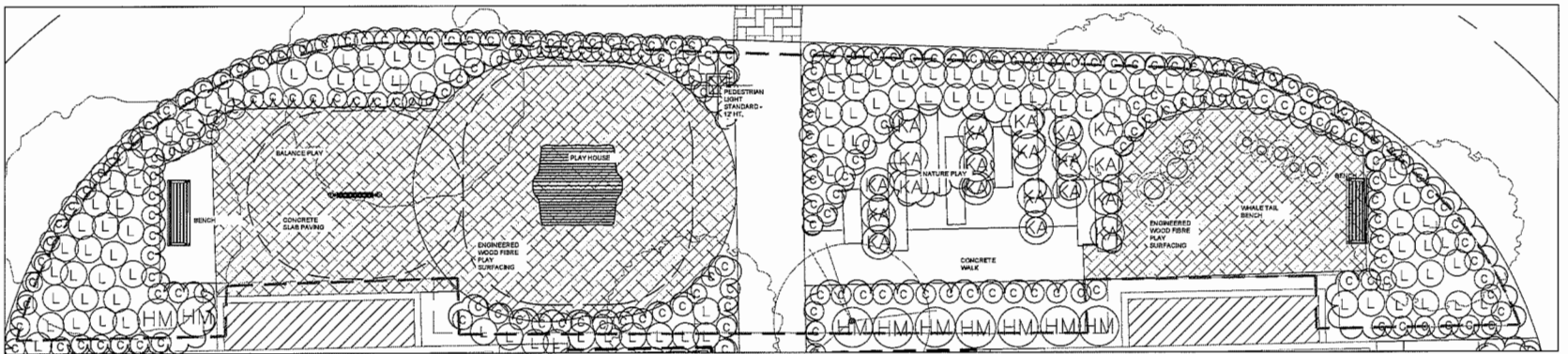
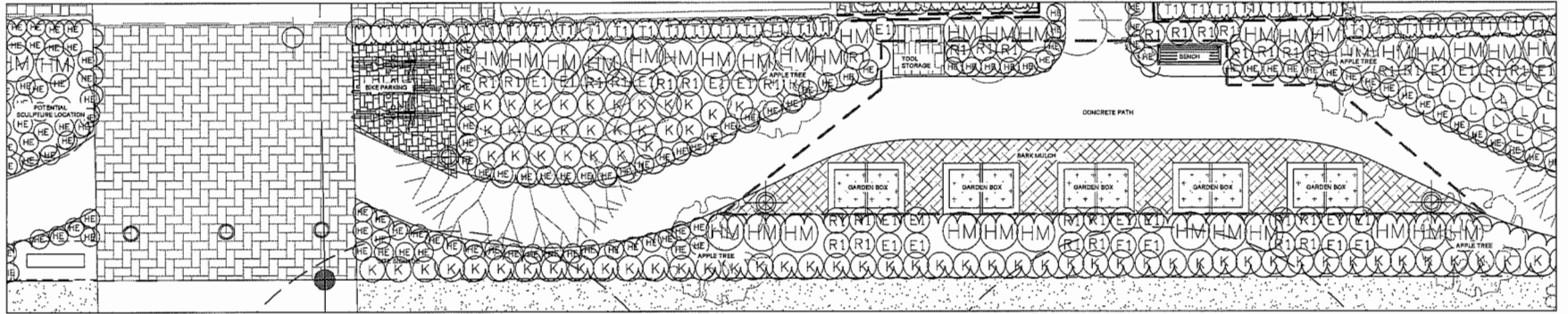
PLANT SCHEDULE - WEST ASPECT

| KEY | BOTANICAL NAME | COMMON NAME |
|-----------|--|--|
| SHRUB | | |
| ○ | BUXUS SEMPERVIRENS GREEN VELVET | BOXWOOD |
| ○ | EUCONYMUS JAPONICUS 'AURO-MARGINATUS' | GOLDEN EUCONYMUS |
| ○ | KALAMIA LATIFOLIA 'ELP' | DWARF MOUNTAIN LAUREL |
| ○ | LOSCERA NITIDA 'MAYGREEN' | ROSELEAF HONEYBUCKLE |
| ○ | ROSA MIDLAND 'SCARLET' | MIDLAND ROSE, SCARLET |
| ○ | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN CEDAR |
| GRASS | | |
| ○ | CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS |
| ○ | CAREX ELATA 'AUREA' | BOULE'S GOLDEN SEDGE |
| ○ | HELIOTRICHON SEMPERVIRENS | BLUE CAT GRASS |
| PERENNIAL | | |
| ○ | BERGENIA CORDIFOLIA | WINTER BERGENIA, ROSE PINK |
| ○ | HEMEROCALLIS 'STELLA D'OR' | DAYLILY, YELLOW |
| ○ | LAVENDULA ANGUSTIFOLIA 'MUNSTAD' | ENGLISH LAVENDER, COMPACT, VIOLET-BLUE |



PLANT SCHEDULE - EAST ASPECT

| KEY | BOTANICAL NAME | COMMON NAME |
|-----------|---------------------------------------|----------------------------|
| SHRUB | | |
| ○ | BUXUS SEMPERVIRENS GREEN VELVET | BOXWOOD |
| ○ | EUCONYMUS JAPONICUS 'AURO-MARGINATUS' | GOLDEN EUCONYMUS |
| ○ | KALAMIA LATIFOLIA 'ELP' | DWARF MOUNTAIN LAUREL |
| ○ | LOSCERA NITIDA 'MAYGREEN' | ROSELEAF HONEYBUCKLE |
| ○ | ROSA MIDLAND 'SCARLET' | MIDLAND ROSE, SCARLET |
| ○ | THUJA OCCIDENTALIS 'SMARAGD' | EMERALD GREEN CEDAR |
| GRASS | | |
| ○ | CAREX ELATA 'AUREA' | BOULE'S GOLDEN SEDGE |
| ○ | HELIOTRICHON SEMPERVIRENS | BLUE CAT GRASS |
| ○ | MISCANTHUS SINENSIS 'GRACILIMUS' | MIDLAND GRASS |
| PERENNIAL | | |
| ○ | BERGENIA CORDIFOLIA | WINTER BERGENIA, ROSE PINK |
| ○ | HEMEROCALLIS 'STELLA D'OR' | DAYLILY, YELLOW |



| NO. | DATE | REVISION DESCRIPTION | DR. |
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| 1 | 2018.03.23 | UPDATE WORKING 3 TISSUE/REVISION | LTJ |
| 2 | 2018.03.23 | ADD REVISION/WORKING 3 TISSUE | LTJ |
| 3 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
| 4 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
| 5 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
| 6 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
| 7 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
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| 9 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |
| 10 | 2018.03.23 | UPDATE WORKING 3 TISSUE | LTJ |

PROJECT:

29 UNIT TOWNHOUSE
23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

DRAWING TITLE:
**AMENITY
AREA DETAILS**

DATE: 18.JUN.2018 DRAWING NUMBER:
SCALE: 1:200
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DESIGN: CLG
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PMG PROJECT NUMBER: 18-091

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CLIENT:

PROJECT:

29 UNIT TOWNHOUSE

23795-23831 DEWDNEY TRUNK RD
MAPLE RIDGE

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LANDSCAPE
DETAILS

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DESIGN: CLG

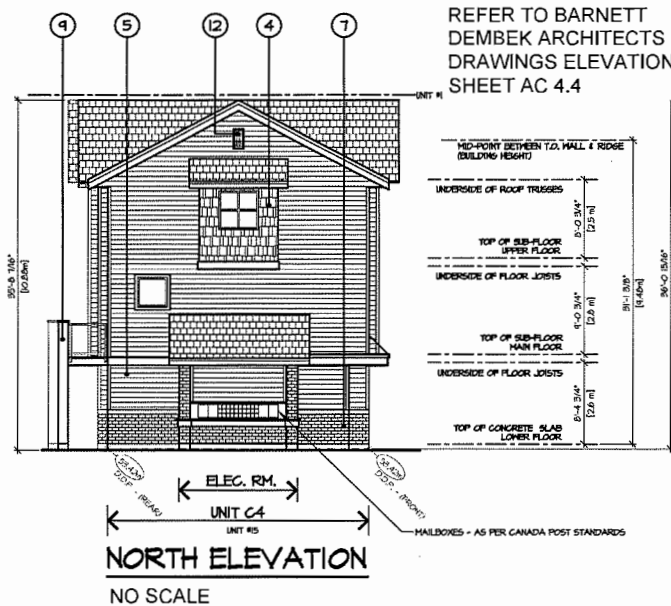
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PMG PROJECT NUMBER: 18-097

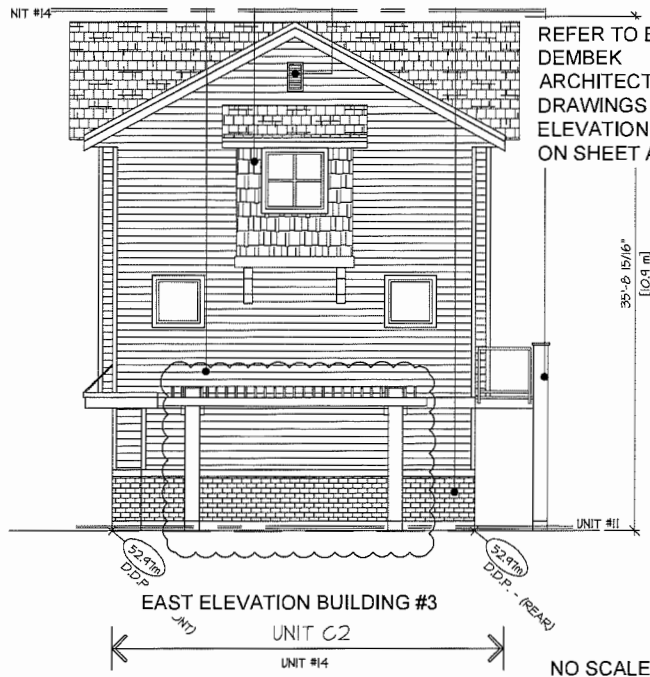
18-097-7-20

18-097

REFER TO BARNETT
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DRAWINGS ELEVATION #4
SHEET AC 4.4

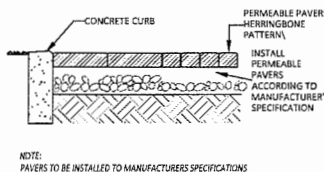
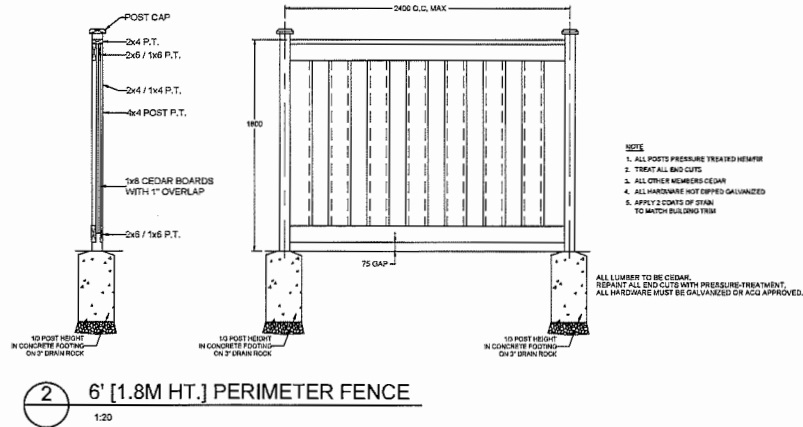
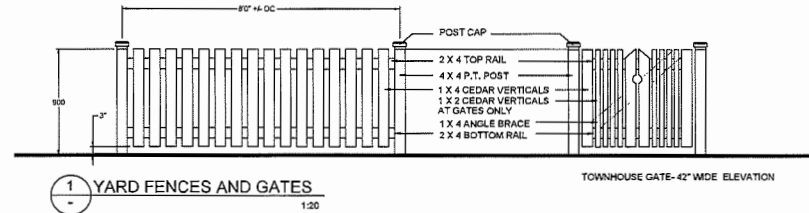


REFER TO BARNETT
DEMBEK ARCHITECTS
DRAWINGS EAST
ELEVATION BLDG 3
ON SHEET AC 4.3

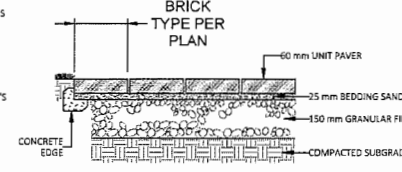


NOTES FOR ALL WOODWORK:

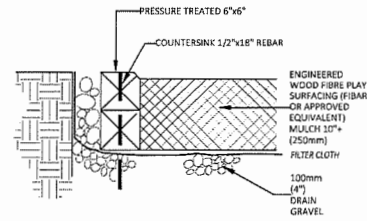
1. ALL WOOD MEMBERS TO BE PRESSURE TREATED TO C.S.A. STANDARDS
2. ALL HARDWARE TO BE CORROSION RESISTANT
3. APPLY TWO COATS OF STAIN TO MATCH BUILDING TO ARCH. SPEC. (TO BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT)
4. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE



5 PERMEABLE PAVERS
1:43-0"



4 PEDESTRIAN AREA PAVERS EDGE
1:10



3 PLAY EDGE
1:10

L4

OF 5



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 16, 2021
MEETING: C o W
SUBJECT: Advisory Design Panel Review;
Advisory Design Panel Amending Bylaw No. 7696-2020

EXECUTIVE SUMMARY:

The Maple Ridge Advisory Design Panel (ADP) is an independent advisory body of registered professionals that provides independent recommendations and advice to City staff and Council on the form and character of buildings and landscaping within developments, and other urban design matters. The ADP is established under the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 (Appendix A).

As the ADP and applicants find virtual meetings generally more convenient and save time, it was recommended that Bylaw No. 6326-2005 be amended to permit the option of ADP meetings being held virtually as included in ADP Amending Bylaw No. 7696-2020.

A staff report was taken to Council Workshop on January 12, 2021 where the following resolution was passed:

That Advisory Design Panel Amending Bylaw No. 7696-2020 be forwarded to a meeting of Council for consideration of first, second and third readings.

At Council Workshop, there was a request to also revise Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 to include gender neutral language. The existing ADP Amending Bylaw No. 7696-2020 is included with the staff report in Appendix A and revised ADP Amending Bylaw No. 7696-2020 to include gender neutral language is in Appendix B.

RECOMMENDATION:

That Advisory Design Panel Amending Bylaw No. 7696-2020 be given first, second and third readings.

CONCLUSION:

It is recommended that the ADP continue to function under Bylaw No. 6326-2005 with consideration being given to allow virtual meetings and gender neutral language included minor amendments to the bylaw.

"Original signed by Mark McMullen"

Prepared by: **Mark McMullen, MA, MCIP, RPP**
Manager of Development & Environmental Services

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A – Report to January 12, 2021 Council Workshop with Amending Bylaw No. 7696-2020
Appendix B - Revised ADP Amending Bylaw No. 7696-2020


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City of Maple Ridge

| | | | |
|-----------------|---|----------------------|------------------|
| TO: | His Worship Mayor Michael Morden and Members of Council | MEETING DATE: | January 12, 2021 |
| FROM: | Chief Administrative Officer | MEETING: | Council Workshop |
| SUBJECT: | Advisory Design Panel Review; Advisory Design Panel Amending Bylaw No. 7696-2020 | | |

EXECUTIVE SUMMARY:

The Maple Ridge Advisory Design Panel (ADP) is an independent advisory body of registered professionals that provides independent recommendations and advice to City staff and Council on the form and character of buildings and landscaping within developments, and other urban design matters. This specialized and professional advice provides a skill set currently unavailable in the Planning Department and improves the quality of the architectural and landscape design of developments built in the City.

The ADP meets to review projects that require Development Permit applications for building form and character that require approval by Council. Submissions to the ADP are made by the project architects and designers through the staff in the Planning Department.

The ADP is established under the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 (Appendix A). The ADP is comprised of five members appointed to two-year terms. The ADP meetings are held monthly and they require Planning and Legislative Services staff support. The ADP minutes are kept as public records and posted on the City's website. ADP members serve as volunteers and receive no remuneration.

As the ADP is an advisory body, its recommendations are received and acted upon to the extent deemed appropriate by the applicant and City staff. Council ultimately will receive City staff reports on the proposed developments that include ADP comments and recommendations, and responses as to how the applicant has addressed the ADP comments. Ultimately, Council can determine to approve Development Permit and Rezoning applications, whether an applicant has addressed or not addressed all of the comments from the ADP.

RECOMMENDATION:

That Advisory Design Panel Amending Bylaw No. 7696-2020 be forwarded to a meeting of Council for consideration of first, second and third readings.

DISCUSSION:

a) Background Context:

ADPs in British Columbia

Many communities in British Columbia have created ADPs to advise on building and urban design matters. Within Metro Vancouver, 14 local governments have created ADPs, with the City of Vancouver having four (4) ADPs, and the City of North Vancouver and University of BC both having two (2) ADPs for different areas or purposes. There are also several ADPs in other municipalities on Vancouver Island and in the Fraser Valley. Such ADP bodies use local Development Permit guidelines developed by each community contained within the OCP, and their own professional judgement and experience to provide advice to applicants and City staff to improve the quality of development. Development guidelines are a critical component of improving the public realm and sense of place of a community. They are also a reflection of the Council's desires and objectives for the future look and feel of the community.

The Architectural Institute of B.C. (AIBC) has an ADP Committee that provides guidance on ADPs and recommendations on nominations of its members to ADPs in the province.

b) Maple Ridge Advisory Design Panel (ADP):

ADP Background History

An Advisory Design Panel has existed in the City of Maple Ridge for at least 25 years but its nature and composition has changed over time. It was originally a body composed of a diverse group: staff, citizens, councillors, professionals and the RCMP. It proved to be an unwieldy and far ranging advisory body. To resolve some of these issues in 2005 a new Advisory Design Panel Bylaw was created with the purpose of making ADP a profession-oriented, peer review process for applicants. Council, of course, does review applications at the Development Permit approval stage.

The ADP's primary aim is to be an independent design review body aimed at improving the look and feel of development in the City. This level of design review and comment is not currently available from staff due to the required level of diverse education, expertise and professional qualifications required for architects and landscape architects. Adding these skills to the Planning Department would be a considerable expense and not advisable at this time.

It should be noted that in 2009, the City received a provincial wide award from the Architectural Institute of British Columbia (AIBC) noting the exceptional nature of the Maple Ridge ADP for its efficient process and organization as a model for others in the region to follow. This award was presented to Council by a prominent local architect. The current ADP continues to function in this manner.

ADP Membership

The Maple Ridge ADP is comprised of five (5) members appointed by City Council as follows:

- Three (3) architects registered with, and as recommended by, the AIBC.
- Two (2) landscape architects registered with the B.C. Society of Landscape Architects (BCLSA) and recommended by the BCLSA.

The Director of Planning or staff designate assists in preparing the monthly agenda and acts as a non-voting member to provide professional advice on local planning matters and bylaws.

The ADP Chairperson and the Vice-chairperson of the ADP are elected for one (1) year terms by a majority vote of the voting members of the ADP in January of each year.

As an open meeting, the public and interested parties are allowed to observe proceedings and ask questions.

ADP Role

The ADP makes recommendations to Council on:

- All new developments and significant additions to multi-family, commercial, industrial or institutional projects prior to consideration of a Development Permit by Council;
- Actions to improve the appearance of Maple Ridge;
- Advise Council on any matter referred to it by Council; and
- On the formulation of design policy and criteria.

The ADP can also encourage quality design in the community through education, award programs for design and landscaping, and the review of projects.

ADP Recommendations

The ADP meeting minutes must be recorded by the attending clerk and kept as a permanent record of the proceedings. The minutes are posted on the City website and excerpts of the minutes are included in staff reports to Council on Development Permits, Rezoning applications and other planning issues as needed.

Resources required for the ADP include Legislative Services and Planning staff support for preparation of agendas, conducting meetings and preparation of minutes of the monthly meetings.

c) Advisory Design Panel Statistics:

There is a maximum total of 10 meetings possible per year due to the August and December breaks. The actual number of meetings is based on applications needing to be considered. Meetings occur only when there is at least one application ready to be considered by the ADP.

The ADP has held a total of 38 meetings over the past four years from 2017-2020, inclusive. The overall number of meetings and applications has been steady during this period with an average of approximately three (3) developments being considered at each meeting. In some instances where staff are aware of a critical application that needs to be considered at a particular ADP date and the agenda is full, a fourth item has been added after discussion with ADP members. This is in recognition of the voluntary nature of the ADP's work and the significant amount of review and thought that is required by each member to review each agenda item.

d) Proposed Minor Revision to the Advisory Design Panel Meetings.

With the COVID-19 pandemic, the ADP has changed to holding virtual meetings with ADP members and applicant delegations attending and making presentations remotely. The ADP has noted that this approach saves on travel time and the need to bring physical presentation materials to meetings.

The ADP and applicants find virtual meetings generally more convenient and save time, and thus the ADP would like to continue such virtual meetings into the future.

Given this, it is recommended that Bylaw No. 6326-2005 be amended to permit the option of ADP meetings being held virtually (Appendix B).

CONCLUSION:

The Advisory Design Panel is an integral component of City's development review process that provides advice that assists City staff and applicants before applications are considered by City Council. The advice provided helps build a more attractive, livable City in an efficient manner. Thus, it is recommended that the ADP continue to function under Bylaw No. 6326-2005 with consideration being given to allow virtual meetings as a minor amendment to the bylaw.

"Original signed by Mark McMullen"

Prepared by: **Mark McMullen, MA, MCIP, RPP**
Manager of Development & Environmental Services

"Original signed by Chuck Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A – Advisory Design Panel Bylaw No. 6326-2005

Appendix B - Advisory Design Panel Amending Bylaw No. 7696-2020

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6326 - 2005

A by-law to establish an Advisory Design Panel

WHEREAS Council may establish by by-law an Advisory Design Panel

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

1. This By-law shall be known as "Maple Ridge Advisory Design Panel By-law No. 6326 – 2005".

Definitions

2. For the purposes of this by-law, unless the context otherwise requires:

"Council" means the Council of the District of Maple Ridge;

"District" means the Corporation of the District of Maple Ridge;

"Maple Ridge" means the geographical area known as the Corporation of the District of Maple Ridge;

"Panel" means the Advisory Design Panel established by this by-law.

Composition and Appointment

- 3.1 The Panel is comprised of six (6) members as follows:

- (a) 3 architects registered with the Architectural Institute of B.C. and recommended by the Institute;
- (b) 2 landscape architects registered with the B.C. Society of Landscape Architects and recommended by the Society;
- (c) the Director of Planning or her/his designate as a non-voting member to provide liaison and professional advice.

- 3.2 The Panel members described in subsections 3.1(a) through (b) above, are voting members while the Panel member described in subsections 3.1 (c) is a non-voting member.

- 3.3 The Chairperson and the Vice-chairperson of the Panel shall be elected for a one year term by a majority vote of the voting members of the Panel at the January meeting each year.

Qualifications for Appointment

4. A Person may be a member of the Panel if he/she
 - (a) is qualified in one of the fields set out in section 3 above; and

- (b) excluding the Director of Planning and her/his designate, is not a member of the Council, a District employee, a District officer, or the Approving Officer.

Term of Appointment

- 5.1 Appointments to the Panel are for two-year terms commencing January 1 in the year they are appointed and terminating two years later on December 31st.
- 5.2 The maximum number of terms an individual may be a member of the Panel is two (2) terms, except in circumstances where it is not possible to obtain a member in a specific profession, and where leaving this post unfilled would cause a lack of specialized knowledge in that area.
- 5.3 Transition Clause
Notwithstanding Section 5.1 above, in order to stagger the terms to ensure change as well as continuity on the Panel, the terms for the members described in subsection 3.1(a) and (b) will be staggered so that there will be continuity in terms of architects and landscape architects on the Panel.

Community Heritage Commission

- 6. From time to time a member of the Community Heritage Commission may be requested by the Chairperson of the Panel to attend a meeting of the Panel to provide input on a particular development project which is in an area with heritage implications.

Vacancy

- 7. A vacancy created by death or resignation shall be reported as soon as possible by the Chairperson of the Panel to the Council, who shall immediately appoint a replacement for the unexpired term of the former member, using the same criteria that was used with the appointment of the former member.

Absenteeism

- 8. A member who is absent, except for reasons of illness or with the leave of the Chairperson of the Panel or his/her designate, from 3 consecutive, or 5 in any 12 consecutive, regular meetings of the Panel is deemed to have resigned effective at the end of the third or fifth such meeting, as the case may be.

Quorum

- 9. Quorum is 3 members, including the Chairperson.

Meeting Schedule

- 10. A meeting schedule shall be prepared by January 1st each year, setting out meeting dates on a monthly or bi-weekly basis, as the Panel shall deem necessary.

Mandate

11. The Panel shall
 - (a) review and make recommendations to Council on all new developments and significant additions to multi-family, commercial, industrial or institutional projects prior to consideration of a development permit by Council.
 - (b) encourage quality design in the community through education, award programs for design and landscaping, and the review of projects;
 - (c) recommend to Council actions to improve the appearance of Maple Ridge;
 - (d) advise Council on any matter referred to it by Council; and
 - (e) make recommendations to Council on the formulation of design policy and criteria.
12. When determining applications, the Panel shall consider the issues set out in the checklist prepared by the Architectural Institute of British Columbia (March 2001), and included in this by-law as Schedule "A" and forming a part thereof.
13. The Panel's recommendations shall be given to Council prior to a determination of a development permit.

Conduct of Meetings

14. The Chairperson or in his/her absence, the Vice-chairperson, shall preside at all meetings and shall be guided by the following:
 - (a) The order of business shall ordinarily be as set out in the agenda, except that items may be taken out of order or added to the agenda at the discretion of the Chairperson;
 - (b) The project will be introduced by a member of the Planning Department. This will be done in the presence of any delegation;
 - (c) The Project Architect and Landscape Architect will then be invited to make a presentation;
 - (d) The members of the Panel in turn, may then ask questions for clarity;
 - (e) The delegation may remain in the room while the Panel deliberates on the project;
 - (f) The Panel will formulate a Motion or Resolution that will be put in writing during the deliberation and adopted by the Panel as the recommendation that will go forward to Council;
 - (g) The applicant will be given an opportunity to comment on the Resolution if he or she so chooses;

- (h) The resolution will be typed as soon as possible and a copy will be forwarded to the applicant;
- (i) Minutes of the Panel deliberations will be full and complete and will identify issues discussed including objections to the Resolution, if any.

Delegations

- 15 A delegation to the Panel may consist of the following:
- (a) the Project Architect, in accordance with the Architects' Act;
 - (b) the Landscape Architect or other specialist consultants, at the discretion of the Project Architect; and
 - (c) the applicant and the owner or his/her designate, to a maximum of four people with exceptions for additional consultants at the discretion of the Chairperson.

Conflict of Interest

16. If a Panel member attending a meeting of the Advisory Design Panel considers that he or she is not entitled to participate in the discussion of a matter or to vote on a question in respect of a matter because the member has a direct or indirect pecuniary interest in the matter or for any other reason, the member must declare this and state the general nature of why the member considers this to be the case.
17. After making the declaration, the Panel member:
- a) Must not take part in the discussion of the matter and is not entitled to vote on any question in respect of the matter;
 - b) Must immediately leave the meeting or that part of the meeting during which the matter is under consideration; and
 - c) Must not attempt in any way, whether before, during or after the meeting, to influence the voting on any question in respect of the matter.
18. When the member's declaration is made:
- a) The person recording the minutes of the meeting must record the member's declaration, the reasons given for it, and times of the member's departure from the meeting room, and if applicable, the member's return; and
 - b) The person presiding at the meeting must ensure that the member is not present at the meeting at the time of any vote on the matter.

Budget

19. The Council may include in its annual budget such sums as are necessary to defray the expenses of the Panel. The Panel shall provide a detailed budget proposal to Council on or before August 1st of the year preceding the budget year.

Remuneration

20. Members shall serve without remuneration, but they may be paid reasonable and necessary expenses that arise directly out of the performance of their duties, and the reasonableness and necessity of such expenses shall be to the satisfaction of the Chairperson..

Transition

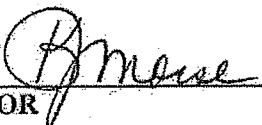
21. Bylaw No. 5207-1994, A Bylaw to Establish An Advisory Design Panel, and amendments thereto, are hereby repealed in their entirety.

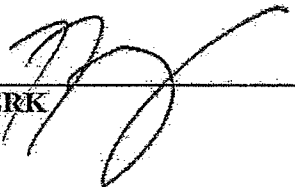
READ a FIRST TIME on the 14th day of June, 2005.

READ a SECOND TIME on the 14th day of June, 2005.

READ a THIRD TIME on the 14th day of June, 2005.

RECONSIDERED, and finally adopted this 28th day of June, 2005.


MAYOR


CLERK

C. DESIGN CRITERIA FOR CONSIDERATION BY ADPs

The following design criteria are examples of what would reasonably be considered for review by the applicant and members of the ADP, for a medium-sized project. The scope and nature of the criteria used may vary with the size or special circumstances of a project. The intent is not to judge the design but rather to articulate the issues. This is facilitated by the existence of an Official Community Plan (OCP) and/or endorsed design guidelines.

1. Project Analysis:

- (a) Objectives
- (b) Programme
- (c) Design philosophy

2. City Context:

- (a) Effect on view
- (b) Contribution(s) to the public realm

3. Neighbourhood Context:

- (a) Effect on adjacent buildings and streets
- (b) Effect on land use
- (c) Effect on quality of life issues, such as privacy and safety
- (d) Traffic patterns and parking

4. Site Context:

- (a) Environmental issues
- (b) Topography
- (c) Daylight and shadows
- (d) Rain and wind protection

5. Building Design:

The following building aspects are examples of what may be considered *only when the community has specific regulatory policies in place* for neighbourhood character or specific building types.

- (a) Materials
- (b) Building mass
- (c) Roof forms
- (d) Facade articulation and fenestration
- (e) Building character

**CITY OF MAPLE RIDGE
BYLAW NO. 7696-2020**

A Bylaw to amend the text of Maple Ridge Advisory Design Panel Bylaw No. 6326-2005.

WHEREAS, it is deemed expedient to amend the Maple Ridge Advisory Design Panel Bylaw No. 6326-2005:

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

1. This bylaw may be cited as "Maple Ridge Advisory Design Panel Amending Bylaw No. 7696-2020.
2. That a new Section 11 be added as follows:

Location of Meetings

A meeting may be held physically with members attending in-person or virtually by way of means of electronic communications as the Panel shall deem expedient.

3. The existing Sections 11 to 21 be re-numbered as Sections 12 to 22.
4. That all references to the "District of Maple Ridge" be replaced with the "City of Maple Ridge".
5. Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 as amended is hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
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3. The existing Sections 11 to 21 be re-numbered as Sections 12 to 22.
4. That all references to the "District of Maple Ridge" be replaced with the "City of Maple Ridge".
5. That all references to "his/her" be replaced with "their".
6. Maple Ridge Advisory Design Panel Bylaw No. 6326-2005 as amended is hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Thornhill Trails Study

MEETING DATE: February 16, 2021
FILE NO: 01-0640-30-2021
MEETING: CoW

EXECUTIVE SUMMARY:

Thornhill has become a popular trail destination for recreational hikers, equestrian and mountain biking enthusiasts. As a result of the increased popularity of the trails on Thornhill, a number of informal trails have been constructed. Safety concerns have been increasing on the informal trails and a disregard for trail etiquette has been raised by the local trail groups which prompted the City to take action as well as undertake a trails study process for Thornhill. In the summer of 2020, staff initiated a Thornhill Trails Study to gather public feedback on the formal trails and informal trails on municipal land. Through this trails study, nearly 800 comment forms were received from trail users and local residents.

The trails study respondents provided feedback on trail user type, where they access the trails, how often and which trails they use, and the reasons for using these trails, as well as improvements that would support them as a trail user. A summary of staff's trails study process, survey findings, respondents' desired trail improvements and analysis is included within this report along with recommendations for improvements to support trail users in this area.

RECOMMENDATIONS:

That staff explore the medium-term improvements recommended by Thornhill Trail Study respondents including additional signage, wayfinding, and 256 Street staging area improvements and that this be included in the next Business Plan;

That staff negotiate a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association as a pilot project to be brought back to Council for consideration in 2021; and,

That the next Parks, Recreation & Culture Master Plan include the development of a Thornhill grind trail, additional staging areas, and serviced washrooms.

DISCUSSION:

a) Background Context:

The south facing slopes of Grant Hill are often referred to as Thornhill, reflecting the name of the surrounding community, derived from early farmer and area settler James Thorne. The hill is largely forested with second growth mature forest, and encompasses watercourses and steep slopes. The Provincial Government and the City own the majority of the land on Thornhill although there is also a small amount of land held by private land owners.

Thornhill Land Tenure & Official Community Plan

The City of Maple Ridge owns approximately 200 ha (494 acres) of land on Thornhill. The Official Community Plan (OCP) designates approximately 80 ha (197 acres) as Park Land, approximately 60 ha (148 acres) as Urban Reserve, with the remainder designated as Forest and Suburban Residential. The City's trails, Bear Ridge Trail and George's Way Trail, are mostly located on land designated as Urban Reserve. Future area planning for Thornhill should take into consideration these existing trails and seek to embed or reroute these as part of the land use planning work. A context map of Thornhill ownership and trail alignments is attached (Attachment A).

Thornhill Trail Background

The Haney Horsemen Association (HHA), a long established local equestrian group, constructed and maintained several trails for the City through a previous maintenance agreement, which ended in 2010. Two of the trails the HHA previously constructed and maintained have helped form the network of City maintained trails on Thornhill. There is also a network of informal trails built by various trail users which are used by trail runners, hikers, equestrian users and mountain bikers. Approximately half of these trails are located on city owned lands designated as Urban Reserve with the other half being on land designated as Park Land.

Recently, this area has attracted increased mountain biking interest, providing an experience that many area residents are able to easily access, close to where they live. Both the local equestrian and mountain bike groups have requested safety improvements along with a desire to recognize the informal trails to support their chosen recreational activity.

Staff has worked with both the HHA and the Fraser Valley Mountain Bike Association (FVMBA) to address safety, have implemented trail etiquette signage and made minor modifications to improve the trails.

Thornhill Trails Study

The Parks, Recreation & Culture Department invited feedback on the Thornhill trails through a public consultation process. Trail users were encouraged to engage with this study online, to review the information panels, and complete the comment form. The City held two open house workshops in September 2020 after mailing out letters to area residents and distributing emailed invitations to trail groups. Attendees pre-registered for 15 minute appointments to limit gatherings and maintain physical distancing measures. Over the two open house dates, approximately 30 people attended to ask questions and fill in comment forms. The City received 796 comment form responses and of the total respondents, 72% identified as being residents of Maple Ridge, while 28% lived elsewhere, mostly within the lower mainland.

The table below provides a summary of the Maple Ridge resident's primary trail user type.

| Trail User Type | % of total |
|---|------------|
| Hiking User | 43% |
| Mountain Bike User | 41% |
| Equestrian User | 10% |
| Other - dog walkers, trail runners, photographers and bird watchers | 6% |

Just over half of the Maple Ridge resident trail users visited the Thornhill trails several times a week, with most trail users from outside of Maple Ridge visiting a few times a month. The

primary trail access point for trail users is from the south at 256 Street, with secondary access points from the west at 248 Street and east at 264 Street. As anticipated, Bear Ridge and George's Way, the City's primary trails, were the most often traveled. These trails run in an east/west direction and connect to a number of informal trails that run in a north/south direction.

When respondents were asked about the importance of the trails on Thornhill, most mentioned reasons including to meet other people, recreate outdoors and for health and fitness reasons; as well, the close proximity of these trails to the urban area. Hiking trail users also mentioned that the informal trails are good for dog walking and are not overcrowded. Equestrian trail users mentioned that the trails are a fun and challenging for horse and rider and that the informal trails are away from vehicles. Mountain bike users said that the informal trails are fun to ride, are well built, and catered to all skill levels while still being close to home.

Trail users on Thornhill also told us what would support them as a trail users in this area. The most requested support for trail users is for additional signage, maps, and wayfinding. An improved parking and staging area at the north end of 256 Street is the second most requested improvement, followed by increased trail maintenance of the informal trails that have been built by others. Other requests included providing additional garbage receptacles, a washroom and designating certain trails for primary trail user types.

Trail users also said that a formal agreement for trail maintenance of several unsanctioned trails with the FVMBA would support their use of the area. Prior to the public process the FVMBA expressed a desire to obtain permission to maintain some of these trails that fit with their unique recreational use. It is anticipated that an agreement would enable trail maintenance and inspections to be conducted by the FVMBA as well as implementation of safety improvements regarding priority trail user type and direction of travel.

Some respondents also expressed that they wish to see additional trails built including a "Thornhill Grind" hiking trail, which could potentially follow an existing informal trail alignment on the north east slopes of Thornhill. Grind type trails are typically short length, steep grade hiking trails that have proved popular as fitness activities in other municipalities including the Coquitlam Crunch, Grouse Grind and Abby Grind. A small staging area for vehicles would be required at a trailhead location on the north east side of Thornhill to support this use.

A number of survey participants also noted that the Grant Hill Aquifer underlies a large area of Thornhill and expressed concerns regarding the future development of the area.

b) Desired Outcome:

The desired outcome is to better support Thornhill trail users that currently enjoy the Thornhill area trails with safety, maintenance and trail etiquette improvements, and to provide Council with information on the Thornhill Trails Study findings and seek direction on Council's trail priorities.

c) Strategic Alignment:

The 2010 Parks, Recreation & Culture Master Plan (PRC MP) provides a vision to support a safe, healthy and sustainable community and contains the strategic objective to continue to provide a variety of recreational opportunities including trails to support multiple uses, consistent with current and emerging trends. The PRC MP notes the future planned municipal park on Thornhill may be smaller than what is currently set out in the OCP, but that a large portion of the park area would remain as a natural area.

d) Citizen/Customer Implications:

Trail users and community residents benefit from a variety of trail opportunities to support recreational activities, healthy living and opportunities to enjoy nature. Negotiating an agreement with the FVMBA would provide maintained and inspected trails for recreational mountain bike users, a recreational activity that is not currently served in a formal way by the City of Maple Ridge.

e) Interdepartmental Implications:

In 2020, Council directed the Planning Department to prepare a report on future development in Thornhill that would include an estimation of when the criteria in the Urban Reserve development policies would trigger planning work to begin for the area. The Planning Department has included a Thornhill background study in their 2021 business plan. The Parks, Recreation and Culture Department will work closely with the Planning Department on incorporating a trail network into any future plans created for development in the Thornhill area.

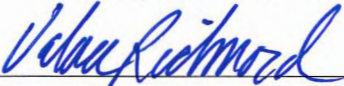
f) Business Plan/Financial Implications:

In addition to the trail etiquette signs and trail modifications put in place, the short term minor improvements including a portable washroom and refuse bins can be addressed through current operational funding. Financial implications for the medium-term improvements requested by the trail users could be considered during business planning.


CONCLUSION:

This report provides an overview of the Thornhill Trails Study process and findings. Staff have reviewed the results of the trails study and recommend that medium term improvements be brought forward during business planning, while longer term aspirations be explored through the Parks, Recreation and Culture Master Plan process. Staff recommend negotiations be undertaken with the Fraser Valley Mountain Bike Association to bring back a trail maintenance agreement for Council's consideration.


Prepared by: **Chad Neufeld, MBCSLA**
Manager of Parks Planning & Development

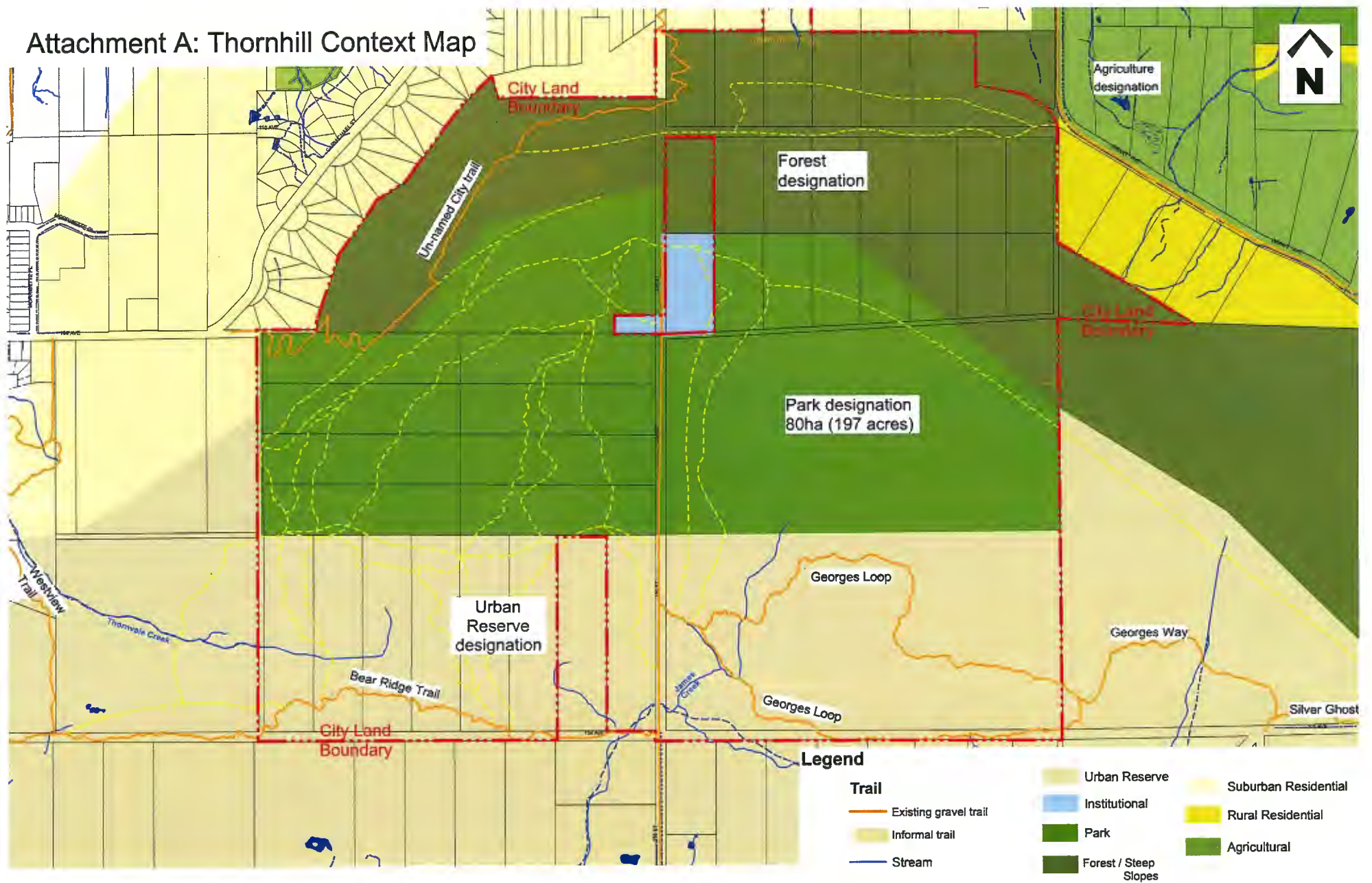

Reviewed by: **Valoree Richmond, MBCSLA**
Director of Parks & Facilities


Approved by: **David Boag**
General Manager, Parks, Recreation & Culture


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Thornhill Context Map

Attachment A: Thornhill Context Map



TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: February 16, 2021
FILE NO: 01-0640-30-2021
FROM: Chief Administrative Officer
MEETING: CoW
SUBJECT: 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2

EXECUTIVE SUMMARY:

At the January 2021 Parks, Recreation & Culture Advisory Committee (PRCC) meeting, staff presented a grant proposal opportunity with the Union of British Columbia Municipalities (UBCM), for a Poverty Reduction Planning & Action Program, Stream 2, with a focus on providing recreation to hard to reach or underserved neighbourhoods. The purpose of the pilot program is to re-engage all ages in community recreation and activities at no or low cost to the user. The Committee supports this initiative and seeks Council's endorsement to submit the application to the UBCM (attached).

RECOMMENDATION:

That staff submit an application to the Union of British Columbia Municipalities, 2021 Poverty Reduction Planning & Action Program, Stream 2, for a grant up to \$50,000 towards the 'Neighbourhood Mobile Recreation' pilot program.

DISCUSSION:

a) **Background Context:**

At the inaugural PRCC meeting on January 27, 2021, the Committee discussed a potential grant proposal for the 2021 Poverty Reduction Planning & Action Program, under Stream 2, to the Union of British Columbia Municipalities (UBCM). The "Neighbourhood Mobile Recreation" pilot program (detailed in this report) would fund recreation programs directly in neighbourhoods where participation is particularly low due to financial constraints and other barriers.

COVID-19 has adversely affected the lives of community members, causing many to change the way they participate in daily living, including how they engage in recreation and in connecting to the community and neighbourhood. Social distancing, and public health order restrictions for many community based activities, including facilities, community sports & performing art groups, has meant that some residents have lost access to recreation and connection to their supports, family, friends and neighbours.

According to the BC Community Health profile for the City of Maple Ridge published in 2019, income greatly impacts many social determinants of health; including living conditions (access to housing and transportation), healthy choices (healthy food option and recreational activities), and stress levels. It also references that individuals with the lowest income, experience the poorest health, and with each increase in income, health improves. Specifically, within the City of Maple Ridge, only 49% of residents with low income, reported having very good or excellent health; compared to 67.7% of residents with high income having very good to excellent health (2019 BC Community Health Profile).

If successful in obtaining the grant, staff will undertake research to identify hard to reach neighbourhoods/community hubs, and consult with people living in poverty or struggling with isolation due to the COVID-19 pandemic. Engagement will consist of providing neighbourhood recreation programming, education/training on accessing municipal services and resources for accessible, affordable activities.

The grant will also allow for a community based recreation assessment to be completed by participants to identify unmet gaps and needs within Parks, Recreation & Culture (PRC) services and inform future programming.

b) Desired Outcome:

The desired outcome is to provide neighbourhood recreation programming to support affordable activities for priority areas in Maple Ridge.

c) Strategic Alignment:

The proposed pilot program aligns with PRCC's mandate, the Age Friendly Action Plan, the Youth Strategy, the Sport & Fitness Strategy, and Council's strategic priority of Community Pride & Spirit.

d) Citizen/Customer Implications:

The 'Mobile Neighbourhood Recreation' pilot program will increase access to recreational opportunities, reduce or eliminate barriers, such as cost and transportation, and will positively increase the health and well-being of residents.

e) Business Plan/Financial Implications:

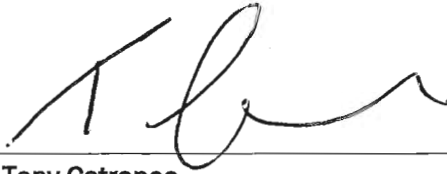
With Council's endorsement, the attached application will be submitted to the UBCM for the Poverty Reduction Planning & Action Program, Stream 2, which offers a maximum grant of \$50,000. If the application is successful, the City will contribute an in-kind contribution of an additional \$17,000 for meeting spaces, marketing, equipment and overall project support.

f) Policy Implications:

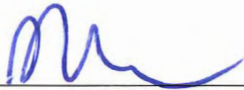
The grant funding will be used toward the development and implementation of a neighbourhood recreation pilot program that supports affordable activities in priority neighbourhoods in Maple Ridge. Recommendations regarding unmet needs and gaps in services may inform future policies.

CONCLUSION:

The 'Neighbourhood Mobile Recreation' pilot program will support citizens' access to affordable recreation, connect neighbours and re-engage them in community participation, which in turn leads to a positive impact on physical and mental health, and a decrease in healthcare costs.



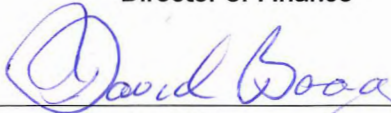
Prepared by: **Tony Cotroneo**
Recreation Manager, Community Engagement



Reviewed by: **Danelle Pope**
Director, Recreation & Community Engagement



Reviewed by: **Trevor Thompson**
Director of Finance



Approved by: **David Boag**
General Manager, Parks, Recreation & Culture



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2 Application
- (B) 2021 UBCM Poverty Reduction Planning & Action Grant Stream 2 Budget

Poverty Reduction Planning & Action

2021 Application Form for Stream 2 - Action

Please complete and return the application form and all required attachments by March 5, 2021. All questions are required to be answered by typing directly in this form.

If you have any questions, contact lgps@ubcm.ca or (250) 952-9177.

| SECTION 1: Applicant Information | AP- (for administrative use only) |
|---|--|
| Name of Local Government: City of Maple Ridge | Complete Mailing Address: 11995 Haney Place Maple Ridge, V2X 6A9 |
| Contact Person: Tony Cotroneo | Position: Manager, Community Engagement |
| Phone: 604-467-7392 | E-mail: tcotroneo@mapleridge.ca |

*Contact person must be an authorized representative of the applicant

| SECTION 2: <u>For Regional Projects Only</u> |
|--|
| <p>1. Identification of Partnering Applicants. For all regional projects, please list all of the partnering eligible applicants included in this application. Refer to Section 3 in the <i>Program & Application Guide</i> for eligibility.</p> <p>Not Applicable</p> |
| <p>2. Rationale for Regional Projects. Please provide a rationale for submitting a regional application and describe how this approach will support cost-efficiencies in the total grant request.</p> <p>Not Applicable</p> |

| SECTION 3: Project Information |
|---|
| <p>3. Project Information</p> <p>A. Project Title: Mobile Recreation Project</p> <p>B. Proposed start and end dates. Start: June 2021 End: May 2022</p> <p>C. Total proposed project budget:</p> <p>D. Total grant request:</p> |
| <p>4. A. Proposed Focus Areas. Please indicate which of the six priority action areas (as identified in <i>TogetherBC</i>) will be the primary focus of the proposed project:</p> |

- | | |
|--|---|
| <input type="checkbox"/> Housing | <input checked="" type="checkbox"/> Employment |
| <input checked="" type="checkbox"/> Families, children and youth | <input checked="" type="checkbox"/> Income supports |
| <input type="checkbox"/> Education and training | <input checked="" type="checkbox"/> Social support |

B. Please identify any other key priorities (as identified in *TogetherBC*) that your proposed activities will address:

Supports for Children and Families (Children, Youth, families, including single parents and senior services); Access to Services (specifically through leisure, recreation, subsidized programming, including afterschool care, home alone & babysitter training programs and access to community initiatives); Discrimination and Stigma (offering a welcoming and inclusive environment for all individuals to participate)

5. Confirmation of Poverty Reduction Plan or Assessment. As outlined in the *Program & Application Guide*, in order to be eligible for Stream 2, applicants must have a completed Poverty Reduction plan or assessment, or demonstrate that their Official Community Plan, or an equivalent plan, is inclusive of poverty reduction principles.

Please outline how your local government meets this requirement and attach completed plans, and/or assessments, or excerpts from higher-level plans, with the application form.

Stream 1 Poverty Reduction Plan is in progress, however delayed due to COVID-19 Public Health Order restrictions on public gathering.

The City of Maple Ridge has an Official Community Plan, aligns with the philosophy of the Poverty Reduction plan and includes principles pertaining to Parks, Recreation & Culture (Principle 13, 25) and recognizes that a healthy community depends on social services that meet the needs of a diverse population (principle 39).

Furthermore, the City of Maple Ridge, Parks, Recreation & Culture, completed a master plan in 2010, which includes 2.0 Parks and Open Spaces (pg 32) and 5.0 Target Populations, including seniors, children, youth and young adults, hard to reach and first nations, (pg 97).

In addition to the OCP and PRC Master Plan, the City of Maple Ridge has completed several community strategies, with a focus on community inclusion and poverty reduction. The completed strategies include:

- * Maple Ridge Youth Strategy (June 2019)
- * Sport & Physical Activity Strategy (2016-2021)
- * Maple Ridge Housing Action Plan (2014 and updated in 2021)
- * Age Friendly Initiative and Action Plan (2015)
- * Dementia Friendly Community (2018)

6. Proposed Activities. Please describe the specific activities you plan to undertake. Refer to Section 4 of the *Program & Application Guide* for eligible activities under Stream 2.

In order to facilitate a return to community recreation during and post COVID and identify the ongoing needs of our community members, the City of Maple Ridge proposes to undertake the following activities in the Neighbourhood Mobile Recreation Project:

1. Recruitment of Staff to research and identify through our network tables; hard to reach neighbourhoods/ community hubs and engage and consult people living in poverty or isolation through neighbourhood play, engagement and reconnection to community leisure and recreation;
2. Collaborate with our network tables for the recruitment, training and employment opportunity (honorariums) for people living in poverty or isolation.
3. Develop a community based survey, to be delivered to priority neighbourhoods, to assist in identifying unmet recreation and other municipal service needs;
4. Design, implement, deliver and evaluate neighbourhood based recreation, programming, for all ages and abilities by creating a Neighbourhood Mobile Recreation unit.
5. Provide activities that adhere to current Public Health Orders.

7. Intended Outcomes & Impacts. What are the specific intended outcomes and impacts of the proposed project? How will this help to reduce poverty at the local level?

- * Supporting poverty reduction at the local level by decreasing and/or eliminating transportation and recreation costs and by providing information on other low cost/no cost opportunities throughout the city.
- * Actively engaging families, seniors, children and youth
- * Provide information and registration application support for appropriate resources
- * Social Connectedness
- * Involve Key Sectors of the community including community organizations when appropriate
- * Provide training and income opportunities via honorariums for priority populations.

8. Proposed Deliverables. What will be the specific deliverables of the proposed project? List any policies, practices, plans, or documents that will be developed or amended as a result of your project.

The following deliverables will be achieved through the project:

- direct delivery of community recreation to priority neighbourhoods (taking the program/activity to the neighbourhood);
- resource and referral to community resources (Mental Health supports, financial supports, community based supports) to priority neighbourhoods;
- building strength and resilience among individuals with living experiences (Neighbourhood connection);
- building relationships among neighbourhoods (neighbours helping/supporting neighbours);
- Community engagement and identifying gaps and unmet needs within municipal recreation services

9. Community Partners & Participation by People with Lived Experience. To be eligible for funding, all projects must involve key sectors of the community including community-based poverty reduction organizations, people with lived experience of poverty, businesses, local First Nations and/or Indigenous organizations.

- A. List all confirmed partners that will directly participate in the proposed project and the specific role they will play. *Please note: up to three letters of support from partnering organizations may be submitted with the application*

Project Team:

- City of Maple Ridge Parks, Recreation & Culture Department: Project Management, Children Services, Youth Services, Sport and Fitness, Senior Services staff;

- Fraser Health, Healthy Communities Initiative: Research and knowledge brokering;
- Maple Ridge, Pitt Meadows, Katzie Community Network: Support work to connect with programs and resources for local Service Providers and their clients;
- Maple Ridge, Pitt Meadows, Katzie Seniors Network: Support work to connect with programs and resources for local Service Providers and their clients.

Stakeholders that will be consulted and engaged in project:

- FoundryBC
- Maple Ridge Youth Planning Table
- Community Services
- Family Education and Support Centre
- School District 42
- Ridge Meadows Seniors Society
- Fraser River Indigenous Society
- Katzie First Nations

B. Describe how people living in poverty or with a lived experience of poverty will participate in the proposed project.

Neighbourhoods will be identified and promotional material will be created highlighting opportunities for neighbourhood play programming.

People living in poverty, or with living experience will be included in all stages of the project. Programming will take into consideration the evaluation from participants and evolve as the 'In Neighbourhood Mobile Recreation project continues to grow and meet the needs of participants.

10. Sustainability. How will the proposed project be sustained after grant funding?

As we build neighbourhood programming and residents become familiar with community resources (facility programming, financial assistance, support services, transportation options, etc.), the hope is that residents will return to play at their local community recreation centre and/or school hub.

11. Evaluation. Describe how will the project be evaluated and the specific performance measures and/or benchmarks that will be used to measure outcomes. How will this information be used?

Staff will conduct ongoing evaluations throughout the consultation process to ensure that the voices of people living in poverty or with a living experience are heard. Participants will be asked to complete evaluation surveys after each session to allow staff to build on the needs of our citizens. Increased participation in community programs and an increase in subsidy applications will also be measured.

12. Additional Information. Please share any other information you think may help support your submission.

COVID-19 has adversely affected many of our community members causing many of us to change the way we participate in daily living, including our recreation, and connection to community and neighbourhood. The social distancing, and public health order restrictions for many community based activities, including facilities, community sports & performing art groups has meant that residents have lost the connection to their supports, family, friends and neighbours.

City of Maple Ridge residents reported through the My Health My Community survey conducted between June 2013 and July 2014 that only 47% of residents are meeting the recommended 150+ minutes of weekly physical activity. Low income and poverty are two predictors that are strongly linked to physical activity, community recreation and community sport participation.

According to the BC Community Health profile for the City of Maple Ridge, published in 2019, income greatly impacts many social determinants of health; including living conditions (access to housing and transportation), healthy choices (healthy food option and recreational activities), and stress levels. It also references that individuals with the lowest income, experience the poorest health, and with each increase in income, health improves. Therefore, it is important to consider all ranges of income when designing community programs and services to ensure access for all. Specifically, within the City of Maple Ridge, only 49% of residents with low income, reported having very good or excellent health; compared to 67.7% of residents with high income having very good to excellent health (2019 BC Community Health Profile).

Community recreation and grass roots services at the local level generally meet the primary needs of hard to reach neighbourhoods and the efforts of the community and its services support important goals such as community and social connectedness. However, research shows that access to community recreation can positively increase the health and wellbeing of residents. By Initiating a Neighbourhood Mobile Recreation program, we can increase resident participation in community living and improve overall health.

If successful in obtaining this grant, staff will be recruited to research and identify hard to reach neighbourhoods/ community hubs and engage and consult people living in poverty and/or isolation through neighbourhood play, engagement and re-connection to community recreation. Engagement will consist of program delivery, evaluation, education/training on how to access municipal services and affordable activities and community resources and referral information when appropriate.

The grant will also allow a community based recreation needs assessment to be completed by engaging participants in community surveys that will identify unmet gaps and needs within parks & recreational services.

SECTION 4: Required Attachments

Please submit the following with the application form:

- ☐ Council/Board Resolution – Indicating local government support for the proposed project and a willingness to provide overall grant management;
- ☐ Detailed budget, including itemized costs/activities that will be funded by the grant and separating out any in-kind and/or cash contributions from the applicant(s) or other grant funding;
- ☐ **For regional projects only:** Each partnering local government must submit a Council or Board resolution indicating support for the primary applicant to *apply for, receive, and manage the grant funding on their behalf.*

Submit the completed Application Form and all required attachments as an e-mail attachment to lgps@ubcm.ca and note "2021 Poverty Reduction" in the subject line. Submit your application as either a Word or PDF file(s). If you submit by e-mail, hardcopies and/or additional copies of the application are not required.

SECTION 5: Signature

Applications are required to be signed by an authorized representative of the applicant. Please note all application materials will be shared with the Province of BC.

Name:

Title:

Signature:

Date:

Poverty Reduction Planning & Action Stream 2, 2021 Application
Project Title: Neighbourhood Mobile Recreation Project

| Budget Items | Funding Requested from UBCM | Additional Information |
|--|--|---|
| Personnel Expenses <ul style="list-style-type: none"> Project Coordinator / Management Frontline staff (2) Honorariums | \$23,600 \$6,500 \$6,000 | <p><u>In-kind contributions:</u> City of Maple Ridge Recreation Coordinator will support the project lead in managing the project - Approximately 8 hours per month or \$7,500</p> <p>\$15 per hour honorariums (400 hours available for appropriate candidates)</p> <p><u>In-kind contributions:</u> Community Network will support Administration of honorarium candidates or \$2,500</p> |
| Meeting/Communication Expenses | \$1,400 | Food and beverages for group activity sessions and community consultation event; <p><u>In-kind contributions:</u> City of Maple Ridge (\$1,000) and Fraser Health (\$1,000) will donate venue space, meeting administration and Marketing Coordinator time.</p> |
| Sport & Recreation Equipment | \$8,500 | |
| Travel/Transportation Expenses | \$2,500 | <p><u>In-kind:</u> Vehicle and expenses will be shared by CMR or \$2,500</p> |
| Research, Training and Evaluation | \$500 | One time group training for Honorarium candidates <p><u>In-kind:</u> Fraser Health- Healthy Community Partnership, Foundry BC and CMR will support research, on-going training and evaluation of the project Approximately 3-4 hours per month or \$2000</p> |
| Administrative Expenses | | <p><u>In-kind:</u> 10% or \$5,000 of Grant Dollars for Grant Administration to CMR</p> |
| Printing/Publicity | \$1,000 | Promotional and outcome materials |
| Total | Funds requested from UBCM: \$50,000 | In-kind contributions: \$21,500 |

Community Development & Enterprise Services Committee Resolution

From the January 25, 2021 Meeting

5.5.1 Review of Waterfront Development

Councillor Yousef requested consideration of a Committee recommendation to Council to explore the possibility of revitalizing and developing waterfront property. The Chief Administrative Officer clarified that this item is not currently in the work plan for 2021 and would require the endorsement of Council to prioritize this work over other projects.

R/2021-006

It was moved and seconded

That the possibility of a feasibility review of revitalizing waterfront development be referred to Council by the Community Development & Enterprise Services Committee.

CARRIED