

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

April 19, 2022

11:00 a.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 participation during Community Forum please go to
www.mapleridge.ca/640/Council-Meetings and select the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee Whole Meeting of April 5, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

4. PLANNING & 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 2020-237-RZ, 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue, RS-3 to R-1 and RM-1

Staff report dated April 19, 2022, recommending that Zone Amending Bylaw No.7844-2022 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Low Density Townhouse Residential) to permit a future subdivision of approximately 38 single-family lots and 103 townhouse unit development, be given first reading and that the applicant provide further information as described in the staff report.

1102 2021-411-RZ, 12392 Gray Street, RS-1 to R-1

Staff report dated April 19, 2022, recommending that Zone Amending Bylaw No. 7845-2022 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately two lots be given first reading and that the applicant provide further information as described in the staff report.

1103 2021-556-RZ, 22020 119 Avenue, RS-1 to RT-2

Staff report dated April 19, 2022, recommending that Zone Amending Bylaw No. 7830-2022 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex be given first reading and that the applicant provide further information as described in the staff report.

1104 2021-244-RZ, 13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street, RS-3 to R-1 and R-2

Staff report dated April 19, 2022, recommending that Official Community Plan Amending Bylaw No. 7846-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7768-2021 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 17 lots, be given second reading and forwarded to Public Hearing.

1105 2015-318-DVP/DP, 11655 Fraser Street

Staff report dated April 19, 2022, recommending that the Corporate Officer be authorized to sign and seal 2015-318-DVP and 2015-318-DP to reduce the front lot, north and south interior side lots and rear lot setbacks to accommodate east wing walls, balcony projections and the required fire wall, and that the Corporate Officer be authorized to release the No-Build Covenant from title, upon payment of the outstanding Community Amenity Contributions.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

1151 2022 Property Tax Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw

Staff report dated April 19, 2022, recommending that 2022-2026 Financial Plan Amending Bylaw No. 7848-2022 to update the financial plan to reflect information received since the Plan's adoption in December 2021, and 2022 Property Tax Rates Bylaw No. 7849-2022 to establish property tax rates for Municipal and Regional District purposes for the year 2022 be given first, second and third reading.

1152 Albion and Maple Ridge Road 13 Dyking Districts 2022 Tax Rate Bylaws

Staff report dated April 19, 2022, titled "Albion and Maple Ridge Road 13 Dyking Districts 2022 Tax Rate Bylaws" recommending that Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022 to establish a tax rate bylaw for the Albion and Maple Ridge Road 13 Dyking Districts in order to impose rates for the payment of dyke improvements, maintenance and related costs be given first, second and third readings.

1153 Recycling Charges Bylaw Amendment

Staff report dated April 19, 2022, recommending that Recycling Charges Amending Bylaw No. 7842-2022, to update the annual regular rate increases be given first, second and third readings.

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. OTHER COMMITTEE ISSUES

10. NOTICE OF CLOSED COUNCIL MEETING

11. ADJOURNMENT

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. City Hall is open to the public and as of April 8, 2022, Council meetings open to the public will continue to be hosted through electronic means, with up to 25 members of the public allowed physical access to Council Chambers through a first come, first serve basis. The wearing of masks will be encouraged but not required. Sanitizer stations will be available at entry points to Council Chambers. Please check our website for the most current updates in response to the evolving Public Health Orders at: <https://www.mapleridge.ca/2408/COVID-19-Information>. 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, Community Forum is being facilitated via the raised hand function through the Zoom meeting. For virtual public participation during Community Forum please join the meeting 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 more information on these opportunities contact:

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

APPROVED BY:

Stephanie Nichols

DATE:

April 13, 2022

PREPARED BY:

Corinn Howes

DATE:

April 13, 2022

CHECKED BY: _____

DATE: _____

COMMITTEE OF THE WHOLE MEETING MINUTES

April 5, 2022

The Minutes of the Committee of the Whole Meeting held on April 5, 2022 at 11:00 a.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 C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

ABSENT:

Councillor K. Duncan

Appointed Staff

S. Hartman, Chief Administrative Officer

C. Carter, General Manager Planning & Development Services

C. Crabtree, General Manager Corporate Services

S. Labonne, General Manager Parks, Recreation and Culture

D. Pollock, General Manager Engineering Services

P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services

S. Nichols, Corporate Officer

Other Staff as Required

M. Baski, Senior Planner

C. Goddard, Director of Planning

A. Grochowich, Planner

F. Smith, Director of Engineering

T. Thompson, Director of Finance

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 Robson and Councillor Svendsen chose to participate electronically. The Acting Mayor chaired the meeting from Council Chambers.

Note: Councillor Svendsen was absent at the start of the meeting.

1. ***CALL TO ORDER***

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of March 15, 2022

It was moved and seconded

That the minutes of the March 15, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2021-008-RZ, 12387 203 Street, RS-1 to RT-2

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7815-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future construction of a triplex building, be given first reading and that applicant provide information as described in the staff report.

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

Note: Councillor Svendsen entered the meeting electronically at 11:04 a.m. during questions from Council.

It was moved and seconded

That the staff report dated April 5, 2022, titled “First Reading, Zone Amending Bylaw No. 7815-2021, 12387 203 Street” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1102 2019-402-RZ, 9450 287 Street, Discharge of Land Use Contract

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7833-2022 to discharge the land use contract from the subject property be given first and second reading and forwarded to Public Hearing.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That staff report dated April 5, 2022, titled “First and Second Reading, Zone Amending Bylaw No. 7833-2022, 9450 287 Street” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1103 2020-421-RZ, 12026 Dunbar Street and 22137 Dewdney Trunk Road, RS-1 to C-3

Staff report dated April 5, 2022, recommending that Zone Amending Bylaw No. 7690-2020 to rezone from RS-1 (Single Detached Residential) to C-3 (Town Centre Commercial) to permit the future construction of a six-storey mixed use commercial/residential apartment be given second reading and forwarded to Public Hearing.

W. Cooper, Planner, provided a summary presentation and staff and the applicant responded to Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled “Second Reading, Zone Amending Bylaw No. 7690-2020, 12026 Dunbar Street and 22137 Dewdney Trunk Road” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1104 2018-429-RZ, 11052 240 Street, RS-3 to R-3

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7514-2018 be given second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7515-2018 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) to permit a future subdivision of approximately five lots, be given second reading and 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 April 5, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7514-2018, Second Reading, Zone Amending Bylaw No. 7515-2018, 11052 240 Street” be forwarded to the Council meeting of April 12, 2022.

CARRIED

Councillor Robson – OPPOSED

1105 2019-001-RZ, 24440 128 Avenue, RS-3 to RS-2

Staff report dated April 5, 2022, recommending that official Community Plan Amending Bylaw No. 7832-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7528-2019 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit a future subdivision to create six bare-land strata single-family lots, be given second reading and forwarded to Public Hearing.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7832-2022, Second Reading, Zone Amending Bylaw No. 7528-2019, 24440 128 Avenue” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1106 2020-250-RZ, 23939 Fern Crescent, RS-2 to RS-1 b

Staff report dated April 5, 2022 recommending that Official Community Plan Amending Bylaw No. 7691-2020 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7692-2020 to rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of approximately five lots be given second reading and forwarded to Public Hearing.

M. Baski, Senior Planner, provided a summary presentation and staff responded to Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7691-2020, Second Reading, Zone Amending Bylaw No. 7692-2020, 23939 Fern Crescent” be forward to the Council Meeting of April 12, 2022.

CARRIED

1107 2021-131-RZ, 23103 136 Avenue, A-2 to R-2

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaw No. 7839-2022 be given first and second reading and forwarded to Public Hearing and that Zone Amending Bylaw No. 7725-2021 to rezone from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 20 lots be given second reading and forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated April 5, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7839-2022, Second Reading, Zone Amending Bylaw No. 7725-2021, 23103 136 Avenue” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson and Councillor Yousef – OPPOSED

1108 2017-184-DVP, 12841 235A Street

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-184-DVP to reduce the front yard setback.

R. Tardif, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled “Development Variance Permit, 12841 235A Street” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

Councillor Robson - OPPOSED

1109 2021-493-DVP, 22311 119 Avenue, Development Variance Permit and Payment-in-lieu of Parking

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-493-DVP to reduce the number of parking spaces.

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

It was moved and seconded

That staff report dated April 5, 2022, titled “Notification of Payment-in-Lieu of Parking Requirement, 22311 119 Avenue” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1110 2021-264-DP, 25123 and 25171 112 Avenue, Intensive Residential Development Permit

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-264-DP respecting the form and character of 22 R-3 (Special Amenity Residential District) zones lots.

M. Baski, Senior Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated April 5, 2022, titled “Intensive Residential Development Permit, 25123 and 25171 112 Avenue – Phase 2” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

1111 2016-195-CP, Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category)

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

A Grochowich, Planner 2, provided a summary presentation and staff answered Council questions.

NOTE: Due to technical difficulties Councillor Svendsen left the meeting at approximately 12:23 and his attendance thereafter was intermittent before leaving at 12:31. He did not return.

It was moved and seconded

Staff report dated April 5, 2022, recommending that Official Community Plan Amending Bylaws 7734-2021 (Policy) and 7735-2021 (Land Use Designation) be given second reading and forwarded to Public Hearing and that Official Community Plan Amending Bylaw No. 7838-2022 (Land Use Designation) be

given second reading and forwarded to Public Hearing to ensure the development of a cohesive road network, servicing access and environmental package, while maximizing employment potential.

CARRIED

5. ENGINEERING SERVICES

**1131 Award on Contract: Annual Pavement Rehabilitation Program - Various Locations
Contract Renewal: ITT-OP21-30**

Staff report dated April 5, 2022, recommending that the Corporate Officer be authorized to execute the contract extension with B.A. Blacktop Ltd.

It was moved and seconded

That the staff report dated April 5, 2022, titled “Award of Contract Annual Pavement Rehabilitation Program – Various Locations Contract Renewal: ITT-OP21-30” be forwarded to the Council Meeting of April 12, 2022.

CARRIED

6. CORPORATE SERVICES – Nil

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

9. COMMUNITY FORUM – Nil

Soo Wong

Expressed concern with the potential of the land they own being designated conservation and requested clarification as to when they would have an opportunity to express their concerns with the Official Community Plan amendment.

10. NOTICE OF CLOSED COUNCIL MEETING – Nil

11. ADJOURNMENT – 12:53 p.m.



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: April 19, 2022
FILE NO: 2020-237-RZ
MEETING: C o W

SUBJECT: First Reading
Zone Amending Bylaw No. 7844-2022
11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 11070 Lockwood Street and 24984, 25024 & 25038 112 Avenue, from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) to permit a future subdivision of approximately 38 single-family lots and a 103 townhouse unit development. In addition, a 0.49 ha (1.20 acre) parcel of land will be dedicated to the City as parkland. To proceed further with this application additional information is required as outlined below.

An Official Community Plan amendment will be required to re-designate the land use from *Low/Medium Density Residential* to *Single Family, Townhouse, Conservation, and Park*. These designations are proposed by the North East Albion Area Concept Plan (Concept Plan) that was endorsed by Council and used to amend the Albion Area Plan which received first reading on January 20, 2021. There may be additional amendments required to the Albion Area Plan to incorporate policies within the Concept Plan related to this development.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

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

2. That Zone Amending Bylaw No. 7844-2022 be given first reading; and further
3. That the applicant provide further information as described on Schedules A, C, D, E, F, G and J of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for an Intensive Residential Development Permit and a Subdivision application.

DISCUSSION:

a) Background Context:

| | | | |
|-----------------------------|---|--|--|
| Applicant: | Aplin and Martin Consultants Ltd. | | |
| Legal Description: | Parcel "A" (Explanatory Plan 16432) Lot 4 Section 11 Township 12 New Westminster District Plan 1363; Lot 28 Section 11 Township 12 New Westminster District Plan 34098; Lot 29 Section 11 Township 12 New Westminster District Plan 34098; and Lot 4, Except: Firstly: Parcel "A" (Explanatory Plan 16432) and Secondly: Part Dedicated as Road on Plan 29924, Section 11 Township 12 New Westminster District Plan 1363 | | |
| OCP: | | | |
| Existing: | Low/Medium Density Residential | | |
| Proposed: | Single Family, Townhouse, Conservation and Park | | |
| Within Urban Area Boundary: | Yes | | |
| Area Plan: | Albion Area Plan - North East Albion Land Use Concept Plan | | |
| OCP Major Corridor: | Yes | | |
| Zoning: | | | |
| Existing: | RS-3 (Single Detached Rural Residential) | | |
| Proposed: | R-1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) | | |
| Surrounding Uses: | | | |
| North: | Use: | Single-Family Residential and Conservation | |
| | Zone: | R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential) and RS-3 (Single Detached Rural Residential) | |
| | Designation: | Low/Medium Density Residential, Conservation | |
| South: | Use: | Single-Family Residential | |
| | Zone: | RS-3 (Single Detached Rural Residential) | |
| | Designation: | Low/Medium Density Residential and Suburban Residential | |

| | | |
|---------------------------|--|---|
| East: | Use: | Single-Family Residential |
| | Zone: | Single-Family Residential |
| | Designation: | Low/Medium Density Residential and Suburban Residential |
| West: | Use: | Single-Family Residential |
| | Zone: | RS-3 (Single Detached Rural Residential) |
| | Designation: | Low/Medium Density Residential |
| Existing Use of Property: | Single-Family Residential | |
| Proposed Use of Property: | Single-Family Residential, Multi-Family Residential, Conservation and Park | |
| Site Area: | 7.39 ha (18.24 acres) | |
| Access: | 112 Avenue, Lockwood Street and 110 Avenue | |
| Servicing requirement: | Urban Standard | |

b) Site Characteristics:

The four subject properties are located within the North East Albion Area of the Albion Area Plan, south of 112 Avenue, east of Lockwood Street, and north of 110 Avenue (see Appendices A and B). The subject properties are influenced by several creeks and there are several pockets of deciduous and coniferous trees. The subject properties slope from the southeast up to the northwest.

c) Project Description:

A rezoning application has been received to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) to permit a single-family residential subdivision, townhouse development, parkland dedication and conservation. The following table provides a breakdown of the proposed zones with the associated approximate lot and unit count.

| Existing and Proposed Zones | Proposed Lots (proposed yield will be affected by technical requirements) | Proposed Townhouses |
|--|---|---------------------|
| RS-3 (One Family Rural Residential) – No Change to Zone | 9 | 0 |
| R-1 (Single Detached (Low Density) Urban Residential) | 38 | 0 |
| RM-1 (Low Density Townhouse Residential) | 0 | 103 |

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. Elements to be reviewed by the City include:

- Environmental reports;
- Arborist report assessing significant stands of trees;
- Servicing and lot grading plans; and
- Geotechnical report.

Assessment of these elements is likely to impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The North East Albion Area Concept Plan, endorsed by Council on October 1, 2019, has not yet been incorporated into the Official Community Plan, but is used as a guide to review applications on a case by case basis. The Plan seeks to develop a complete community by integrating environmental stewardship, the protection of natural resources and the preservation of ecosystems while balancing the social and economic objectives of the community. The community will focus on multi-family development around commercial and amenity nodes, all linked by streets and a multi-modal network of paths and amenities like school, parks, conservation areas and shopping. This application is in keeping with the proposed land used designations and policies outlined in the Concept Plan.

Council granted first reading to Official Community Plan Amending Bylaw No. 7698-2021 on January 26, 2021 to amend the Albion Area Plan and incorporate the proposed Concept Plan. The current Albion Area Plan designates the subject properties as *Low/Medium Density Residential*; however, the subject properties fall within the Concept Plan which identifies the properties as *Townhouse, Conservation, Single Family, and Park*. Since, this application is proceeding in advance of the North East Albion Official Community Plan Amending Bylaw No. 7698-2021, an OCP amendment will be required to designate those portions of the subject properties proposed to be rezoned for R-1 (Single Detached (Low Density) Urban Residential) to *Single-Family* and the subject property to RM-1 (Low Density Townhouse Residential) as *Medium Density Residential*.

In order to designate the subject properties to *Single-Family* and *Townhouse* these designations and associated policies contained in the Concept Plan will need to be incorporated into the Albion Area Plan through an OCP amendment. These amendments will be included in the second reading report. In addition, those portions of the land identified as environmentally sensitive areas will need to be designated as *Conservation* and those land identified as neighbourhood park will be designated *Park*. The *Conservation* and *Park* designations currently exist within the Albion Area Plan; therefore, no additional policy amendments will be required.

Zoning Bylaw:

The application proposes to rezone the subject properties from RS-3 (One Family Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential) and RM-1 (Low Density Townhouse Residential) to permit a future subdivision of approximately 38 single-family lots and approximately 103 units townhouse development (see Appendix D).

Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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.

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%; and
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

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

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; and
- h) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing 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:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F);
6. A Natural Features Development Permit Application (Schedule G);
7. A Wildfire Development Permit Application (Schedule J); and
8. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP and the Northeast Albion Concept Plan which is proposed to amend the OCP. Justification has been provided to support an OCP amendment to designate portions of the subject properties to *Single Family* and *Townhouse*. These designations are not currently contained in the Albion Area Plan concept; therefore, these designations and associated policies contained in the Concept Plan will need to be incorporated into the Albion Area Plan. In addition, those portions of the land identified as environmentally sensitive areas will need to be designated as *Conservation* and land identified as neighbourhood park will be designated *Park*.

It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

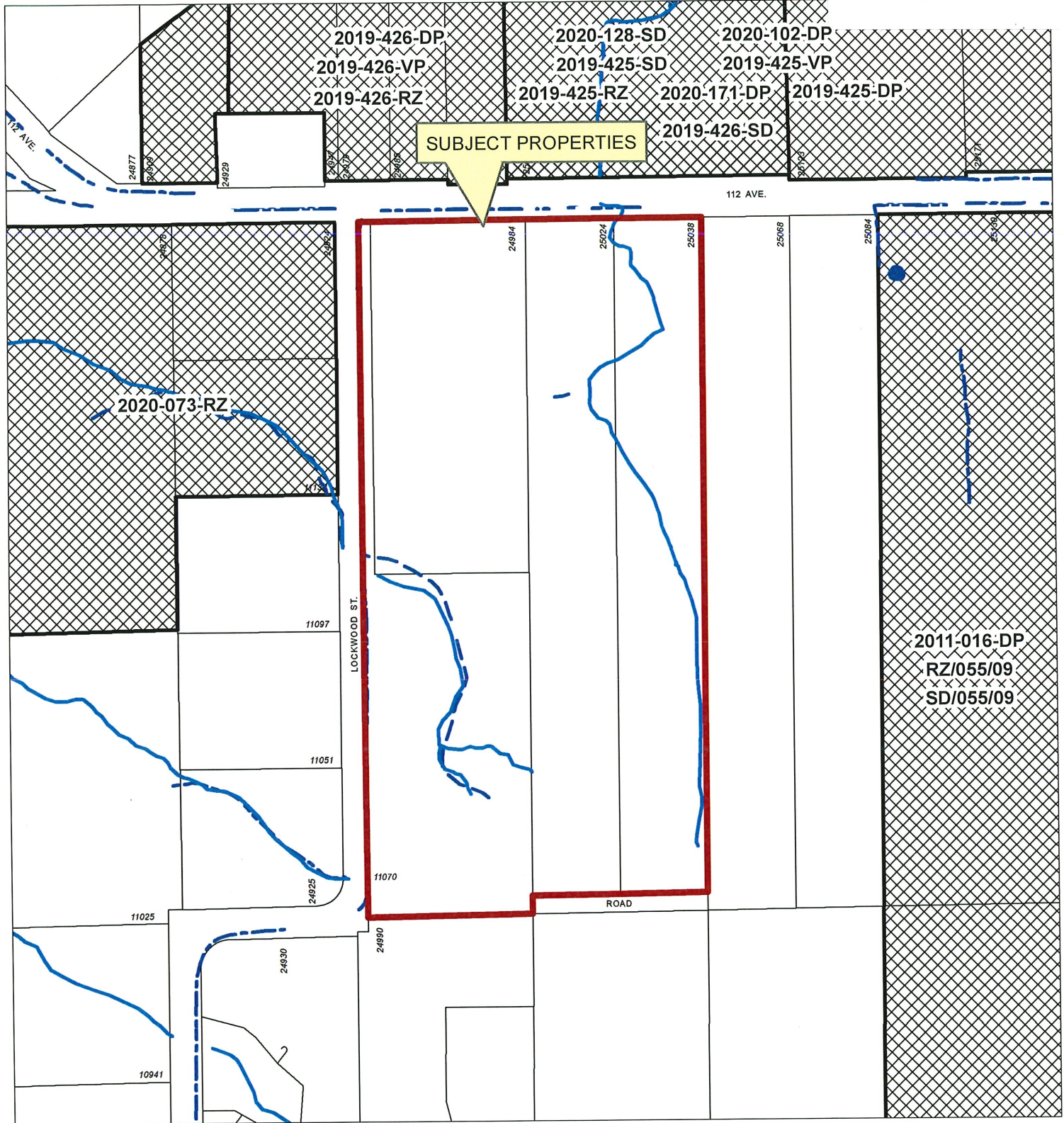
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7844-2022
Appendix D – Proposed Site Plan



Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh
- Active Applications (RZ/SD/DP/VP)

24984, 25024/38 112 AVENUE &
11070 LOCKWOOD STREET

PLANNING DEPARTMENT

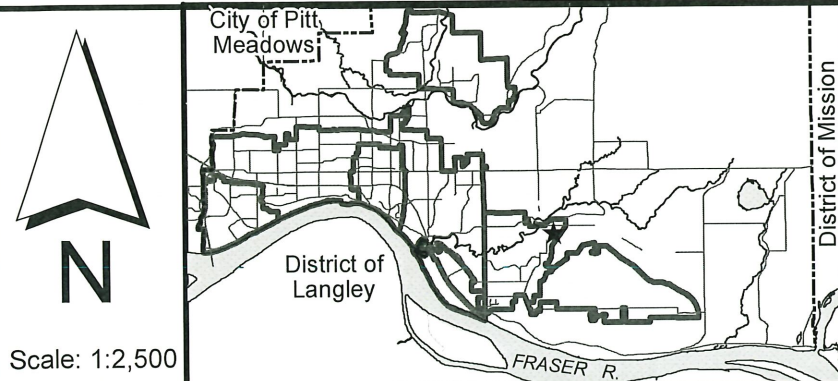
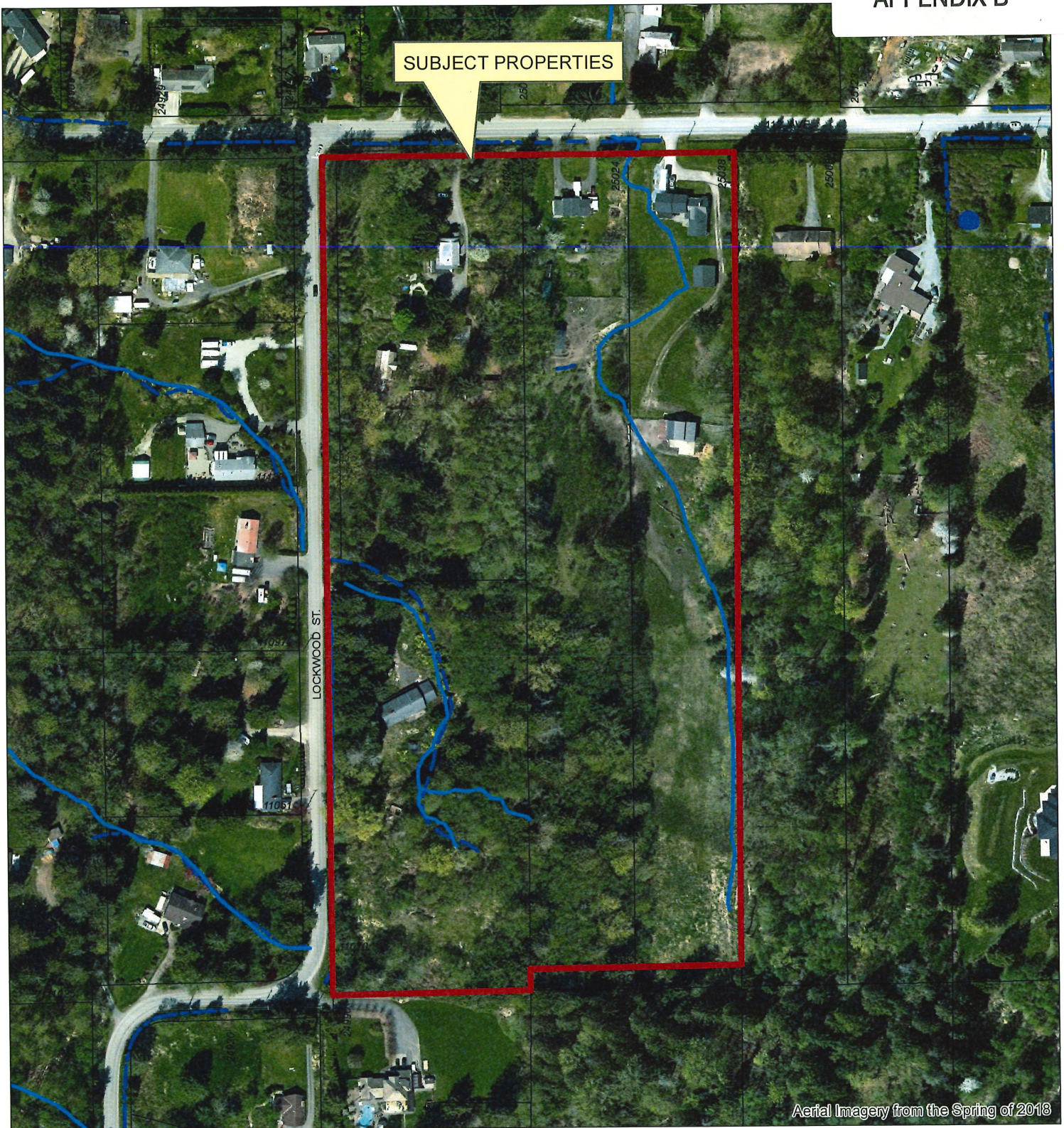


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-237-RZ
DATE: Aug 17, 2020

BY: PC



24984, 25024/38 112 AVENUE &
11070 LOCKWOOD STREET

PLANNING DEPARTMENT



MAPLE RIDGE

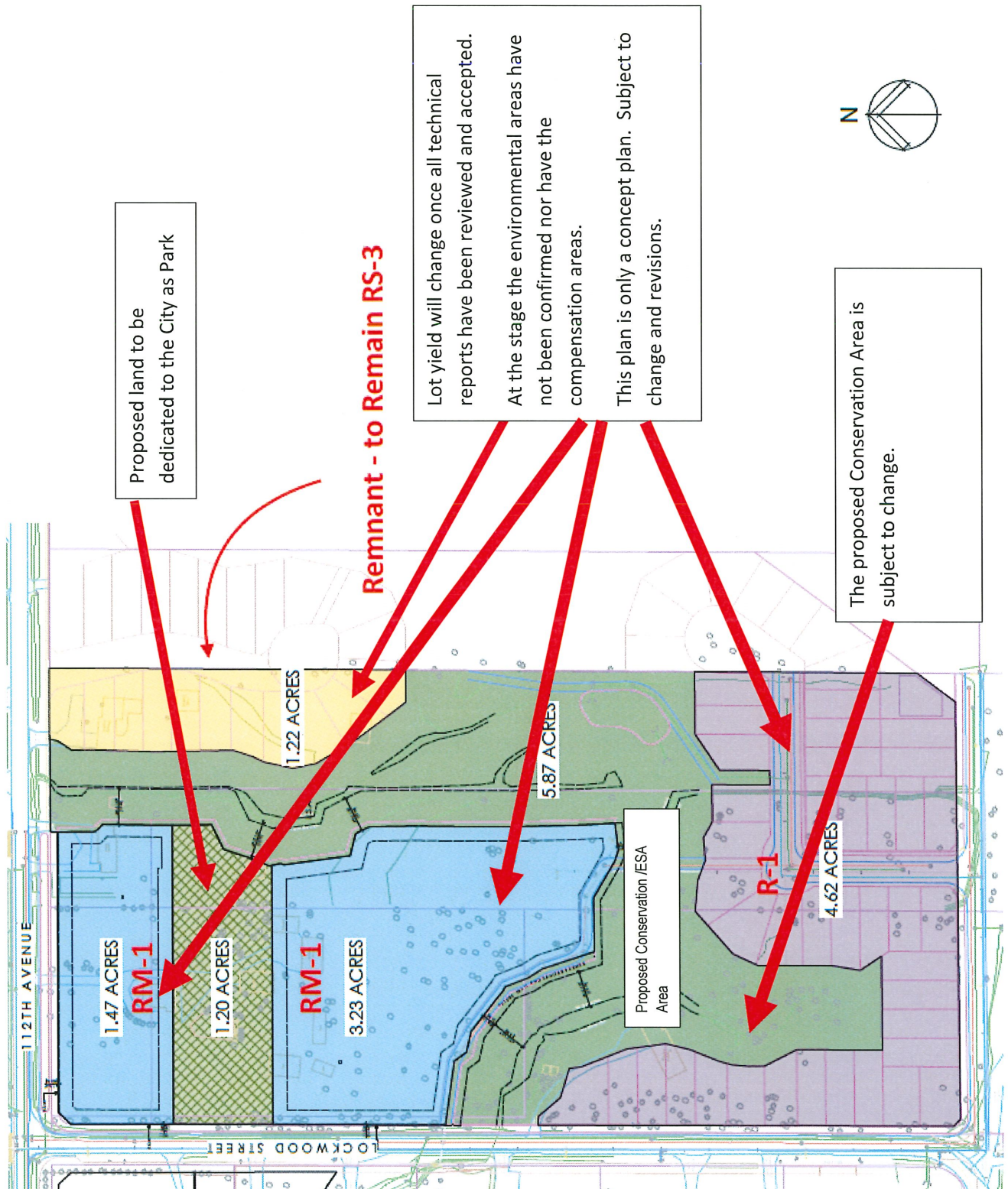
British Columbia

mapleridge.ca

FILE: 2020-237-RZ
DATE: Aug 17, 2020

BY: PC

CORPORATE OFFICER





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. 7845-2022
12392 Gray Street

MEETING DATE: April 19, 2022
FILE NO: 2021-411-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12392 Gray Street, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately two lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7845-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules B and E of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

| | |
|-----------------------------|---|
| Applicant: | Pav Rakhra |
| Legal Description: | Lot 247 Except: Part Road By Plan LMP19541, District Lot 396, New Westminster District Plan 44654 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |
| Within Urban Area Boundary: | Yes |
| OCP Major Corridor: | Yes |

Zoning:

| | |
|-----------|---|
| Existing: | RS-1 (Single Detached Residential) |
| Proposed: | R-1 (Single Detached (Low Density) Urban Residential) |

Surrounding Uses:

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

| | | |
|-------|--------------|--|
| West: | Use: | Single-Family Residential |
| | Zone: | CD-1-93 (Amenity Residential District) |
| | Designation: | Urban Residential |

| | |
|---------------------------|---------------------------|
| Existing Use of Property: | Single-Family Residential |
|---------------------------|---------------------------|

| | |
|---------------------------|---------------------------|
| Proposed Use of Property: | Single-Family Residential |
|---------------------------|---------------------------|

| | |
|------------|---|
| Site Area: | 898.7 m ² (9,676.8 ft ²) |
|------------|---|

| | |
|---------|-------------|
| Access: | Gray Street |
|---------|-------------|

| | |
|------------------------|----------------|
| Servicing requirement: | Urban Standard |
|------------------------|----------------|

b) Site Characteristics:

The subject property is 898.7 m² (9,676.8 ft²) in area with little vegetation and some mature trees located along the peripheries of the site (see Appendices A and B). The site slopes towards the northeast and there is a retaining wall running outside of the the north property line. There is an existing single-family dwelling on the site that will require demolition as a condition of final reading.

c) Project Description:

The applicant is proposing to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit the future subdivision into two single-family residential lots. Proposed Lot 1 will be approximately 387.2 m² (4167.9 ft²) and proposed Lot 2 will be 415.1 m² (4468.2 ft²); both will be accessed from Gray Street.

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.

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports are reviewed. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The subject property is currently designated as *Urban Residential* in the OCP and is subject to the Major Corridor Residential Infill Policies 3.20 and 3.21. Under these policies, particular attention is given to site design, setbacks and lot configuration with the existing pattern of development in the area and compatibility with the neighbourhood.

Furthermore, the aforementioned policies support both multi-family developments and smaller single-family lots. After reviewing the lot dimensions of the proposed subdivision, it has been confirmed that the proposal meets Policy 3.20 and complements the existing neighbourhood context. The application to rezone the property to the R-1 (Single Detached (Low Density) Urban Residential) zone is compliant with the OCP Infill Policies and is supportable.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit a two-lot subdivision (see Appendix D). The minimum lot size for the proposed R-1 zone is 371m² (3,993.4 ft²). The application will require a variance for minimum lot width from 13.5 m (44.3 ft) to 13.0 m (42.7 ft) due to the required road dedication. The variances being proposed are not final and may change throughout the development application process.

Development Information Meeting:

A Development Information Meeting is not required for this application as the applicant is proposing less than five dwelling units and there is no change in use, as per 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; and
- g) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing 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 B);
2. A Development Variance Permit Application (Schedule E); and
3. A Subdivision Application.

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

CONCLUSION:

The development proposal 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 April Crockett"

Prepared by: **April Crockett**
Planning Technician

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

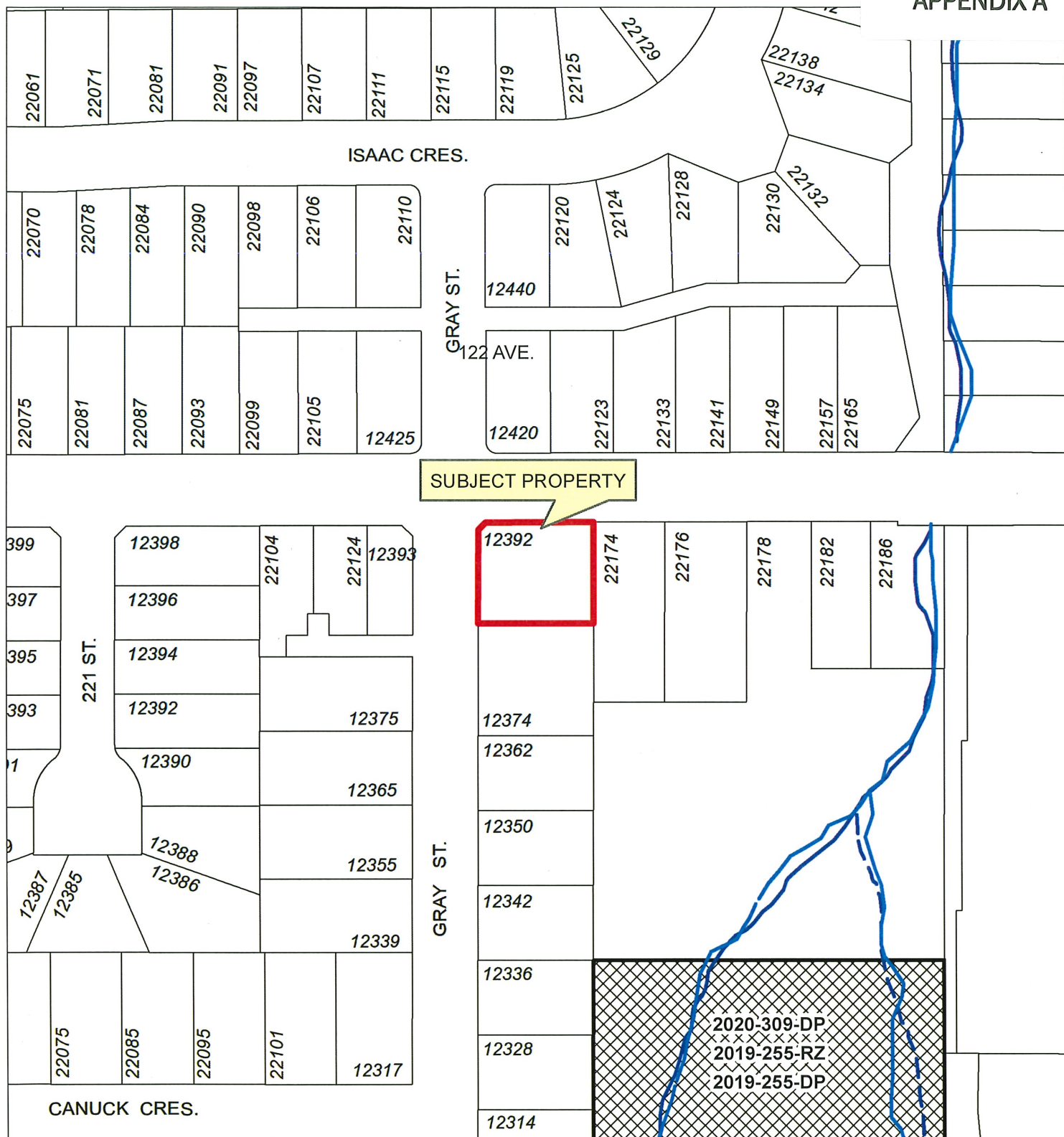
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7845-2022
- Appendix D – Proposed Subdivision Plan



Scale: 1:1,500

Legend

- Stream
- Indefinite Creek
- River Centreline

12392 GRAY ST
PID: 007-581-157

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

mapleridge.ca

FILE: 2021-411-RZ

DATE: Aug 9, 2021

BY: AC



Scale: 1:1,500

12392 GRAY ST
PID: 007-581-157

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

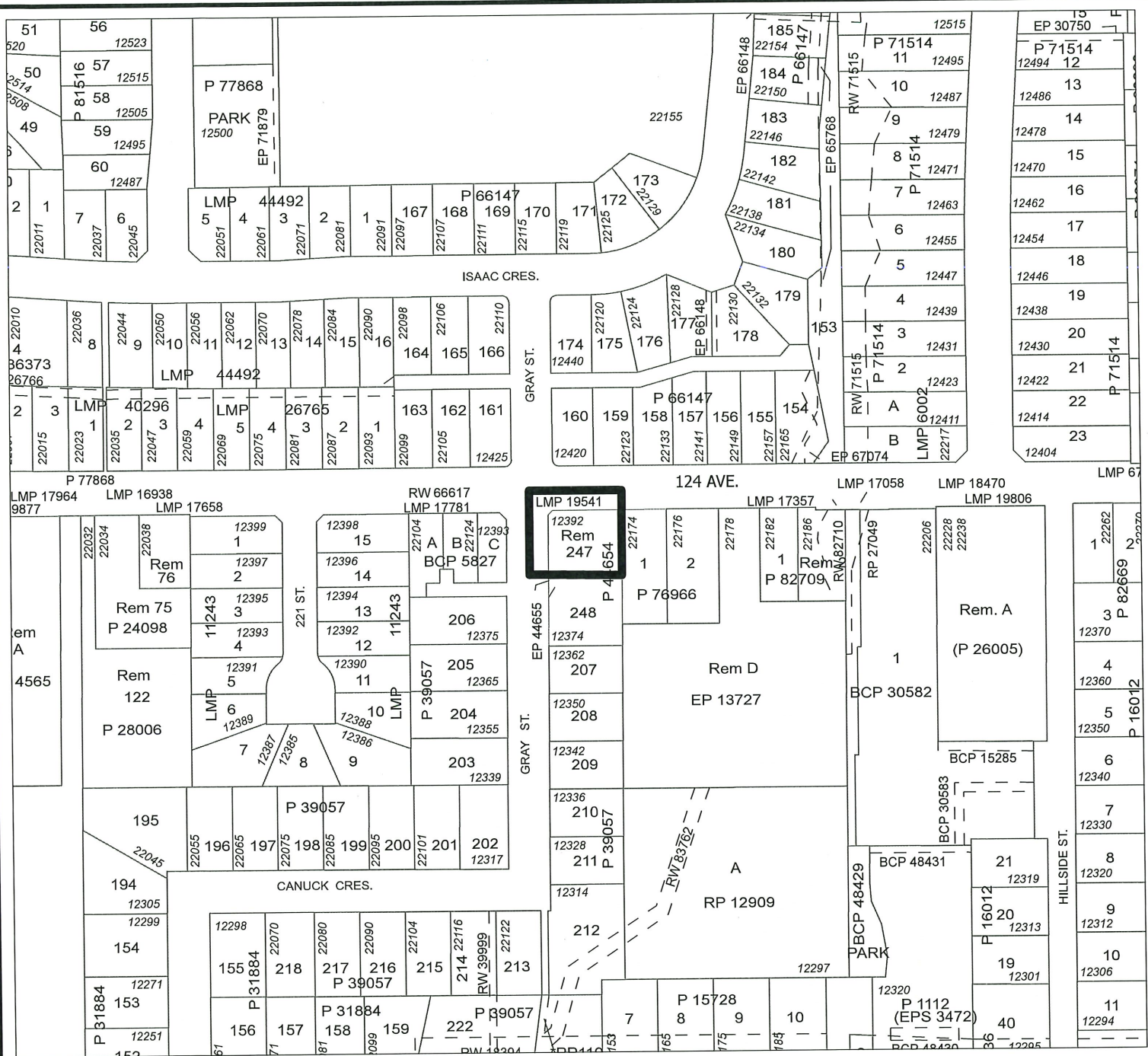
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FILE: 2021-411-RZ

DATE: Aug 9, 2021

BY: AC

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7845-2022

Map No. 1959

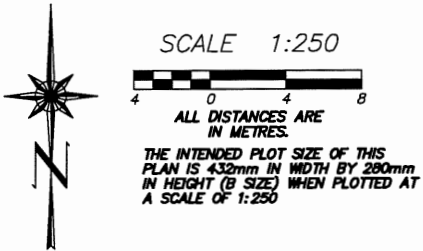
From: RS-1 (Single Detached Residential)

To: R-1 (Single Detached (Low Density) Urban Residential)



SCALE 1:2,500

SKETCH PLAN OF PROPOSED SUBDIVISION OF LOT 247 EXCEPT:
PART ROAD BY PLAN LMP19541, DISTRICT LOT 396 GROUP 1
NEW WESTMINSTER DISTRICT PLAN 44654



Existing Zoning: RS-1

Setbacks Per: R1 Zone

PID: 007-581-157

CIVIC ADDRESS:

12392 Gray Street, Maple Ridge, BC

NOTE :

Preliminary Layout, subject to approval.
 Areas and Dimensions are subject to detailed
 Legal Survey and calculations, and may vary.

PROPERTY:

PROPERTY BEARINGS AND DIMENSIONS ARE BASED
 ON FIELD SURVEY

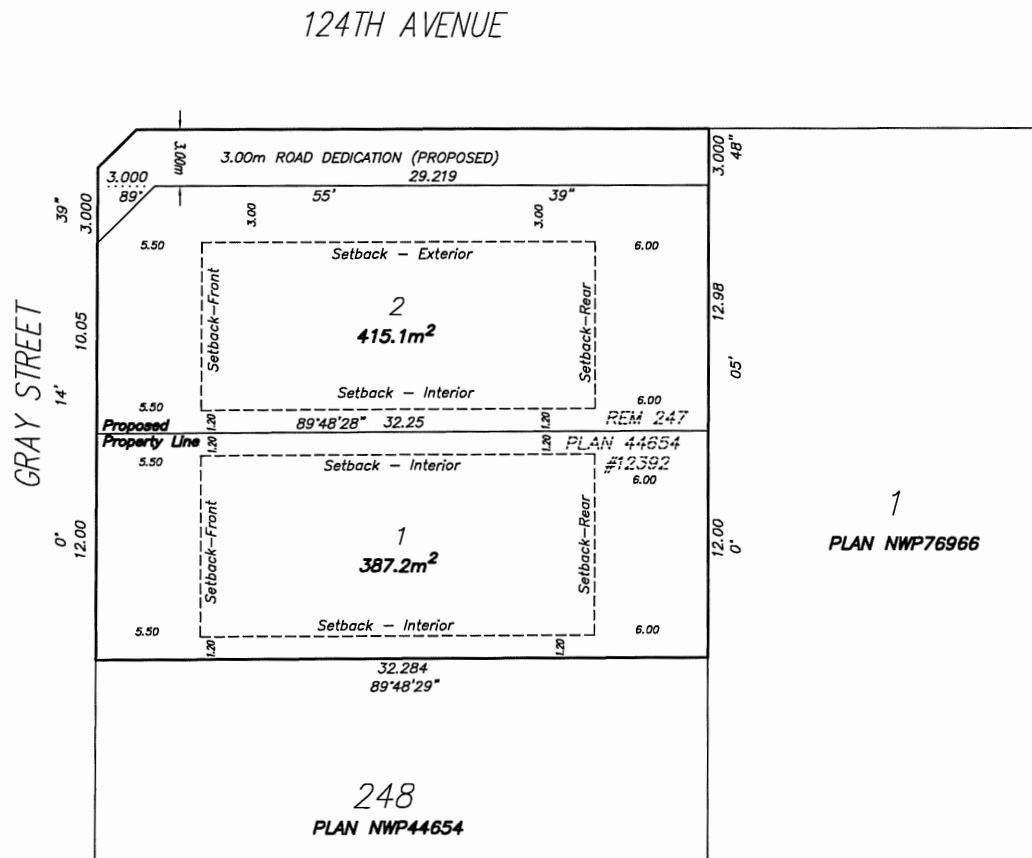
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 EXISTING OR PENDING CHARGES.

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 EXCLUSIVE USE OF OUR CLIENT.

BENNETT LAND SURVEYING LTD.
 B.C. & CANADA LAND SURVEYORS
 22371 ST. ANNE AVENUE
 MAPLE RIDGE, B.C. V2X 2E7
 PHONE : 604-463-2508

DRAWING # MR21-9158SUB_PRELIM
 FILE # MR21-9158SUB_PRELIM
 DATE: FEBRUARY 9, 2022





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. 7830-2022
22020 119 Avenue

MEETING DATE: April 19, 2022
FILE NO: 2021-556-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22020 119 Avenue, from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a triplex. To proceed further with this application, additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program. The CAC rates in Policy 6.31 are currently under review, and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7830-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules C and D of the *Development Procedures Bylaw No. 5879-1999*.

DISCUSSION:

a) Background Context:

| | |
|-----------------------------|--|
| Applicant: | Jorh Properties Inc. |
| Legal Description: | Lot 66, District Lot 397, Group 1, New Westminster District Plan 14891 |
| OCP: | |
| Existing: | Urban Residential |
| Proposed: | Urban Residential |
| Within Urban Area Boundary: | Yes |
| Major Corridor: | Yes |
| Zoning: | |
| Existing: | RS-1 (Single Detached Residential) |
| Proposed: | RT-2 (Ground-Oriented Residential Infill) |

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: | Ground-Oriented Multi-Family |
| | Zone: | RT-2 (Ground-Oriented Residential Infill) |
| | Designation: | Urban Residential |
| West: | Use: | Single-Family Residential |
| | Zone: | RS-1 (Single Detached Residential) |
| | Designation: | Urban Residential |

| | |
|---------------------------|--|
| Existing Use of Property: | Single-Family Residential |
| Proposed Use of Property: | Ground-Oriented Residential Infill (Triplex) |
| Site Area: | 894 m ² (9,623 ft ²) |
| Access: | Lane |
| Servicing requirement: | Urban Standard |

b) Site Characteristics:

The subject property, located at 22020 119 Avenue, is a relatively flat, rectangular lot that is approximately 894.2 m² (9623.0 ft²) and has lane access from the south. There are a few trees and shrubs located onsite, including two mature evergreen trees on the north west property line. The subject property and the surrounding single-family lots are characterized by single-storey dwellings (see Appendices A and B).

To the east of the subject property, there is a rezoning application (2019-353-RZ) to rezone the property from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the development of a triplex. The application has received third reading.

c) Project Description:

The current application proposes to rezone the subject property from RS-1 (Single Detached Urban Residential) to RT-2 (Ground-Oriented Residential Infill), (see Appendix C) to permit the development of a triplex in accordance with the Ground-Oriented Multi-Family Development Permit Guidelines and Ground-Oriented Residential Infill Guidelines. Access to the units are proposed from the rear lane to the south of the property (see Appendices D and E).

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 subject property is located east of the Town Centre within the general Official Community Plan (OCP) and is currently designated *Urban Residential* and is subject to the Neighbourhood Residential Infill policies. Under the current designation, triplexes are a permitted form and there is an emphasis on ground-oriented units. Additionally, these policies also require proposed developments to respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention paid to site design, setbacks, and lot configuration of the existing pattern of development, as well as compatibility between building massing and the types of dwelling units.

Additionally, the subject property falls within the Lougheed Transit Corridor Area Plan (LTCAP). On December 7, 2021, *Official Community Plan Amending Bylaw No. 7781-2021* received first reading by Council and is anticipated that it will be adopted later this year. Under the proposed LTCAP, the property is designated as *Intensive Attached Residential Infill*. This designation permits attached residential housing forms such as duplexes, triplexes, and rowhomes to a maximum of three storeys for moderate density, therefore, this application is compliant with the current and future land use designation.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit the construction of a triplex (see Appendices D and E). The minimum lot size for the current RS-1 (Single Detached Residential) zone is 668m² (7,191 ft²) and the minimum lot size for the proposed RT-2 (Ground-Oriented Residential Infill) zone is 800m² (8,611 ft²). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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 proposal will be reviewed to determine if it meets the guidelines of the Lougheed Transit Corridor Area Plan and the Ground-Oriented Residential Infill Guidelines.

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 not required for this application as the applicant is proposing less than five units.

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) Ministry of Transportation and Infrastructure;
- h) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing 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); and
- 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 for the current *Urban Residential – Neighbourhood Infill* designation and the future *Lougheed Transit Corridor Area Plan Intensive Attached Residential Infill* designation, therefore, it is recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

“Original signed by April Crockett”

Prepared by: **April Crockett**
Planning Technician

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

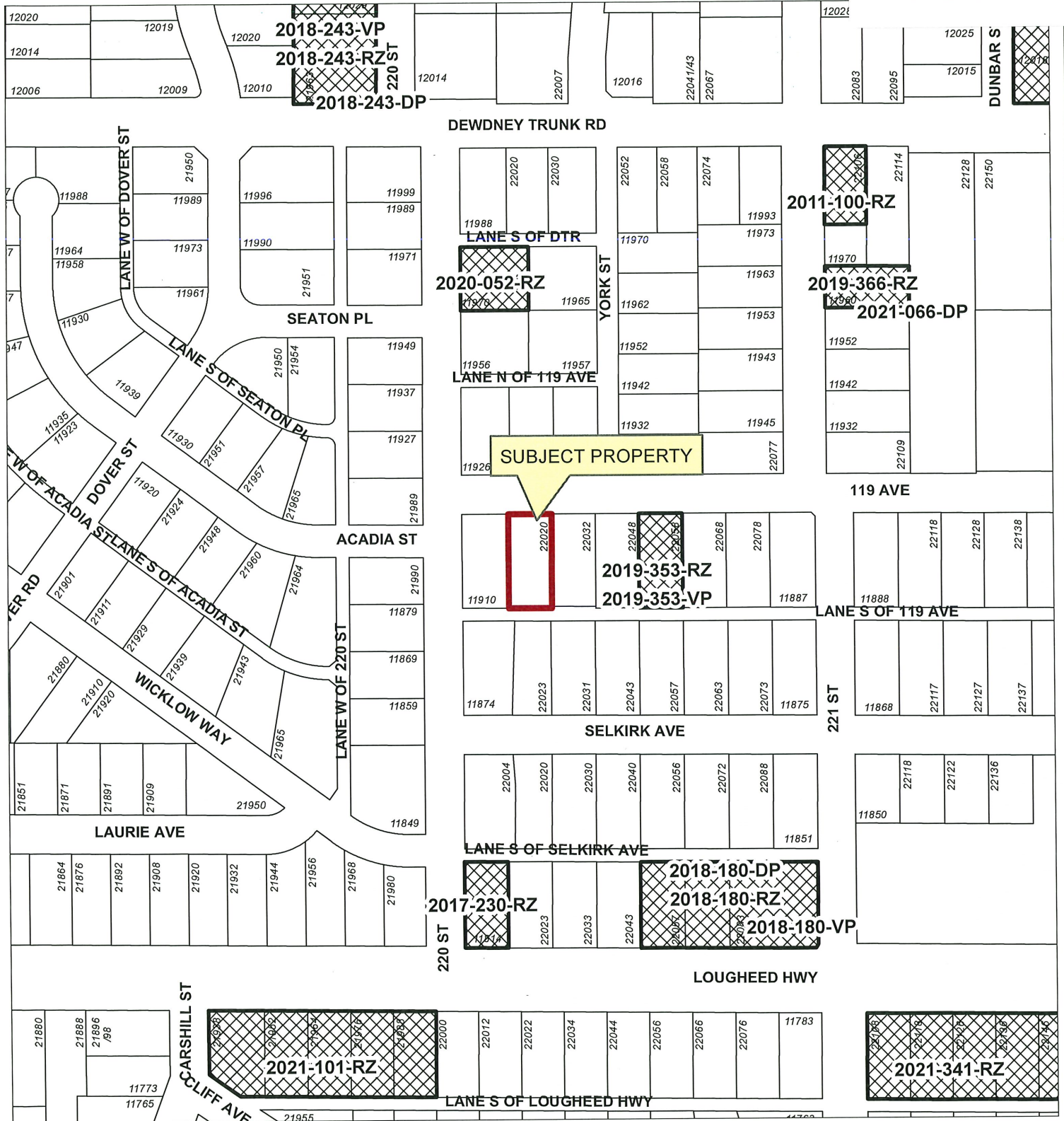
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7830-2022
- Appendix D – Proposed Site Plan
- Appendix E – Proposed Front Elevation



Scale: 1:2,500

Legend



Active Applications (RZ/SD/DP/VP)

22020 119 AVENUE
PID: 010-026-681

PLANNING DEPARTMENT



MAPLE RIDGE

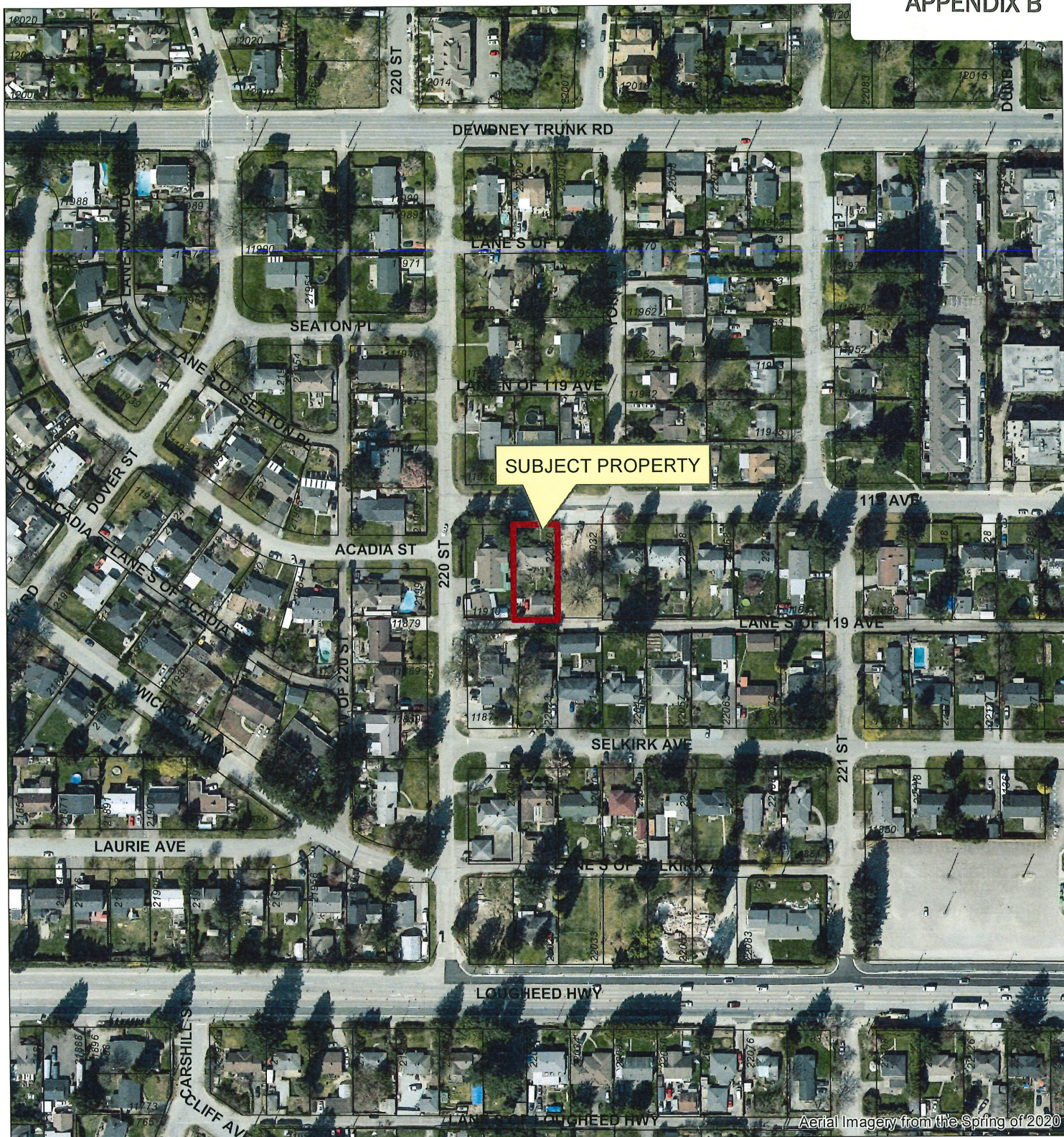
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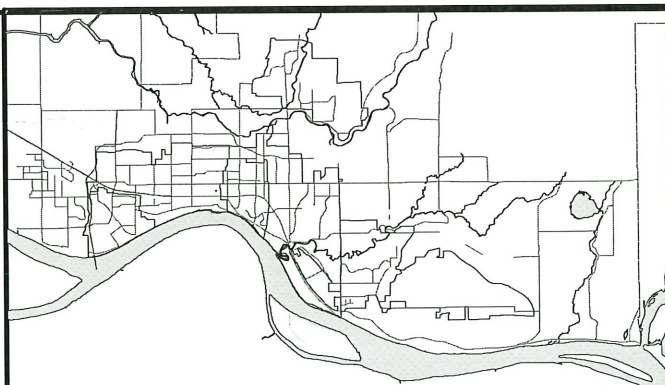
FILE: 2021-556-RZ/DP

DATE: Nov 25, 2021

BY: PC



Scale: 1:2,500



22020 119 AVENUE
PID: 010-026-681

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-556-RZ/DP

DATE: Nov 25, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7830-2022**

A Bylaw to amend Schedule 'A' Zoning Map 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. 7830-2022."
2. That parcel of land and premises known and described as:

Lot 66 District Lot 397 Group 1 New Westminster District Plan 14891

and outlined in heavy black line on Map No. 1055 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7830-2022

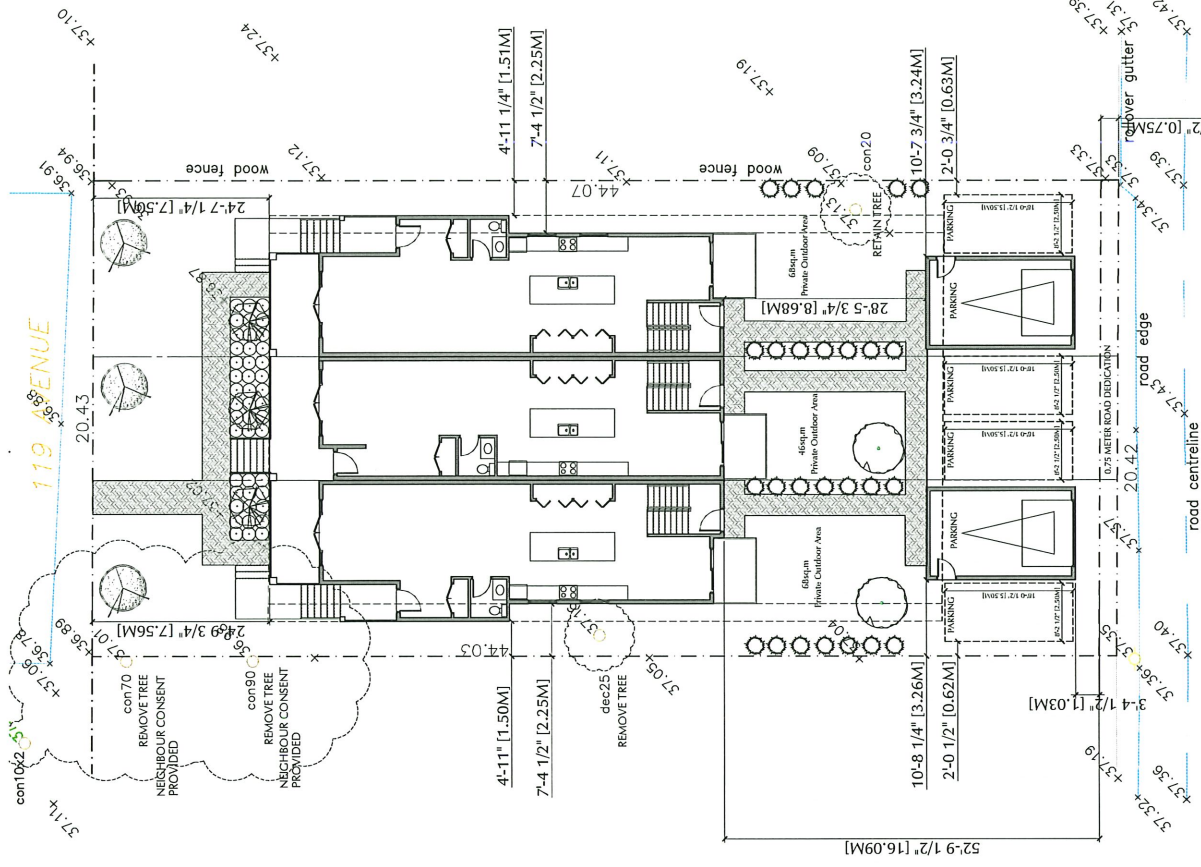
Map No. 1055

From: RS-1 (Single Detached Residential)

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



SCALE 1:2,500



PER UNIT
YARD LANDSCAPE
Min. 17 Shrubs
Min. 5 Cation pots
Min. 20 Annuals in 15 sq.ft planting bed

| LIST OF PROPOSED PLANTS/TREES | CODE/QUANTITY | COMMON NAME | SIZE/CALIPER |
|-------------------------------|-------------------------|-------------------|--------------|
| 3 | (Robinia pseudo-acacia) | GOLDEN LOCUST | 7cm. |
| 3 | (Cornus florida) | FLOWERING DOGWOOD | 7cm. |
| 2 | (Chamaecyparis) | FALSE CYPRESS | 7cm. |

CIVIC ADDRESS: 22020 119 AVENUE, MAPLE RIDGE, B.C.

LEGAL DESCRIPTION: LOT 66 DISTRICT LOT 397, GROUP 1 NEW WESTMINSTER DISTRICT, PLAN 14891

ZONING: RT-2: GROUND-ORIENTED RESIDENTIAL INFILL

SETBACKS
FRONT SETBACK: 7.5m
REAR SETBACK: 2.5m
SIDE SETBACK WEST: 1.5m
SIDE SETBACK EAST: 1.5m

SITE AREA: 885.09 sqm (9527.08 sq.ft) AFTER LANE DEDICATION

LOT COVERAGE
ALLOWED: @ 45% = 398.2 sqm (4286.19 sq.ft)
PROVIDED: @ 42.75% = 376.39 sqm (4073 sq.ft)

ALLOWABLE F.A.R.
ALLOWED LOT AREA X 0.75 = 663.82 sqm (7145.77 sq.ft)
PROVIDED LOT AREA X 0.75 = 663.82 sqm (7145.77 sq.ft)

BUILDING HEIGHT
ALLOWED (RICHED HEIGHT): 8.0m
PROVIDED: 8.0m



ELEVATION

design studio
11803 Baker Place Delta B.C. V4E 2V8
email: gsds@castlink.ca

22020 119 AVENUE, MAPLE RIDGE, B.C.

RT-2: GROUND-ORIENTED RESIDENTIAL INFILL

SCALE: 3/16" = 1'-00"

DATE: 09 23 2021

A-3

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7846-2022
Second Reading
Zone Amending Bylaw No. 7768-2021
13917 & 13992 Silver Valley Road and 13897 & 13960 232 Street

MEETING DATE: April 19, 2022
FILE NO: 2021-244-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 13917 & 13992 Silver Valley Road and a portion of properties at 13897 & 13960 232 Street 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) zones, to permit a future subdivision of approximately 17 lots. Council granted first reading to Zone Amending Bylaw No. 7768-2021 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on July 13, 2021.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per single family lot, for an estimated amount of \$86,700, or such rate as adopted by Council prior to third reading of this rezoning application.

Zone Amending Bylaw No. 7768-2021 is proposed to be given second reading as amended to include a portion of property located at 13960 232 Street.

RECOMMENDATIONS:

1. That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7846-2022 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Official Community Plan Amending Bylaw No. 7846-2022 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Official Community Plan Amending Bylaw No. 7846-2022 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4. That Official Community Plan Amending Bylaw No. 7846-2022 be given first and second reading and forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7768-2021 be given second reading as amended, and forwarded to Public Hearing; and further
6. That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A – Blaney Hamlet, and Figure 4 - Trails / Open Space;
 - iii) Road dedication on Silver Valley Road as required;
 - iv) Park dedication as required, including construction of a multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Restrictive covenant prohibiting building or subdivision and release of liability until a municipal water system is installed to service the subject properties to the satisfaction of the City;
 - ix) Registration of a Statutory Right-of-Way plan and agreement for City infrastructure;
 - x) Removal of existing buildings;
 - xi) In addition to the Ministry of Environment Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - xii) That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions applicable at the time of third reading of this application.

DISCUSSION:

1. Background Context:

| | |
|-----------------------------|--|
| Applicant: | Morningstar Homes Inc. |
| Legal Description: | Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409; Lot 8 Section 33 Township 12 New Westminster District Plan 13766; Lot 15 Section 33 Township 12 New Westminster District Plan 26732; Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409. |
| OCP: | |
| Existing: | Eco Cluster and Conservation |
| Proposed: | Eco Cluster and Conservation |
| Within Urban Area Boundary: | Yes |
| Area Plan: | Silver Valley Area Plan |
| OCP Major Corridor: | Yes |
| Zoning: | |
| Existing: | RS-3 (Single Detached Rural Residential) |
| Proposed: | R-1 (Single Detached (Low Density) Urban Residential) and R-2 (Single Detached (Medium Density) Urban Residential) |
| Surrounding Uses: | |
| North: | Use: Single-Family Residential and Rezoning Application 2020-168-RZ Zone: RS-3 (Single Detached Rural Residential) Designation: Eco-Cluster |
| South: | Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Eco-Cluster and Conservation |
| East: | Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Eco-Cluster, Conservation and Open Space |
| West: | Use: Single-Family Residential and Rezoning Application 2020-168-RZ Zone: RS-3 (Single Detached Rural Residential) Designation: Eco-Cluster, Conservation and Open Space |
| Existing Use of Property: | Single-Family Residential (2 homes) |
| Proposed Use of Property: | Single-Family Residential (17 homes) |
| Site Area: | 1.06 ha (2.61 acres) |
| Access: | Silver Valley Road and a newly constructed road with application 2020-168-RZ/SD |
| Servicing requirement: | Urban Standard |

2. Project Description:

The applicant is proposing to rezone the subject properties from RS-3 (Single Detached Rural Residential) to the R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential) zones to facilitate a mixture of 17 single family homes. The development will incorporate a trail as identified on the Silver Valley Area Plan as well as, park and wildlife corridors. The existing homes located on 13917 and 13992 Silver Valley Road will remain on proposed lots 1 and 6. The existing home on proposed lot 1 will require a variance for siting to the new proposed property lines (see Appendix F).

3. Planning Analysis:

i) Official Community Plan:

The subject properties are designated Eco-Cluster; Conservation and Open Space (see Appendix B). The Eco-Cluster designation refers to the developable portions of the site. Some adjustments in the designations have been made in response to ground-truthing as noted above. These have been adjusted as shown in Appendix C. Section 5.4.6 of the Silver Valley Area Plan speaks to Eco-Cluster densities, as follows:

- a) Densities and housing types should be diversified within and between Eco-Clusters.
- b) The densities of Eco-Clusters in the eastern sector should be lower than other Eco-Clusters due to limited access and the requirements for accommodating equestrian activities, i.e. pastures and stables.
- c) An Eco-Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.
- d) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

The Eco-Cluster designation is intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive integration of housing into a natural forest setting. Eco-Clusters are located in areas where topography is difficult and the existing rural character should be retained. The specific areas include steep slopes are proposed to be designated as Conservation and dedicated to the City as park.

ii) Zoning Bylaw:

The application is a mixture of R-1 (Single Detached (Low Density) Urban Residential), and R-2 (Single Detached (Medium Density) Urban Residential) zoning (see Appendix D). The table below details the minimum parcel sizes for each zone.

| Zone | Minimum Lot Area | Estimated Number of lots |
|--|-------------------|--------------------------|
| R-1 (Single Detached (Low Density) Urban Residential) | 371m ² | 2 |
| R-2 (Single Detached (Medium Density) Urban Residential) | 315m ² | 15 |

iii) Off-Street Parking and Loading Bylaw:

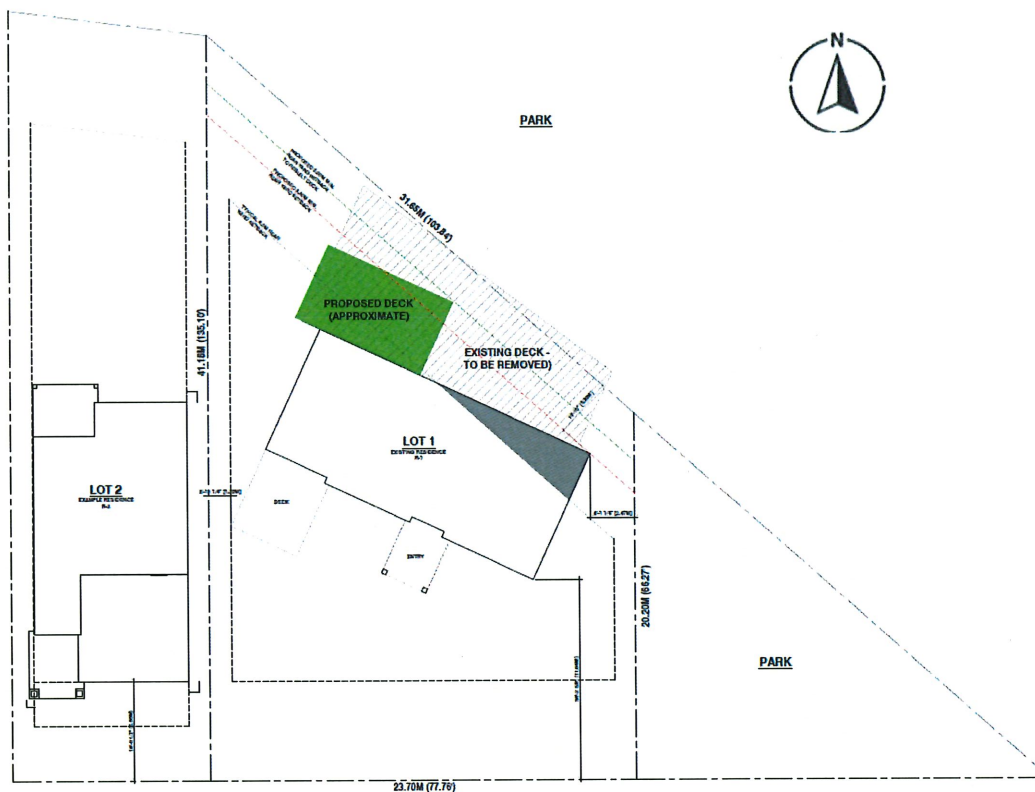
Each of the residential zones requires two off-street parking stalls to be provided per lot. The R-1 Single Detached (Low Density) Urban Residential) zone permits a secondary suite as an accessory use; an additional parking stall would be required if a secondary suite was developed in those homes.

iv) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxation to *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 601, R-1 (Single Detached (Low Density) Urban Residential Zone, Section 601.7 (2)*

| Regulation | Lot 1 - Required | Lot 1 - Proposed |
|-----------------------|------------------|------------------|
| Rear Lot Line setback | 6.0m | 3.30m |

The relaxation is required to allow the existing house on proposed Lot 1 to remain. The deck off the rear of the house will need to be removed.



The requested variance to the R-1 (Single Detached (Low Density) Urban Residential) zone will be the subject of a future Council report.

v) **Development Permits:**

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

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

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

vi) **Development Information Meeting:**

A Development Information Meeting (DIM) was conducted via the Public Comment Opportunity process from December 13, 2021 to December 22, 2021. The applicant received 13 comment cards from the public in which 10 supported and 3 were against the proposed development. A summary of the main comments and discussions with the attendees was provided by the applicant (Appendix E).

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

- For many of the participants, Morningstar representatives had the opportunity to discuss the project over the phone. The public's questions were answered then and there, and Morningstar representatives encouraged the public to add the same questions on their comment cards so the City could see as well.
- For the public who emailed, Morningstar representatives provided email responses to direct questions.

Morningstar representatives always encourage the neighbourhood residents to reach out to Morningstar directly by phone or email or text message if they have concerns or questions for any Morningstar Projects at any point.

vii) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park, amounting to approximately 0.338 ha (0.83 acres) or 31% of the site being requires to be dedicated as park as a condition of final reading.

4. Interdepartmental Implications:

i) **Engineering Department:**

The Engineering Department has identified that the services required in support of this development do not yet exist on the site. Similar to other development in this neighbourhood of Silver Valley the applicant will need to enter into a Rezoning Servicing Agreement and post securities to do the work identified in the agreement prior to final reading of the bylaw. Highlights of comments by Engineering include:

- Road dedication along Silver Valley Road as required to meet the requirements of the Subdivision & Development Servicing Bylaw for a collector road. The internal road dedication will be a condition of the future subdivision

- Frontage upgrades along Silver Valley Road to an urban collector road standard. The internal road will be constructed to an urban standard as a condition of the future subdivision application.
- Extension of municipal services along the Silver Valley Road frontage as required to meet the requirements of the Subdivision & Development Servicing Bylaw.
- Improvements to the municipal water system to ensure there are adequate fire flows to support the development.

ii) **Parks, Recreation and Culture Department:**

The Silver Valley Area Plan identifies a trail through the development site. The dedication and development of this trail as well as, park dedication is a condition of rezoning.

iii) **Environmental Implications:**

The proposed site plan has been considered through an extensive review with the Environmental Section and the applicant's Environmental Professionals. The site plan reflects this collaborative approach in site design. The site design included the recommendations of the Environmental Impact Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan to achieve the objectives of the Silver Valley Area Plan.

During the City review of the Wildfire Development Permit, Natural Feature Development Permit and subdivision applications, there will be further work with the applicant's consultants on the development site and park areas on:

- the assessment of trees which need to be removed to ensure wind firmness;
- planting of replacement trees as required; and
- coordination with engineering and environmental requirements for stormwater management.

5. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and the response is Appendix G.

6. Intergovernmental Issues:

i) **Local Government Act:**

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

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

7. Citizen/Customer Implications:

The applicant has conducted a Developers Information Meeting which is a City requirement. There is a statutory public hearing required as part of the rezoning process for this application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7846-2022, that second reading be given to Zone Amending Bylaw No. 7768-2021, and that application 2021-244-RZ be forwarded to Public Hearing.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP
Planner**

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

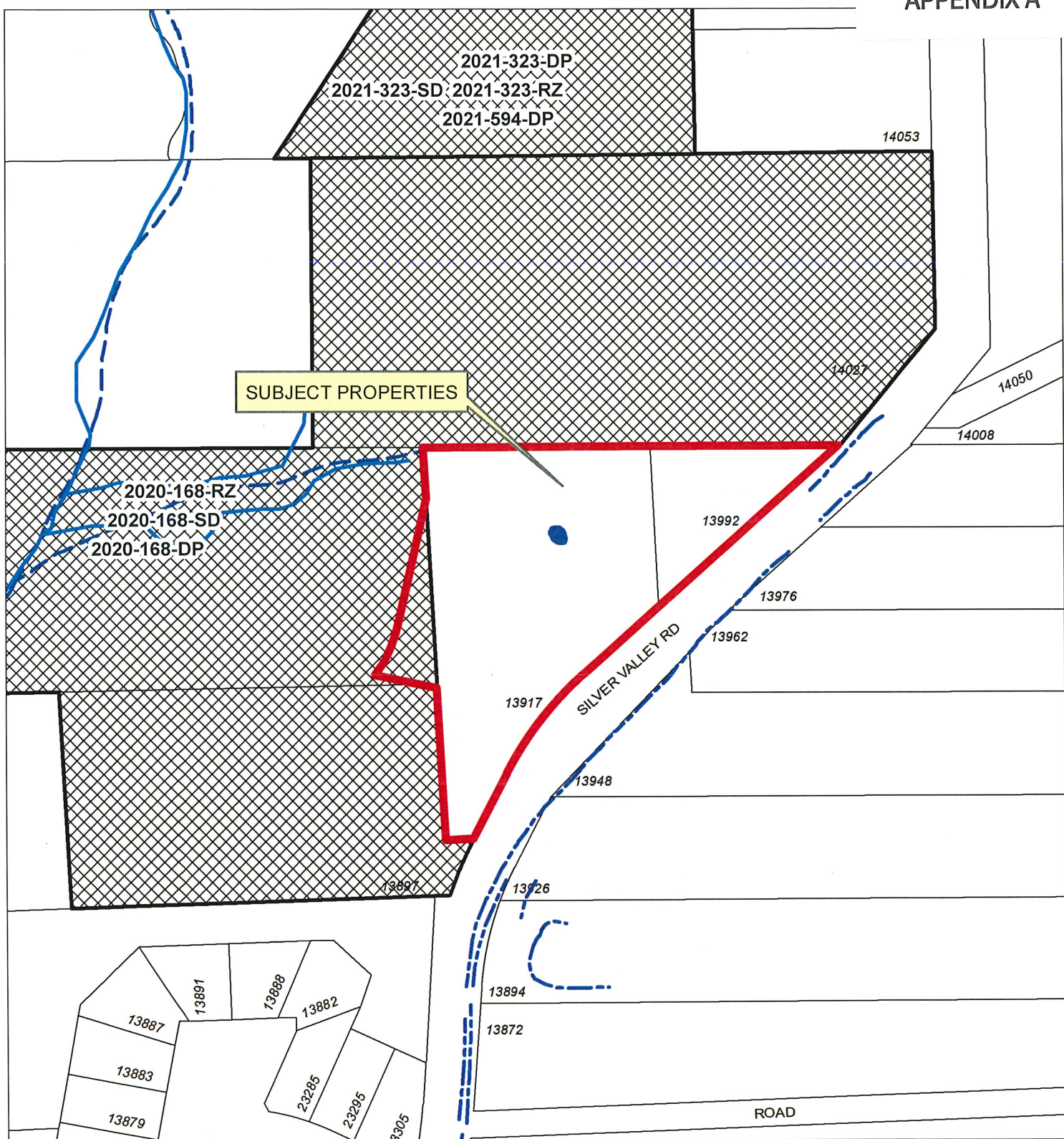
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7846-2022
Appendix D – Zone Amending Bylaw No. 7768-2021
Appendix E – DIM Summary from Applicant
Appendix F – Site Plan
Appendix G – School District No. 42 Response



Scale: 1:2,000

Legend

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

13897, 13917/92 Silver Valley Rd & 13960 232 St
PID: 000-615-722, 007-601-832,
004-555-805, 012-642-223

PLANNING DEPARTMENT

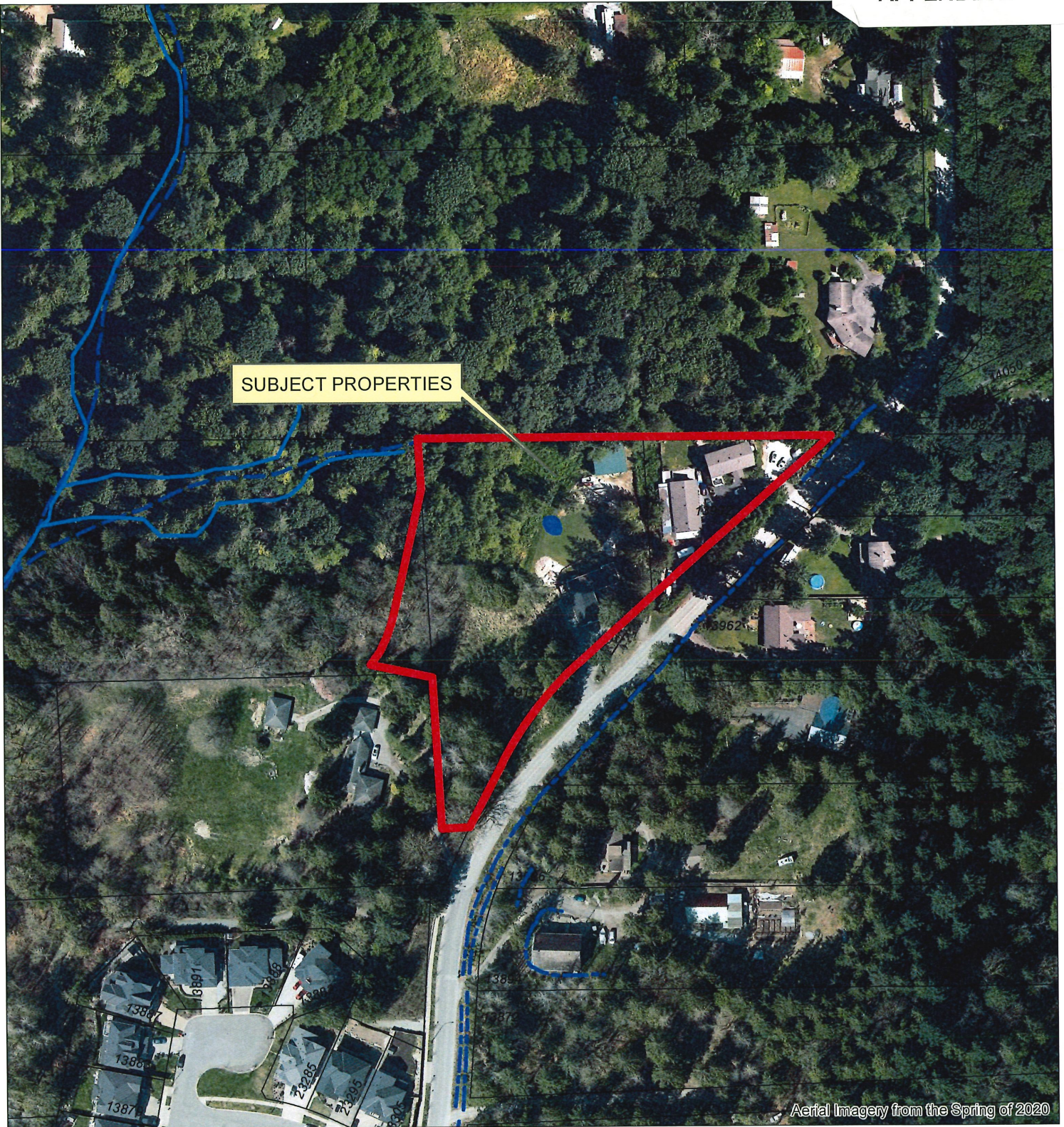


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-244-RZ
DATE: Apr 6, 2022

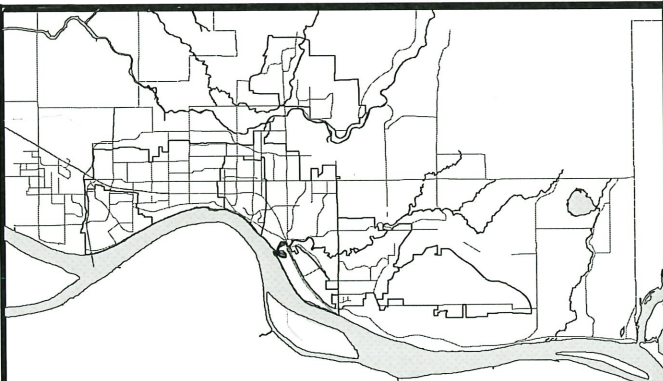
BY: DT



Aerial Imagery from the Spring of 2020



Scale: 1:2,000



13897, 13917/92 Silver Valley Rd & 13960 232 St
PID: 000-615-722, 007-601-832,
004-555-805, 012-642-223

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-244-RZ
DATE: Apr 6, 2022

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7846-2022**

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. 7846-2022."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A – Blaney Hamlet, are hereby amended for the parcels or tracts of land and premises known and described as:

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409;

and outlined in heavy black line on Map No. 1059, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is/are hereby amended for the parcel or tract of land and premises known and described as:

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409

and outlined in heavy black line on Map No. 1060, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

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

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

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



**CITY OF MAPLE RIDGE
BYLAW NO. 7768-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map 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. 7768-2021."

2. Those parcels or tracts of land and premises known and described as:

Lot 4 Except: Firstly: Part on Plan with Bylaw filed 34267, Secondly: Part Lying South and East of Road Shown on Plan with Bylaw Files 34267, Thirdly: Part on Plan 26732, Block "C" Section, Section 33, Township 12 New Westminster District Plan 2409;

Lot 8, Section 33, Township 12, New Westminster District Plan 13766;

Lot 15, Section 33, Township 12, New Westminster District, Plan 26732;

Lot 1, Block "C", Section 33, Township 12, New Westminster District, Plan 2409;

and outlined in heavy black line on Map No. 1893 a copy of which is attached hereto and forms part of this Bylaw, is are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential).

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

READ a first time the 13th day of July, 2021.

READ a second time as amended, the day of , 20

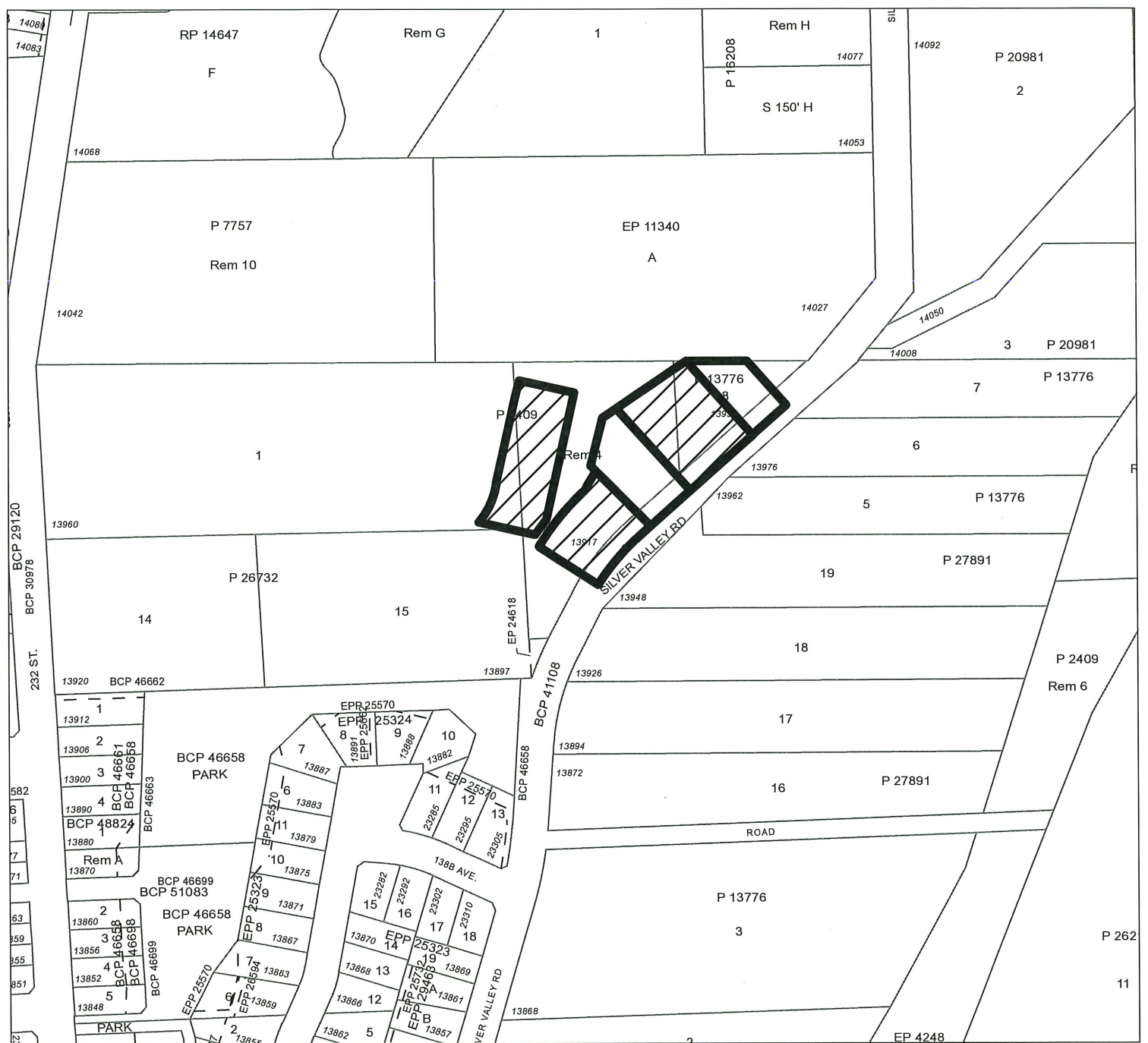
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





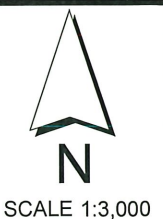
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7768-2021

Map No. 1893

From: RS-3 (Single Detached Rural Residential)

To:  R-1 (Single Detached (Low Density) Urban Residential)
 R-2 (Single Detached (Medium Density) Urban Residential)





December 22nd, 2021

Planning Department
City of Maple Ridge
11995 Haney Place, Maple Ridge

Attention: Wendy Cooper

**Re: 2021-244-RZ – Public Comment Opportunity – Karasin Phase 2
13917 and 13992 Silver Valley Road, Maple Ridge**

Dear Wendy,

The following documents reflect the results from our Development Information / Public Comment Opportunity held from December 13th – December 22nd 2021.

1. Public Comment Opportunity Summary
2. Copy of Site Signs, News Ad, and Invitation Letter
3. 13 Comment Cards (10 in Support, 3 Opposed)

We trust the above is in order and we would like to request a Report to Council for Second Reading.

Warm Regards,

Addie Anderson
Development Manager
Morningstar Homes

Public Comment Opportunity Summary

The Public Comment Opportunity for 2021-244-RZ was held during December 13-22nd, 2021 inclusive. Comments were collected mainly through emails to aanderson@mstarhomes.com, some by phone (which were recorded and approved to submit), and by comment card provided.

The following documents were provided to notify the public, per DIM policy:

1. Posted update to the Development Information Sign, (December 3rd)
2. Ads in the Maple Ridge Pitt Meadows News (December 3rd and 10th)
3. Invitation Letter delivered to 25 neighbourhood residents (December 7th)

Summary of Feedback:

13 responses were collected:

10 responses were in support.

3 responses were opposed.

Comment Summary

Please review attached original comment cards for details.

Applicant responses to questions also included.

Development Sign: Updated for PCO December 3rd, 2021



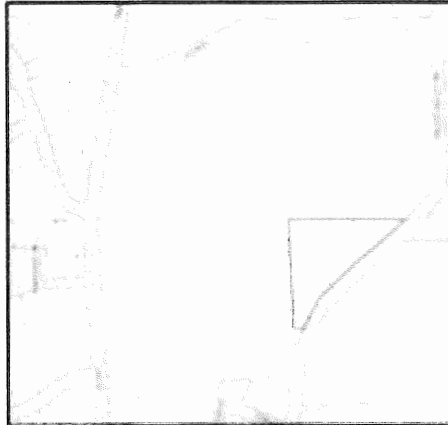
Newspaper Ad: December 3rd and 10th 2021

A24 Friday, December 3, 2021

Public Comment Opportunity for Proposed Development

You are invited to participate in a Public Comment Opportunity where representatives from Morningstar Homes are available by email or phone to provide details on Official Community Plan Amendment and Rezoning Application 2021-244-RZ at:

13917 and 13992 Silver Valley Road, Maple Ridge



PUBLIC COMMENT OPPORTUNITY PERIOD:
December 13th-22nd 2021

EMAIL OR CALL FOR INFO & TO PROVIDE COMMENTS:

aanderson@mstarhomes.com
778-688-4000

The purpose of the application is to develop 13917 and 13992 Silver Valley Road into 17 Single Family Homes (2 lots of R-1, 15 lots of R-2) and Open Space/Conservation.

The intent of this Public Comment Opportunity is to seek input from the area residents on the proposed amendments and address any questions which may arise. Your thoughts are important to us. If you would like information regarding this proposal, please contact 778-688-4000 / aanderson@mstarhomes.com or the City of Maple Ridge Planning Department, at 604-467-7341.

Disclaimer: "Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request."

YOUR SOURCE FOR LOCAL NEWS



THE NEWS

www.mapleridgenews.com



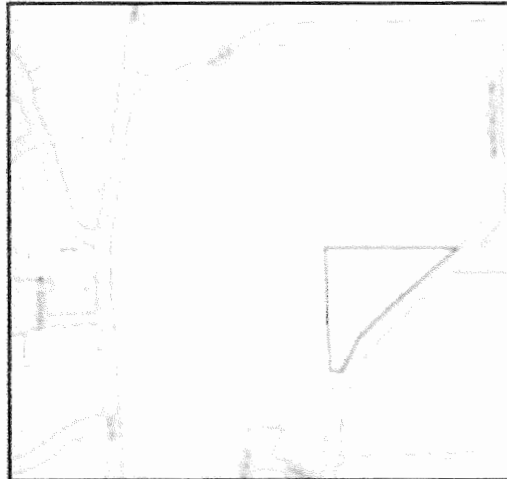
Black Press Media

A6 Friday, December 10, 2021

Public Comment Opportunity for Proposed Development

You are invited to participate in a Public Comment Opportunity where representatives from Morningstar Homes are available by email or phone to provide details on Official Community Plan Amendment and Rezoning Application 2021-244-RZ at:

13917 and 13992 Silver Valley Road, Maple Ridge



PUBLIC COMMENT OPPORTUNITY PERIOD:
December 13th-22nd 2021

EMAIL OR CALL FOR INFO & TO PROVIDE COMMENTS:

aanderson@mstarhomes.com

778-688-4000

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YOUR SOURCE FOR LOCAL NEWS



THE NEWS

www.mapleridgenews.com



Black Press Media

580-861 201 Street
Langley, BC V2Y 0G9
aanderson@mstarhomes.com

Invitation Letter Package Mailed and Shared with Residents



PUBLIC COMMENT OPPORTUNITY FOR 2021-244-RZ
13917 and 13992 Silver Valley Road, Maple Ridge
December 13th – 22nd, 2021

Re: 2021-244-RZ – OCP, REZONING, DVP APPLICATION

Dear Neighbour,

You are invited to participate in a Public Comment Opportunity to review and provide comments on the proposed development in your neighbourhood. The intent of this opportunity is to seek input from the area residents on the proposed development, variances and amendments, and address any questions which may arise. The proposal includes the following components:

Official Community Plan Boundary Amendment:

Existing: Eco Cluster and Conservation

Proposed: Eco Cluster and Conservation

Additional: Portion of 2020-168-RZ Park to Eco Cluster – see details attached.

Zoning Amendment:

Existing: RS-3 (Single Detached Rural Residential)

Proposed: R-1 (Single Detached Low Density Residential) R-2 (Single Detached Medium Density Residential)

Additional Information - Development Variance Permit:

Rear yard setback variance and siting exemption for an existing 2-story house (Lot 1) – see details attached.

Subdivision Proposal:

17 Single Family Homes, min lot size: 315m² (2 existing homes to be retained, 15 new homes)

Trail Extension: ~150m, Conservation and Park Area: ~3,500m², Total Site Size: ~2.65 Acres

If you require additional information or would like to provide your comments, please contact: Morningstar Homes at 778-688-4000 or by email aanderson@mstarhomes.com, or the City of Maple Ridge Planning Department 604-467-7341.

PUBLIC COMMENT OPPORTUNITY PERIOD:
December 13th - 22nd, 2021

EMAIL OR CALL FOR INFORMATION AND TO PROVIDE COMMENTS:
778-688-4000 aanderson@mstarhomes.com

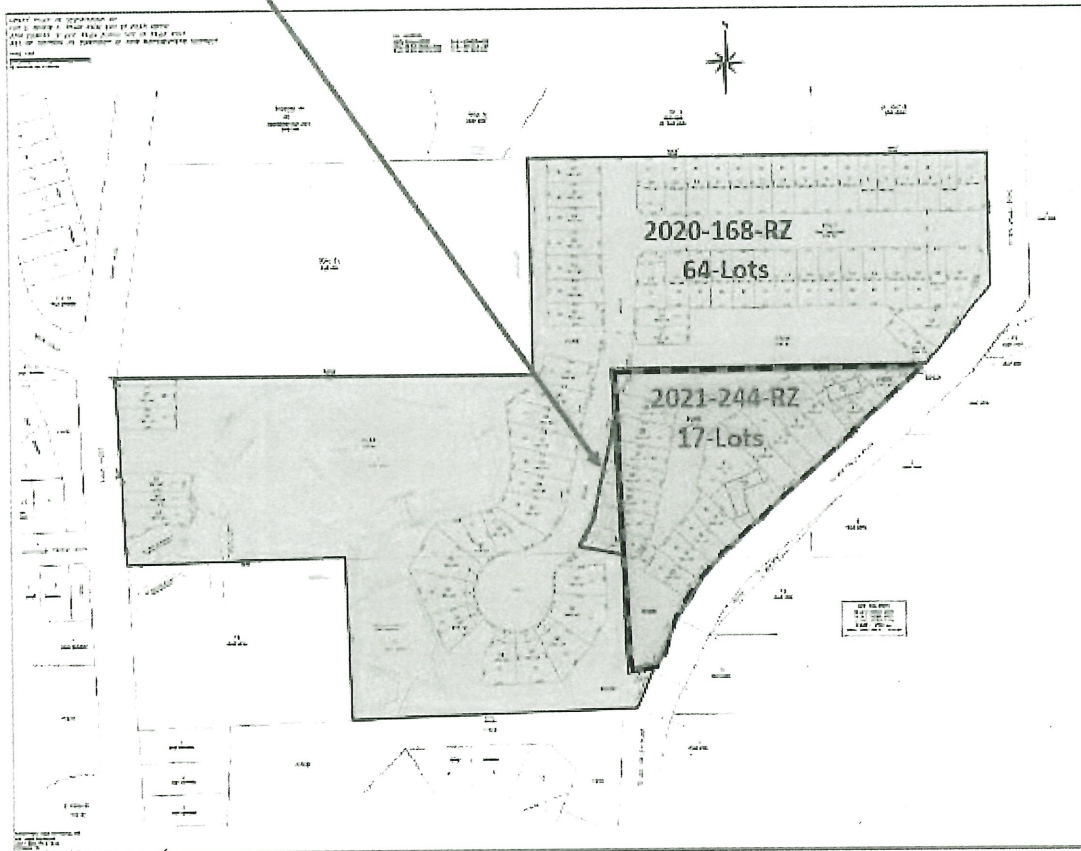
Sincerely,

Addie Anderson
Development Manager, Morningstar Homes Ltd.

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

Official Community Plan Boundary Amendment Details

To amend this portion only of the proposed park dedication for application 2020-168-RZ as outlined in red below.



The proposed amendment is to remove this proposed park dedication portion of application 2020-168-RZ to designate it to Eco-Cluster to align with 2021-244-RZ.

Rationale:

The reason for this amendment to 2020-168-RZ is to facilitate the overall development pattern. This was not done at the time of application as Morningstar did not own the properties included in 2021-244-RZ.

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

Additional Development Information

As part of this application, Morningstar will be seeking variances through a Development Variance Permit for the following:

Maple Ridge Zoning Bylaw No. 7600-2019 Section 601.7(b.)

- To vary the rear yard setback of a proposed R-1 lot from 6.0m to 3.30m

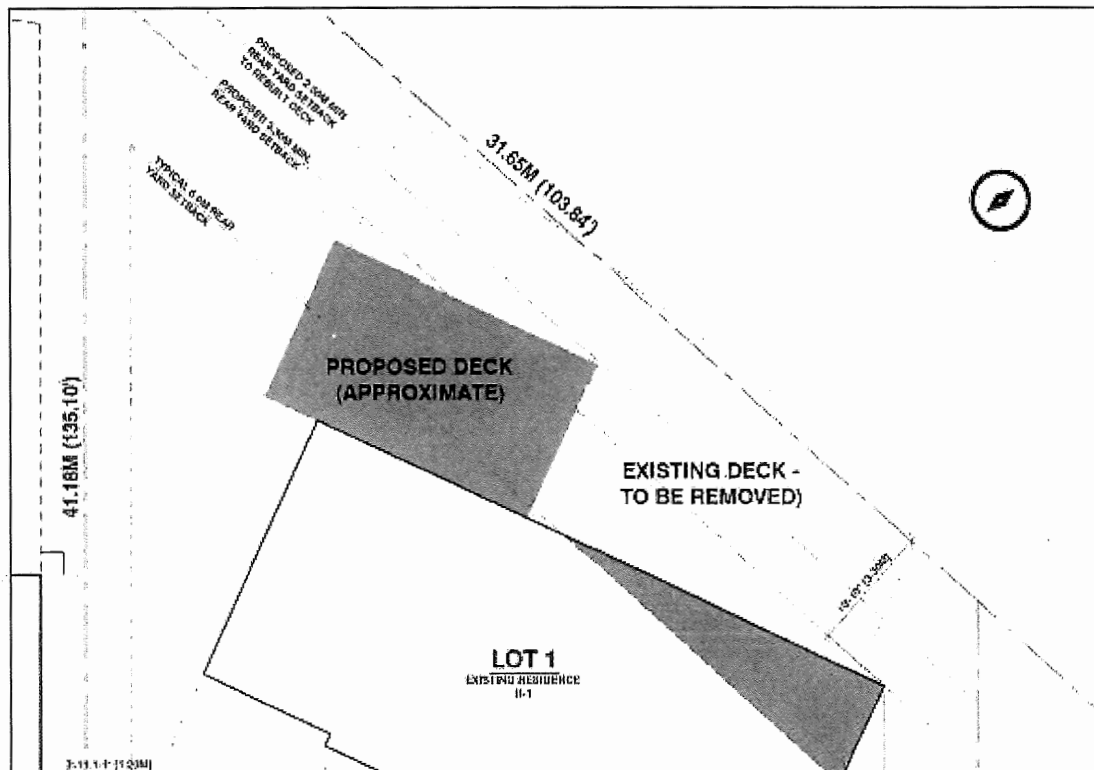
AND

Maple Ridge Zoning Bylaw No. 7600-2019 Section 403.2.2, 4(a.) & 5.

- To allow a siting exemption for a proposed deck to a minimum setback of 2.00m

Rationale:

To accommodate the existing building that is intended to remain as the primary structure in Lot 1. The existing deck will be removed as it encroaches past the lot boundary and will be replaced with a smaller deck as proposed below*.



****This is a conceptual plan that has not yet been endorsed by the City of Maple Ridge.**

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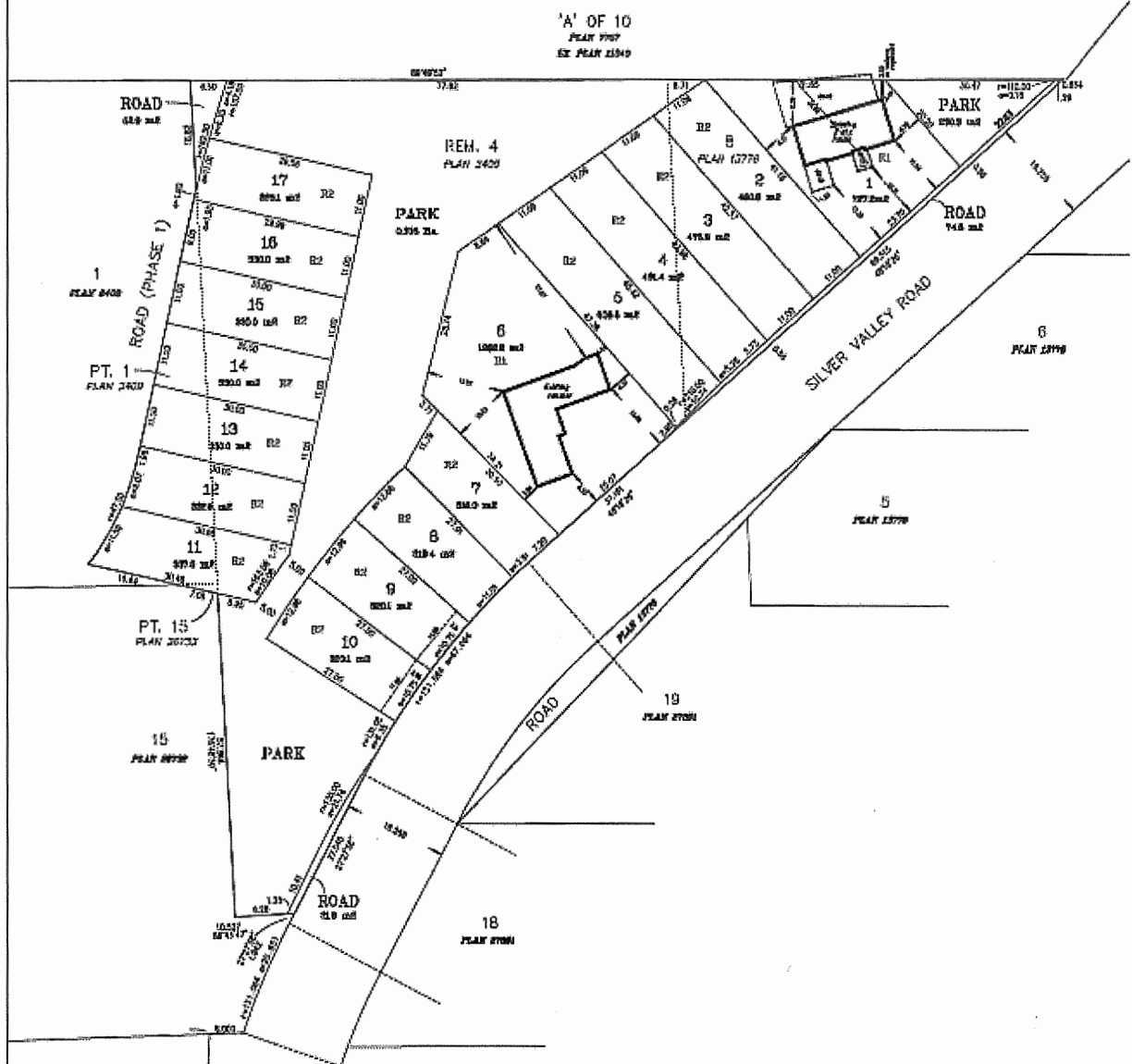
DRAFT SUBDIVISION PLAN OF:
 LOT 4 PLAN 2409 EXCEPT: FIRSTLY: PART ON PLAN WITH BYLAW FILED 34267
 SECONDLY: PART LYING SOUTH AND EAST OF ROAD SHOWN ON PLAN WITH BYLAW FILED 34267;
 THIRDLY: PART ON PLAN 26732,
 AND OF LOT 8, PLAN 13778,
 AND OF PART OF LOT 1, PLAN 2409,
 AND OF PART OF LOT 15, PLAN 26732,
 ALL OF SECTION 33, TOWNSHIP 12, NEW WESTMINSTER DISTRICT.

SCALE 1:500

All Distances are in Metres.

QMC ADDRESSES:

14027 SILVER VALLEY ROAD P.L.S.: 604-555-8008
 14027 SILVER VALLEY ROAD P.L.S.: 604-260-8400



Underwater Land Surveying Ltd.
 B.C. Land Surveyors
 404 - 6050 178 'A' Street
 Coquitlam, B.C.
 P.L.S. 604-260-8400

Certified correct, completed on
 the 4th day of December, 2021.

⑧

M.C.L.S.

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to
aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

Provide your comments on the 2021-244-RZ Proposal:

Do you have any questions for Morningstar Homes?

Signature: _____ Date: _____

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Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

Karasin Phase 2 – Subdivision Rendering
2021-244-RZ – 13917 and 13992 Silver Valley Road, Maple Ridge





Comment Cards and Emails Received

13 Total

10 in Support

3 Opposed

Applicant Responses to Questions

3 Responses Provided



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Name:

Phone Number:

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

Grew up in Whonnock

Provide your comments on the 2021-244-RZ Proposal:

Looks Great!

Do you have any questions for Morningstar Homes?

Keep up the good work!

Signature: _____

Date: Dec 20 2021

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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Comments will be collected during December 13th – 22nd, 2021

Name:**Phone Number:****Address:**

Maple Ridge BC

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I have lived in Maple Ridge for 31 years, and have lived in the Silver Valley area for 14 years during that time. I regularly go for walks in that area and am a frequent visitor to Golden Ears Provincial Park.

Provide your comments on the 2021-244-RZ Proposal:

I fully support this proposal, which is a good fit for this neighbourhood.

Do you have any questions for Morningstar Homes?

None.

Signature: _____**Date:** December 15th, 2021

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

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Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number:

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I live in the adjoining neighbourhood

Provide your comments on the 2021-244-RZ Proposal:

I am happy with the development as proposed & described. I like the new trail connection & the fact Morningstar's work is consistently of a good quality for the owners and for previous neighbours.

Do you have any questions for Morningstar Homes?

No, I have asked them my questions

Signature: _____

Date: _____

Dec 21, 2022

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

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Comments will be collected during December 13th – 22nd, 2021

Name: Phone Number:

Address: Maple Ridge

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

Area resident for 42 years.

Provide your comments on the 2021-244-RZ Proposal:

I have been asked to leave positive feedback on this proposal but have struggled to do this. 17 more homes with a walk score of zero make no sense to me in an area that is already under-served by the current community infrastructure. The environmental impacts of increased traffic congestion and storm water runoff seem like a backwards thinking way of development.

Do you have any questions for Morningstar Homes?

Signature: _____

Date: Dec. 22, 2021



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

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Name: _____

Phone Number: _____

Address: _____

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

- We are neighbours to Morningstar's development on 110 Avenue in Maple Ridge.
- Addie Anderson has been excellent to deal with and has provided us with updates & information on the project.
Provide your comments on the 2021-244-RZ Proposal: Next door to us.
- We are in support of Morningstar's 2021-244-RZ proposal.
- MorningStar has proven that they can build quality homes, protect the environment and build positive relationships.

Do you have any questions for Morningstar Homes?

- Just a comment! Keep up the great work! We truly believe Morningstar is building quality homes and adding well designed additions to our neighbourhoods!

Signature: _____

Date: December 20, 2021

Please note that all comment and attendance sheets produced as a result of this Public Comment Opportunity will be provided to the City of Maple Ridge and form part of the public record that is available for viewing by the public upon request

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

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aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.

Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number:

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

I HAVE BEEN LIVING IN THE AREA FOR 21 YEARS

Provide your comments on the 2021-244-RZ Proposal:

I AM SURE THAT THE NEW DEVELOPMENT WILL
TURN OUT NICE BASED ON MORNINGSTAR'S
PREVIOUS PROJECTS AND ATTENTION TO DETAIL.

VERY HAPPY WITH THE LOOK OF THE 10 HOUSES
ON 232 AVE RIGHT AT 141 AVE.

Do you have any questions for Morningstar Homes?

I HAVE A QUESTION
WHAT WAS MORNINGSTAR THINKING WHEN THEY CONSTRUCTED
THE NORTH TRAIL HEAD ENTRANCE ON MARCRD? TO THE
RESIDENTS IT LOOKS LIKE A LARGE MOUND OF DIRT PILED HIGH,
SURROUNDED BY A FEW ROCKS TO KEEP IT IN PLACE. WHY IT WAS
BUILT SO HIGH WE DON'T KNOW. MAYBE IT WAS A CONVENIENT
PLACE TO DUMP DIRT. LEVEL TO THE ROAD ELEVATION WOULD
HAVE BEEN FAR LESS OBTRUSIVE AND LOOK MORE FITTING FOR
THE SETTING. DEFINITELY NOT MORNINGSTAR'S BEST EFFORT.

Signature: _____

Date: TUE DEC 21 / 21

Please note that all comment and attendance sheets produced as a result of this Public Comment
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Comments will be collected during December 13th – 22nd, 2021

Name: _____ **Phone Number:** _____

Address: _____

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

I have lived in Silver Valley since 1977.

Provide your comments on the 2021-244-RZ Proposal:

I think this is a logical development for the area.
I am glad that Morningstar is keeping the two existing homes.

Do you have any questions for Morningstar Homes?

None.

Signature: _____

Date: 2021-12-22

Addie Anderson

From:
Sent: December 20, 2021 1:08 PM
To: Addie Anderson
Subject: 2021-244-RZ Morningstar

Hello,

My name is [redacted] I live on [redacted] In regards to the added development on the silver valley road I would support the continued development of the trail network. So far Morning star has done tremendous work in trail building. It has added a great value for the silver valley community.

Sincerely,

Sent from my iPhone



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

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Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____ Maple Ridge

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

LIVE IN THE AREA

Provide your comments on the 2021-244-RZ Proposal:

I FEEL THE PROPOSED DEVELOPMENT IS CONSISTENT
WITH THE SURROUNDING NEIGHBORHOOD

Do you have any questions for Morningstar Homes?

Signature: _____

Date: DEC. 22 / 21



PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

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aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.

Comments will be collected during December 13th – 22nd, 2021

Name:

Phone Number

Address:

Brief description of your relationship to the community:

(For example: live in the area / work in the area / visit for recreation etc.)

We own a home nearby and have lived in Silver Valley for almost ten years. We use the trails in the area a lot.

Provide your comments on the 2021-244-RZ Subdivision Proposal:

Love the eco-cluster & conservation zoning and how it strikes a nice balance between nature and development. The amount of parkland proposed, coupled with the trail connection to Silver Valley Road, are wonderful amenities. The upgrade to Silver Valley Road will also provide a big benefit.

It's nice to see this latest proposal took the previous phase into account, creating a completely cohesive new neighbourhood.

The development variance proposed seems reasonable.

Do you have any questions for Morningstar Homes?

Signature: _____

Date: Dec 20 2021

Addie Anderson

From: Addie Anderson
Sent: December 22, 2021 11:21 AM
To:
Cc: 'Wendy Cooper'
Subject: FW: 2021-224-RZ - 17 Lots on Silver Valley Road
Attachments: BCP41108.pdf; NWP13776.pdf; NWP27891.pdf

Good afternoon!

Thank you for your comments and questions.

In response to your questions, please see the bullet points below and the additional comments in **BLUE**.

1. "What is Morningstar's responsibility to the community and home owners after the last home is sold?"
 - Depending on the area in question, Morningstar will be required to maintain and ensure a quality product as follows:
 - i. Environmental Restoration Areas – Time is prescribed by the Province or City, normally a minimum 3 years. This includes invasive species removals, ensuring planted stock survival, monitoring any hazard trees that may arise, and overall health of the restoration areas. Thereafter it becomes the Park department's responsibility.
 - ii. Park, Street and Boulevard Works – Time is prescribed by the City's Tree Bylaw, 1 year. This includes tree survival, replacement if necessary, watering and weeding in the boulevards. Thereafter they become the Park department's responsibility.
 - iii. Sidewalks and Roadways – Time is prescribed by the Maple Ridge Servicing Bylaw, 1 year after substantial completion. Any deficiencies that arise in that time frame are repaired at Morningstar's cost. This timeframe often is extended due to weather and other factors. Thereafter it becomes the Engineering department's responsibility.
 - iv. Homes built by Morningstar – Time is prescribed by our 2-5-10 Warranty and is managed by Morningstar's Customer Service department. Thereafter any warranty issues are addressed on a case-by-case basis.
2. "Do the owners of Morningstar feel entitled to the wealth they have accumulated?"
 - The development business is very capital-intensive and not without significant market and economic risk. Morningstar proudly helps to create quality homes and build communities for families to live in, following the vision of the municipalities in which we operate. The company is also proud of the many local jobs created by our projects.

Regarding your comments provided, I have included some information in the mix below for your review. **See my additions in Blue, below.**

Addie Anderson
Development Manager

MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC V3Y 0G9
Text or Call: 778-688-4000
www.mstarhomes.com

From:
Sent: December 20, 2021 5:38 PM

To: Addie Anderson <aanderson@mstarhomes.com>
Cc: Wendy Cooper <wcooper@mapleridge.ca>
Subject: Re: 2021-224-RZ - 17 Lots on Silver Valley Road

You are responsible for processing the input? That seems like a major conflict of interest.

Here are my questions: See above.

What is Morningstar's responsibility to the community and home owners after the last home is sold?

Do the owners of Morningstar feel entitled to the wealth they have accumulated?

Here is my input:

Hello,

We have received a notice from Morningstar developers concerning public comment for this application. I am against the application for the following reasons:

- **Procedural**

- The information signage for the encompassing development (2020-168-RZ) has not been updated to show this additional property which adds 17 homes to the development. This removes opportunity for citizens to provide input or gauge the further impact of the proposed development. **Information relating to 2021-244-RZ (17 lots) was posted to the Development Sign on 13992 Silver Valley Road. Adding another project's information to an existing Development Sign that doesn't include the property in question would only create confusion and be potentially misleading. These applications are independent of one another but are moving through the City's review process in parallel.**
- The letter from the developer provided both a telephone number and email for the developer but only the telephone number for the planning department. This aids in diverting permanent input through the processing of the developer. I have personally experienced in the case of 2020-168-RZ, that comments to the developer have not been presented in the public hearing nor captured in the summary presented by the developer. **Comments and questions received through the Development Information Meeting process are collected by the applicant and submitted to the City in a package, directly to the City's File Manager. This is an applicant-led process meant to solicit additional input from the neighbourhood early in an application. The File Manager shares input received in the formal report to City Council. The information is handed over in its entirety to the City, including all comment cards and emails.**
- The planning department has instructed me to send email directly to Wendy Cooper who is responsible for the file. However, it appears that she may be on vacation during the comment period so questions are unanswered before the deadline. I have been unable to confirm receipt of my input or if why input would be part of the public record. **Your questions and comments have been shared here and will be included in the submission to Council. Wendy will respond and answer any questions you may have upon her return. If you have other comments or questions, feel free to share them with me so they can be included in the submission.**
- The developer representative stated that they are responsible for packaging my submission for review by City staff and council. This seems like a conflict of interest and an excellent way to misrepresent the feelings of the community. **As mentioned earlier, all comment cards and emails provided by the community are submitted to the City for review.**

- **Specific to the Project**

- We have building codes so the minimum reasonable principles will be applied to long lasting edifices in our community. Shrinking minimum setbacks ghettoizes our neighbourhoods. **The variance proposed here is very specific in nature, and aims to allow the existing structure on 13992 Silver Valley Road to remain in place as-is, rather than demolishing the home. The variance only applies to this one home. When the home was built many years ago, the current rear yard setbacks were not in effect.**

- The surveyors submission appears to assign a thin slice between the front my property and Silver Valley Road to Lot 8, plan 13776. This type of inaccuracy in the submission materials should be basis for rejection of the application alone. Given that the intent of the application is to draw a very fine line in the layout by severely reducing the setback of the properties, it speaks to an inability to execute their plan. **The legal scenery shown is correct. The Survey is differentiating between the road dedicated on Plan BCP41108 and that part that was dedicated on 13776. I've attached those plans for your review along with the legal plan for lot 19.**
- The parcel is sitting on very steep slope (greater than 25% grade in places) above ecologically sensitive area and a stream feeding salmon habitat.
 - **The parcel includes localized steep slopes which have been analyzed based on the City of Maple Ridge LiDAR datasets to identify areas subject to Natural Features Development Permit guidelines. The analysis has been verified through field assessment and identifies both natural steep slopes and anthropogenic steep slopes. The natural steep slopes in association with bedrock exposures are proposed for protection and incorporated into site grading plans.**
 - **The proposed development is acknowledged to be situated within the watershed of Anderson Creek. This Phase 2 development will be subject to stormwater management best practices and construction phase best practices to mitigate adverse impacts to fish habitat values. Notably, the adjacent development will adopt the provincial riparian protection standard in relation to Anderson Creek**
- Our wells are located in the front of our property. The removal of plant cover, large shifting of earth, and redirection of precipitation just across the road are all a threat to the quality and continued existence of our water supply.
Formal road improvements are required to service the proposed subdivision, which would include curb and gutter and storm infrastructure to capture and convey runoff from pollutant generating surfaces. This would mitigate risk to groundwater with respect to aquifer #897. Further, a water main will be installed up Silver Valley Road which would allow future connections for surrounding residents.
- The developer should be diminishing the number of proposed lots instead of building diminished properties on the lots. Both 2020-168-RZ and 2021-244-RZ are entirely the wrong type of structures to occupy this land. Instead it should be kept RS-3 with conservation of the areas within 100m of the stream. **The Official Community Plan for Silver Valley designates Eco-Cluster single family homes for the lands. Zoning of R-1 and R-2 homes reflect this eco-cluster density and are inline with the City's Zoning Bylaw and community plan.**
- This same developer has made a mess of the Marc Road site. There are sheer retaining walls towering over houses that were supposed to be terraced according to public information sessions. A line of the houses are balanced on what is effectively an extended road shoulder. Give this corporation a variance and they will use it without regard to the long term implications to our community. **The development at Marc Road culminated after years of public input and was ultimately constructed in accordance with all required City approvals. The density for the subdivision was lowered significantly from the original proposal and more parkland & trails were created to more amenities for the neighbourhood.**

Increase density in the city core -- don't keep climbing up a steep slope, stripping the forest, and building low density housing that can barely support the ongoing taxes required to provide infrastructure.

Regards,

...

From: "aanderson" <aanderson@mstarhomes.com>

To:

Sent: Monday, December 20, 2021 12:51:41 PM

Subject: RE: 2021-224-RZ - 17 Lots on Silver Valley Road

Good afternoon,

As the Applicant on file, City Staff forward all correspondence related to the Public Comment Opportunity to me, as I am responsible and obligated to package it up for submission to City Staff and Council for their review, as well as answer any questions or comments that are presented.

On our previous project, 2020-168-RZ, you also had some questions and requested additional reports for review. I'm happy to share whatever information you need or answer questions you may have.

Feel free to call as well, 778-688-4000.

Thank you,

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

From: [REDACTED]
Sent: December 20, 2021 12:35 PM
To: Addie Anderson <aanderson@mstarhomes.com>
Subject: Re: 2021-224-RZ - 17 Lots on Silver Valley Road

Who informed you of my input?

From: "aanderson" <aanderson@mstarhomes.com>
To: "
Sent: Monday, December 20, 2021 9:37 AM
Subject: 2021-224-RZ - 17 Lots on Silver Valley Road

Good morning

I understand you have some concerns and questions relating to our rezoning proposal for 17 lots, split on Silver Valley Road and the proposed Internal Road from 2020-168-RZ.

Would you be interested in a phone call, or otherwise sending your questions my way? I would like to provide any clarification or information I can to inform the neighbourhood of the proposed development.

I am managing the Public Comment Opportunity between December 13-22nd. If you'd like to share your thoughts or questions with me before Wednesday that would be greatly appreciated.
I can be reached at 778-688-4000 anytime.

Looking forward to hearing from you,

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

Addie Anderson

From: Addie Anderson
Sent: December 22, 2021 5:04 PM
To:
Cc:
Subject: RE: 2021-244-RZ - OCP, Rezoning, DVP Application
Attachments: NWP13776.pdf; NWP27891.pdf; BCP41108.pdf

Good afternoon, thank you for your comments, I will ensure they are included in the package provided to staff – Just in time!

If I may answer a few of your questions and address your concerns, please see my comments below in blue.

If you have any other questions or comments, feel free to reach out.

Thank you for your engagement.

Addie Anderson
Development Manager
MORNINGSTAR
Suite 580 – 8621 201 Street
Langley, BC, V2Y 0G9
Call or Text: 778-688-4000
www.mstarhomes.com

From:
Sent: December 22, 2021 4:43 PM
To: Addie Anderson <aanderson@mstarhomes.com>; planning@mapleridge.ca; cgoddard@mapleridge.ca
Cc:
Subject: Re: 2021-244-RZ - OCP, Rezoning, DVP Application

Hi,

We have received a notice from Morningstar concerning public comment for this application.

I have concerns about this application for the following reasons:

1) The surveyor's submission appears to assign a thin slice of all of the front of my property as well as my neighbour to Lot 8, plan 13776. I need some clarification with respect to this. Maybe more importantly, if you need to modify my side of the street to execute your development plan on the opposite side, it should be clear that your original plan was not well thought out. The legal scenery shown is correct. The Survey is differentiating between the road dedicated on Plan BCP41108 and that part that was dedicated on 13776. I've attached those plans for your review along with the legal plan for lot 19. The lines shown depict the existing legal boundaries of the City's road right of way and your private lands. Morningstar has not purchased any land on the east side of Silver Valley Road and we are not legally allowed to encroach into private lands for road upgrades. The City may upgrade their road or request a developer to do so as part of an application within their legal road allowance, however any encroachment into your private land would require separate agreement. This is not our intention.

2) Along the same lines of thought, you should not have to modify setbacks to accommodate your plan. All this information was available to the developer when they acquired the different pieces of land so they should be able to plan accordingly instead of designing a plan which involves modifying all these details after. Maybe it means building just 10 houses instead of 17, then so be it. The variance proposed here is very specific in nature, and aims to allow the existing structure on 13992 Silver Valley Road to remain in place as-is, rather than demolishing the home. The variance

only applies to this one existing home, not the proposed new homes. When the home was built many years ago, the current rear yard setbacks were not in effect.

3) The development of the Silver Valley neighbourhood is very disappointing in general. This neighbourhood is not the place to increase the population of Maple Ridge; it is an ecologically sensitive area on a steep slope. There are many other places, closer to the city center and closer to frequent public transportation that would be better suited for this. In a province and a city where the average price of housing has been increasing at alarming rates for many years, it is not by creating single-family occupancy houses that we will solve the problem. The townhouse of this proposed plan would sell above 1 million and the houses probably between 1.5 million and 2 million. None of this is helping with the housing crisis and the kind of housing that would help cannot and should not be built in the Silver Valley neighbourhood. Finally, the recent weather events have clearly shown that when it rains significantly, the only access to this neighbourhood is along 232nd and even this road was under possible closure at two different times in the last two months. The last thing we need is to put more people in a neighbourhood where you might be stranded because of flooding and the potential merging of the two Alouette rivers. **The Official Community Plan for Silver Valley designates Eco-Cluster single family homes for the lands. Zoning of R-1 and R-2 homes reflect this eco-cluster density and are inline with the City's Zoning Bylaw and community plan.**

Sincerely,

PUBLIC COMMENT OPPORTUNITY - COMMENT CARD

2021-244-RZ Proposed Subdivision by Morningstar Homes at:
13917 and 13992 Silver Valley Road, Maple Ridge

Once completed, please scan or take a photo of your comment card and send it to aanderson@mstarhomes.com or 778-688-4000. If you have any questions, call 778-688-4000.
Comments will be collected during December 13th – 22nd, 2021

Name: _____ Phone Number: _____

Address: _____

Maple Ridge BC

Brief description of your relationship to the community:
(For example: live in the area / work in the area / visit for recreation etc.)

I Lived in the Silver Valley Area for 13 years and am very familiar with the area, its trails, streams and topography

Provide your comments on the 2021-244-RZ Proposal:

This is a good proposal for the community of Maple Ridge at large. It is a small step towards improving the housing stock/supply of Maple Ridge and diversity of housing. We have a housing supply crisis which increases prices and makes housing unaffordable for the generations to come. This is a good builder who builds quality and affordable homes.

Do you have any questions for Morningstar Homes?

and neighborhoods for families.

I do not have questions other than build more houses!

Signature _____

Date: _____

Dec 21/2021

Addie Anderson

From: Addie Anderson
Sent: December 21, 2021 11:07 AM
To:
Subject: Re: Comment card

Hi , thank you for your comment card. I hear your concerns about the restoration planting across the street. Unfortunately the plants haven't had a chance to grow in and bloom yet, so we should give them a chance to grow as it will look natural and healthy in a growing season or two.

If I recall correctly it used to be blackberries and a very dead maple tree. Overall an improvement. The reason we brought in the soil and mounded it was our requirement to create a restorative planting area that was stable and could delineate an elevated restoration area. Parks department didn't want a lawn or a picnic area due to maintenance, and our environmental consultants advised to plant as we have.

We won't be able to excavate and level out the planted area as you suggested, but after the plants come into bloom in the spring, if you'd like to see other trees or shrubs planted to increase the greenery, I'd be happy to revisit it then.

I hope you and have a nice holiday.

Regards,

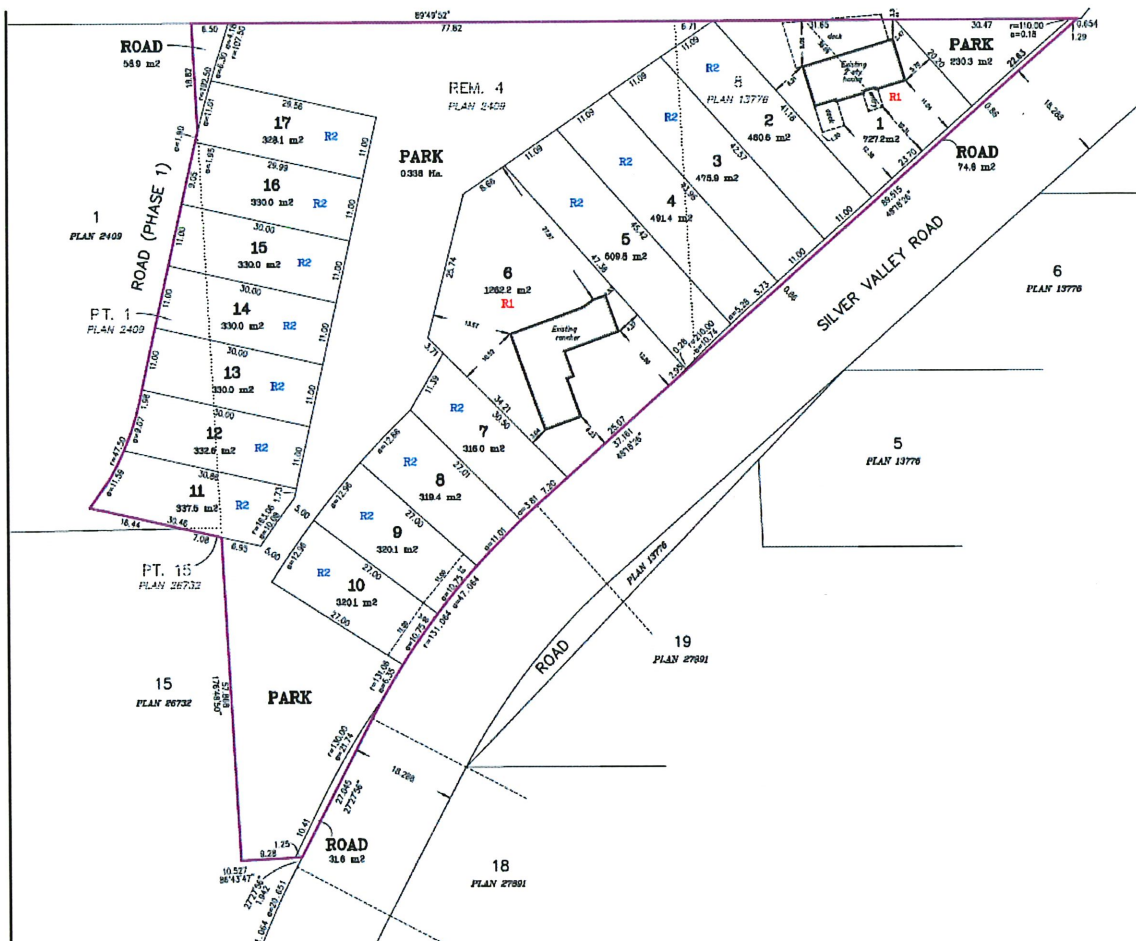
Addie Anderson

On Dec 21, 2021, at 10:29 AM,

I wrote:

Sent from Mail for Windows

<Morning Star comment card- .pdf>





September 16, 2021

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

Attention: Wendy Cooper

Dear Ms. Cooper:

Re: File #: 2021-244-RZ
 Legal: Lot 4, Section: 33, Township:12, Plan: NWP2409 and Lot: 8, Section: 33,
 Township: 12, Plan: NWP13776
 Location 13917 Silver Valley Road and 13992 Silver Valley Road
 From: RS-3 (Single Detached Rural Residential)
 To: R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached
 (Medium Density) Urban Residential)

The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 628 students. For the 2020-21 school year the student enrolment at Yennadon Elementary was 657 students (104.6% utilization) including 79 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2020-21 school year the student enrolment at Garibaldi Secondary School was 946 students (90% utilization) including 273 students from out of catchment.

Sincerely,

Flavia Coughlan

Secretary Treasurer

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

cc: Rick Delorme
 David Vandergugten
 Derek Oppedisano

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 19, 2022
FILE NO: 2015-318-DVP
2015-318-DP
MEETING: C o W

FROM: Chief Administrative Officer

SUBJECT: Development Variance Permit
Development Permit
11655 Fraser Street

EXECUTIVE SUMMARY:

Development Variance Permit 2015-318-DVP and Development Permit application 2015-318-DP have been received to permit the construction of a six-storey residential apartment building with 125 residential units (120 apartments and 5 townhomes) with a density of 1.66 Floor Space Ratio (FSR) at 11655 Fraser Street (see Appendix A and B). The project when completed will provide a significant upgrade to the area and complete the overall road pattern. The proposed building requires some common small variances to permit balcony projections and building elements into the various setbacks.

The requested variances to the RM-2 (Medium Density Apartment Residential District) zone are supportable and noted as follows:

1. Reduce the front lot setback on Fraser Street from 7.5 metres (24.6 ft.) to 4.0 metres (13.1 ft.);
2. Reduce the front lot setback on Fraser Street from 7.5 metres (24.6 ft.) to 1.55 metres (5.1 ft.) for the required east wing walls;
3. Reduce the front lot setback on Fraser Street from 7.5 metres (24.6 ft.) to 5.7 metres (18.7 ft.) to accommodate balcony projections of 2.48 metres (8.1 ft.);
4. Reduce the rear lot setback (west side facing the slope) from 7.5 metres (24.6 ft.) to 6.4 metres (21.0 ft.) to accommodate the required fire wall; and
5. Reduce the north and south interior internal side lot setbacks and the rear lot (west) setback from 7.5 metres (24.6 ft.) to 5.7 metres (18.7 ft.) to accommodate balcony projections of 2.48 metres (8.1 ft.).

The proposed variances complement the overall design of the project which seeks to cascade the structure down a steep slope. The property was rezoned RM-2 as a rental building on February 23, 2021 and subsequently sold to Redekop Ferrario Properties. As this sale was in progress at the time of the final reading and it was not confirmed if the new owner would proceed with a rental project, a 219 No-Building restrictive covenant was placed on the site that could only be released with the creation of a Housing Agreement to protect the rental housing, or alternatively, the submission of the required Community Amenity Contribution (CAC) fee of \$3,100.00 per unit.

The applicants have subsequently decided to proceed with the original development concept with few changes to the plan that was reviewed by the Advisory Design Panel (ADP) on January 17, 2018. For this reason, the original development permit application remains valid and an additional presentation to the ADP was not required. As the proposed housing tenure will now be strata ownership, the CAC fee of \$387,500.00 has been received. Therefore, staff recommend the approval of both the Development Variance Permit and Development Permit for the project and the release of the 219 No-Build Covenant from the title of the subject property.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2015-318-DVP respecting property located at 11655 Fraser Street;
2. That the Corporate Officer be authorized to sign and seal 2015-318-DP respecting property located at 11655 Fraser Street; and further
3. That the Corporate Officer be authorized to release the No-Build Covenant from the title of 11655 Fraser Street, upon payment of the outstanding Community Amenity Contributions.

DISCUSSION:

a) Background Context:

| | |
|--------------------|---|
| Applicant: | Redekop Ferrario Properties |
| Legal Description: | Lot 2 Block 2 Plan EPP88829 District Lot 398 Group 1 New Westminster Land District |

| | |
|-----------|---|
| OCP : | |
| Existing: | APTL (Low-Rise Apartment) |
| Zoning: | |
| Existing: | RM-2 (Medium Density Apartment Residential) |

| | |
|-------------------|---|
| Surrounding Uses: | |
| North: | Use: Apartment Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment |
| South: | Use: Apartment Zone: RM-3 (High Density Apartment Residential) and C-3 (Town Centre Commercial) Designation: Low-Rise Apartment |
| East: | Use: Single-Family Zone: RS-1 (Single-Detached Residential) Designation: Ground-Oriented Multi-Family |
| West: | Use: Single Family Lot and Vacant Lot Zone: C-3 (Town Centre Commercial) Designation: Port Haney Multi-Family, Commercial and Mixed-Use |

| | |
|---------------------------|--|
| Existing Use of Property: | Vacant |
| Proposed Use of Property: | Mix of Ground-Oriented, Medium-Density and High-Density Residential Uses |
| Site Area: | 0.547 ha (1.35 acres) |
| Servicing requirement: | Urban Standard |

b) Project Description:

This proposal consists of one building containing 120 apartments of various sizes and 5 townhomes. The apartments consist of: 1 bedroom; 1 bedroom plus-den; and 2-bedroom units. They range in size from 56 sq. m. (605 sq. ft.) to 88 sq. m. (944 sq. ft.). The townhome units are 3 storeys in height, located in the south-east corner of the building and are approximately 150 sq. m. (1,600 sq. ft.) in size. The building also contains 213 parking stalls which exceeds the Town Centre parking standard of the Parking and Loading Bylaw.

The design approach has been to step the building down the sloping site to Fraser Street while placing the ground-oriented townhouse units at the street front, and higher density housing up to 6-storeys at the western portion of the property. The “U” shaped building design allows for a central courtyard with a landscape plan that encourages resident interaction and physical activity. The two end prongs of the “U” face the fronting Fraser Street, with separation defined by landscape, and steps defining the courtyard entrance. This combination of terraced landscape and lower height building face serve to reduce the visual impact of the building massing, reflecting a smaller scale. Materials used will appear in natural shades of wood and heritage style brick. Steep topography will be softened with terracing and landscape plantings (see Appendix C).

c) Planning Analysis:

The site is located in the South View Area of the Town Centre Plan and designated APTL (Low-Rise Apartment) in the Official Community Plan (OCP). Therefore, the 6-storey apartment form is appropriate for the site and fits in well with the existing and emerging neighbourhood.

Development Permit

The subject property has been assessed against the Town Centre Development Permit Guidelines, Section 8.11 as detailed in the OCP.

Key Guidelines:

The South View Precinct of the Town Centre is planned to be a distinctive, highly livable multi-family neighbourhood and thus has its own design objectives. The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

1. A Mix of Housing Types at Varying Densities:

The proposed design achieves this objective by providing a large unit mix of apartments in both unit size and bedroom arrangements. In addition, a second housing form is also provided with the 5 townhouse units. This building and its unit mix will fit well with the existing development in the area which is also a mix of apartments, townhomes and older single family. The stepping form of the building also results in a lower FSR of 1.66 than would be permitted by the zone (1.8). This helps again blend the building into the topography and the varying densities and height of neighbours.

2. Create Pedestrian-Friendly, Ground-Oriented, Multi-Family Community:

The proposed design of the building follows a strong pedestrian-oriented urban realm with townhomes that include front entries related to Fraser Street in a lower, three-storey form that relates to the single-family housing form that is located on the east side of Fraser Street. The proposed development also is in an apartment building form stepping up from Fraser Street west towards 224 Street in a podium style.



3. Maintain Cohesive Building Styles:

The proposed building design creates a consistency of form and massing relating to the two existing 4-storey 30-year old apartment buildings to the south and north of the site shown in the pictures below.



In addition, the lower townhome component of the development will be facing the older single-family homes across Fraser Street. The remainder of the building's character and style is more contemporary with more colour and variety of expression than the existing buildings. The brick elements also harken back to the area's heritage with brick manufacturing.

4. Capitalize on Important Views:

The project has good view corridors to the south and east overlooking the Fraser River and the valley towards Mount Baker beyond. The proposed design will facilitate view corridors from many points for residents. These view corridors and the raised interior common courtyard will allow all residents an opportunity to enjoy the views; therefore, the view corridors are not just limited to private spaces within the building. Important views from existing buildings have been considered and no important views of existing buildings either to or from this site have been impacted in any way. In light of this, the design of the proposed building did not need to accommodate important views from existing buildings.

5. Provide Private and Semi-Private Green Space:

The design includes one main interior west-facing courtyard, oriented to the main public street facing the development, Fraser Street. The courtyard helps to clearly delineate between the public street front and this semi-private, resident-related space. Universal access is gained through an upper floor on the same level as the courtyard. This space, and the other spaces around the perimeter of the building will have site lighting and clear views into this area, discouraging unwanted visitors and activity at night. The main entrance to the building is on-grade with an elevator inside the lobby to provide full accessibility throughout the building.

6. Provide Climate Appropriate Landscaping and Green Features:

The site design includes a pathway around the entire perimeter of the site for the use of the residents. In addition, the raised interior courtyard includes spaces that have been designed to be used by the residents for a variety of pedestrian activities. The courtyard is sheltered by the two arms of the building, creating a European style piazza yet open on the east end to the views of the area. A rain garden is designed along the south of the building to help with storm water management.

7. Maintain Street Interconnectivity:

There is no lane adjacent to this site; however, the design of the building has recessed the accesses to the underground parkade around the north and south sides of the development so that the service areas are not presented to Fraser Street and the public. Through doing this, the architect has created internal onsite lanes that meet the objectives of the above-noted guideline. While vehicles will be accessing the site here, pedestrians will also gain access to the walkways that are located along the north and south of the building. The design provides two levels of underground parking.

d) Advisory Design Panel:

The Development Permit application was reviewed by the Advisory Design Panel (ADP) on January 17, 2018, and all ADP comments were addressed (see Appendix D). The form and character of the proposal complies with the Town Centre Development Permit Area Guidelines of the Official Community Plan.

e) Variance Analysis:

The Zoning Bylaw 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 to Maple Ridge Zoning Bylaw No. 7600-2019 for the RM-2 (Medium Density) Apartment Residential Zone are:

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6 Residential Zones, Section 618 RM-2 Medium Density Apartment Residential, Part 618.7.1.a.*

To reduce the front lot setback from 7.5 metres (24.6 ft.) to 4.0 metres (13.1 ft.) (east side, Fraser Street)

The first of the three front yard related variances are to reduce the setback along Fraser Street for the entire building to 4.0 metres (13.1 ft.). This is a common building setback in the Town Centre for apartments and can be seen now just north of this site at Sierra Ridge. The overall reduced setback of 4 metres is justified due to the reduced height and massing of the building along Fraser Street and its central courtyard. Combined with the stepped landscape treatment, the site will provide a strong pedestrian environment.

2. **Maple Ridge Zoning Bylaw No. 7600-2019, Part 6 Residential Zones, Section 618 RM-2 Medium Density Apartment Residential, Part 618.7.1.a.**

To reduce the front lot setback from 7.5 metres (24.6 ft.) to 1.55 metres (5.1 ft.) (east side, Fraser Street)

The second of the front yard variances are to reduce the setback along Fraser Street to accommodate the buildings southeast wall system used to adjust grades at the steepest point of the site. These walls will be stepped, are of limited length and worked into the landscaping to lessen their visual impact.

3. **Maple Ridge Zoning Bylaw No. 7600-2019, Part 6 Residential Zones, Section 618 RM-2 Medium Density Apartment Residential, Part 618.7,1.a.**

To reduce the front lot setback from 7.5 metres (24.6 ft.) to 5.7 metres (18.7 ft.) (east side, Fraser Street) to accommodate balconies

The third and final front yard variance is to reduce the setback on Fraser Street from 7.5 metres (24.6 ft.) to 5.7 metres (18.7 ft.) to accommodate balcony projections of 2.48 metres (8.1 ft.). Such a request is supportable in that it provided larger private amenity space for the homeowner and given the grade separation and 4.0 metre setback from the property line, will not negatively impact pedestrians. This relaxation is also consistent throughout the building design to ensure symmetry.

4. **Maple Ridge Zoning Bylaw No. 7600-2019, Section 618.7, Part 6 Residential Zones, Section 618 RM-2 Medium Density Apartment Residential, Part 618.7,1.b.**

To reduce the rear lot setback from 7.5 metres (24.6 ft.) to 6.4 metres (west side)

This variance request will accommodate a firewall that juts 1.1 metres into the rear yard setback. This variance request is justified as the visual impact will be minimal and is a safety requirement from the BC Building Code.

5. **Maple Ridge Zoning Bylaw No. 7600-2019, Section 403, Part 403.2.4.a and 4.b:**

To reduce the north and south interior internal side lot setbacks and the rear lot (west) setback from 7.5 metres (24.6 ft.) to 5.7 metres (18.7 ft.) to accommodate balcony projections of 2.48 metres (8.1 ft.)

These proposed variances are justified as they will contribute to the overall design of the project and aid in the incorporation of the building into the topography of the site.

f) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration 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, the security will be \$495,474.00.

CONCLUSION:

Applications for a Development Variance Permit and for a Development Permit have been received for the subject property, to construct a residential apartment building with approximately 125 residential units with a density of 1.66 FSR. The form and character of the proposed development is in keeping with the Town Centre Development Permit Area Guidelines and the associated proposed variances are supportable based on the considerations as outlined in this report.

It is therefore recommended that these applications be approved and the Corporate Officer be authorized to sign and seal Development Variance Permit 2015-318-DVP and Development Permit 2015-318-DP.

"Original signed by Charles Goddard" for

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

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

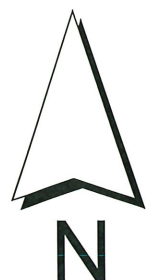
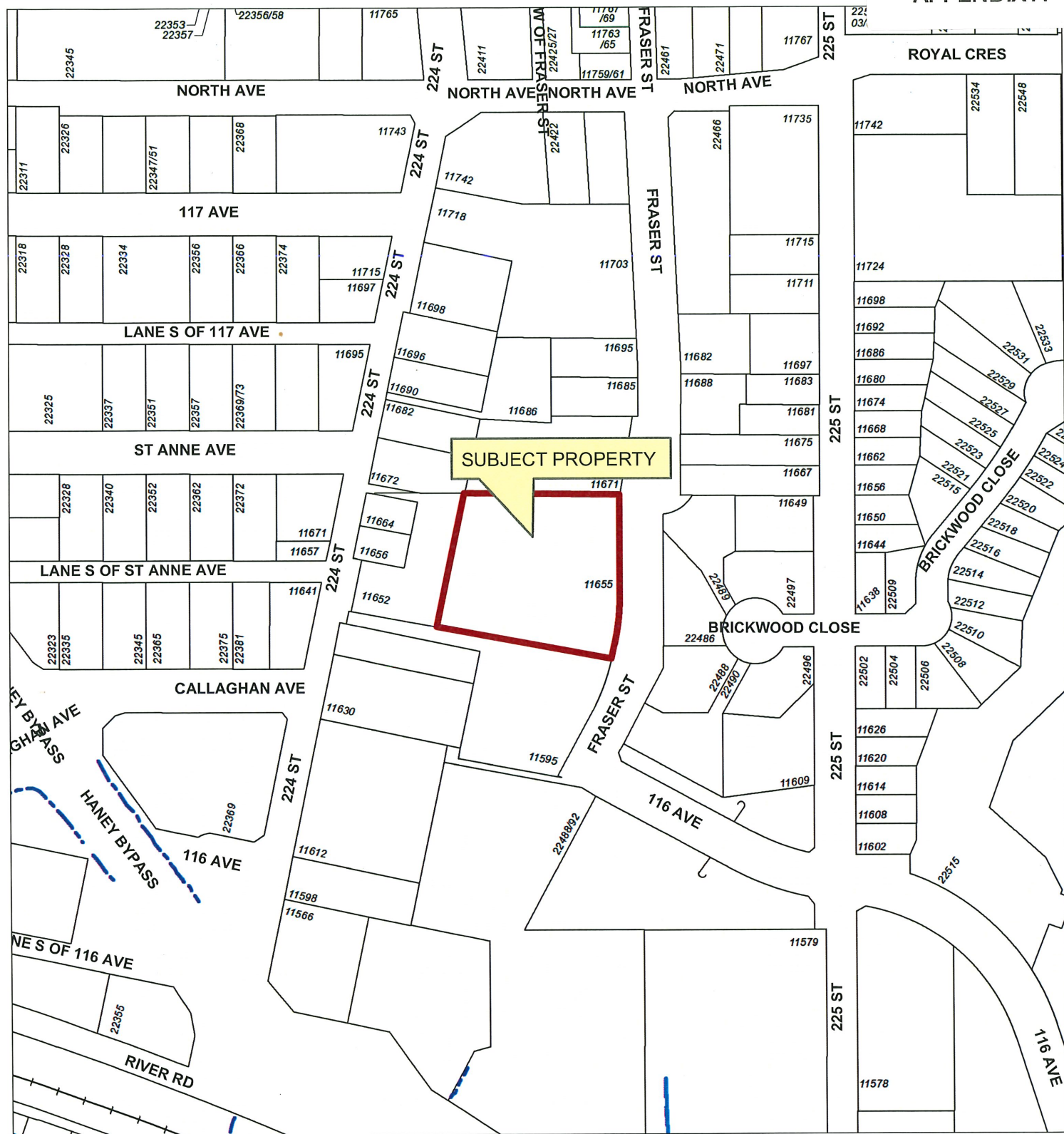
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Building Rendering, Elevations, Site Plan, and Landscape Plan
- Appendix D – ADP comments and Applicant response
- Appendix E – Variance requests



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Major Rivers & Lakes

11655 FRASER STREET
PID: 031-351-999

PLANNING DEPARTMENT

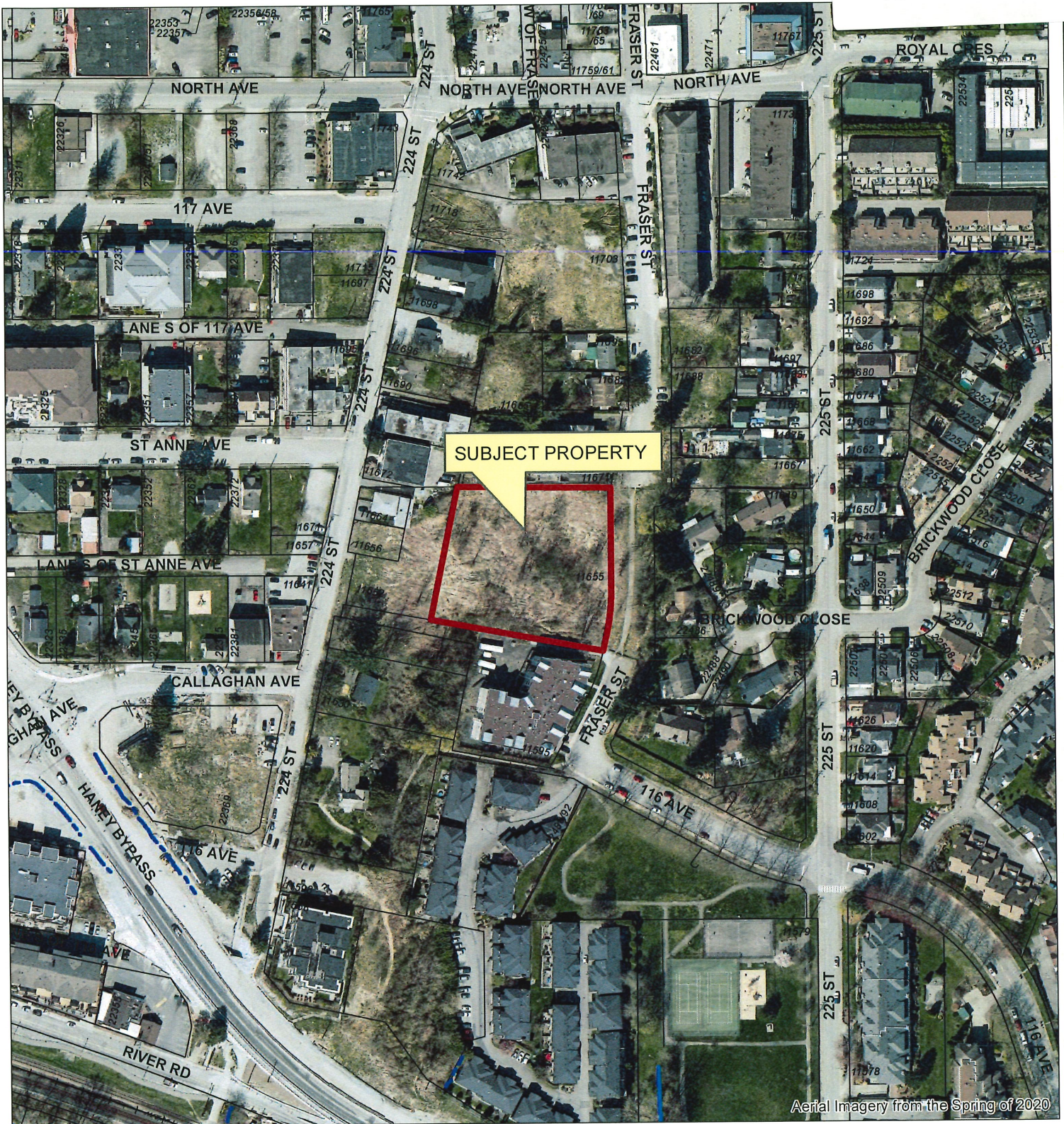


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2015-318-DP
DATE: Feb 23, 2022

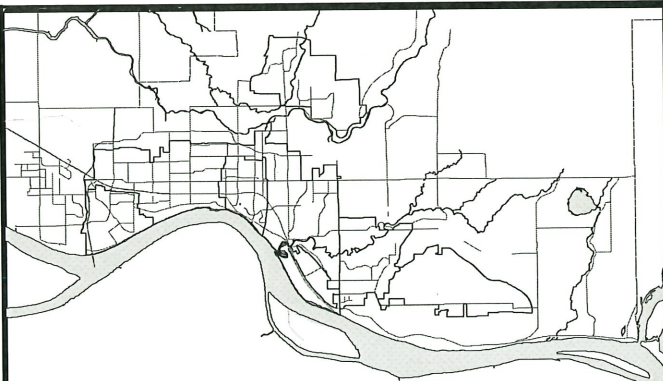
BY: AH



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



11655 FRASER STREET
PID: 031-351-999

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2015-318-DP
DATE: Feb 23, 2022

BY: AH

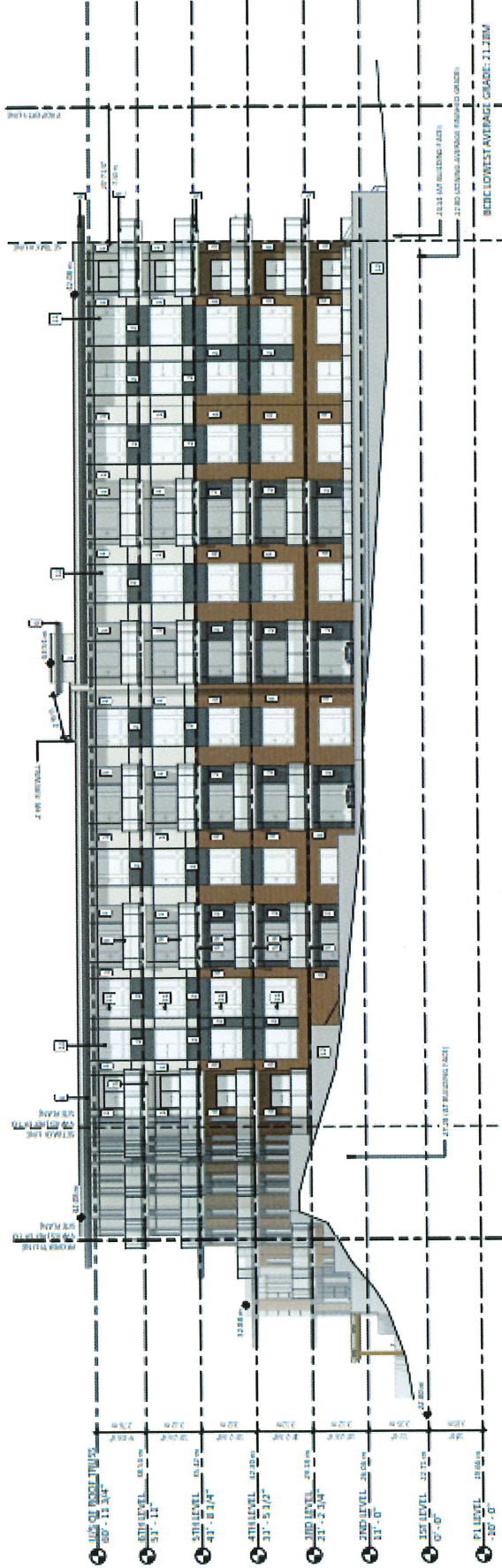
Building Rendering



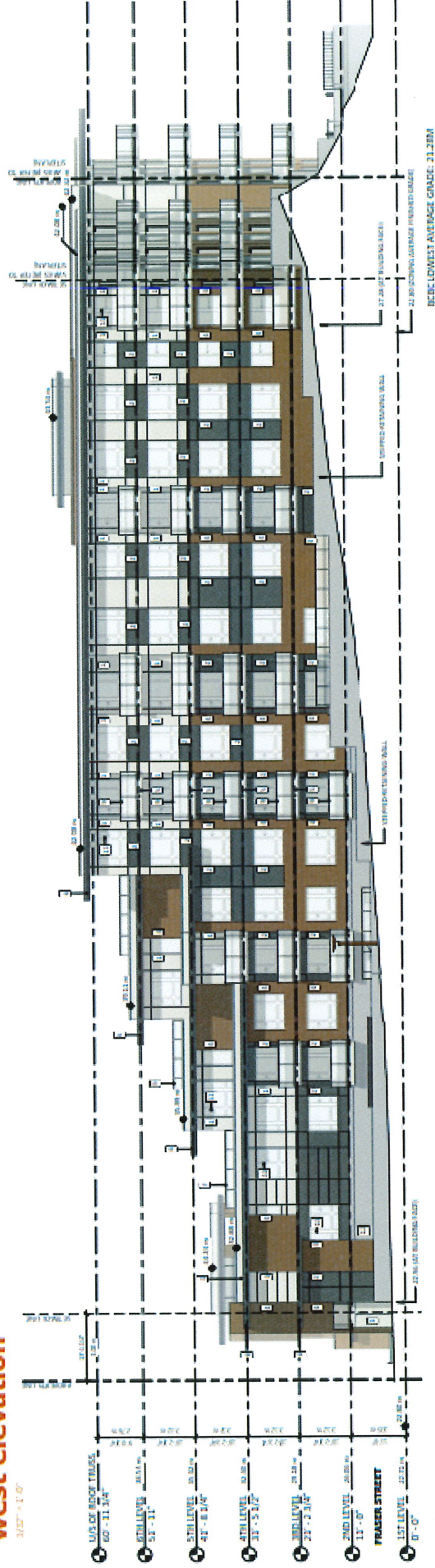
FERRARIO MAPLE RIDGE



Building Elevations

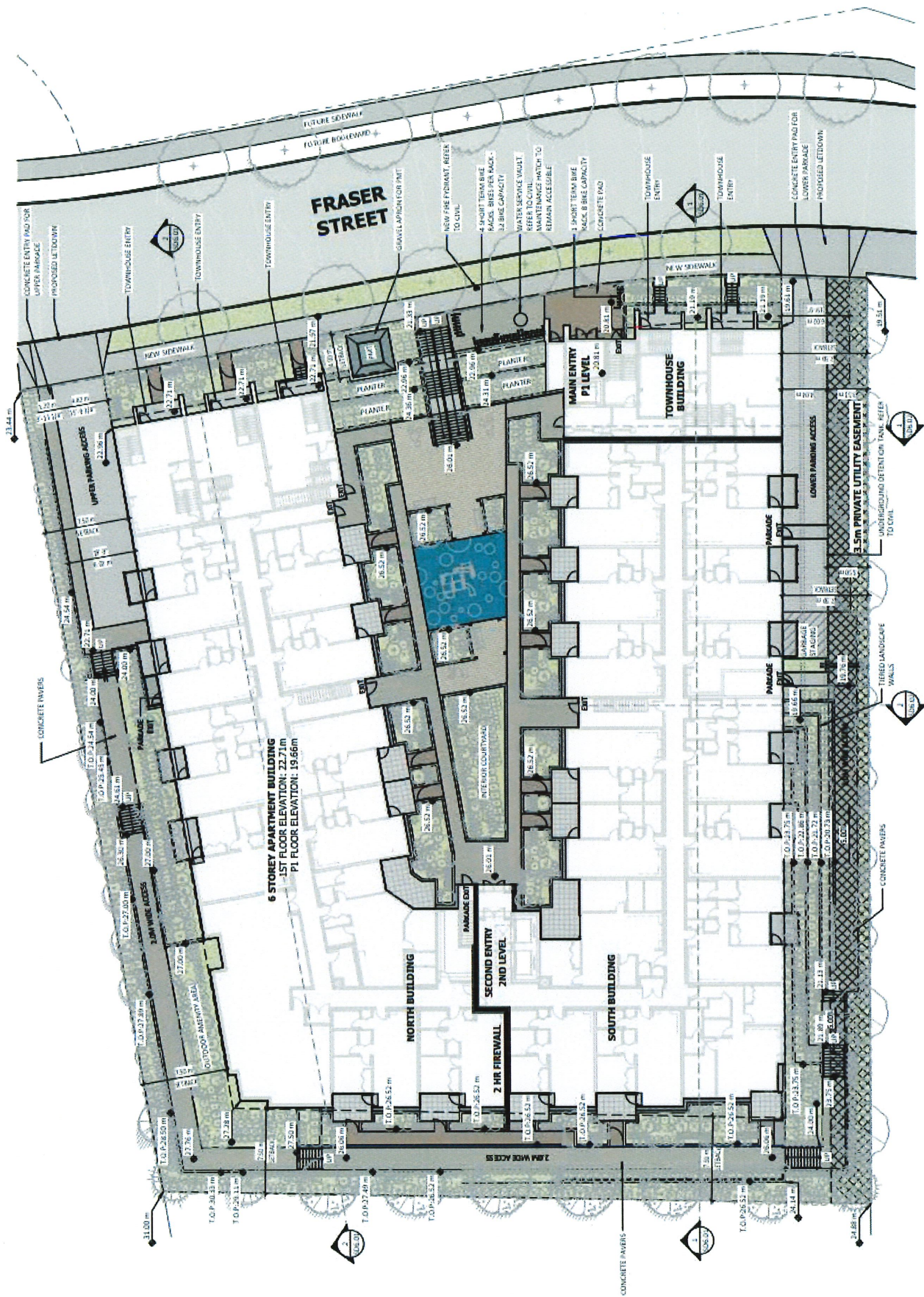


west elevation
3/32" = 1'-0"



north elevation
3/32" = 1'-0"

Site Plan (Building Ground floor)



Landscape Plan



Advisory Design Panel Comments

Following presentations by the project Architect and Landscape Architect, on January 17, 2018 the Advisory Design Panel made the following resolution that:

File No. 2015-318-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

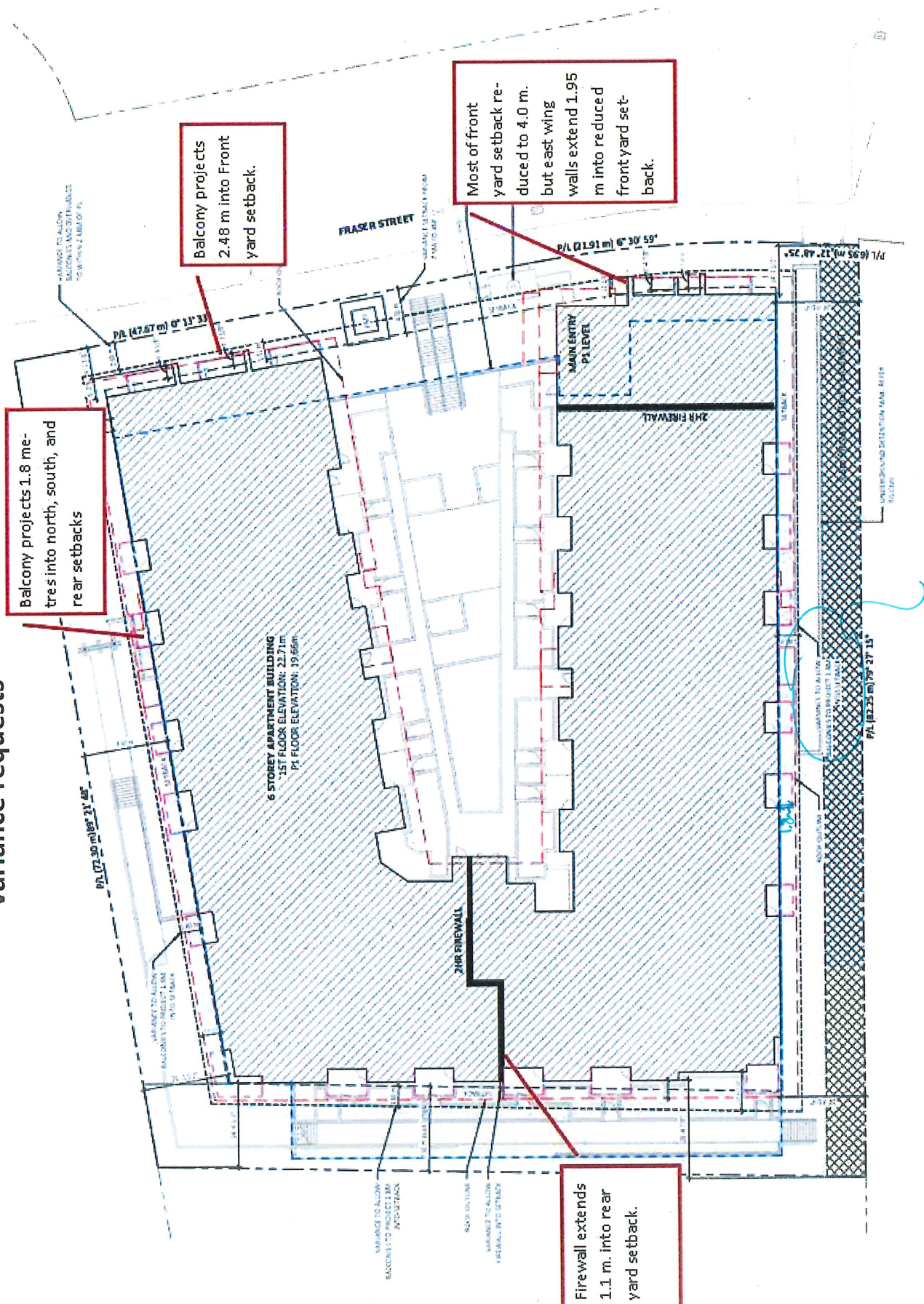
Landscape Comments:

1. Consider adding a trellis feature at the entrances to public pathway;
2. Consider adding bench at north west and south west corner of 2m path;
3. Continue the paving material of the 2m pathway eastward through to the public sidewalks on Fraser Street at both the North and South sides;
4. Consider replacing the concrete with unit pavers in the perimeter walkway if acceptable by the Fire Department;
5. Consider a decorative paving treatment at the lower and upper parking accesses.

Architectural Comments:

1. Extend and distinguish the public sidewalk through the driveway to municipal sidewalk on Fraser Street;
2. Review the requirements for guardrails on the retaining walls and add as required;
3. Emphasize the main entrance to the building with both hard and soft landscaping materials - Consider enhancing the stairway entrance as a secondary entrance; provide wayfinding to direct pedestrians to building entrance from top of stairs;
4. Follow the municipal guidelines for the recycling component of the building and consider expanding the component and locate on both P1 & P2;
5. Add windows to bedrooms (Corner units) on 6th floor;
6. Emphasize the continuity of the red colour accent throughout the courtyard's guardrail having some form of architectural, landscape or decorative elements;
7. Provide lighting along perimeter path (either as bollards or on the building) to improve visibility and improve CPTED concerns;
8. Integrate storm water management into the landscaping plans as appropriate;
9. Consider possibility of registering a public easement between 224th to Fraser Street for continuous public walkway along the south side of this and the future project to the West.

ADP concerns have been addressed and are reflected in the current plans.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2022 Property Tax Rates Bylaw and 2022-2026 Financial Plan Amending Bylaw

MEETING DATE: April 19, 2022
FILE NO: 05-1825-02
MEETING: CoW

EXECUTIVE SUMMARY:

The Property Tax Rates Bylaw is required to be adopted prior to May 15 of each year. The property tax increases, totaling 4.40%, were included in the Financial Plan Bylaw adopted by Council earlier this year. This increase was higher than the increase originally planned, of 3.6%, due to the RCMP contract settlement costing more than expected.

Prior to setting the 2022 property tax rates, it is desirable to update the 2022-2026 Financial Plan to reflect information received since the Plan's adoption this past January. The changes, as summarized in this report, have been incorporated into the amended Financial Plan Bylaw. In addition to typical Financial Plan amendments, funding of \$700,000 has been set aside from the 2021 operating savings to provide the CAO the financial capacity required to cover onetime costs, such as consultants or temporary staffing costs, to implement elements of Council's Strategic Plan. The changes have not resulted in a change in the property tax increases in the existing Financial Plan Bylaw.

A significant amount of discussion has occurred on the magnitude of property tax increases and the increased cost of the new RCMP Contract.

The RCMP Contract cost increases resulted in a 1.6% property tax increase phased in over two years pushing the 2022 and 2023 planned property tax increases from 3.6% to 4.4%.

The additional 2022 property tax increase to fund investments in Parks, Recreation and Culture (PRC) infrastructure could be delayed while the PRC Master Plan is being developed. This could reduce the 2022 property tax increase by 0.6% to 3.8%. Alternatively, the amount could be spread out over two years reducing the 2022 and 2023 property tax increase by 0.3% to 4.1%.

RECOMMENDATION:

That 2022-2026 Financial Plan Amending Bylaw No. 7848-2022 be given first, second and third readings and

That 2022 Property Tax Rates Bylaw No. 7849-2022 be given first, second and third readings.

DISCUSSION:

a) Background Context

Prior to setting the property tax rates, it is desirable to update the Financial Plan to reflect information received since the Plan's adoption in December 2021. The following changes have been incorporated into this financial plan amendment:

1. Capital and operating projects that were approved in prior years and are still underway along with the associated funding sources. In addition, \$700,000 has been earmarked to provide the CAO the financial capacity required to fund items required to implement Council's Strategic Plan.
2. Increase costs for property insurance, dental and extended health premiums and the cancellation of the Province's Climate Action Revenue Incentive Program (CARIP) grant created an annual shortfall between \$185,000 and \$230,000. Updating revenue budgets and improved investment income from higher rates of return offset these cost increases.
3. Growth in property tax revenues has been updated to the actual growth realized. The actual growth fell short of the plan by approximately \$540,000. This shortfall was known early enough that we were able to set some funds aside to smooth the shortfall. It is expected that with the amount of development occurring, that future years' growth revenues will cover this shortfall, within a couple of years. The growth smoothing funding was increase to one and a half million dollars during the 2021 year end to smooth growth variability due to COVID-19 restrictions or economic cycles.

b) Alternatives

The Property Tax Rates Bylaw must be adopted prior to May 15. However, there is still some flexibility in adjusting the Parks, Recreation and Culture property tax increase. Removing or delaying this portion of the property tax increase will reduce the financial capacity available when looking at PRC Master Plan implementation. The PRC Master Plan will identify investment opportunities and service gaps. A funding model to address the implementation plan will require revisiting of the property tax increases in conjunction with other funding options.

A property tax increase of 0.6% represents annual funding of approximately \$600,000. Alternative Bylaws have been prepared for the removal of a 0.6% property tax increase either in 2022 (Alternative 2) or phased over 2022 and 2023 (Alternative 1). The property tax increases in each scenario are:

| Recommendation | 2022 | 2023 | 2024 | 2025 | 2026 |
|-----------------------------|-------------|-------------|-------------|-------------|-------------|
| General Purpose | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| General Purpose due to RCMP | 0.8% | 0.8% | | | |
| Infrastructure Replacement | 0.9% | 0.9% | 0.9% | 1.0% | 1.0% |
| Drainage Improvements | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% |
| PRC Improvements | 0.6% | 0.6% | 0.6% | 0.4% | 0.25% |
| Total | 4.4% | 4.4% | 3.6% | 3.5% | 3.4% |

| Alternative 1 | 2022 | 2023 | 2024 | 2025 | 2026 |
|-----------------------------|------------------------------|------------------------------|-------------|-------------|-------------|
| General Purpose | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| General Purpose due to RCMP | 0.8% | 0.8% | | | |
| Infrastructure Replacement | 0.9% | 0.9% | 0.9% | 1.0% | 1.0% |
| Drainage Improvements | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% |
| PRC Improvements | 0.3% -0.6% | 0.3% -0.6% | 0.6% | 0.4% | 0.25% |
| Total | 4.1% -4.4% | 4.1% -4.4% | 3.6% | 3.5% | 3.4% |

| Alternative 2 | 2022 | 2023 | 2024 | 2025 | 2026 |
|-----------------------------|------------------------------|-------------|-------------|-------------|-------------|
| General Purpose | 2.0% | 2.0% | 2.0% | 2.0% | 2.0% |
| General Purpose due to RCMP | 0.8% | 0.8% | | | |
| Infrastructure Replacement | 0.9% | 0.9% | 0.9% | 1.0% | 1.0% |
| Drainage Improvements | 0.1% | 0.1% | 0.1% | 0.1% | 0.1% |
| PRC Improvements | 0.0% -0.6% | 0.6% | 0.6% | 0.4% | 0.25% |
| Total | 3.8% -4.4% | 4.4% | 3.6% | 3.5% | 3.4% |

CONCLUSION:

In addition to contending with the increasing costs of existing services, Council continues to make progress on infrastructure replacement, while recognizing that additional investments are required on several fronts. Several strategic plans are at various stages of development covering areas such as: transportation, drainage, economic development, fire services and parks, recreation and culture.

The Financial Plan Bylaw and resulting Property Tax Rates Bylaw represent the financial implications of our current plans. The Financial Plan Bylaw adopted prior to the Property Tax Rates Bylaw is the budget that we use in our financial statements. Council can amend the Financial Plan at any time however the Property Tax Rates Bylaw must be adopted by May 15.

Prepared by: 
Trevor Thompson, CPA, CGA
Director of Finance & Chief Financial Officer


Approved by: Christina Crabtree
General Manager Corporate Services


Concurrence: Scott Hartman
Chief Administrative Officer

Attachments:

- (A) 2022-2026 Financial Plan Amending Bylaw No. 7848-2022
- (B) Alternative 1, Parks, Recreation and Culture Levy 0.3% reduction in 2022 and 2023
- (C) Alternative 2, Parks, Recreation and Culture Levy 0.6% reduction in 2022

CITY OF MAPLE RIDGE

BYLAW NO. 7848-2022

A bylaw to amend Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021

WHEREAS, a process of public consultation was undertaken in adopting the previous financial plan;

AND WHEREAS, the public will have the opportunity to provide comments and questions with respect to the amendment to the financial plan;

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

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

1. This Bylaw may be cited as "Maple Ridge 2022-2026 Financial Plan Amending Bylaw No. 7848-2022".
2. The Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021 is hereby amended by replacing "Statement 1, Statement 2 and Statement 3" entirely with "Statement 1, Statement 2 and Statement 3" attached to and forming part of this bylaw.

READ a first time the day of .

READ a second time the day of .

READ a third time the day of .

PUBLIC CONSULTATION completed on the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER

Statement 1

Consolidated Financial Plan 2022-2026 (in \$ thousands)

| | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-----------|---------|---------|---------|---------|
| REVENUES | | | | | |
| Development Fees | | | | | |
| Developer Contributed Assets | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Developer Cost Charges | 32,051 | 8,225 | 11,717 | 26,003 | 7,417 |
| Developer Projects & Amenity Contributions | 1,484 | - | 150 | - | - |
| Parkland Acquisition | 2,196 | 200 | 200 | 200 | 200 |
| Contribution from Others | 1,727 | 1,343 | 1,351 | 1,356 | 1,363 |
| Development Fees Total | 57,458 | 29,768 | 33,418 | 47,559 | 28,980 |
| Property Taxes | 101,150 | 107,509 | 113,421 | 119,498 | 125,488 |
| Parcel Charges | 3,601 | 3,716 | 3,835 | 3,958 | 4,085 |
| Fees & Charges | 52,910 | 55,822 | 58,927 | 62,274 | 65,888 |
| Interest | 2,695 | 2,710 | 2,725 | 2,740 | 2,755 |
| Grants | 13,660 | 6,011 | 6,015 | 37,481 | 4,881 |
| Total Revenues | 231,474 | 205,536 | 218,341 | 273,510 | 232,077 |
| EXPENDITURES | | | | | |
| Operating Expenditures | | | | | |
| Debt Interest Payments | 1,760 | 1,600 | 2,353 | 2,176 | 1,969 |
| Amortization | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Other Expenditures | 146,918 | 141,064 | 147,933 | 155,689 | 166,117 |
| Total Expenditures | 173,272 | 167,258 | 174,880 | 182,459 | 192,680 |
| ANNUAL SURPLUS | 58,202 | 38,278 | 43,461 | 91,051 | 39,397 |
| Add Back: Amortization Expense (Surplus) | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Less: Capital Expenditures | 176,826 | 33,972 | 40,187 | 82,564 | 29,986 |
| Less: Developer Contributed Capital | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| CHANGE IN FINANCIAL POSITION | (114,030) | 8,900 | 7,868 | 13,081 | 14,005 |
| OTHER REVENUES | | | | | |
| Add: Borrowing Proceeds | 38,016 | - | - | - | - |
| OTHER EXPENDITURES | | | | | |
| Less: Principal Payments on Debt | 4,056 | 4,175 | 4,980 | 5,127 | 5,283 |
| TOTAL REVENUES LESS EXPENSES | (80,070) | 4,725 | 2,888 | 7,954 | 8,722 |
| INTERNAL TRANSFERS | | | | | |
| Transfer From Reserve Funds | | | | | |
| Capital Works Reserve | 2,512 | 250 | 250 | 250 | 250 |
| Equipment Replacement Reserve | 9,174 | 3,539 | 2,832 | 2,068 | 1,977 |
| Fire Department Capital Reserve | 245 | - | - | - | - |
| Sanitary Sewer Reserve | 1,122 | - | - | - | - |
| Total Transfer From Reserve Funds | 13,053 | 3,789 | 3,082 | 2,318 | 2,227 |
| Less :Transfer To Reserve Funds | | | | | |
| Capital Works Reserve | 1,135 | 1,486 | 1,034 | 1,677 | 1,328 |
| Equipment Replacement Reserve | 3,195 | 3,338 | 3,532 | 3,687 | 3,847 |
| Fire Department Capital Reserve | 1,040 | 1,198 | 1,313 | 1,419 | 1,578 |
| Land Reserve | 5 | 5 | 5 | 5 | 5 |
| Total Transfer To Reserve Funds | 5,375 | 6,027 | 5,884 | 6,788 | 6,758 |
| Transfer From (To) Own Reserves | 67,845 | 1,609 | (426) | (2,057) | (2,495) |
| Transfer From (To) Surplus | 4,547 | (4,096) | 340 | (1,427) | (1,696) |
| Transfer From (To) Surplus & Own Reserves | 72,392 | (2,487) | (86) | (3,484) | (4,191) |
| TOTAL INTERNAL TRANSFERS | 80,070 | (4,725) | (2,888) | (7,954) | (8,722) |
| BALANCED BUDGET | - | - | - | - | - |

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

| Revenue Proportions | 2022 | | 2023 | | 2024 | | 2025 | | 2026 | |
|-----------------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|
| | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % |
| Revenues | | | | | | | | | | |
| Property Taxes | 101,150 | 37.6 | 107,509 | 52.3 | 113,421 | 51.9 | 119,498 | 43.7 | 125,488 | 54.0 |
| Parcel Charges | 3,601 | 1.3 | 3,716 | 1.8 | 3,835 | 1.8 | 3,958 | 1.4 | 4,085 | 1.8 |
| Fees & Charges | 52,910 | 19.6 | 55,822 | 27.2 | 58,927 | 27.0 | 62,274 | 22.8 | 65,888 | 28.4 |
| Borrowing Proceeds | 38,016 | 14.1 | - | - | - | - | - | - | - | - |
| Other Sources | 73,813 | 27.4 | 38,489 | 18.7 | 42,158 | 19.3 | 87,780 | 32.1 | 36,616 | 15.8 |
| Total Revenues | 269,490 | 100 | 205,536 | 100 | 218,341 | 100 | 273,510 | 100 | 232,077 | 100 |

Other Sources include:

| | | | | | | | | | | |
|------------------------|--------|------|--------|------|--------|------|--------|------|--------|------|
| Development Fees Total | 57,458 | 21.3 | 29,768 | 14.6 | 33,418 | 15.2 | 47,559 | 17.4 | 28,980 | 12.4 |
| Interest | 2,695 | 1.0 | 2,710 | 1.3 | 2,725 | 1.2 | 2,740 | 1.0 | 2,755 | 1.2 |
| Grants (Other Govts) | 13,660 | 5.1 | 6,011 | 2.9 | 6,015 | 2.8 | 37,481 | 13.7 | 4,881 | 2.1 |
| Property Sales | - | - | - | - | - | - | - | - | - | - |
| | 73,813 | 27.4 | 38,489 | 18.7 | 42,158 | 19.3 | 87,780 | 32.1 | 36,616 | 15.8 |

OBJECTIVES & POLICIES

Property Tax Revenue

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

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

| | 2022 | 2023 | 2024 | 2025 | 2026 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| General Purpose | 2.80% | 2.80% | 2.00% | 2.00% | 2.00% |
| Infrastructure Replacement | 0.90% | 0.90% | 0.90% | 1.00% | 1.00% |
| Parks & Recreation | 0.60% | 0.60% | 0.60% | 0.40% | 0.25% |
| Drainage | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% |
| Total Property Tax Increase | 4.40% | 4.40% | 3.60% | 3.50% | 3.35% |

Information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. As outlined in the staff report accompanying this bylaw the 2022 and 2023 General Purpose portion increase by 0.8% due to the increased cost of the RCMP contract. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies. Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

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

Statement 2

Revenue and Property Tax Policy Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. Past fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC) was approved in 2018. Fees are often used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

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

Other Sources

This will vary greatly year to year as it includes:

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

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

| Property Class | Taxation Revenue | | Assessed Value | | Tax Rate | Multiple |
|--------------------|------------------|-------|----------------|-------|---------------|--------------------|
| | | | (`000s) | | (\$ per 1000) | (Rate / Res. Rate) |
| 1 Residential | 78,218,161 | 79.0% | 32,168,686 | 92.0% | 2.4315 | 1.0 |
| 2 Utility | 856,735 | 1.0% | 21,418 | 0.1% | 40.0000 | 16.5 |
| 4 Major Industry | - | 0.0% | - | 0.0% | 14.3372 | 5.9 |
| 5 Light Industry | 4,793,039 | 4.8% | 668,616 | 1.9% | 7.1686 | 2.9 |
| 6 Business, Other | 15,016,208 | 15.2% | 2,094,720 | 6.0% | 7.1686 | 2.9 |
| 8 Rec., Non-Profit | 62,163 | 0.1% | 6,067 | 0.0% | 10.2466 | 4.2 |
| 9 Farm | 87,876 | 0.1% | 4,560 | 0.0% | 19.2693 | 7.9 |
| Total | 99,034,181 | 100% | 34,964,067 | 100% | | |

Statement 2

Revenue and Property Tax Policy Disclosure

Objectives & Policies

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

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

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

Property Tax Rates

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

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

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

Permissive Tax Exemptions

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

Revitalization Tax Exemptions (no current programs)

In the past, Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures. This disclosure is required under the Local Government Act section 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2041 therefore the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the Financial Plan. Much less scrutiny is given to projects that are planned in years 2027 through 2041. Projects in these years may exceed annual funding available.

Capital Program for 2027 – 2041

(in \$ thousands)

| | |
|-----------------------|---------|
| Capital Works Program | 403,086 |
|-----------------------|---------|

Source of Funding

Development Fees

| | |
|------------------------------|---------|
| Development Cost Charges | 208,953 |
| Parkland Acquisition Reserve | - |
| Contribution from Others | 1,259 |
| | <hr/> |
| | 210,212 |

Borrowing Proceeds

| | |
|-----------------------------|---------|
| Grants | 37,355 |
| Transfer from Reserve Funds | 20,621 |
| Revenue Funds | 134,897 |
| | <hr/> |
| | 192,874 |

| | |
|--|---------|
| | <hr/> |
| | 403,086 |
| | <hr/> |

CITY OF MAPLE RIDGE

BYLAW NO. 7849-2022

A bylaw to establish property tax rates for Municipal
and Regional District purposes for the year 2022

WHEREAS pursuant to provisions in the Community Charter Council must, by bylaw, establish property tax rates;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge 2022 Property Tax Rates Bylaw No. 7849-2022".
2. The following rates are hereby imposed and levied for the year 2022:
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Row "A" of Schedule "A" attached hereto and forming a part hereof.
 - (b) For purposes of the Greater Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Row "A" of Schedule "B" attached hereto and forming a part hereof.
3. The minimum taxation upon a parcel of real property shall be One Dollar (\$1.00).

READ a first time the day of , 2022

READ a second time the day of , 2022.

READ a third time the day of , 2022.

ADOPTED the day of ,2022.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge
Schedule 'A' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|------------------------|-------------|---------|-------------------|-------------------|--------------------|--------------------|---------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A General Municipal | 2.4315 | 40.0000 | 14.3372 | 7.1686 | 7.1686 | 10.2466 | 19.2693 |

City of Maple Ridge
Schedule 'B' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|--|-------------|---------|-------------------|-------------------|--------------------|--------------------|--------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A Greater Vancouver Regional District | 0.0526 | 0.1841 | 0.1788 | 0.1788 | 0.1289 | 0.0526 | 0.0526 |

Alternative 1, Parks Recreation and Culture Levy 0.3% in 2022 and 2023

CITY OF MAPLE RIDGE

BYLAW NO. 7849-2022

A bylaw to establish property tax rates for Municipal
and Regional District purposes for the year 2022

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

1. This Bylaw may be cited for all purposes as "Maple Ridge 2022 Property Tax Rates Bylaw No. 7849-2022".
2. The following rates are hereby imposed and levied for the year 2022:
 - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Row "A" of Schedule "A" attached hereto and forming a part hereof.
 - (b) For purposes of the Greater Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Row "A" of Schedule "B" attached hereto and forming a part hereof.
3. The minimum taxation upon a parcel of real property shall be One Dollar (\$1.00).

READ a first time the day of , 2022

READ a second time the day of , 2022.

READ a third time the day of , 2022.

ADOPTED the day of ,2022.

PRESIDING MEMBER

CORPORATE OFFICER

Alternative 1, Parks Recreation and Culture Levy 0.3% in 2022 and 2023

City of Maple Ridge
Schedule 'A' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|------------------------|-------------|---------|-------------------|-------------------|--------------------|--------------------|---------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A General Municipal | 2.4245 | 40.0000 | 14.2960 | 7.1480 | 7.1480 | 10.2172 | 19.2139 |

City of Maple Ridge
Schedule 'B' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|--|-------------|---------|-------------------|-------------------|--------------------|--------------------|--------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A Greater Vancouver Regional District | 0.0526 | 0.1841 | 0.1788 | 0.1788 | 0.1289 | 0.0526 | 0.0526 |

CITY OF MAPLE RIDGE

BYLAW NO. 7848-2022

A bylaw to amend Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021

WHEREAS, a process of public consultation was undertaken in adopting the previous financial plan;

AND WHEREAS, the public will have the opportunity to provide comments and questions with respect to the amendment to the financial plan;

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

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

1. This Bylaw may be cited as "Maple Ridge 2022-2026 Financial Plan Amending Bylaw No. 7848-2022".
2. The Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021 is hereby amended by replacing "Statement 1, Statement 2 and Statement 3" entirely with "Statement 1, Statement 2 and Statement 3" attached to and forming part of this bylaw.

READ a first time the day of .

READ a second time the day of .

READ a third time the day of .

PUBLIC CONSULTATION completed on the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER

Statement 1
Consolidated Financial Plan 2022-2026 (in \$ thousands)

| | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|------------------|----------------|----------------|----------------|----------------|
| REVENUES | | | | | |
| Development Fees | | | | | |
| Developer Contributed Assets | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Developer Cost Charges | 32,051 | 8,225 | 11,717 | 26,003 | 7,417 |
| Developer Projects & Amenity Contributions | 1,484 | - | 150 | - | - |
| Parkland Acquisition | 2,196 | 200 | 200 | 200 | 200 |
| Contribution from Others | 1,727 | 1,343 | 1,351 | 1,356 | 1,363 |
| Development Fees Total | 57,458 | 29,768 | 33,418 | 47,559 | 28,980 |
| Property Taxes | 100,865 | 106,904 | 112,782 | 118,823 | 124,779 |
| Parcel Charges | 3,601 | 3,716 | 3,835 | 3,958 | 4,085 |
| Fees & Charges | 52,910 | 55,822 | 58,927 | 62,274 | 65,888 |
| Interest | 2,695 | 2,710 | 2,725 | 2,740 | 2,755 |
| Grants | 13,660 | 6,011 | 6,015 | 37,481 | 4,881 |
| Total Revenues | 231,189 | 204,931 | 217,702 | 272,835 | 231,368 |
| EXPENDITURES | | | | | |
| Operating Expenditures | | | | | |
| Debt Interest Payments | 1,760 | 1,600 | 2,353 | 2,176 | 1,969 |
| Amortization | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Other Expenditures | 146,918 | 141,064 | 147,933 | 155,689 | 166,117 |
| Total Expenditures | 173,272 | 167,258 | 174,880 | 182,459 | 192,680 |
| ANNUAL SURPLUS | 57,917 | 37,673 | 42,822 | 90,376 | 38,688 |
| Add Back: Amortization Expense (Surplus) | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Less: Capital Expenditures | 176,826 | 33,972 | 40,187 | 82,564 | 29,986 |
| Less: Developer Contributed Capital | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| CHANGE IN FINANCIAL POSITION | (114,315) | 8,295 | 7,229 | 12,406 | 13,296 |
| OTHER REVENUES | | | | | |
| Add: Borrowing Proceeds | 38,016 | - | - | - | - |
| OTHER EXPENDITURES | | | | | |
| Less: Principal Payments on Debt | 4,056 | 4,174 | 4,980 | 5,126 | 5,281 |
| TOTAL REVENUES LESS EXPENSES | (80,355) | 4,121 | 2,249 | 7,280 | 8,015 |
| INTERNAL TRANSFERS | | | | | |
| Transfer From Reserve Funds | | | | | |
| Capital Works Reserve | 2,512 | 250 | 250 | 250 | 250 |
| Equipment Replacement Reserve | 9,174 | 3,539 | 2,832 | 2,068 | 1,977 |
| Fire Department Capital Reserve | 245 | - | - | - | - |
| Sanitary Sewer Reserve | 1,122 | - | - | - | - |
| Total Transfer From Reserve Funds | 13,053 | 3,789 | 3,082 | 2,318 | 2,227 |
| Less :Transfer To Reserve Funds | | | | | |
| Capital Works Reserve | 1,124 | 1,460 | 1,002 | 1,644 | 1,294 |
| Equipment Replacement Reserve | 3,195 | 3,336 | 3,529 | 3,683 | 3,843 |
| Fire Department Capital Reserve | 1,040 | 1,192 | 1,301 | 1,406 | 1,565 |
| Land Reserve | 5 | 5 | 5 | 5 | 5 |
| Total Transfer To Reserve Funds | 5,364 | 5,993 | 5,837 | 6,738 | 6,707 |
| Transfer From (To) Own Reserves | 68,119 | 2,179 | 165 | (1,386) | (1,875) |
| Transfer From (To) Surplus | 4,547 | (4,096) | 341 | (1,474) | (1,660) |
| Transfer From (To) Surplus & Own Reserves | 72,666 | (1,917) | 506 | (2,860) | (3,535) |
| TOTAL INTERNAL TRANSFERS | 80,355 | (4,121) | (2,249) | (7,280) | (8,015) |
| BALANCED BUDGET | - | - | - | - | - |

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

| Revenue Proportions | 2022 | | 2023 | | 2024 | | 2025 | | 2026 | |
|-----------------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|
| | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % |
| Revenues | | | | | | | | | | |
| Property Taxes | 100,865 | 37.6 | 106,904 | 52.2 | 112,782 | 51.8 | 118,823 | 43.6 | 124,779 | 53.8 |
| Parcel Charges | 3,601 | 1.3 | 3,716 | 1.8 | 3,835 | 1.8 | 3,958 | 1.5 | 4,085 | 1.8 |
| Fees & Charges | 52,910 | 19.7 | 55,822 | 27.2 | 58,927 | 27.1 | 62,274 | 22.8 | 65,888 | 28.5 |
| Borrowing Proceeds | 38,016 | 14.1 | - | - | - | - | - | - | - | - |
| Other Sources | 73,813 | 27.4 | 38,489 | 18.8 | 42,158 | 19.4 | 87,780 | 32.2 | 36,616 | 15.8 |
| Total Revenues | 269,205 | 100 | 204,931 | 100 | 217,702 | 100 | 272,835 | 100 | 231,368 | 100 |

Other Sources include:

| | | | | | | | | | | |
|------------------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|---------------|-------------|
| Development Fees Total | 57,458 | 21.3 | 29,768 | 14.6 | 33,418 | 15.3 | 47,559 | 17.4 | 28,980 | 12.4 |
| Interest | 2,695 | 1.0 | 2,710 | 1.3 | 2,725 | 1.3 | 2,740 | 1.0 | 2,755 | 1.2 |
| Grants (Other Govts) | 13,660 | 5.1 | 6,011 | 2.9 | 6,015 | 2.8 | 37,481 | 13.7 | 4,881 | 2.1 |
| Property Sales | - | - | - | - | - | - | - | - | - | - |
| | 73,813 | 27.4 | 38,489 | 18.8 | 42,158 | 19.4 | 87,780 | 32.2 | 36,616 | 15.8 |

OBJECTIVES & POLICIES

Property Tax Revenue

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

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

| | 2022 | 2023 | 2024 | 2025 | 2026 |
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| General Purpose | 2.80% | 2.80% | 2.00% | 2.00% | 2.00% |
| Infrastructure Replacement | 0.90% | 0.90% | 0.90% | 1.00% | 1.00% |
| Parks & Recreation | 0.30% | 0.30% | 0.60% | 0.40% | 0.25% |
| Drainage | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% |
| Total Property Tax Increase | 4.10% | 4.10% | 3.60% | 3.50% | 3.35% |

Information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. As outlined in the staff report accompanying this bylaw the 2022 and 2023 General Purpose portion increase by 0.8% due to the increased cost of the RCMP contract. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies. Property tax revenue includes property taxes as well as grants in lieu of property taxes.

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Statement 2

Revenue and Property Tax Policy Disclosure

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Other Sources

This will vary greatly year to year as it includes:

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

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

| Property Class | Taxation Revenue | | Assessed Value | | Tax Rate | Multiple |
|--------------------|------------------|-------|----------------|-------|---------------|--------------------|
| | | | (`000s) | | (\$ per 1000) | (Rate / Res. Rate) |
| 1 Residential | 77,992,980 | 79.0% | 32,168,686 | 92.0% | 2.4245 | 1.0 |
| 2 Utility | 856,735 | 1.0% | 21,418 | 0.1% | 40.0000 | 16.5 |
| 4 Major Industry | - | 0.0% | - | 0.0% | 14.2960 | 5.9 |
| 5 Light Industry | 4,779,265 | 4.8% | 668,616 | 1.9% | 7.1480 | 2.9 |
| 6 Business, Other | 14,973,057 | 15.2% | 2,094,720 | 6.0% | 7.1480 | 2.9 |
| 8 Rec., Non-Profit | 61,985 | 0.1% | 6,067 | 0.0% | 10.2172 | 4.2 |
| 9 Fam | 87,623 | 0.1% | 4,560 | 0.0% | 19.2139 | 7.9 |
| Total | 98,751,644 | 100% | 34,964,067 | 100% | | |

Statement 2

Revenue and Property Tax Policy Disclosure

Objectives & Policies

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

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

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

Property Tax Rates

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

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

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

Permissive Tax Exemptions

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

Revitalization Tax Exemptions (no current programs)

In the past, Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures. This disclosure is required under the Local Government Act section 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2041 therefore the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the Financial Plan. Much less scrutiny is given to projects that are planned in years 2027 through 2041. Projects in these years may exceed annual funding available.

Capital Program for 2027 – 2041

(in \$ thousands)

| | |
|-----------------------|---------|
| Capital Works Program | 403,086 |
|-----------------------|---------|

Source of Funding

Development Fees

| | |
|--------------------------|---------|
| Development Cost Charges | 208,953 |
|--------------------------|---------|

| | |
|------------------------------|---|
| Parkland Acquisition Reserve | - |
|------------------------------|---|

| | |
|--------------------------|-------|
| Contribution from Others | 1,259 |
|--------------------------|-------|

| | |
|--|---------------|
| | <hr/> 210,212 |
|--|---------------|

| | |
|--------------------|---|
| Borrowing Proceeds | - |
|--------------------|---|

| | |
|--------|--------|
| Grants | 37,355 |
|--------|--------|

| | |
|-----------------------------|--------|
| Transfer from Reserve Funds | 20,621 |
|-----------------------------|--------|

| | |
|---------------|---------|
| Revenue Funds | 134,897 |
|---------------|---------|

| | |
|--|---------------|
| | <hr/> 192,874 |
|--|---------------|

| | |
|--|---------------------|
| | <hr/> <hr/> 403,086 |
|--|---------------------|

CORPORATE OFFICER

Alternative 2, Parks Recreation and Culture Levy 0.6% reduction in 2022

City of Maple Ridge
Schedule 'A' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|------------------------|-------------|---------|-------------------|-------------------|--------------------|--------------------|---------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A General Municipal | 2.4175 | 40.0000 | 14.2548 | 7.1274 | 7.1274 | 10.1877 | 19.1585 |

City of Maple Ridge
Schedule 'B' to Bylaw No. 7849-2022
 Tax Rates (dollars of tax per \$1,000 taxable value)

| | 1 | 2 | 4 | 5 | 6 | 8 | 9 |
|--|-------------|---------|-------------------|-------------------|--------------------|--------------------|--------|
| | Residential | Utility | Major Industry | Light Industry | Business/ Other | Rec/ Non-profit | Farm |
| A Greater Vancouver Regional District | 0.0526 | 0.1841 | 0.1788 | 0.1788 | 0.1289 | 0.0526 | 0.0526 |

CITY OF MAPLE RIDGE

BYLAW NO. 7848-2022

A bylaw to amend Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021

WHEREAS, a process of public consultation was undertaken in adopting the previous financial plan;

AND WHEREAS, the public will have the opportunity to provide comments and questions with respect to the amendment to the financial plan;

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

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

1. This Bylaw may be cited as "Maple Ridge 2022-2026 Financial Plan Amending Bylaw No. 7848-2022".
2. The Maple Ridge 2022-2026 Financial Plan Bylaw No. 7813-2021 is hereby amended by replacing "Statement 1, Statement 2 and Statement 3" entirely with "Statement 1, Statement 2 and Statement 3" attached to and forming part of this bylaw.

READ a first time the day of .

READ a second time the day of .

READ a third time the day of .

PUBLIC CONSULTATION completed on the day of .

ADOPTED the day of .

PRESIDING MEMBER

CORPORATE OFFICER

Statement 1

Consolidated Financial Plan 2022-2026 (in \$ thousands)

| | 2022 | 2023 | 2024 | 2025 | 2026 |
|--|-----------|---------|---------|---------|---------|
| REVENUES | | | | | |
| Development Fees | | | | | |
| Developer Contributed Assets | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| Developer Cost Charges | 32,051 | 8,225 | 11,717 | 26,003 | 7,417 |
| Developer Projects & Amenity Contributions | 1,484 | - | 150 | - | - |
| Parkland Acquisition | 2,196 | 200 | 200 | 200 | 200 |
| Contribution from Others | 1,727 | 1,343 | 1,351 | 1,356 | 1,363 |
| Development Fees Total | 57,458 | 29,768 | 33,418 | 47,559 | 28,980 |
| Property Taxes | 100,581 | 106,903 | 112,781 | 118,822 | 124,777 |
| Parcel Charges | 3,601 | 3,716 | 3,835 | 3,958 | 4,085 |
| Fees & Charges | 52,910 | 55,822 | 58,927 | 62,274 | 65,888 |
| Interest | 2,695 | 2,710 | 2,725 | 2,740 | 2,755 |
| Grants | 13,660 | 6,011 | 6,015 | 37,481 | 4,881 |
| Total Revenues | 230,905 | 204,930 | 217,701 | 272,834 | 231,366 |
| EXPENDITURES | | | | | |
| Operating Expenditures | | | | | |
| Debt Interest Payments | 1,760 | 1,600 | 2,353 | 2,176 | 1,969 |
| Amortization | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Other Expenditures | 146,918 | 141,064 | 147,933 | 155,689 | 166,117 |
| Total Expenditures | 173,272 | 167,258 | 174,880 | 182,459 | 192,680 |
| ANNUAL SURPLUS | 57,633 | 37,672 | 42,821 | 90,375 | 38,686 |
| Add Back: Amortization Expense (Surplus) | 24,594 | 24,594 | 24,594 | 24,594 | 24,594 |
| Less: Capital Expenditures | 176,826 | 33,972 | 40,187 | 82,564 | 29,986 |
| Less: Developer Contributed Capital | 20,000 | 20,000 | 20,000 | 20,000 | 20,000 |
| CHANGE IN FINANCIAL POSITION | (114,599) | 8,294 | 7,228 | 12,405 | 13,294 |
| OTHER REVENUES | | | | | |
| Add: Borrowing Proceeds | 38,016 | - | - | - | - |
| OTHER EXPENDITURES | | | | | |
| Less: Principal Payments on Debt | 4,056 | 4,175 | 4,980 | 5,126 | 5,281 |
| TOTAL REVENUES LESS EXPENSES | (80,639) | 4,119 | 2,248 | 7,279 | 8,013 |
| INTERNAL TRANSFERS | | | | | |
| Transfer From Reserve Funds | | | | | |
| Capital Works Reserve | 2,512 | 250 | 250 | 250 | 250 |
| Equipment Replacement Reserve | 9,174 | 3,539 | 2,832 | 2,068 | 1,977 |
| Fire Department Capital Reserve | 245 | - | - | - | - |
| Sanitary Sewer Reserve | 1,122 | - | - | - | - |
| Total Transfer From Reserve Funds | 13,053 | 3,789 | 3,082 | 2,318 | 2,227 |
| Less :Transfer To Reserve Funds | | | | | |
| Capital Works Reserve | 1,113 | 1,457 | 1,002 | 1,644 | 1,294 |
| Equipment Replacement Reserve | 3,195 | 3,334 | 3,529 | 3,683 | 3,843 |
| Fire Department Capital Reserve | 1,040 | 1,186 | 1,301 | 1,406 | 1,565 |
| Land Reserve | 5 | 5 | 5 | 5 | 5 |
| Total Transfer To Reserve Funds | 5,353 | 5,982 | 5,837 | 6,738 | 6,707 |
| Transfer From (To) Own Reserves | 68,392 | 2,170 | 166 | (1,405) | (1,887) |
| Transfer From (To) Surplus | 4,547 | (4,096) | 341 | (1,454) | (1,646) |
| Transfer From (To) Surplus & Own Reserves | 72,939 | (1,926) | 507 | (2,859) | (3,533) |
| TOTAL INTERNAL TRANSFERS | 80,639 | (4,119) | (2,248) | (7,279) | (8,013) |
| BALANCED BUDGET | - | - | - | - | - |

Statement 2

Revenue and Property Tax Policy Disclosure

REVENUE DISCLOSURE

| Revenue Proportions | 2022 | | 2023 | | 2024 | | 2025 | | 2026 | |
|-----------------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|----------------|------------|
| | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % | \$ ('000s) | % |
| Revenues | | | | | | | | | | |
| Property Taxes | 100,581 | 37.5 | 106,903 | 52.2 | 112,781 | 51.8 | 118,822 | 43.6 | 124,777 | 53.8 |
| Parcel Charges | 3,601 | 1.3 | 3,716 | 1.8 | 3,835 | 1.8 | 3,958 | 1.5 | 4,085 | 1.8 |
| Fees & Charges | 52,910 | 19.7 | 55,822 | 27.2 | 58,927 | 27.1 | 62,274 | 22.8 | 65,888 | 28.5 |
| Borrowing Proceeds | 38,016 | 14.1 | - | - | - | - | - | - | - | - |
| Other Sources | 73,813 | 27.4 | 38,489 | 18.8 | 42,158 | 19.4 | 87,780 | 32.2 | 36,616 | 15.8 |
| Total Revenues | 268,921 | 100 | 204,930 | 100 | 217,701 | 100 | 272,834 | 100 | 231,366 | 100 |

Other Sources include:

| | | | | | | | | | | |
|------------------------|--------|------|--------|------|--------|------|--------|------|--------|------|
| Development Fees Total | 57,458 | 21.4 | 29,768 | 14.6 | 33,418 | 15.3 | 47,559 | 17.4 | 28,980 | 12.4 |
| Interest | 2,695 | 1.0 | 2,710 | 1.3 | 2,725 | 1.3 | 2,740 | 1.0 | 2,755 | 1.2 |
| Grants (Other Govts) | 13,660 | 5.1 | 6,011 | 2.9 | 6,015 | 2.8 | 37,481 | 13.7 | 4,881 | 2.1 |
| Property Sales | - | - | - | - | - | - | - | - | - | - |
| | 73,813 | 27.4 | 38,489 | 18.8 | 42,158 | 19.4 | 87,780 | 32.2 | 36,616 | 15.8 |

OBJECTIVES & POLICIES

Property Tax Revenue

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

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

| | 2022 | 2023 | 2024 | 2025 | 2026 |
|------------------------------------|--------------|--------------|--------------|--------------|--------------|
| General Purpose | 2.80% | 2.80% | 2.00% | 2.00% | 2.00% |
| Infrastructure Replacement | 0.90% | 0.90% | 0.90% | 1.00% | 1.00% |
| Parks & Recreation | 0.00% | 0.60% | 0.60% | 0.40% | 0.25% |
| Drainage | 0.10% | 0.10% | 0.10% | 0.10% | 0.10% |
| Total Property Tax Increase | 3.80% | 4.40% | 3.60% | 3.50% | 3.35% |

Information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. As outlined in the staff report accompanying this bylaw the 2022 and 2023 General Purpose portion increase by 0.8% due to the increased cost of the RCMP contract. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies. Property tax revenue includes property taxes as well as grants in lieu of property taxes.

Parcel Charges

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

Statement 2

Revenue and Property Tax Policy Disclosure

Fees & Charges

Fees should be reviewed annually and updated if needed. Past fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC) was approved in 2018. Fees are often used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

Borrowing Proceeds

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

Other Sources

This will vary greatly year to year as it includes:

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

PROPERTY TAX DISCLOSURE

Property Tax Revenue Distribution

| Property Class | Taxation Revenue | | Assessed Value | | Tax Rate | Multiple |
|--------------------|------------------|-------|----------------|-------|---------------|--------------------|
| | | | (` 000s) | | (\$ per 1000) | (Rate / Res. Rate) |
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| 2 Utility | 856,735 | 1.0% | 21,418 | 0.1% | 40.0000 | 16.5 |
| 4 Major Industry | - | 0.0% | - | 0.0% | 14.2548 | 5.9 |
| 5 Light Industry | 4,765,492 | 4.8% | 668,616 | 1.9% | 7.1274 | 2.9 |
| 6 Business, Other | 14,929,905 | 15.2% | 2,094,720 | 6.0% | 7.1274 | 2.9 |
| 8 Rec., Non-Profit | 61,806 | 0.1% | 6,067 | 0.0% | 10.1877 | 4.2 |
| 9 Farm | 87,370 | 0.1% | 4,560 | 0.0% | 19.1585 | 7.9 |
| Total | 98,469,107 | 100% | 34,964,067 | 100% | | |

Statement 2

Revenue and Property Tax Policy Disclosure

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

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

Property Tax Rates

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

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar.

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Permissive Tax Exemptions

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

Revitalization Tax Exemptions (no current programs)

In the past, Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

Statement 3

Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the Development Cost Charges; no other conclusions should be drawn from the figures. This disclosure is required under the Local Government Act section 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2041 therefore the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the Financial Plan. Much less scrutiny is given to projects that are planned in years 2027 through 2041. Projects in these years may exceed annual funding available.

Capital Program for 2027 – 2041

(in \$ thousands)

| | |
|-----------------------|---------|
| Capital Works Program | 403,086 |
|-----------------------|---------|

Source of Funding

Development Fees

| | |
|--------------------------|---------|
| Development Cost Charges | 208,953 |
|--------------------------|---------|

| | |
|------------------------------|---|
| Parkland Acquisition Reserve | - |
|------------------------------|---|

| | |
|--------------------------|-------|
| Contribution from Others | 1,259 |
|--------------------------|-------|

| | |
|--|---------|
| | 210,212 |
|--|---------|

| | |
|--------------------|---|
| Borrowing Proceeds | - |
|--------------------|---|

| | |
|--------|--------|
| Grants | 37,355 |
|--------|--------|

| | |
|-----------------------------|--------|
| Transfer from Reserve Funds | 20,621 |
|-----------------------------|--------|

| | |
|---------------|---------|
| Revenue Funds | 134,897 |
|---------------|---------|

| | |
|--|---------|
| | 192,874 |
|--|---------|

| | |
|--|---------|
| | 403,086 |
|--|---------|



City of Maple Ridge

mapleridge.ca

TO: His Worship Mayor Michael Morden **MEETING DATE:** April 19, 2022
and Members of Council **FILE NO:** 05-1970-10
FROM: Chief Administrative Officer **MEETING:** Committee of the Whole
SUBJECT: Albion and Maple Ridge Road 13 Dyking Districts 2022 Tax Rate Bylaws

EXECUTIVE SUMMARY:

The City must establish a tax rate bylaw for the Albion and Maple Ridge Road 13 Dyking Districts in order to impose rates for the payment of dyke improvements, maintenance and related costs.

RECOMMENDATIONS:

That Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7835-2022 be given first, second, and third readings; and

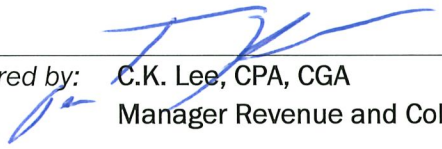
That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7836-2022 be given first, second and third readings.

DISCUSSION:


The City of Maple Ridge acts as Receiver for the Albion Dyking District and on behalf of the Trustees for Maple Ridge Road 13 Dyking District. As such, the City establishes tax rate bylaws each year for both districts to impose rates for the payment of dyke improvements, maintenance, equipment repair and related costs. The proposed rates will levy \$313,700 and \$181,280 from the Albion and Road 13 districts respectively. Both are 4.4% increases from last year, which are in line with the 2022 general property tax increase.

CONCLUSION:

These bylaws set the 2022 rates to pay for dyke improvements and maintenance in the Albion Dyking District and the Maple Ridge Road 13 Dyking District.


Prepared by: C.K. Lee, CPA, CGA
Manager Revenue and Collections


Reviewed by: Trevor Thompson, BBA, CPA, CGA
Director of Finance


Reviewed by: David Pollock, PEng.
General Manager Engineering Services


Concurrence: Scott Hartman
Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO.7385-2022

A bylaw to impose rates for the payment of dyke maintenance costs in Albion Dyking District

WHEREAS, the Council of the City of Maple Ridge, acting as Receiver for the Albion Dyking District, must by bylaw establish a tax rate bylaw for the Albion Dyking District to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Albion Dyking District Tax Rates Bylaw No. 7385-2022".
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:
 - (a) a rate of \$1.12087 per \$1,000 of assessment of land and improvements in all categories.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time the ____ day of ____, 2022.

READ a second time the ____ day of ____, 2022.

READ a third time the ____ day of ____, 2022.

ADOPTED, the ____ day of ____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7386-2022

A bylaw to impose rates for the payment of dyke maintenance costs in Maple Ridge Road 13 Dyking District

WHEREAS, the Council of the City of Maple Ridge, acting on behalf of the Trustees for Maple Ridge Road 13 Dyking District, must establish a tax rate bylaw for the Road 13 Dyking District, to impose rates for the payment of dyke maintenance, improvements, equipment repair and related costs;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7386-2022."
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$0.24489 per \$1,000 of assessment of land and improvements in all categories
 - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time the ____ day of ____, 2022.

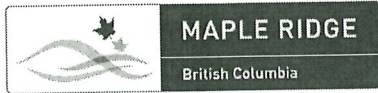
READ a second time the ____ day of ____, 2022.

READ a third time the ____ day of ____, 2022.

ADOPTED, the ____ day of ____, 2022.

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

CITY OF MAPLE RIDGE

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Recycling Charges Bylaw Amendment

MEETING DATE: April 19, 2022
FILE NO.: 5-1825-02
MEETING: Committee of the Whole

EXECUTIVE SUMMARY:

The Financial Plan adopted by Council includes annual recycling rate increases of 2.75%. The previous 5 year rate schedule covered up to 2021. A bylaw amendment is required to update the five year rate schedule. Rates are revisited each year as part of the business planning process.

RECOMMENDATION(S):

That Maple Ridge Recycling Charges Amending Bylaw No. 7842-2022 be given first, second and third readings.

DISCUSSION:

a) Citizen/Customer Implications:

Future rate increases can be revised, as necessary, in subsequent business planning cycles. The 2022 increase of 2.75% equates to an increase of \$2.16 for a single family house.

b) Business Plan/Financial Implications:

This bylaw amendment is required to continue to charge for recycling services. The levies are included on the property tax notices and are reflected in the Adopted Financial Plan.

CONCLUSIONS:

The amendment to the bylaw is required to reflect the recycling rate increases approved by Council.


Prepared by: Trevor Thompson, CPA, CGA
Director of Finance & Chief Financial Officer


Approved by: David Pollock,
General Manager Engineering Services


Concurrence: Scott Hartman
Chief Administrative Officer

BYLAW NO. 7842-2022

WHEREAS the Council has by bylaw imposed charges against the owners of real property to fund recycling programs and wishes to amend those charges for all uses;

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

1. This Bylaw shall be cited for all purposes as "Maple Ridge Recycling Charges Amending Bylaw No. 7842-2022".
2. That Schedule "B" of Maple Ridge Recycling Charges Bylaw No. 4655-1992, as amended, be deleted in its entirety and Schedule "B" attached hereto be substituted thereto.

ADOPTED the day of , 2022.

CORPORATE OFFICER

Attachment: Schedule "B"

City of Maple Ridge
Maple Ridge Recycling Charges Bylaw No. 4655-1992

SCHEDULE "B"
Recycling Charges (Annual Rates)

| <u>Recycling Charge</u> | | <u>2022</u> | <u>2023</u> | <u>2024</u> | <u>2025</u> | <u>2026</u> |
|-------------------------|--|----------------|-------------|-------------|-------------|-------------|
| A. | Single Family Residential | | | | | |
| (1) | Per Taxable Property | \$39.86 | \$40.96 | \$42.09 | \$43.24 | \$44.43 |
| B. | Multi-Family Residential | | | | | |
| (1) | Where individual curbside collection is provided or no collection is available: | | | | | |
| | Per Taxable Property | \$39.86 | \$40.96 | \$42.09 | \$43.24 | \$44.43 |
| (2) | Where centralized collection is provided the Recycling Charge is included in the Curbside Collection Charge: | | | | | |
| | Per Taxable Property | Not Applicable | | | | |
| C. | Industrial, Commercial, Institutional | | | | | |
| (1) | Per Taxable Property | \$39.86 | \$40.96 | \$42.09 | \$43.24 | \$44.43 |

Curbside Collection Charge

| | | | | | | |
|-----|---|---------|---------|---------|---------|---------|
| A. | Single Family Residential | | | | | |
| (1) | Per Dwelling Unit | \$41.02 | \$42.14 | \$43.30 | \$44.49 | \$45.72 |
| B. | Multi-Family Residential | | | | | |
| (1) | Where individual curbside collection is provided: | | | | | |
| | Per Dwelling Unit | \$41.02 | \$42.14 | \$43.30 | \$44.49 | \$45.72 |
| (2) | Where centralized collection is provided: | | | | | |
| | Per Dwelling Unit | \$40.73 | \$41.85 | \$43.00 | \$44.18 | \$45.40 |