

***COMMITTEE OF THE WHOLE
AGENDA
March 6, 2017
1:00 p.m.
Council Chamber***

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

Note: If required, there will be a 15-minute break at 3:00 p.m.

Chair: Acting Mayor

1. *DELEGATIONS/STAFF PRESENTATIONS* – (10 minutes each)

1:00 p.m.

1.1 Proposed Civic Facilities

- Linda Meyer

1.2 Ripe Rides

- Nitesh Mistry, Director of Business Operations
- Tiffany Rennick, Marketing Coordinator

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

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

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

1101 2013-085-SD, 23154 136 Avenue, Local Area Service

Staff report dated March 6, 2017 recommending that a Local Area Service Bylaw be authorized for enhanced landscape maintenance costs for property located at 23154 136 Avenue referred to as “Robinson Eco Cluster” and that Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.

1102 2012-004-DVP, 23791 112 Avenue

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2012-004-DVP to vary a requirement to construct an urban road on 112 Avenue and to vary the front yard setback.

1103 2017-018-DVP, 2013-029-DP, 22305 and 22315 122 Avenue

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-018-DVP for variances to increase maximum building height from 4 to 5 storeys, to increase the height of the underground parking structure, to reduce the underground parking structure setback and to reduce the number of short term bicycle parking stalls and that the Corporate Officer be authorized to sign and seal 2013-029-DP to permit a five storey apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone.

1104 2014-091-DVP, 12420 Ansell Street

Staff report dated March 6, 2017 recommending that the Corporate Officer be authorized to sign and seal 2014-091-DVP for variances to reduce the carriageway widths on Ansell Street and 124 Avenue and to reduce the road right-of-way on 124 Avenue.

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

1131 Strategic Wildfire Prevention Initiative – UBCM Grant Funding

Staff report dated March 6, 2017 recommending that staff make application for grant funding to the Union of British Columbia Municipalities (UBCM) Strategic Wildfire Prevention Initiative for FireSmart Planning and that the City provide overall grant management for the FireSmart funding.

4. *PARKS, RECREATION & CULTURE*

1151 Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park)

Staff report dated March 6, 2017 recommending that Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates, that a contingency be established for the project and further that the Corporate Officer be authorized to execute the contract.

5. ***ADMINISTRATION***

1171

6. ***CORRESPONDENCE (moved to consent section on Council agenda)***

1181

7. ***OTHER ISSUES***

1191

8. ***ADJOURNMENT***

9. ***COMMUNITY FORUM***

COMMUNITY FORUM

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: _____

Date: _____

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First, Second, and Third Reading
Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016
23154 136 Avenue

MEETING DATE: March 6, 2017
FILE NO: 2013-085-SD
MEETING: C of W

EXECUTIVE SUMMARY:

The developer of the property located at 23154 136 Avenue has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, requesting the City provide a Local Area Service Bylaw specific to those properties to be created by subdivision. The service is for enhanced landscape maintenance of enhanced road bioswales, and a parkette within the development. The bylaw will require the future property owners of each the 31 single family lots to pay an annual fee as a Local Service Tax for these enhanced landscape maintenance areas within the development. Similar Local Area Service bylaws have been established in Albion and Silver Valley. A concurrent rezoning application (2013-085-RZ) is scheduled for final reading on February 28, 2017.

RECOMMENDATIONS:

1. That a Local Area Service Bylaw, as formally petitioned by the developer of the lands referred to as 'Robinson Eco Cluster', and per the *Community Charter, Part 7, Division 5, 211 (1)(a)*, be authorized for the enhanced landscape maintenance costs to be levied on the benefitting properties to be created by subdivision of the land; and further
2. That Local Area Service Bylaw No. 7277-2016 be given first, second and third readings.

DISCUSSION:

a) Background Context:

The subject property located at 23154 136 Avenue is 3.51 hectares (8.66 acres) in area (see Appendix A). Although there is a panhandle from 136 Avenue, the property is currently accessed by a driveway through the property to the south (23083 132 Avenue) (see Appendix B). The applicant is proposing to rezone a portion of the property from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District) to permit a subdivision of approximately 27 lots. In the first phase of the development the existing house will remain on Lot 27 but is intended to be further subdivided into 5 lots when the house is removed, for a total of 31 single family lots (see Appendix C). The remainder of the property will be dedicated as Park for protection of the watercourses, riparian habitat and environmentally sensitive areas.

b) Desired Outcomes:

A Local Area Service Bylaw is required for the enhanced landscape maintenance of enhanced road bioswales and a parkette within the development in order for subdivision approval under application

2013-085-SD. The developer has made a formal petition, per the *Community Charter, Part 7, Division 5, 211 (1)(a)* (see Appendix D), requesting the City provide a Local Area Service Bylaw, specific to those properties to be created by subdivision.

The developer of the site will be responsible for the enhanced landscaped areas installation costs and maintenance costs, ensuring 100% survival, for two years after completion of planting. The costs for ongoing maintenance in subsequent years will then be provided by the 31 property owners after subdivision. The cost recovery method will be through the collection of 100% of the enhanced landscaping maintenance costs as a Local Service Tax.

c) Enhanced Landscape Area Requirements:

The enhanced landscape maintenance areas include enhanced road bioswales and a parkette. These areas are identified on the Bylaw Map (Schedule “A” of Appendix “E”). The planting concept for these landscape areas is for enhanced natural areas that will be planted with a variety of native trees and shrubs.

The recommended procedures and frequencies for maintenance is attached as Schedule “B” of Appendix “E”, under the BC Landscape Standard. The planting plan for the enhanced landscape planting areas was prepared by Phoenix Environmental Services and is attached as Schedule “C” of Appendix “B”. This standard is for preservation of natural conditions, with weeds and debris removed as necessary. The standard includes maintaining areas to preserve natural plantings in a natural condition. Phoenix Environmental Services has provided an estimate for the yearly maintenance of \$3,660.00 per year after the developer’s initial two year maintenance period, attached as Schedule “B” of Appendix “E”.

d) Citizen Implications:

The estimated cost of the petitioned service will be \$118.00 per year for each residential lot of the 31 lots in the Robinson Eco Cluster-Local Area Service. It is anticipated that this charge will start in 2021, after the completion of the one year maintenance period required from the developer. Potential buyers prior to 2020 will be advised of the future charge through a notation on the Property Tax Information Sheet. Once the charge comes into effect, the cost will be included in the property tax.

e) Interdepartmental Implications:

Operations Department:

The enhanced landscaping maintenance requirements for the enhanced landscape planting areas in this development are in excess of the funded base level of maintenance provided throughout Maple Ridge, and therefore would be unfunded by the City. Local Area Service bylaws have been established in several other areas in the City, including Albion and Silver Valley.

Finance Department:

The Property Tax section of the Finance Department will impose the cost of this service as a levy and place the notation on the tax roll of the benefitting property owners, anticipated to be in 2021.

CONCLUSION:

It is recommended that the formal petition by the developer for a Local Area Service be authorized by Council for the enhanced landscape maintenance costs to be levied on the benefitting properties to be created by subdivision of the land; and that first, second and third readings be given to Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M.Urb
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

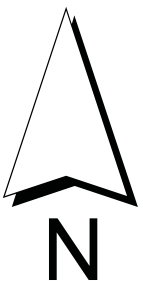
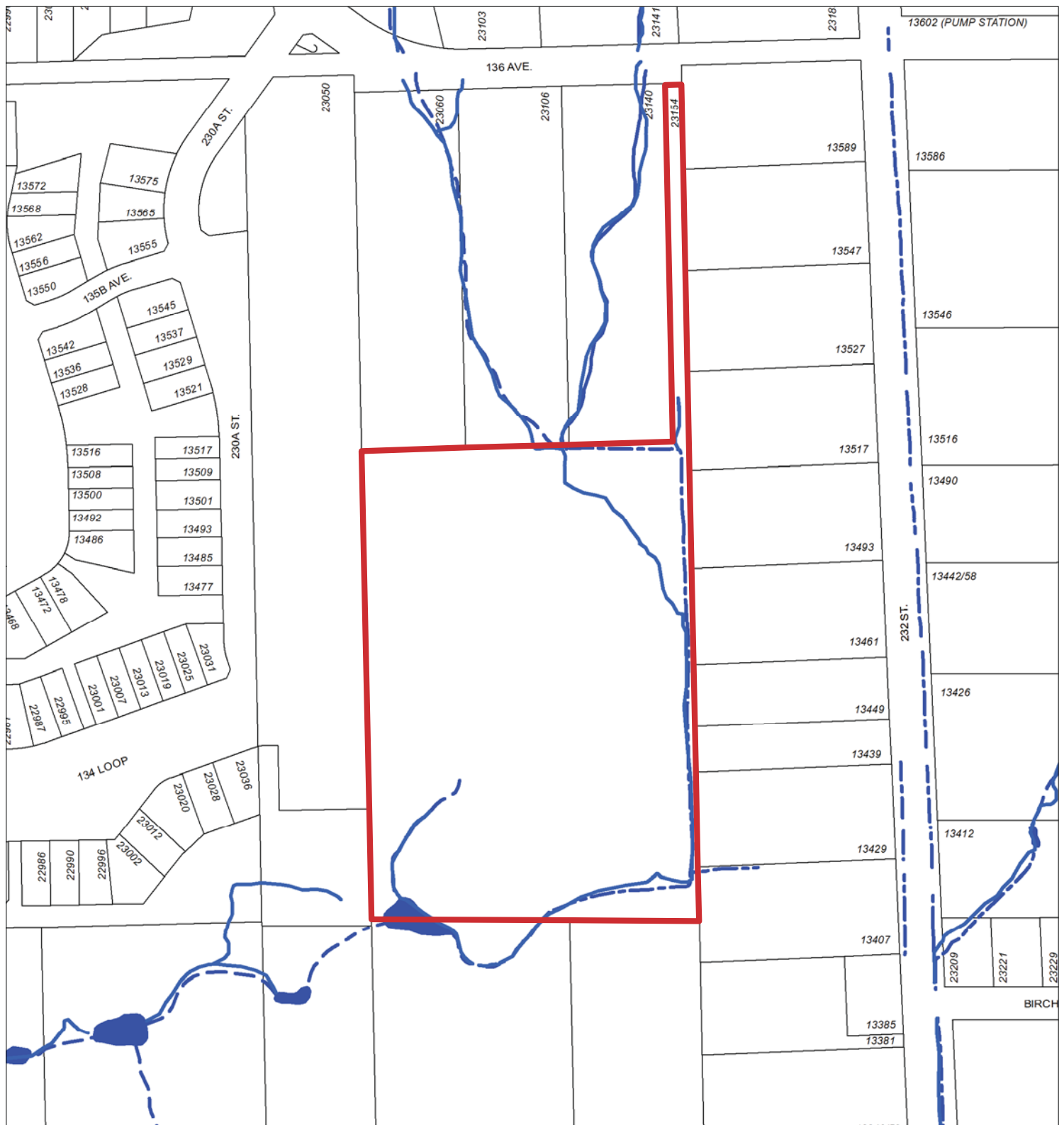
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer






The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Subdivision Plan
Appendix D - Petition for Local Area Service
Appendix E - Local Area Service Bylaw No. 7277-2016



Scale: 1:2,500

Legend

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

23154 136 AVENUE

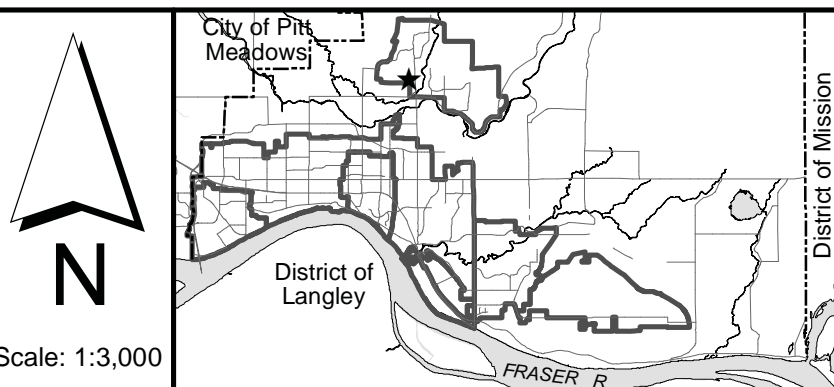


FILE: 2013-085-RZ
DATE: Mar 2, 2016

BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:3,000

23154 136 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

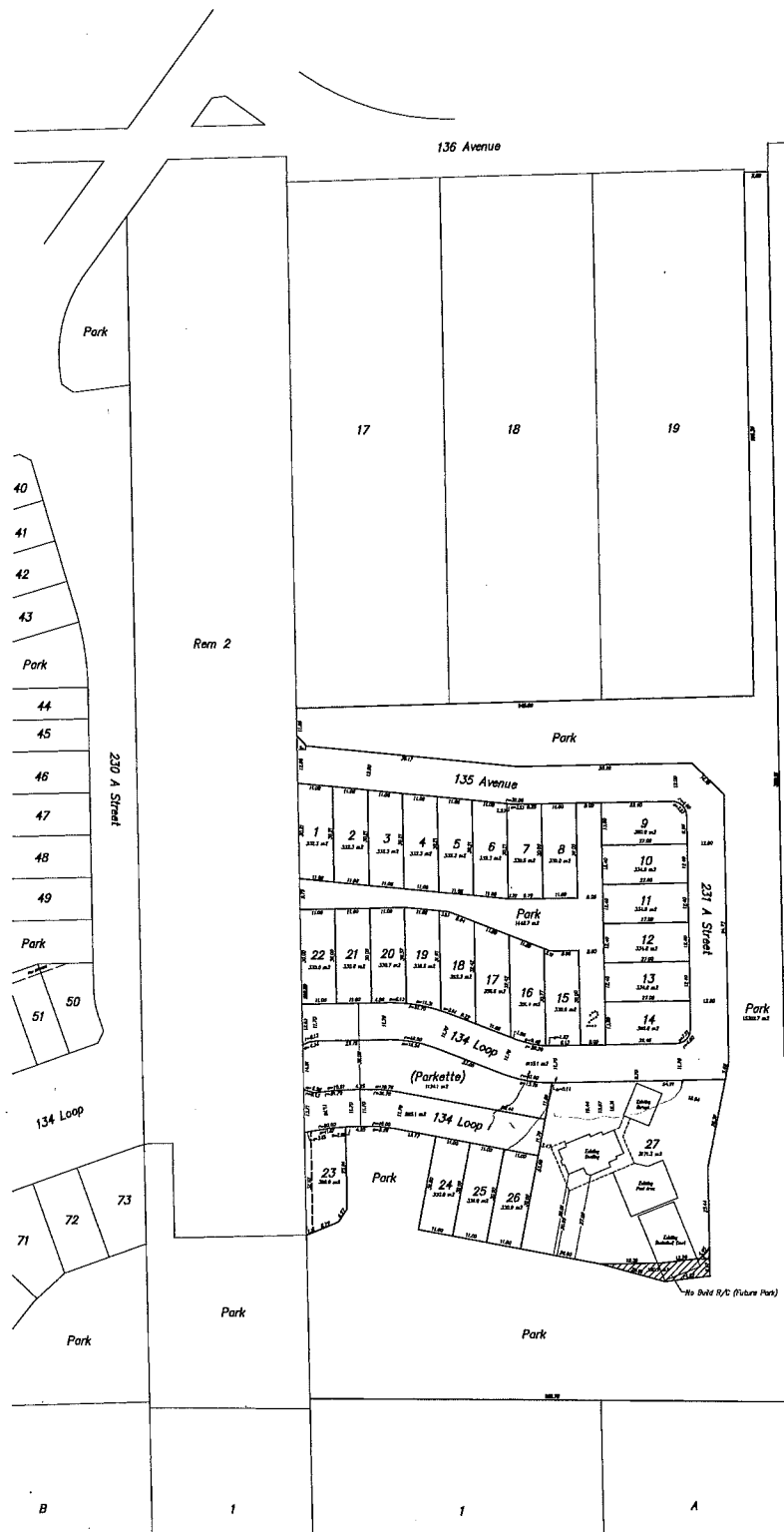
FILE: 2013-085-VP

DATE: Feb 14, 2017

BY: PC



APPENDIX C



SCALE 1 : 750
0 10 25 50 75 m

Client: **Aplin & Martin Consultants Ltd.**

Project: **SD Plan for 2013-085-R2**

Drawing Title:
**Survey Sketch Plan Of Proposed Subdivision Of
Lot 2 Section 29 Township 12
New Westminster District Plan LMP9042**

Benchmark Notes:



Terra Pacific
Land Surveying Ltd.
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2500 Fax: 604-463-4501

Legend:

Notes:

Certified Correct
This 22nd day of July, 2016.

Paper Size: 34" x 22"

Date: July 22, 2016

File: MR12-728ROBINSON SUB_REV3_SKETCH 27 LOTS

Mapa: Robinson, BC23

APPENDIX D

October 28, 2016

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

Dear Mayor and Council

**Re: PETITION FOR LOCAL AREA SERVICES ("LAS") REGARDING LANDSCAPE MAINTENANCE FOR
PROPOSED SUBDIVISION AT 23154 136 Avenue, Maple Ridge, BC, 2013-085-RZ.**

The subject property is located at 23154 136 Avenue. The service is for 31 lots.

The estimated annual maintenance cost of the vegetated enhancement areas within the entire subdivision, is approximately \$3,660 or approximately \$118.06 per lot.

The cost recovery method for 100% of the annual maintenance cost would be by way of a local services tax within the property tax system. As the petitioner will be paying for the first year of maintenance, cost recovery for the homeowners should commence in year 2 from the date of installation of the enhancement works.

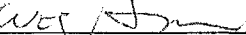
The Robinson Family forwards this petition to the City of Maple Ridge for approval by Mayor and Council.

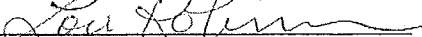
Sincerely,

Property Owners

Daniel Robinson 

Susanne Robinson 

Wesley Robinsons 

Lori Robinson 

APPENDIX E

**CITY OF MAPLE RIDGE
LOCAL AREA SERVICE
BYLAW NO. 7277-2016**

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

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

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

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

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

Lot 2 Section 29 Township 12 New Westminster District Plan LMP9042

that will benefit from the service.

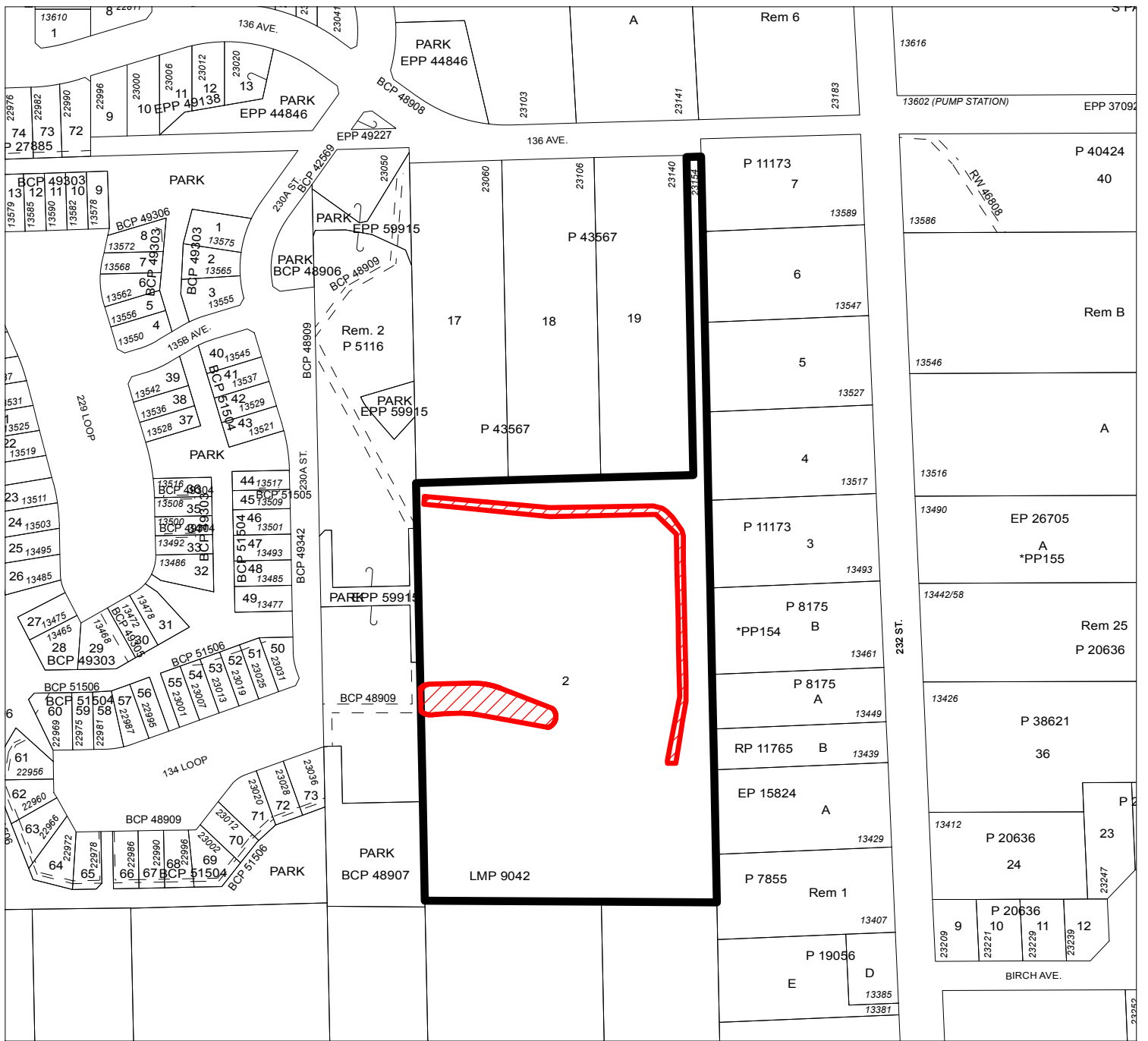
NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited as “Robinson Eco Cluster Local Area Service Bylaw No. 7277-2016”.
2. The contents of Schedules “A”, “B” and “C” attached hereto are hereby declared to be made an integral part of this Bylaw.
3. The Local Area Service of the City for the benefit of which the enhanced landscape areas are to be maintained as a municipal service are defined as the hatched areas on the attached Schedule “A”.
4. The recommended procedures and frequencies for maintenance and Annual Charges are described on the attached Schedule “B”.
5. The Enhanced Landscape Area planting and design plans “Robinson Ecocluster – Maple Ridge” and “Robinson Ecocluster Planiting Details” by AquaTerra Environmental Ltd dated August 16, 2016 and “Typical Cross Sections & Curb Returns” by Aplin & Martin dated August 2015; are attached as Schedule “C”
6. This bylaw shall take effect as of the date of adoption hereof.

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



MAPLE RIDGE LOCAL AREA SERVICE BYLAW

Bylaw No. 7277-2016

 Enhanced Landscape Areas

 Original Lot Boundary



"Schedule A"



SCALE 1:2,999

CITY OF MAPLE RIDGE
LOCAL AREA SERVICE
BYLAW NO. 7277 - 2016

SCHEDULE "B"

Class of Work:

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

Annual Charge:

The Annual Charge is based on a per lot basis for each of the 31 lots created by the subdivision of:

Lot 2 Section 29 Township 12 New Westminster District Plan LMP9042

of \$118.00 starting in 2021.

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

The Annual Charge Adjustment:

The annual charge will be reviewed each year by the Operations Department, and adjusted accordingly to reflect any change in maintenance requirements or costs, and to reflect any increase in the Consumer Price Index (CPI) for Vancouver, BC for the immediately preceding year commencing with 2018, as provided by Statistics Canada.

SCHEDULE "B"

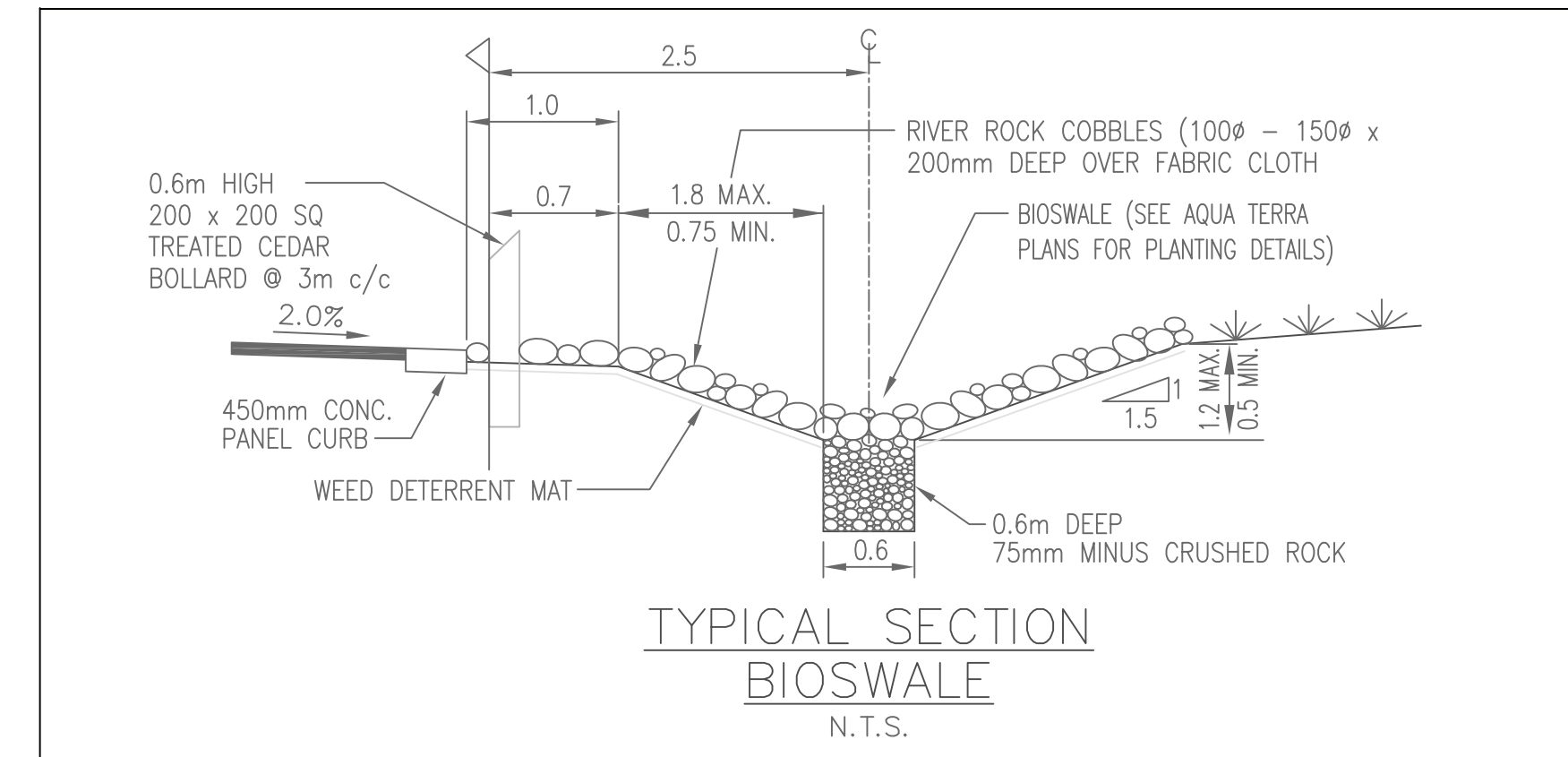
Local Area Service (LAS) Agreement Landscape Maintenance Program

23154 136 Avenue, Maple Ridge, BC



Bylaw # 7277 - 2016

Procedure	Schedule (Month)												Frequency	Yearly Cost
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		
Inspection/Reporting		x		x	x	x	x	x	x	x		x	As shown	\$600.00
Garbage Removal		x		x	x	x	x	x	x	x		x	As shown	\$600.00
Weeding				x	x	x	x	x	x	x			Monthly in growing season	\$1,050.00
Invasive plant removal				x	x	x	x	x	x				Monthly in growing season	\$600.00
Prune shrubs													As required only	\$100.00
Hazard tree assessment and abatement													Every 5 years or when reported	\$100.00
Note: Property developer is responsible for 2 years of establishment maintenance and warranty on plant material													Sub-Total	\$3,050.00
													15% Administration Fee	\$457.50
													GST	\$152.50
City of Maple Ridge or contractor will begin maintenance after 2 years establishment maintenance														
													Total	\$3,660.00



--- = SITE BOUNDARY

 = LAS AREAS (PARKETTE)

 = LAS AREAS (BIOSWALES)

AREAS FOR LAS

ALOUETTE FARMS LTD.
27-Lot Residential Subdivision
23154 136 Avenue, Maple Ridge, BC

 **PHOENIX**
ENVIRONMENTAL SERVICES LTD.
505 - 1755 W. Broadway, Vancouver V6J 4S5
tel. 604.689.3888 fax. 604.689.3880

DATE: OCT. 2016

DRAWN BY: NGL

SCALE: N/A

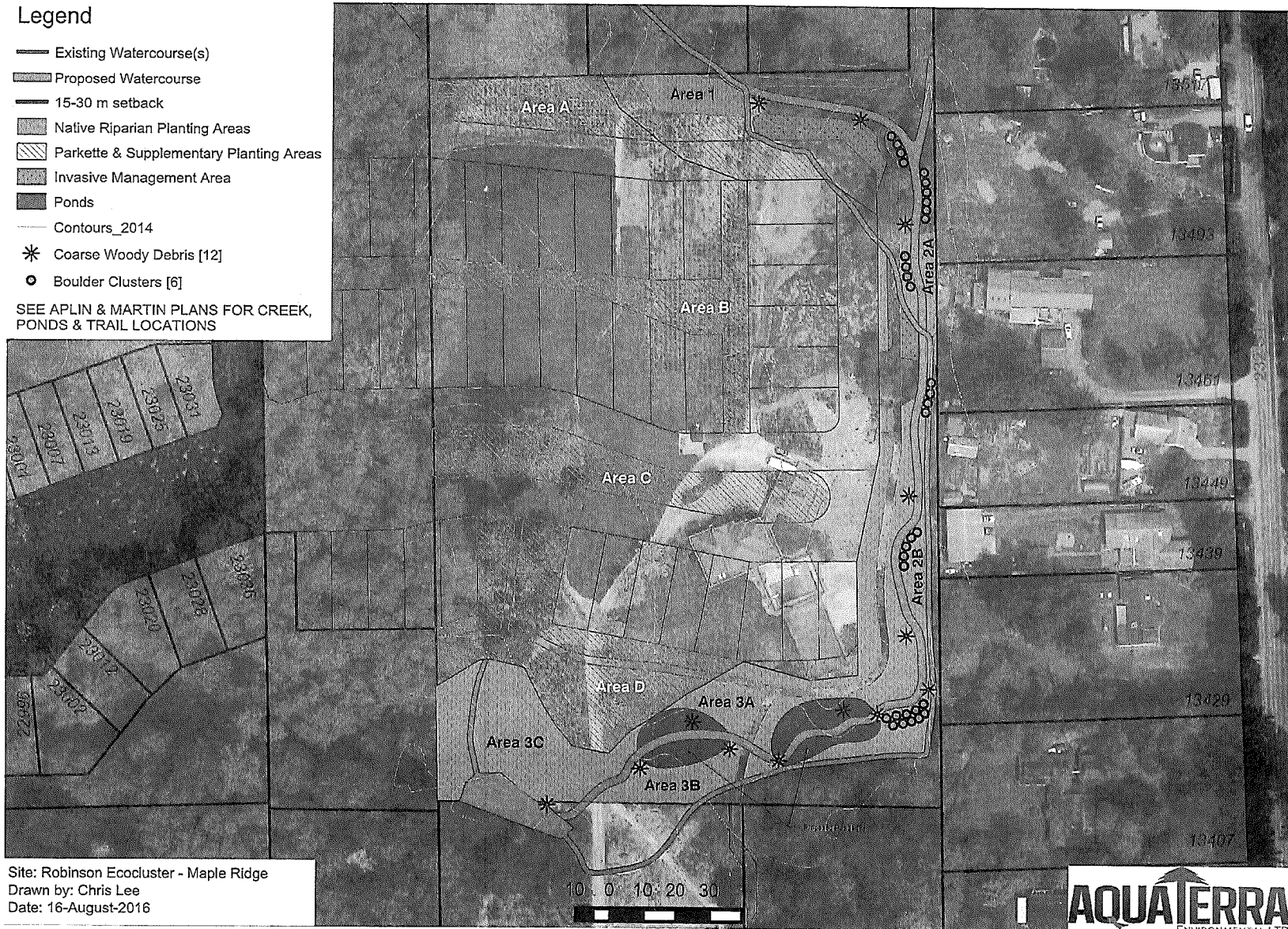
DWG:23154-136.LAS AREAS.dwg

Schedule "C"

Legend

- Existing Watercourse(s)
- Proposed Watercourse
- 15-30 m setback
- Native Riparian Planting Areas
- Parkette & Supplementary Planting Areas
- Invasive Management Area
- Ponds
- Contours_2014
- * Coarse Woody Debris [12]
- Boulder Clusters [6]

SEE APLIN & MARTIN PLANS FOR CREEK, PONDS & TRAIL LOCATIONS



Site: Robinson Ecocluster - Maple Ridge
 Drawn by: Chris Lee
 Date: 16-August-2016



Robinson Ecocluster Planting Details

Area Descriptor	Area A	Area B	Area C	Area D	Area E	Area 2A	Area 2B	Area 3A	Area 3B	Area 3C	Invasive Management Areas	Pot Size	Est. Cost Per Plant (Installed)	Sub-total
Area Type	Parkette	Parkette	Parkette	Parkette	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone	Native Riparian Zone			
Approximate Area	1,738 sq.m.	1,450 sq.m.	1,730 sq.m.	2,800 sq.m.	285 sq.m.	300 sq.m.	810 sq.m.	1,095 sq.m.	520 sq.m.	1,125 sq.m.	350 sq.m.			

Planting Prescription

Trees														
Big-leaf Maple	<i>Acer macrophyllum</i>	30					50			20		2 gallon	\$12.00	\$1,200.00
Black Hawthorn	<i>Crataegus douglasii</i>	30	50		85		25	20	15	10		2 gallon	\$12.00	\$2,820.00
Pacific Dogwood	<i>Cornus nuttallii</i>	45	25		50			20	30	10		2 gallon	\$12.00	\$2,160.00
Red Alder	<i>Alnus rubra</i>		100		100	20		20		50		2 gallon	\$12.00	\$3,480.00
Black Cottonwood	<i>Populus balsamifera</i>	30	25		85			20	30			2 gallon	\$12.00	\$2,280.00
Western Redcedar	<i>Thuja plicata</i>	15			30	15		20	15	10		2 gallon	\$12.00	\$1,260.00

Shrubs														
Beaked Hazelnut	<i>Corylus cornuta</i>	25			75			20	50			1 gallon	\$6.00	\$1,020.00
Black Twinberry	<i>Lonicera involucrata</i>	25	25		25			15		20		1 gallon	\$6.00	\$660.00
Cascara	<i>Rhamnus purshiana</i>	25	25		50					25		1 gallon	\$6.00	\$750.00
Common Snowberry	<i>Symphoricarpos albus</i>		100	200	100		30	50		50		1 gallon	\$6.00	\$3,180.00
Dull Oregon Grape	<i>Mahonia aquifolium</i>	100	50	200								1 gallon	\$6.00	\$2,100.00
Hardhack	<i>Spiraea douglasii</i>				100	25	50	50		65	75	1 gallon	\$6.00	\$2,190.00
Indian Plum	<i>Oelmeria cerasiformis</i>				50	25		50	50	50		1 gallon	\$6.00	\$1,740.00
Mock Orange	<i>Philadelphus lewisii</i>	25	50									1 gallon	\$6.00	\$450.00
Noddy Rose	<i>Rosa nutkana</i>	150	100					50				1 gallon	\$6.00	\$1,800.00
Oceanspray	<i>Halodiscus discolor</i>	50	75		50		25	50				1 gallon	\$6.00	\$1,500.00
Pacific Ninebark	<i>Physocarpus capitatus</i>		50			20	25				25	1 gallon	\$6.00	\$720.00
Red Elderberry	<i>Sambucus racemosa</i>				100			63	20	25		1 gallon	\$6.00	\$1,248.00
Red-osier Dogwood	<i>Cornus stolonifera/saricoca</i>				100	18	50	50		53		1 gallon	\$6.00	\$1,626.00
Salmonberry	<i>Rubus spectabilis</i>				100	20	50	50	50	80	75	1 gallon	\$6.00	\$2,850.00
Salal	<i>Gaultheria shallon</i>	50	50	200								1 gallon	\$6.00	\$1,800.00
Shrubby Cinquefoil	<i>Desiphora fruticosa</i>			130								2 gallon	\$12.00	\$1,560.00
Smooth Sumac	<i>Rhus glabra</i>			135								2 gallon	\$12.00	\$1,620.00
Vine Maple	<i>Acer circinatum</i>				100		50	50				1 gallon	\$6.00	\$1,200.00
Willow	<i>Salix sp.</i>				200		50			80		whips	\$1.00	\$330.00

BOLD - Denotes fruit bearing plant

GUIDING PRINCIPLES:

Required Minimum Plant Count (1 plant per 2 sq. m)

Proposed Credits (Existing Trees/Vegetation - outside SPEA)

% Coniferous Trees (minimized to reflect Fire Hazard Assessment)

% Fruit Bearing (minimum 25% of all vegetation planted)

600 plants	725 plants	865 plants	1400 plants	143 plants	150 plants	405 plants	548 plants	260 plants	563 plants	175 plants
268 trees	50 trees		15 trees; 40 shrubs							

105 of 1050 trees=10.0%

2629 of 5731 plants=45.9%

"School Trail" Hedge (360m - 240 Western Red Cedars @ \$25.00/each)

5 Year Maintenance	
Initial Year	\$1,500.00
2-3 Years	\$1,000.00
4-5 Years	\$600.00
TOTAL	

Environmental Monitoring	
1st Year	\$1,000.00
2-5 Years	\$3,000.00
TOTAL	

TOTAL PLANTS: 5831
ESTIMATED TOTAL COST: \$41,544.00

\$6,000.00

\$3,100.00

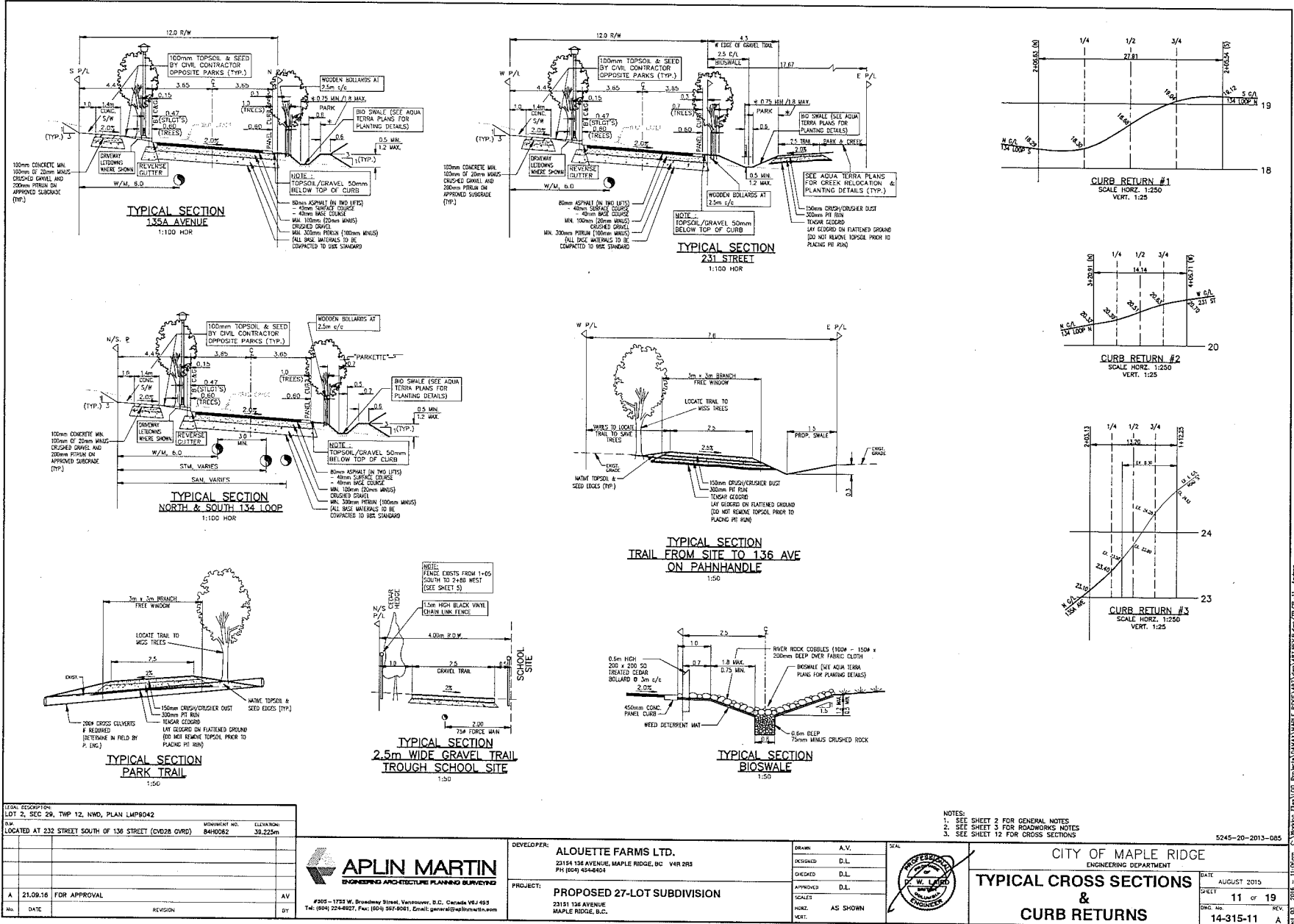
\$4,000.00

TOTAL ESTIMATED COST: \$54,644.00



= Fire DP Requirements: DO NOT PLANT within 15m of proposed structures and minimum of 7.5m apart from each other or existing coniferous trees

Prepared by: Chris Lee, Principal-AquaTerra Environmental Ltd.
Date: 16-August-2016
Revised: 07-October-2016



TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
23791 112 Avenue

MEETING DATE: March 6, 2017
FILE NO: 2012-004-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

Development Variance Permit application 2012-004-DVP has been received in conjunction with a subdivision application to create a sixteen single family residential lot subdivision on the eastern portion of the property located at 23791 – 112 Avenue. The requested variance(s) are as follows:

1. To vary the requirement to construct an urban local road on 112 Avenue west of the existing cul-de-sac due to the topography. It is not intended to be completed; and
2. To vary the front yard setback from 5.5 metres (18 feet) from the front lot line to 3.0 metres (9.8 feet) for proposed Lot 1.

Council will be considering final reading for rezoning application 2012-04-RZ on March 14, 2017.

It is recommended that Development Variance Permit 2012-004-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2012-004-DVP respecting property located at 23791 112 Avenue.

DISCUSSION:

a) Background Context

Applicant: Aplin & Martin Consultants (David Laird)
Owner: Maple Industries Ltd.
Legal Description: Parcel "G" (Reference Plan 1387) Except: portion on Plan LMP38552 of the South East Quarter Section 16 Township 12 New Westminster District

OCP :	Existing:	Urban Residential, Conservation,
	Proposed:	Urban Residential, Conservation
Zoning:	Existing:	RS-3 (One Family Rural Residential)
	Proposed:	R-1 (Residential District)
Surrounding Uses:		
North:	Use:	Park, Single Family Residential
	Zone:	RS-3 (One Family Rural Residential), RS-1b (One Family Urban (Medium Density Residential) Conservation
	Designation:	
South:	Use:	Single Family Residential, Park
	Zone:	R-3 (Special Amenity Residential District), CD-1-93 (Amenity Residential District), RS-3 (One Family Rural Residential)
	Designation:	Urban Residential, Conservation
East:	Use:	Single Family Residential and future Fire Hall Site
	Zone:	RS-1b (One Family Urban (Medium Density) Residential, and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential, Conservation
West:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
Existing Use of Property:		Rural Single Family Residential
Proposed Use of Property:		Urban Single Family Residential
Site Area:		5.950 ha. (14.75acres)
Access:		112 Avenue and continuation of 238 Street
Servicing:		Urban Standard
Concurrent Applications:		2012-004-SD, 2012-004-DP, 2012-004-VP

b) Project Description:

The subject property is located in the Cottonwood area at the northwest corner of 112 Avenue and a future continuation of 238 Street. (Appendix "C") The majority of the property is designated Conservation and a narrow strip of land on the east side of the property, between the top-of-bank for Horseshoe Creek and the east property line, is designated Urban Residential. North of the property there is a single row of single family lots on the west side of 238 Street with steep slopes down to Horseshoe Creek in the rear. This proposed development will continue that pattern south to 112 Avenue. Single family lots are also located south of 112 Avenue. The lands north and west of the property are dedicated park land for Conservation purposes. The future Fire Hall/Park property is to be located east of this property at 238 112 Avenue.

The subject property is 5.95 ha. (14.7 acres) in area (Appendices A and B). The applicant is proposing to rezone the developable portion of the property to R-1 (Residential District) for approximately 16 lots fronting onto 238 Street. The balance of the property will be dedicated as Park for the protection of the steep slopes and watercourses. Road dedication is required to construct 238 Street along the east side of the property as a continuation of the existing street at the north end, and to connect with Kanaka Way at the south. To achieve this road alignment, additional road will be dedicated from the City-owned property at 23863 112 Avenue, which is the future location for Fire Hall #4. 112 Avenue terminates in a cul-de-sac on the south side of the property and will not be extended further to the west across the Horseshoe Creek ravine due to the steep slopes. In addition, a 4.5 metres (14.85 feet) wide service corridor will be dedicated to the rear of the lots to provide access for future maintenance of the municipal services to be located there.

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. The Subdivision and Development Services Bylaw establishes standards for provision of services for utilities and roads for a 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. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To vary the requirement to construct the road west of the existing cul-de-sac, that the portion of road west of the cul-de-sac not be constructed.

The proposed variance is supported as the road is not expected to ever be extended west of the existing cul-de-sac on 112 Avenue due to the environmentally sensitive land that have steep terrain and watercourse.

2. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 6, Section C, (11) (c) (i).* To vary the front lot line from 5.5 metres (18 feet) to 3.0 metres (9.8 feet) for 23791 112 Avenue.

The applicant needs to site the house closer to 238 Street to have a sufficiently sized envelope for the house and back yard, where the lands slope down to the west. Therefore, the front lot line setback is to be reduced from 5.0 metres to 3.0 metres. This is justified to achieve a better configuration to the development.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because they will allow protection of environmentally sensitive area, more efficient use of the land and the extension of the existing development pattern in the neighbourhood.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-004-DVP.

“Original signed by Wendy Cooper”

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

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

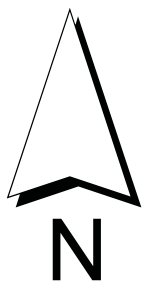
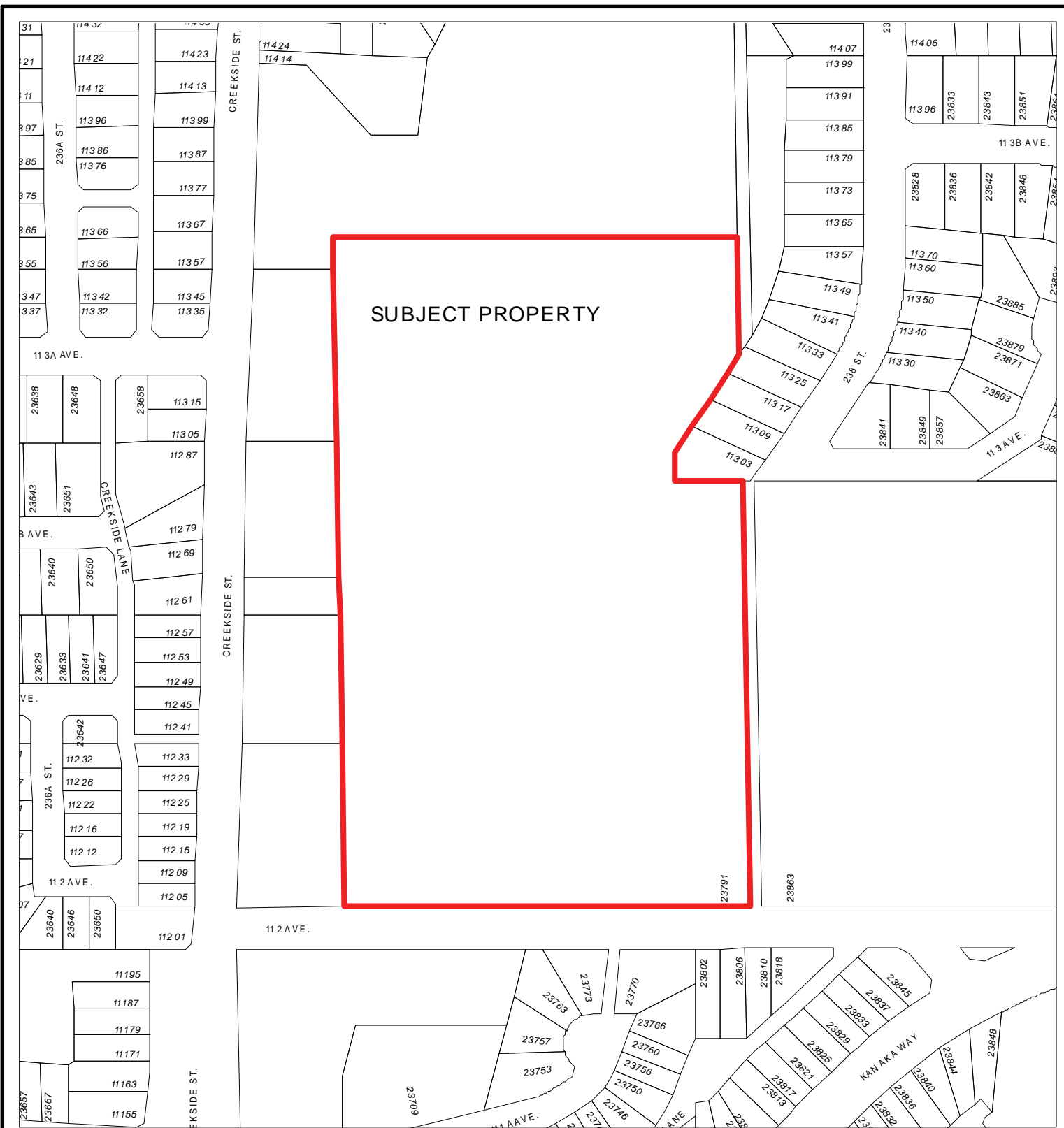
“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer

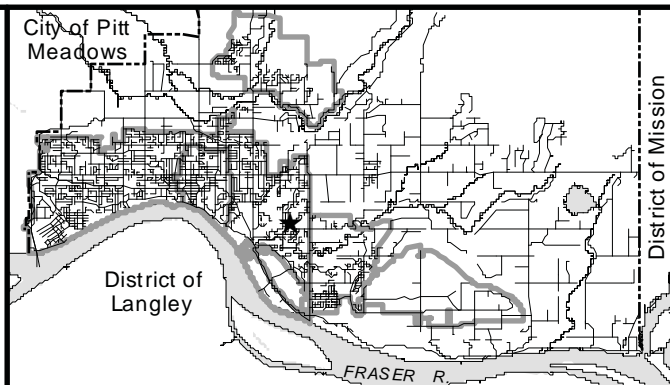
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Proposed Layout
Appendix D – Proposed Variances.

APPENDIX A



Scale: 1:2,500



23791 112 Avenue



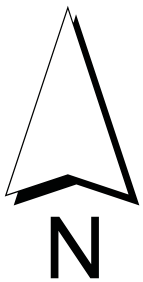
CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Dec 4, 2014

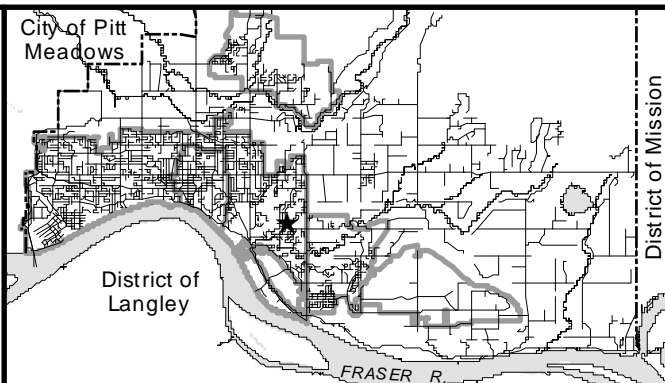
2012-004-VP

BY: JV

APPENDIX B



Scale: 1:2,500



23791 112 Avenue



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Dec 4, 2014

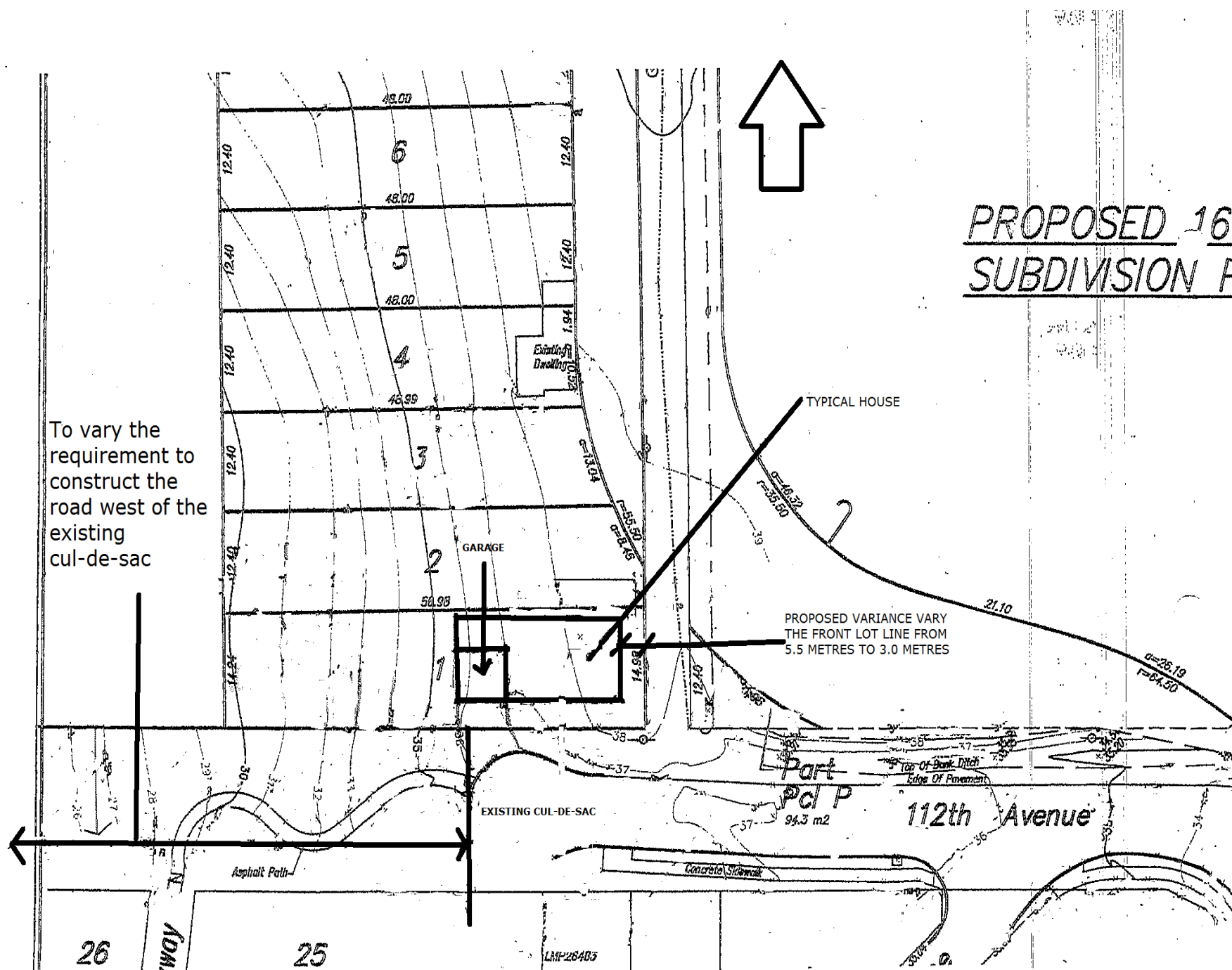
2012-004-VP

BY: JV

File: WRS3-BSTSub Rev 2

APPENDIX C

PROPOSED 16
SUBDIVISION F



City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council

MEETING DATE: March 6, 2017
FILE NO: 2013-029-DP
2017-018-DVP

FROM: Chief Administrative Officer

MEETING: C of W

**SUBJECT: Development Permit and Development Variance Permit
22305 and 22315 122 Avenue**

EXECUTIVE SUMMARY:

A Town Centre Development Permit application and a Development Variance Permit application have been received for the subject properties, located at 22305 and 22315 122 Avenue, to construct a five storey apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone. This application is subject to the Town Centre Development Permit Guidelines – North View Guidelines as outlined in the Town Centre Area Plan of the Official Community Plan (OCP). The applicant is seeking the following variances:

- to increase the maximum height from 4 to 5 storeys.
- to increase the height of the underground parking structure from 0.8 m (2.6 ft) to 1.2 m (3.9 ft) above the average finished grade of the site.
- to reduce the underground parking structure setback from 1.5 m (4.9 ft) to 0 m on the west interior side property line and from 3 m (9.8 ft) to 0.8 m (2.6 ft) at the rear property line.
- to reduce the number of short term bicycle parking from 21 to 16 stalls.

Council granted first reading for Zone Amending Bylaw No. 6987-2013 on June 25, 2013 and second reading on January 13, 2015. This application was presented at Public Hearing on February 17, 2015, and Council granted third reading on February 24, 2015. Council granted a first extension on February 23, 2016. Council will be considering final reading for rezoning application 2013-029-RZ on March 14, 2017.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-018-DVP respecting property located at 22305 and 22315 122 Avenue;
2. And further that, the Corporate Officer be authorized to sign and seal 2013-029-DP respecting property located at 22305 and 22315 122 Avenue.

DISCUSSION:

a) Background Context:

Applicant: Bissky Architecture and Urban Design

Legal Description: Lots A and B, District Lot 399, NWD Plan NWP13442

OCP: Existing: Low-Rise Apartment

Zoning: Existing: RS-1 (One Family Urban Residential)

Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-5 (Low Density Apartment Residential)
	Designation:	Ground Oriented Multi-Family, Conservation
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground Oriented Multi-Family
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Rise Apartment, Conservation
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Low Rise Apartment

Existing Use of Property: Vacant

Proposed Use of Property: Multi-Family Residential

Site Area: 0.326 hectares (0.8 acres)

Access: 122 and 123 Avenues

Servicing requirement: Urban Standard

b) Project Description:

The subject site consists of two properties, characterized by a flat topography and forested in the northern portion of the site. The site fronts 122 Avenue at the south end and 123 Avenue at the north end, and is designated *Low-Rise Apartment* in the Official Community Plan. There is currently no sidewalk along either frontage of 122 or 123 Avenues. The properties have relatively narrow frontages (20 metres each) with significantly longer lot depths (approximately 80 metres). The overall site is smaller than one acre.

The applicant proposes to construct a five storey wood frame building containing 69 one and two bedroom units. 46 of the proposed units will have two bedrooms, and the remaining 23 will have one bedroom. Underground parking is provided, on two levels, one of which is a half floor and does not extend for the entire building footprint. The main building entrance is oriented on 122 Avenue, which is consistent with other apartment buildings on the south side of 122 Avenue and further west on the north side of 122 Avenue. The underground parking structure will be accessed opposite the main entrance, via 123 Avenue. A common activity room is provided on the ground floor.

c) Variance Analysis:

The Zoning and Off-Street Parking and Loading Bylaws establish minimum and maximum regulations for development and parking. A Development Variance Permit allows Council some flexibility in the approval process. The requested variances and rationale for support are described below.

1. *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 604, 7:* to increase the maximum height from 4 to 5 storeys.

This variance reflects proposed changes to the RM-2 (Medium Density Apartment) zone in the draft Zoning Bylaw, and also aligns with the policies of the Town Centre Area Plan to support multi-family development ranging between three and five storey construction (see Appendix D).

2. *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 604, 8:* To increase the height of the underground parking structure from 0.8 m (2.6 ft) to 1.2 m (3.9 ft) above the average finished grade of the site.

The topography of the site is generally flat, but does slope down in the north-east corner towards Morse Creek. Due to the two levels of underground parking to accommodate the necessary number of parking spaces, the underground parking structure projects beyond the site grade and this is most prominent in the north-east corner. The applicant has requested a relaxation on the height of the underground structure that will project above grade (see Appendix C). This variance is supportable in order to minimize the amount of site grading required and to accommodate a two level parking structure with the soil conditions. In order to reduce the visual impact of the projecting wall face, landscaping will be planted in front of the wall.

3. *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 604, 6.b):* To reduce the underground parking structure setback from 1.5 m (4.9 ft) to 0 m on the west interior side property line and from 3 m (9.8 ft) to 0.8 m (2.6 ft) on the rear property line.

Due to the height of the building and the number of proposed dwelling units, the underground parking structure will abut the western property line and will be sited closer to 122 Avenue than the Zoning Bylaw currently permits (see Appendix C). As this structure projects less than 1.2 m (3.9 ft) above grade, the reduce setbacks are not anticipated to impact the functionality of the development.

4. *Off-Street Parking and Loading Bylaw No.4350 - 1990, Section 10.4 Maple Ridge Town Centre Bicycle Parking Space Requirements, Low-Rise, Medium Rise and High Rise Residential:* To reduce the number of short term bicycle parking spaces from 21 to 16 spaces.

The applicant has provided two 1.8 m (6 ft) long bike racks at the front entrance of the development that have a rated capacity for eight bikes each. Due to the configuration and width of the front entrance, a reduction in five bike parking spaces has been requested (see Appendix E). This variance is supportable as a 74 m² (800 ft²) long term bicycle parking room has been provided in the underground parking level to accommodate the requirement for 18 bike lock up spaces. Additionally, instances of outdoor bike parking shortages are anticipated to be relatively low.

d) Planning Analysis:

Official Community Plan:

Pursuant to Section 8.11 of the Official Community Plan, the applicant has submitted a Town Centre Area – Northview Precinct Development Permit application to ensure the current proposal complies with key guideline concepts as outlined below based on the Project Architect's design rationale:

1. Promote North and South View as distinctive, highly liveable multi-family neighbourhoods.

The proposed development will increase the residential density in the Northview Precinct and add to the existing mix of low rise apartments, townhouses, and single family homes in the area. As this is one of the first developments with a fifth floor in the RM-2 (Medium Density Apartment Residential) zone, this development will complement the existing three and four storey apartments nearby. The 122 Avenue sidewalk extension along the frontages of both the subject properties and the neighbouring properties to the west and east (22295 and 22333 122 Avenue), will enhance the liveability and safety for pedestrians.

2. Create a pedestrian-friendly, ground-oriented, multi-family community

The underground parking access is located at the rear of the properties, via 123 Avenue. As a result, the building entrance and 122 Avenue sidewalk are not impacted by driveway access. This creates a safer walking environment along the development frontage, which is beneficial for children and families walking to and from schools in the surrounding area. Benches and covered areas in front of the building entrance further enhance define the sidewalk areas.

3. Maintain cohesive building styles.

This neighbourhood is a mix of building age, style and building massing. Each site is somewhat different to the next – creating an eclectic, varied and layered streetscape and community. The building is consistent with new developments in the Town Centre in terms of colour palette, building finishes, and massing.

4. Capitalize on important views.

The proposed building is oriented north-south, and will provide views of the Golden Ears Mountains from the top floors.

5. Provide private and semi-private green space.

Each unit will have a private outdoor space comprising of either a ground floor patio or a balcony, both of which will overlook landscaped area. Semi private green space will surround the apartment building and will contain pedestrian pathways and seating.

6. Provide climate appropriate landscaping and green features

The Project Landscape Architect has provided appropriate plants and trees, for both the climate and the form of development around the perimeter of the building.

7. Maintain street interconnectivity.

Street interconnectivity will be maintained with this development application, and improvements along both 122 and 123 Avenue will enhance pedestrian amenities. Pedestrian access points are provided at both the north and south ends of the building.

e) Advisory Design Panel:

This project was forwarded to the Advisory Design Panel on October 14, 2014. Following presentations from the project Architect and Landscape Architect, the Advisory Design Panel provided a resolution, which is outlined below. The project Architect and Landscape Architect have provided responses to each resolution item.

- *Consider stepping down the upper edge of the underground parking building along the west side to incorporate landscaping.*

Making this change is not possible as there is already very limited clearance in the underground parking, even along the edge, and the geotechnical engineer has advised against pushing

the slab lower than is already shown. However, the Landscape Architect has incorporated some trailing vines which will cascade down the face of this expose wall which will result in a similar effect as was discussed at the ADP.

- *Consider making the area along the ramp more transparent when viewed from the street.*
The north wall has been eliminated along the ramp and a hand rail only is showing so that this area remains open and transparent.
- *Consider improving the urban realm close to the main entrance of the building where it connects to the sidewalk.*
The entry walkway has been expanded here to create a more open and welcoming approach to the entry at grade.
- *Consider increasing one of the corner or central building elements to be taller and thus more prominent.*
This change has been made and is reflected on the final architectural and landscape drawings.
- *Consider using contrast colouring on some of the higher level soffits and for the entry feature.*
This change has been made and is reflected in the final colour palette and building elevation drawings.
- *Consider providing a 15 minute drop off zone at the curb side in front of the main entrance.*
This item has been discussed with the Engineering Department.
- *Consider incorporating a pocket of short term visitor bicycle parking adjacent to the ramp at the main entrance.*
This change has been made and is reflected on the final architectural and landscape drawings.
- *Consider reworking the landscaping area at the north-west corner of the building to provide a more direct path to that entrance.*
This change has been made and is reflected on the final architectural and landscape drawings.
- *Consider introducing a trellis to the overhang at the underground parking.*
This change has been made and is reflected on the final architectural and landscape drawings.

f) Citizen Implications:

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

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$127,853.00, the security will be \$127,853.00.

CONCLUSION:

A Town Centre Development Permit application and a Development Variance Permit application have been received for the subject properties, located at 22305 and 22315 122 Avenue, to construct a five storey, 69 unit apartment building with underground parking under the RM-2 (Medium Density Apartment Residential) zone. As the proposed development is in compliance with the Town Centre Area Plan, it is recommended that the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-018-DVP and Development Permit 2013-029-DP.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M. Urb
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

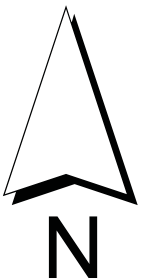
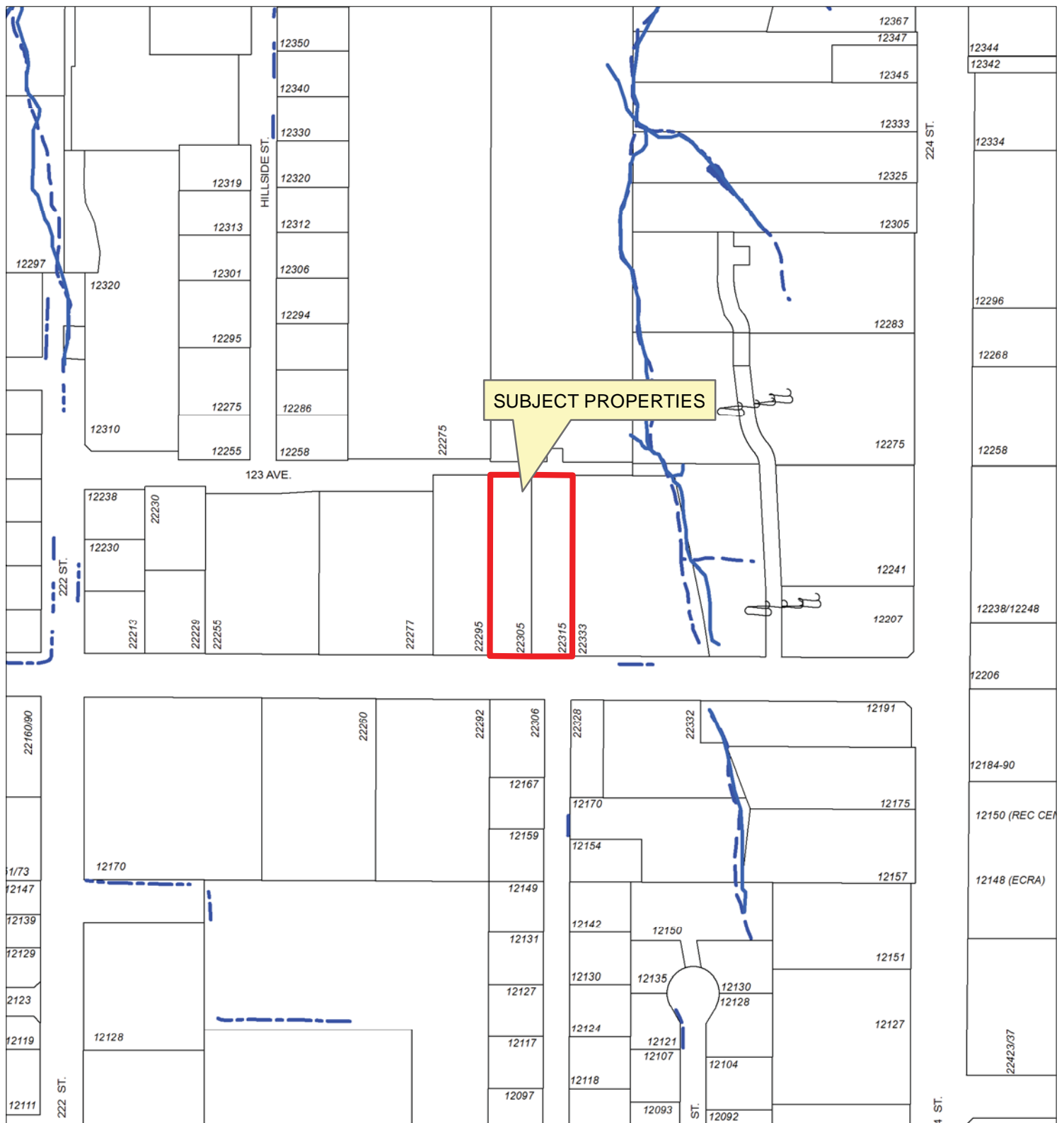
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by E.C. Swabey”

Concurrence: E.C. Swabey
Chief Administrative Officer




The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Site Plan
- Appendix C – Underground Parking Setback and Height Variance
- Appendix D – Building Elevations Showing Height Variance
- Appendix E – Landscape Plan Showing Short Term Bicycle Parking Variance



Scale: 1:2,500

Legend

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

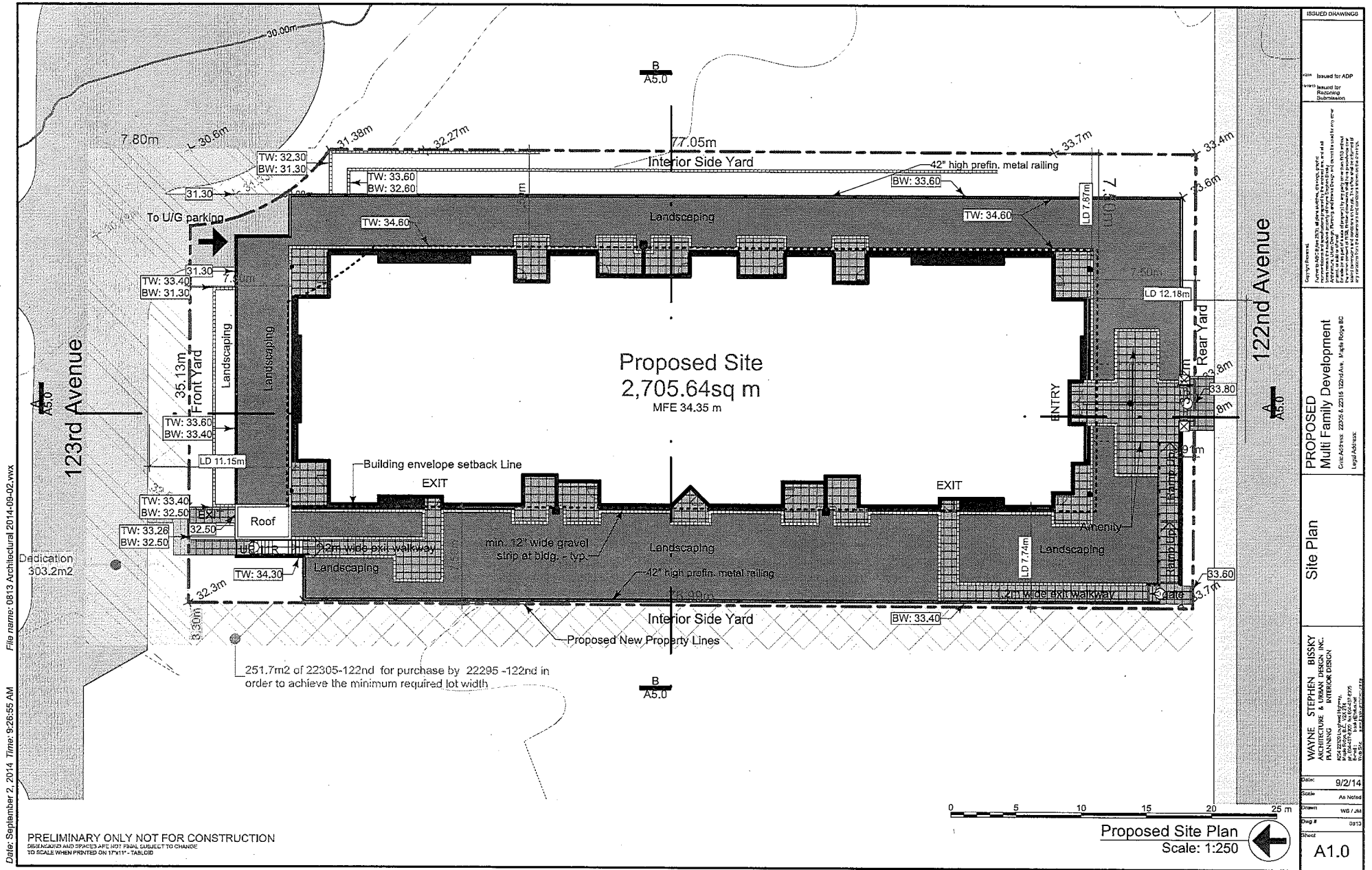
22305/22315 122 Avenue



2017-018-VP
DATE: Jan 25, 2017

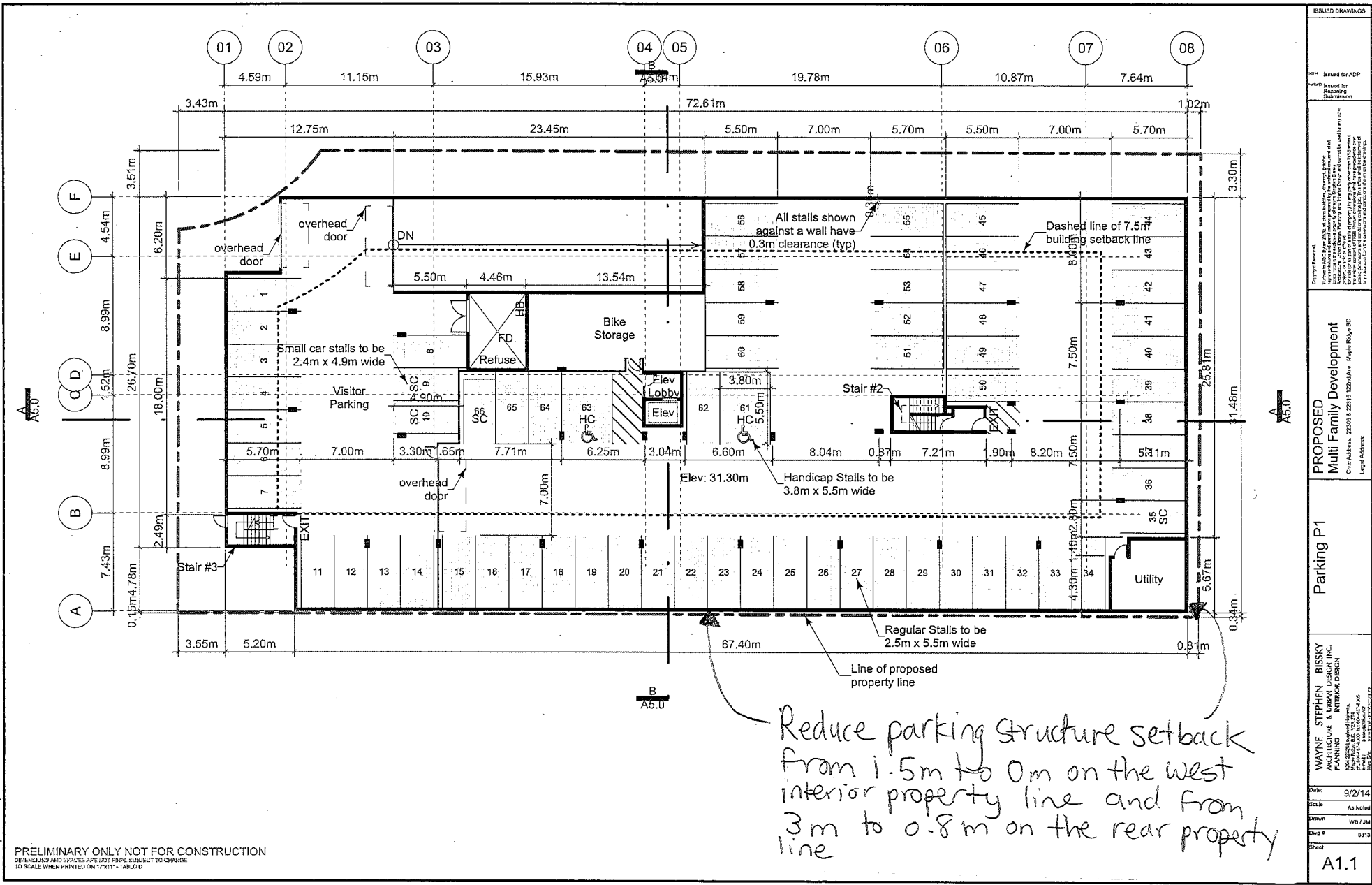
BY: JV

APPENDIX B



APPENDIX C

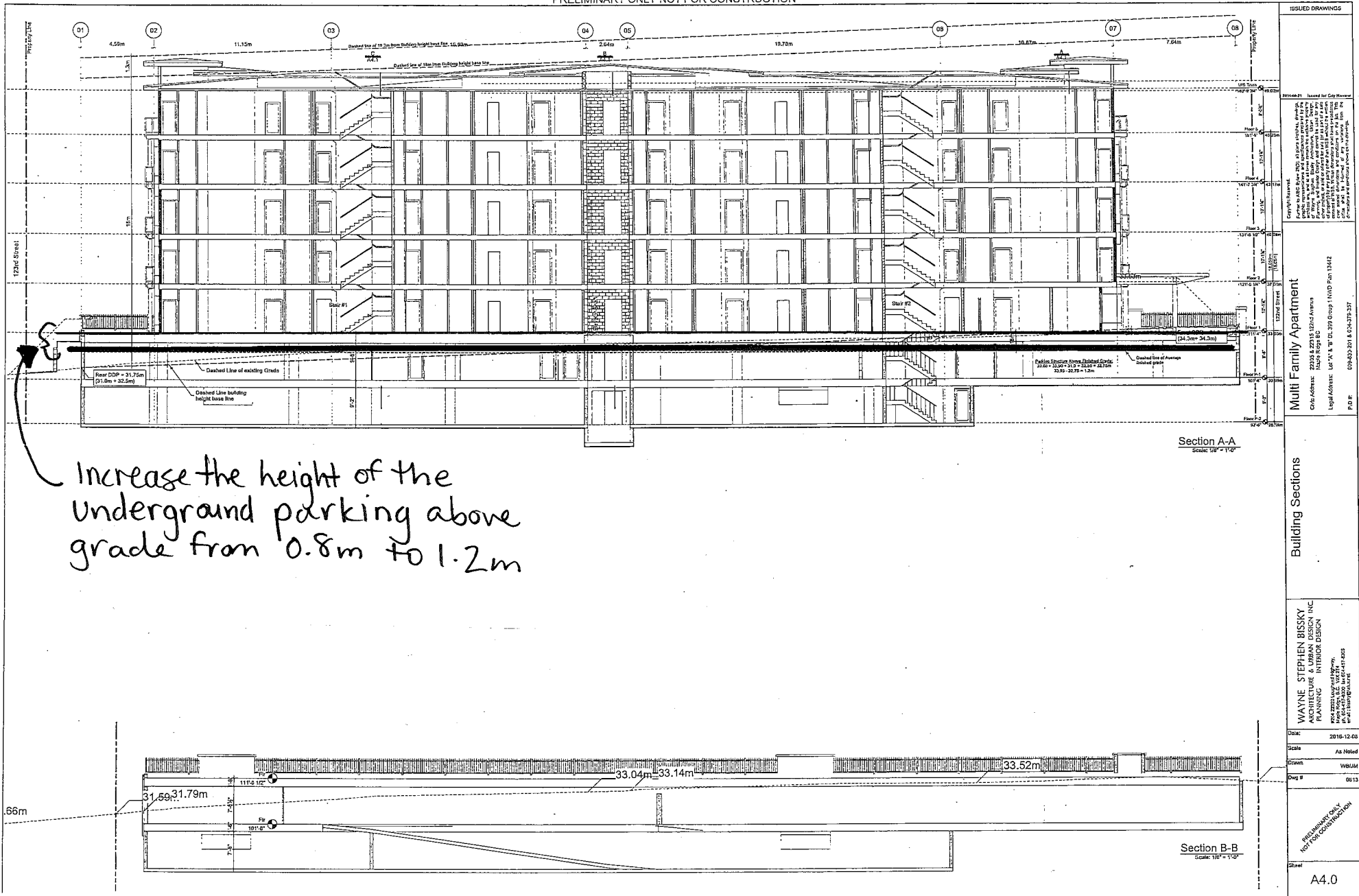
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DIMENSIONS AND SPACES ARE NOT FINAL, SUBJECT TO CHANGE
TO SCALE WHEN PRINTED ON 1/8" X 11" - TABLOID

<p>ISSUED DRAWINGS</p> <p>10/11/14 Issued for ADP</p> <p>10/11/14 Issued for Planning Submission</p> <p>10/11/14 Issued for Planning Submission</p>	<p>10/11/14 Issued for Planning Submission</p> <p>10/11/14 Issued for Planning Submission</p> <p>10/11/14 Issued for Planning Submission</p>	<p>PROPOSED Multi Family Development</p> <p>Grid Address: 2205 & 2215 122nd Ave. Maple Ridge BC</p> <p>Legal Address:</p>	<p>Parking P1</p>	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN</p> <p>Date: 9/2/14</p> <p>Title: As Noted</p> <p>Drawn: WB / JAL</p> <p>Proj #: 0813</p> <p>Sheet: A1.1</p>
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PRELIMINARY ONLY NOT FOR CONSTRUCTION



<p>ISSUED DRAWINGS</p>	<p>2016-08-21 Issued for City Review</p>
<p>Multi Family Apartment</p> <p>Site Address: 1234 5th Street, New York, NY 10001</p> <p>Legal Address: Lot 1 & 2, 1234 5th Street, New York, NY 10001</p> <p>P.O. #: 000-000-000 & 000-000-000</p>	<p>Wayne Stephen Bissky ARCHITECTURE & INTERIOR DESIGN INC. PLANNING & INTERIOR DESIGN</p> <p>DATE: 2016-12-09</p> <p>Scale: As Noted</p> <p>Drawn: WBS/AM</p> <p>Dep #: 0013</p> <p>PRELIMINARY ONLY NOT FOR CONSTRUCTION</p> <p>A4.0</p>

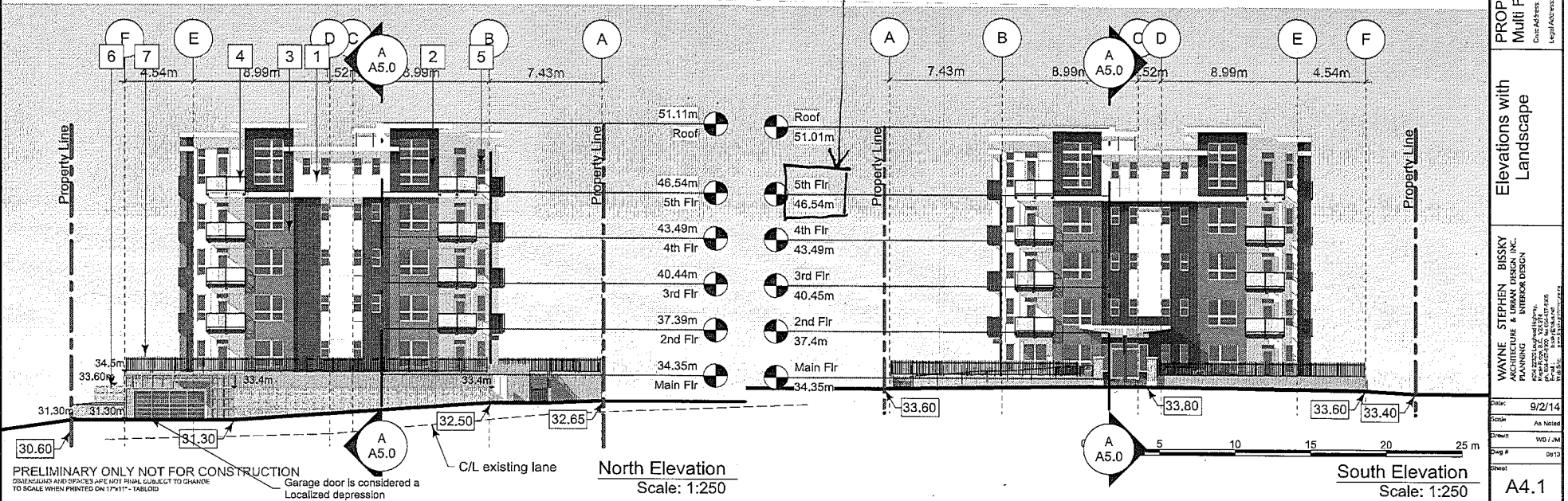
The building will be sprinklered.
NC = Noncombustible Construction
C = Combustible Construction

Compartment	Unit	Area of Facade	Limiting Distance	Unprotected Openings		Construction of Building Face	Cladding	
				Allowed	Actual			
North Facade	All	312.5 m2	12.18 m	to C/L 122nd	100.0 %	27.2 %	3/4hr, C	C
East Facade	All	927.4 m2	7.87 m	to P/L	58.1 %	36.8 %	3/4hr, C	C
South Facade	All	312.5 m2	11.15 m	to C/L 123rd	100.0 %	26.0 %	3/4hr, C	C
West Facade	All	923.9 m2	7.74 m	to P/L	57.2 %	35.7 %	3/4hr, C	C

- 1 ARCHITECTURAL PANEL - WHITE
- 2 ARCHITECTURAL PANEL - RED
- 3 ARCHITECTURAL PANEL - SILVER
- 4 GLAZED GUARDRAIL
- 5 VINYL FRAMED WINDOW
- 6 MASONRY RETAINING WALL - SEE LANDSCAPE
- 7 PREFINISHED METAL RAILING

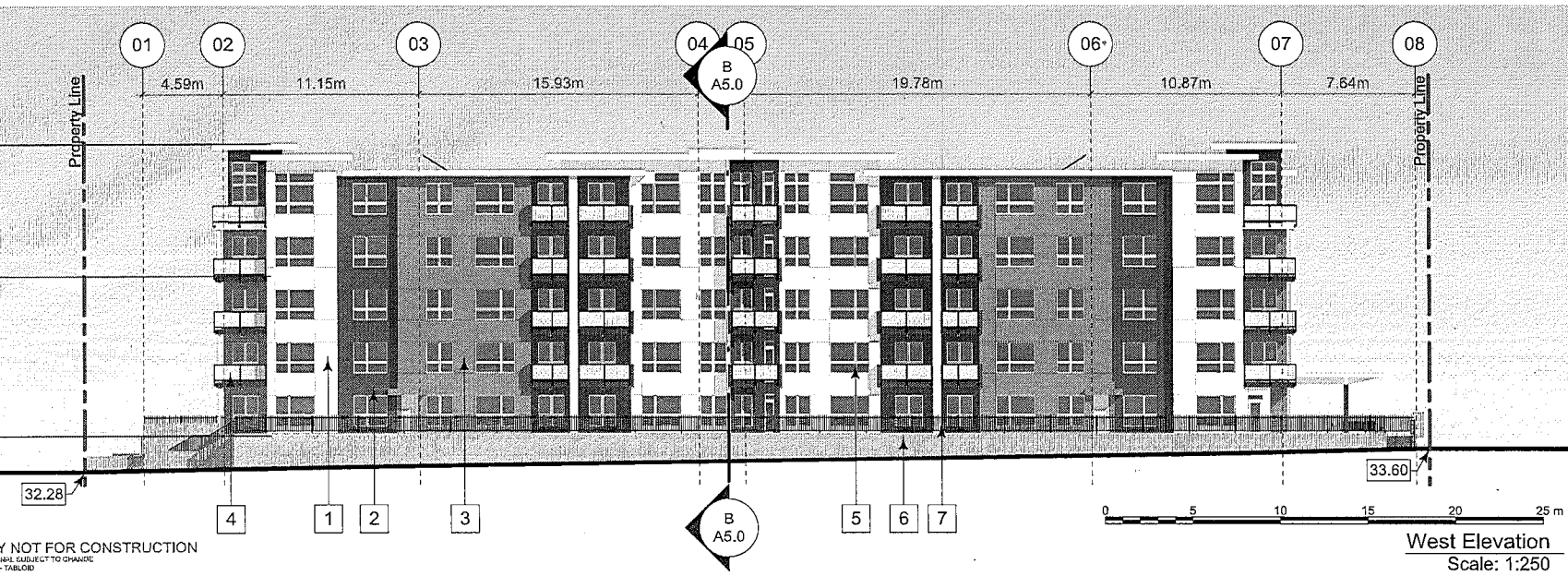
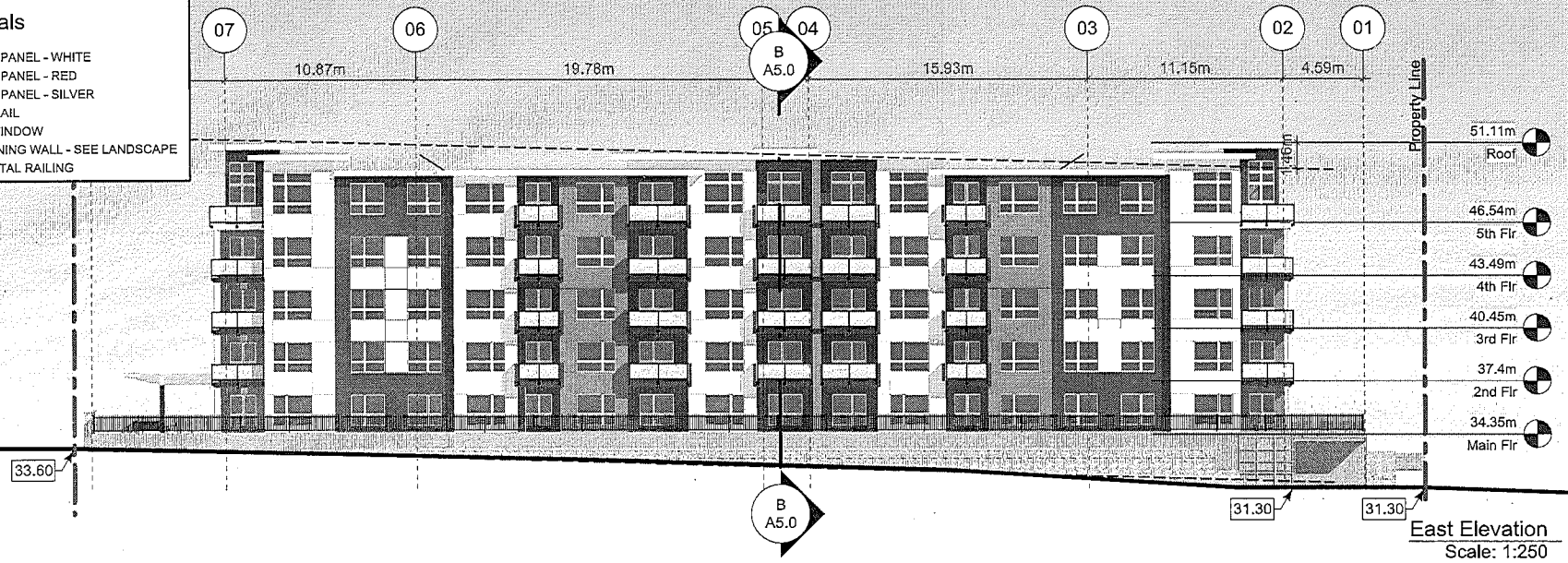
Corner	Grade
NE	30.60 m
NW	32.65 m
SE	33.60 m
SW	33.60 m
Average Grade:	32.61 m
Top of Podium:	34.35 m
Difference:	1.74 m
Zoning Bylaw Allows:	0.80 m
Variance Requested:	0.94 m

Corner	Grade	Comment
NE	32.00 m	Top of Berm
NW	33.40 m	Top of Berm
SE	33.60 m	
SW	33.60 m	
Average Grade:	33.15 m	
First Floor:	34.35 m	
Difference:	1.20 m	
BCBC Allows:	2.00 m	



Exterior Materials

- 1 ARCHITECTURAL PANEL - WHITE
- 2 ARCHITECTURAL PANEL - RED
- 3 ARCHITECTURAL PANEL - SILVER
- 4 GLAZED GUARDRAIL
- 5 VINYL FRAMED WINDOW
- 6 MASONRY RETAINING WALL - SEE LANDSCAPE
- 7 PREFINISHED METAL RAILING



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ISSUED DRAWINGS

1/1/14 Issued for ADP
1/1/14 Issued for
1/1/14 Issued for
1/1/14 Issued for

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PROPOSED
Multi Family Development
Civic Address: 2205 & 2210 120th Ave., Maple Ridge BC
Legal Address:

Elevations with
Landscape

WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING
INTERIOR DESIGN
2205 & 2210 120th Ave.
Maple Ridge BC V2X 6G6
Tel: 604.467.6667 Fax: 604.467.6668
Web: www.wsbissky.com

Date: 9/2/14

Scale: As Noted

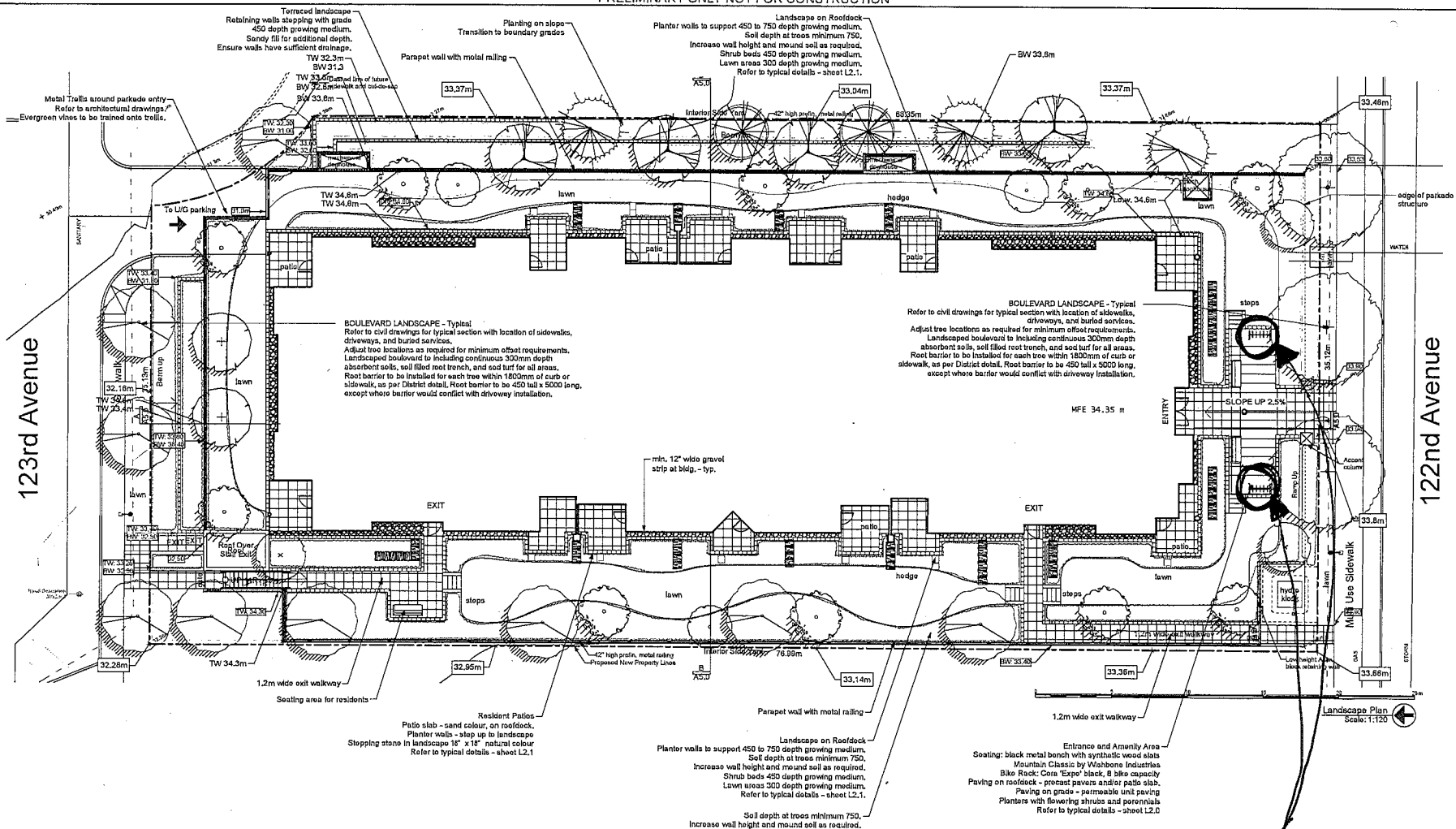
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Proj #: 0913

Sheet:

A4.0

PRELIMINARY ONLY NOT FOR CONSTRUCTION



Reduce short term bike parking
from 21 to 16

ISSUED DRAWINGS	
Multi Family Apartment	2250 & 2251 122nd Avenue Vancouver, BC V6M 4G4 Tel: 604-261-1142 Fax: 604-261-1142 Email: info@greenway.ca
Landscape Plan	
Greenway	2016-01-01 As Noted PACOW 1617
Sheet	L1.1

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	March 6, 2017
FROM:	Chief Administrative Officer	FILE NO:	2014-091-DVP
		MEETING:	CoW
SUBJECT:	Development Variance Permit 12420 Ansell Street		

EXECUTIVE SUMMARY:

Development Variance Permit application 2014-091-DVP has been received in conjunction with a rezoning and subdivision application to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to allow for a future two lot subdivision. The requested variances are to:

1. Reduce the carriageway width on Ansell Street, from 7.0m to 6.7m
2. Reduce the carriageway width on 124 Avenue, from 7.0m to 6.3m
3. Reduce the road right-of-way on 124 Ave, from 15.5m to existing 10m

Council will be considering final reading for rezoning application 2014-091-RZ on March 14, 2017.

It is recommended that Development Variance Permit 2014-091-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2014-091-DVP respecting property located at 12420 Ansell Street.

DISCUSSION:

a) Background Context

Applicant:	Rob Jeeves
Legal Description:	Lot 78, Section 22, Township 12, New Westminster District Plan 43885
OCP :	Estate Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural (in Agricultural Land Reserve)
East:	Use:	Single Family Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural (in Agricultural Land Reserve)
West:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Estate Suburban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.81 ha. (2 acres)
Access:		Ansell Street and 124 Avenue
Servicing:		Suburban Standard

b) Project Description:

The applicant is proposing to rezone the subject property located on 12420 Ansell Street from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to allow for a two lot subdivision. The applicant is proposing to maintain the existing home on the western lot (see Appendix A).

c) Variance Analysis:

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

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

To vary Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities, and Schedule D design and construction standards:

- To reduce the carriageway width on Ansell Street, from 7.0m to 6.7m;
- To reduce the carriageway width on 124 Avenue, from 7.0m to 6.3m

The road is adequate to accommodate traffic flows in the area and has capacity to support the subdivision.

To vary Subdivision and Development Services Bylaw No. 4800-1993, Schedule C – Required Right-of-Way Widths:

- To reduce the road right-of-way on 124 Ave, from 15.5m to the existing 10m

All required services can fit in the reduced right-of-way and the required right-of-way width may be satisfied in the future.

These variances are supported by the Engineering Department.

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

CONCLUSION:

The proposed variances are supported as the existing road is adequate to accommodate traffic flows in the areas, and all required services can fit in the reduced right-of-way. The required right-of-way width may be satisfied in the future by obtaining the dedication upon later subdivision.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2014-091-DVP.

“Original signed by Therese Melser”

Prepared by: Therese Melser
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by E.C. Swabey”

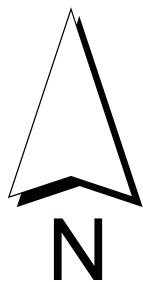
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

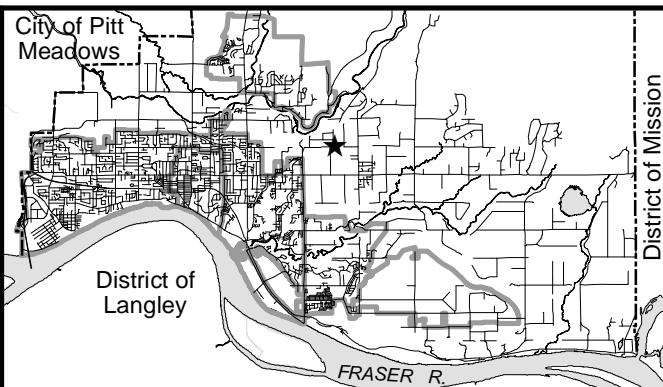
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C - Proposed Subdivision variances



Scale: 1:2,000



12420 ANSELL STREET

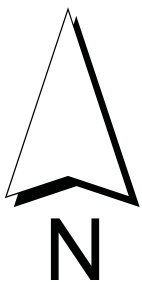


CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

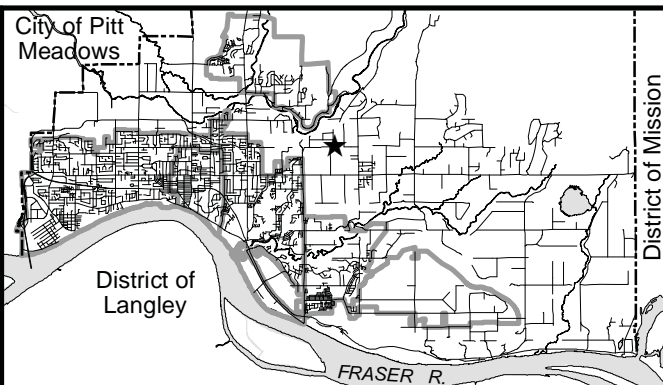
DATE: Sep 25, 2014 FILE: 2014-091-RZ BY: PC



District of Maple Ridge



Scale: 1:2,000



12420 ANSELL STREET



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Sep 25, 2014

FILE: 2014-091-SD

BY: PC

APPENDIX C

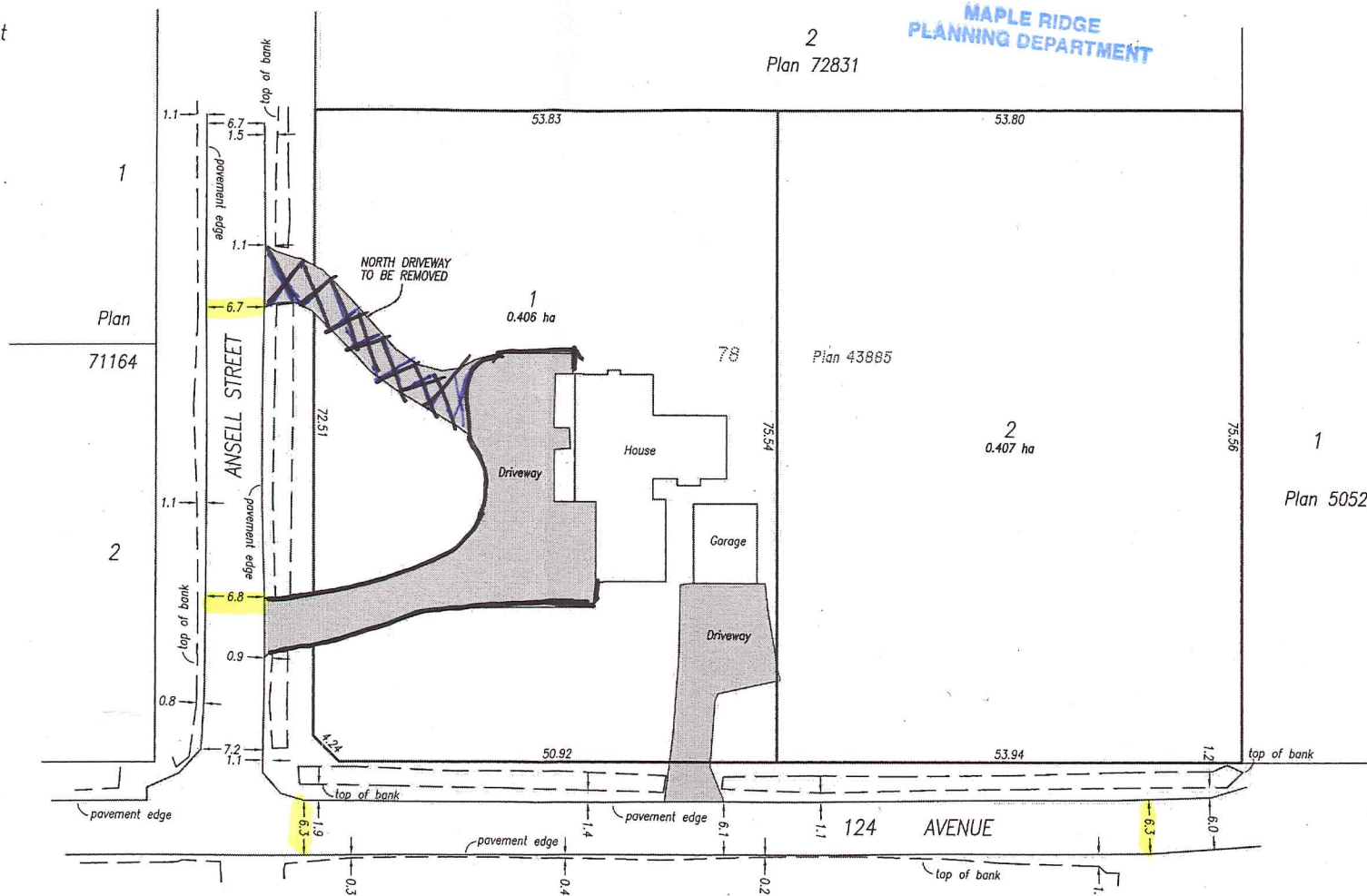
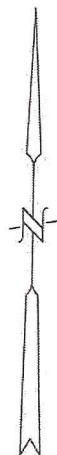
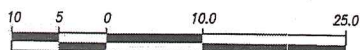
PROPOSED SUBDIVISION OF LOT 78 SEC.22 TP.12 N.W.D. PLAN 43885 WITH CARRIAGEWAY AND SHOULDER WIDTHS

B.C.G.S. 92G.028

This plan lies within the
Greater Vancouver Regional District
City of Maple Ridge

Scale 1:500

All distances are in metres except where otherwise noted



Stanley Wade

S.P. Wade, B.C.L.S.

Date: November 22, 2016

Wade & Associates Land Surveying Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File: H2994-08 Phone 604-463-4753

RECEIVED

FEB 03 2017

MAPLE RIDGE
PLANNING DEPARTMENT

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Strategic Wildfire Prevention Initiative – UBCM Grant Funding

MEETING DATE: March 6, 2017
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

Last year UBCM introduced a stream of grant funding under the Strategic Wildfire Prevention Initiative (SWPI) program for the purposes of FireSmart planning. FireSmart planning is intended to develop or advance local planning efforts to mitigate risk from wildfire on private lands in the wildland urban interface. The FireSmart Planning program provides 100% funding to a maximum of \$10,000.

This report recommends that the City make an application for funding to engage the community in FireSmart planning activities.

RECOMMENDATION(S):

1. That City staff make application for grant funding to the Union of British Columbia Municipalities Strategic Wildfire Prevention Initiative for FireSmart Planning; and,
2. That the City will provide overall grant management for the FireSmart funding.

BACKGROUND:

In 2016 city staff applied for and received funding under the UBCM – Strategic Wildfire Prevention Initiative (SWPI) to educate private land owners on their part in community wildfire protection. A total of \$7,600 was received for the education and planning activities that took place. Staff are again recommending applying for funds to continue this work in 2017. Plans for this year's funding include:

1. Continuing education presentations during the Fire Department's Hot Summer Nights Program in areas located in the wildfire development permit area.
2. Expand the program and partner with the city's Volunteer & Special Events Coordinators in an effort to identify local community event organizers eager and willing to include FireSmart education as part of their community event.
3. Train two fire department members with the ability to conduct FireSmart evaluations of private property and make recommendations that would improve the resilience of the structures to the threat of wildfire.

All grant application submissions are vetted by the UBCM evaluation committee to ensure cost effectiveness and good value. Prior to obtaining final grant approval, applicants must provide a

Council Resolution indicating support for the proposed activities and willingness to provide overall grant management.

DESIRED OUTCOME(S):

In applying for funding under the UBCM – SWPI program, City staff intend on securing provincial funds to provide educational and planning opportunities for private land owners in the wildland urban interface. These opportunities will assist citizens with making their property as resilient as possible to the threat of interface forest fires.

POLICY IMPLICATIONS:

Hiring of contractors to supplement this particular project falls within the City of Maple Ridge Purchasing policy allowing the appropriate Director or their designate to award a contract of less than \$20,000 at their discretion.

INTERDEPARTMENTAL IMPLICATIONS:

Fire Department staff will coordinate FireSmart sanctioned activities with the cities Volunteer & Special Events Coordinators who assist community volunteers with planning their localized events.

FINANCIAL IMPLICATIONS:

The grant will cover 100% of all costs associated with FireSmart planning activities. There will be no cost to the City.

ALTERNATIVES:

Should Council choose not to adopt the resolutions, the application will not be successful.

CONCLUSIONS:

Education and planning are the cornerstones of fire prevention. Applying for provincial funds through the UBCM – SWPI program will enable staff to continue the work started in 2016. This funding program provides 100% cost coverage of all associated costs for the planning and delivery of FireSmart activities.

“Original signed by Michael Van Dop”

Prepared by: **Michael Van Dop**
Deputy Fire Chief

“Original signed by Howard Exner”

Approved by: **Howard Exner**
Fire Chief

“Original signed by Paul Gill”

Approved by: **Paul Gill**
General Manager: Corporate & Financial Services

“Original signed by E.C. Swabey”

Concurrence: **Ted Swabey**
Chief Administrative Officer

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park)

MEETING DATE: March 6, 2016
FILE NO:
MEETING: COW

EXECUTIVE SUMMARY:

The City plans to redevelop the all-weather fields at Merkley Park and Albion Sports Complex to synthetic turf sports surfacing in order to increase field allocation for our sports user groups who are requesting additional field time due to growth in participation. The development timeline for these two synthetic sports field projects is targeted for completion in time for the 2017 fall sports season.

The Request for Proposal (RFP) for Consulting Services for Synthetic Sports Field Design at Albion Sports Complex and Merkley Park was sent out to three pre-qualified consulting firms; all three submitted a proposal in advance of the RFP closing on February 21, 2017. An evaluation team concluded R.F. Binnie and Associates Ltd.'s proposal for the combined projects with a fee of \$189,632.72 plus taxes as providing the best value to the City. A cost savings of \$53,656 is realized by combining the consulting services for the two projects. A contingency of approximately 15% of the total contract price, in the amount of \$30,000 is suggested.

Council approval is required to award the project to R.F. Binnie and Associates Ltd. as per the City's purchasing policy.

RECOMMENDATION:

That Contract RFP-PL17-13: Consulting Services for Synthetic Sports Field Design (Albion Sports Complex and Merkley Park) be awarded to R.F. Binnie and Associates Ltd. in the amount of \$189,632.72 plus taxes; and,

That a contingency of \$30,000.00 be established for this project; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

Merkley Park and Albion Sports Complex

The growth in field sports participation and expansion of sports seasons beyond their traditional schedules have increased the demand for fields. Merkley Park and Albion Sports Complex both currently include all-weather (gravel) fields used for weeknight practice. The City plans to renovate the all-weather fields at these two locations to synthetic turf sports surfacing to provide additional field allocation for both games and practices.

The development timeline for these two synthetic sports field projects is targeted for the favourable construction window through the spring and summer months with the deliverable of being playable for the 2017 fall sports season. Consulting services including site investigation, design, and tendering needs to advance to meet this schedule. Through the design process, the proposed field sizing and layout will be determined following further consultation with our sports user groups.

Request for Proposal (RFP) Process and Evaluation

The RFP for Consulting Services for Synthetic Sports Field Design at Albion Sports Complex and Merkley Park was sent out to three pre-qualified consulting firms, all of whom submitted a proposal on the closing date of February 21, 2017. Proponents were requested to identify any efficiencies, beneficial elements or cost savings if proposals are submitted for both projects together. Each proponent submitted pricing for the separate projects as well as pricing should both projects be awarded together. All proposals were reviewed by an evaluation team in accordance with the evaluation criteria identified in the RFP.

After detailed analysis, the evaluation team concluded that R.F. Binnie and Associates Ltd.'s proposal for the combined projects was the highest ranking, providing the best value to the City, with a fee of \$189,632.72. A cost savings of \$53,656.00 was included in their proposal should both projects be awarded together and this is reflected in the best value fee. Significant additional benefits of combining the design and tendering of these two projects include efficiencies in design scoping, communication, tendering process while enabling leveraging of construction costs, construction efficiencies, and materials cost savings including reduced turf pricing.

A contingency of \$30,000, approximately 15% of the total contract price, is proposed to address potential environmental habitat monitoring, servicing upgrades and provision for irrigation design should this be deemed beneficial. Contingency funds will only be expended if needed.

b) Desired Outcome:

The desired outcome is to obtain Council approval to proceed with the award of the contract so that the field construction can be completed in advance of the fall sports season.

c) Strategic Alignment:

It is a City priority to increase field allocation for our sports user groups requesting additional field time due to growth in participation.

d) Citizen/Customer Implications:

Sports user groups will benefit from the provision of increased field capacity in the short term partially funded with a federal grant. Providing synthetic sports surfaces enables additional game play with fewer closures due to fall/winter weather conditions which do not support natural turf growth.

The City will work with Binnie to determine the best design, synthetic surface product and construction methods with cost, playability, and durability as primary considerations. The design process will include consultation with the sports user groups, School District 42 and the park neighbours to obtain feedback and mitigate concerns.

e) Interdepartmental Implications:

Engineering Department staff will be consulted during the detailed design process to ensure site servicing is to City standards.

f) Business Plan/Financial Implications:

Redevelopment of both Merkley Park and Albion Sports Complex all-weather fields is consistent with the business plan.

The adopted 2017 capital budget identifies \$3,500,000 for the Albion Sports Complex all-weather field redevelopment, partially funded with a CAN 150 grant of \$500,000. Funding of \$2,000,000 for the Merkley Park all-weather field redevelopment was approved in the 2016 financial plan. The design services contract price exists within these budgets, which include both design and construction costs. Funding source for both projects is in the Capital Works Reserve.

Development Cost Charges (DCC) are not an eligible funding source.

CONCLUSIONS:

The planned synthetic field redevelopment at both Merkley Park and Albion Sports Complex are needed to deliver additional field allocation to the community. R.F. Binnie and Associates Ltd. has submitted a comprehensive proposal that provides the best value to the City and the contract price exists within the project budgets contained within the financial plan. This report recommends Council approval to award the consulting services to R.F. Binnie and Associates Ltd. As well, staff is recommending an additional amount for project contingencies be established.

“Original signed by Valoree Richmond”

Prepared by: Valoree Richmond, Manager of Park Planning & Operations

“Original signed by Trevor Thompson”

Reviewed by: Trevor Thompson, Manager, Financial Planning

“Original signed by Wendy McCormick for Kelly Swift”

Approved by: Kelly Swift: General Manager, Parks, Recreation & Culture

“Original signed by Ted Swabey”

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

:vr