

City of Maple Ridge

COUNCIL MEETING AGENDA

June 8, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

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

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

Note: This Agenda is also posted on the City's website at www.mapleridge.ca

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

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

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of May 25, 2021

402 Report of the Public Hearing of May 18, 2021

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

501 Integrated Safety Ambassador Team (ISAT) Presentation

Note: Item 1151 Staff report dated June 1, 2021 recommending that the Integrated Safety Ambassador Initiative be endorsed will be dealt with following Item 501

600 DELEGATIONS

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- May 25, 2021
- June 1, 2021

701.2 Committees and Commissions of Council Meetings

- Public Art Steering Committee – February 4, 2021
- Economic Development Committee – February 11, 2021
- Municipal Advisory Committee on Accessibility and Inclusiveness – February 18, 2021
- Transportation Advisory Committee – February 24, 2021
- Agricultural Advisory Committee – February 25, 2021
- Public Art Steering Committee – March 4, 2021
- Advisory Design Panel – March 17, 2021
- Social Policy Advisory Committee – March 24, 2021
- Transportation Advisory Committee – March 24, 2021
- Parks, Recreation and Culture Committee – March 31, 2021
- Environmental Advisory Committee – April 14, 2021
- Advisory Design Panel – April 21, 2021
- Agricultural Advisory Committee – April 22, 2021
- Community Heritage Commission – April 22, 2021
- Advisory Design Panel – May 12, 2021

702 Reports

702.1 2021 Council Expenses

Staff report dated June 8, 2021 providing information on Council expenses recorded to April 30, 2021.

703 Correspondence

704 Release of Items from Closed Council Status

From the Closed Council Meeting of May 18, 2021

Item 04.01 Legal Opinion – 2017-124-RZ, 12555, 12599 and 12516 Street and 12511 241 Street – release of motions only

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

- 1001 2017-573-RZ, 11575 and 11587 223 Street and 22300 River Road
(PID 011-537-141)
Staff report dated June 8, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7420-2018
To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density
Apartment Residential) to permit construction of a five-storey building with 36
proposed apartment units.

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

Planning & Development Services

- 1101 2021-196-RZ, 12369 Garibaldi Street, RS-3 to RS-2

Staff report dated June 1, 2021 recommending that Maple Ridge Zone Amending
Bylaw No. 7753-2021 to rezone from RS-3 (Single Detached Rural Residential) to
RS-2 (Single Detached Suburban Residential) to permit a future subdivision of three
lots be given first reading and that the applicant provide further information as
described on Schedule G of the Development Procedures Bylaw No. 5879-1999,
along with the information required for a Subdivision application.

- 1102 2018-180-RZ, 22083 and 22057 Lougheed Highway and PID 005-293-910,
RS-1 to RM-2

Staff report dated June 1, 2021 recommending that Maple Ridge Official Community
Plan Amending Bylaw No. 7758-2021 to permit a site specific text amendment to
increase the maximum height for apartments to six storeys for Major Corridor
Residential development be given first and second reading and be forwarded to
Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7481-2018 to rezone
from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment
Residential) to permit a development of a six storey apartment building with
approximately 106 strata units and underground parking be given second reading as
amended and be forwarded to Public Hearing.

1103 2017-573-DVP/DP, 11575, 11587 223 Street and 22300 River Road

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-573-DVP to reduce the minimum setback to the building face, to reduce maximum projection of a balcony from the building face in specified areas, to reduce minimum setback for off-street parking in an underground structure and to increase the maximum permitted percentage of small car stalls and that the Corporate Officer be authorized to sign and seal 2017-573-DP to permit construction of a 36 unit apartment development.

1104 2020-200-DP, 20170 115A Avenue

Staff report dated June 1, 2021 recommending that the Corporate Officer be authorized to sign and seal 2020-200-DP to permit construction of an industrial building.

Engineering Services

1131 Award of Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue)

Staff report dated June 1, 2021 recommending that Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue), be awarded to Richco Contracting Ltd., that a project contingency be approved to address potential variations in field conditions, that the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue) be increased, that the Financial Plan be amended to increase the project funding from the Water Revenue Fund and Sewer Revenue Fund and that the Corporate Officer be authorized to execute the contract.

Corporate Services

1151 Integrated Safety Ambassador Team (ISAT)

Staff report dated June 1, 2021 recommending that the Integrated Safety Ambassador Team Initiative be endorsed.

Parks, Recreation and Culture

1171 Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements for ACT Arts Centre – Renewal Discussion

Staff report dated June 1, 2021 recommending that the Maple Ridge Pitt Meadows Arts Council Society's Operating and Lease Agreements dated January 1, 2021 be approved for a three year term with an option to renew for an additional three years and that the Corporate Officer be authorized to execute the agreement.

Administration (including Fire and Police)

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING


1700 ADJOURNMENT


APPROVED BY:

DATE:

PREPARED BY:

DATE:




Jun 3, 2021


June 3, 2021

CHECKED BY:

DATE:



June 3/21

PUBLIC QUESTION PERIOD

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

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

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. For more information on virtual participation please go to <http://mapleridge.ca/640/Council-Meetings>. Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total session is limited to 15 minutes.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

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

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

We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

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

400 Adoption and Receipt of Minutes

ity of Maple Ridge

COUNCIL MEETING MINUTES

May 25, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on May 25, 2021 at 7:02 p.m. at 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

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Hartman, General Manager Parks, Recreation & Culture
D. Pollock, General Manager Engineering Services
S. Nichols, Corporate Officer

Other Staff as Required

ABSENT

Councillor K. Duncan

C. Goddard, Director of Planning
D. Olivieri, Research Technician

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Meadus, Councillor Robson, Councillor Svendsen and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2021-CM-178

It was moved and seconded

That the agenda of the Regular Council Meeting of May 25, 2021 be adopted as circulated.

CARRIED

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

401 Minutes of the Regular Council Meeting of May 11, 2021

R/2021-CM-179

It was moved and seconded

That the minutes of the Regular Council Meeting of May 11, 2021 be adopted
as circulated.

CARRIED

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

600 ***DELEGATIONS***

601 Electric Micro-Mobility and Infrastructure, Step Code Requirements,
Reduction of Greenhouse Gas Emissions

- Steve Ranta, Maple Ridge Climate Hub

Steve Ranta, representing the Maple Ridge Climate Hub, provided a detailed presentation on reducing greenhouse gas emissions by focusing on the future use of micro-mobility vehicles and the implementation of the BC Energy Step Code. He encouraged the amendment of TransLink's Strategy T5 to allow access to transit stations using micro-mobility and requested that new step codes be implemented as quickly as possible rather than waiting for 2032.

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Development Agreements Committee Meetings

- May 11, 2021
- May 18, 2021

701.2 Committees and Commissions of Council Meetings

- Audit & Finance Committee Meeting – March 8, 2021
- Community Development & Enterprise Services Committee Meeting – April 19, 2021

702 **Reports**

703 **Correspondence**

- 704 **Release of Items from Closed Council Status**
 From the Closed Council Meeting of June 2, 2020
 Item 4.1 Extension of Option to Purchase – 22576 Brown Avenue

- 705 **Recommendation to Receive Items on Consent**

R/2021-CM-180

It was moved and seconded

That items on the consent agenda of the May 25, 2021 Council Meeting be received into the record.

CARRIED

- 800 **UNFINISHED BUSINESS**

- 801 **2013-096-RZ, Off-Street Parking and Loading Amending Bylaw, Tandem Parking Garage Within Townhouse Developments Policy**

Staff report dated May 25, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7564-2019 to provide a definition for tandem parking with restrictions around the percentage of tandem parking allowed, and conditions to regulate building block size requirement for townhouse units in the RM-1 (Low Density Townhouse Residential) zone be given first and second reading and be forwarded to Public Hearing, that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7565-2019 to provide storage space and longer driveway options be given first and second reading and that Maple Ridge Parking Garage Units Within Townhouse Developments Policy be adopted.

R/2021-CM-181

Moved and seconded

1. That Zone Amending Bylaw No. 7564-2019 be given first and second readings, and be forwarded to Public Hearing;
2. That Off-Street Parking and Loading Amending Bylaw No. 7565-2019 be given first and second readings; and
3. That Tandem Parking Garage Units Within Townhouse Developments Policy be adopted.

CARRIED

802 2017-124-RZ, 12555, 12599 and 12516 240 Street and 12511 241 Street

802.1 Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019
To rescind third reading of the bylaw to amend the Land Use Designation Map for portions of the site from Estate Suburban to Conservation and Forest and that second reading be forwarded to the Public Hearing on June 15, 2021.

R/2021-CM-182

Moved and seconded

That third reading of Official Community Plan Amending Bylaw No. 7537-2019 be rescinded and that the bylaw for second reading be forwarded to the Public Hearing of June 15, 2021.

CARRIED

802.2 Maple Ridge Zone Amending Bylaw No. 7343-2017
To rescind second and third reading of the bylaw to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site and that second reading as amended be forwarded to the Public Hearing on June 15, 2021.

R/2021-CM-183

Moved and seconded

That third reading and second reading of Zone Amending Bylaw No. 7343-2017 be rescinded and that Zone Amending Bylaw No. 7343-2017 be amended in accordance with the amendments proposed in Appendix B; and that Zone Amending Bylaw No. 7343-2017 be given second reading as amended, and that the bylaw for second reading be forwarded to the Public Hearing of June 15, 2021.

CARRIED

900 CORRESPONDENCE – Nil

1000 BYLAWS

Note: Items 1001 to 1006 are from the May 18, 2021 Public Hearing

Bylaws for Third Reading

1001 2020-228-RZ, 25629 Bosonworth Avenue

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021
To re-designate the panhandle portion of the lot from Suburban Residential to Agricultural

R/2021-CM-184

Moved and seconded

That Official Community Plan Amending Bylaw No. 7733-2021 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7672-2020

To rezone the panhandle portion of the lot, from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential). The current application is to allow the panhandle lot to be subdivided off and consolidated with adjacent lands to the north.

R/2021-CM-185

Moved and seconded

That Zone Amending Bylaw No. 7672-2020 be given third reading.

CARRIED

1002 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7724-2021

To amend the Town Centre Area Plan Schedule 1 from Low-Rise Apartment and Conservation to Conservation and Low-Rise Apartment, and to Amend Schedule C to add to Conservation and to remove from Conservation, to reflect ground truthing and to achieve a habitat balance and accommodate a six storey apartment building with underground parking.

R/2021-CM-186

Moved and seconded

That Official Community Plan Amending Bylaw No. 7724-2021 be given third reading.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7444-2018

To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of an apartment building containing approximately 57 units in a six storey building.

R/2021-CM-187

Moved and seconded

That Zone Amending Bylaw No. 7444-2018 be given third reading.

CARRIED

1003 2018-430-RZ, 23717 and 23689 Fern Crescent

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7730-2021

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 from Conservation, Medium/High Density Residential and Eco-Cluster to Medium/High Density Residential and Conservation, and to Amend Figure 4 – Trails/Open Spaces of the Silver Valley Area Plan to Remove from Conservation and to add to Conservation, adjusting land use designations to fit site conditions.

R/2021-CM-188

Moved and seconded

That Official Community Plan Amending Bylaw No. 7730-2021 be given third reading.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 7520-2018

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential). The current application is to permit the future construction of a 35 unit townhouse development.

R/2021-CM-189

Moved and seconded

That Zone Amending Bylaw No. 7520-2018 be given third reading.

CARRIED

1004 2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road

1004.1 Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020

To amend Section 6.3.5, Commercial Node, to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial.

R/2021-CM-190

Moved and seconded

That Official Community Plan Amending Bylaw No. 7638-2020 be given third reading.

CARRIED

1004.2 Maple Ridge Zone Amending Bylaw No. 7501-2018

To rezone from C-1 (Neighbourhood Commercial) and RS-1 (Single Detached Residential) to C-2 (Community Commercial). The current application is to permit the future construction of a two storey mixed use commercial development.

R/2021-CM-191

Moved and seconded

That Zone Amending Bylaw No. 7501-2018 be given third reading.

CARRIED

Bylaws for Third Reading and Adoption

1005 Greenhouse Gas Reduction Targets

Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020

To adjust the City's community greenhouse gas emission targets to align with the world-wide reductions needed to limit global warming to 1.5 degrees Celsius.

R/2021-CM-192

Moved and seconded

That Official Community Plan Amending Bylaw No. 7688-2020 be given third reading and be adopted.

CARRIED

1006 2017-231-RZ, Assisted Living Residences in Residential Areas

Maple Ridge Zone Amending Bylaw No. 7723-2021

To permit and regulate all classes of Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building and to provide a Density Bonus allowing a maximum of up to 10 residents per building for all classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

R/2021-CM-193

Moved and seconded

That Zone Amending Bylaw No. 7723-2021 be given third reading and be adopted.

CARRIED

Bylaws for Adoption

1007 2019-425-RZ, 25057, 25123 and 25171 112 Avenue

1007.1 Maple Ridge Official Community Amending Bylaw No. 7605-2020

To amend the Albion Area Plan Schedule 1 and Figure 1 Land Use Designation from Low/Medium Density Residential to Single Family Residential and Conservation.

R/2021-CM-194

Moved and seconded

That Official Community Amending Bylaw No. 7605-2020 be adopted.

CARRIED

1007.2 Maple Ridge Zone Amending Bylaw No. 7606-2020

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit approximately 83 single-family lots.

R/2021-CM-195

Moved and seconded

That Zone Amending Bylaw No. 7606-2020 be adopted.

CARRIED

1008 Maple Ridge Delegation of Procurement Authority Bylaw No. 7711-2021

To delegate procurement powers, duties and functions to officers and employees of the City.

R/2021-CM-196

Moved and seconded

That Delegation of Procurement Authority Bylaw No. 7711-2021 be adopted.

CARRIED

Note: Item 1009 is on the agenda for adoption in conjunction with the adoption of Delegation of Procurement Authority Bylaw No. 7711-2021.

1009 Amended Procurement Policy No. 5.45

To provide for the delegation of certain procurement authority and outline duties and responsibilities of the various parties involved in conjunction with Delegation of Procurement Authority Bylaw No. 7711-2021.

R/2021-CM-197

Moved and seconded

That Procurement Policy No. 5.45 be adopted as amended.

CARRIED

1010 Maple Ridge Officers Designation Bylaw No. 7717-2021

To establish an officers' bylaw that reflects current legislation requirements as well as best practices.

R/2021-CM-198

Moved and seconded

That Officers Designation Bylaw No. 7717-2021 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

1101 2020-350-AL, 22673 132 Avenue, Non-Farm Use Application

Staff report dated May 18, 2021 recommending that Application 2020-350-AL for Non-Farm Use to allow a play area of approximately 232 m² (2500 ft²) to supplement existing agri-tourism activities within the farm at 22673 132 Avenue be authorized to proceed to the Agricultural Land Commission.

R/2021-CM-199

Moved and seconded

That the Non-Farm Use Application 2020-350-AL, respecting the property located at 22673 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

CARRIED

1102 2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley, RS-3 to R-1, R-2 and RST

Staff report dated May 18, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021 to revise boundaries of the land use designations to fit the site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RST (Street

Townhouse Residential) to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units be given second reading and be forwarded to Public Hearing.

R/2021-CM-200

Moved and seconded

- 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. 7739-2021 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. 7739-2021 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. 7739-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7739-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7662-2020 be given second reading, as amended, and be forwarded to Public Hearing; and,
- 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, and Figure 4 - Trails/ Open Space,
 - iii) Road dedication as required;
 - iv) Park dedication as required, including construction of walkways, 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 Statutory Right-of-Way plan and agreement for Sanitary Sewer Line and Watermain Line;
- ix) Registration of Restrictive Covenants for Tree Protection and Stormwater Management;
- x) Removal of existing buildings;
- xi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- xii) That a voluntary contribution, in the amount of \$313,400.00 (\$4,100.00/townhouse unit and \$5,100.00/single family lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1103 2021-092-RZ, 12414 216 Street, RS-1 to R-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7754-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of approximately two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2021-CM-201

Moved and seconded

1. That Zone Amending Bylaw No. 7754-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule B the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1104 2021-188-RZ, 12203 Forest Place, RS-1 to RT-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7752-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex be given first reading.

R/2021-CM-202

Moved and seconded

1. That Zone Amending Bylaw No. 7752-2021 be given first reading

CARRIED

1105 Development Services Fee Review

Staff report dated May 18, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 and Maple Ridge Building Amending Bylaw No. 7756-2021 to update Building, Development Application, and Subdivision and Development Servicing fees to reflect current market rates and service costs based on a municipal comparison and analysis, be given first reading.

R/2021-CM-203

Moved and seconded

That Fees & Charges Amending Bylaw No. 7755-2021 be given first reading; and further

That Building Amending Bylaw No. 7756-2021 be given first reading.

CARRIED

Engineering Services - Nil

Corporate Services - Nil

Parks, Recreation & Culture - Nil

Administration - Nil

1200 STAFF REPORTS - Nil

1300 OTHER MATTERS DEEMED EXPEDIENT - Nil

1400 ***PUBLIC QUESTION PERIOD***

Steve Ranta

Mr. Ranta referred to a staff report regarding climate actions referred to the Green Infrastructure subcommittee and asked whether the sub-committee has reported to Council. He also asked whether Council would consider dealing with some of the recommendations as individual motions.

1500 ***MAYOR AND COUNCILLORS' REPORTS***

Council members provided their reports on activities participated in during the past few weeks.

1501 Mayor Morden hosted a video presentation outlining achievements made in the first quarter of 2021.

Note: The Corporate Officer advised that the recommendation wording on the slide for Item 1006 should have read "That Zone Amending Bylaw No. 7723-2021 be given third reading and be adopted." Staff confirmed that the bylaw number on screen was correct and that no further action is required by Council.

1600 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

1700 ***ADJOURNMENT*** – 7:56 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

May 18, 2021

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 18, 2021 at 7:00 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Crabtree, General Manager Corporate Services
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	S. Hartman, General Manager Parks, Recreation & Culture
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	S. Nichols, Corporate Officer
Councillor A. Yousef	<i>Other Staff as Required</i>
	L. Benson, Senior Policy & Sustainability Analyst
ABSENT	W. Cooper, Planner 1
Councillor K. Duncan	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	A. Kopystynski, Planner 2
	M. Vogel, Computer Specialist

Note: Due to the COVID-19 pandemic, Mayor Morden, Councillor Meadus, Councillor Robson, Councillor Svendsen and Councillor Yousef participated electronically. Acting Mayor Dueck chaired the meeting from Council Chambers.

Acting Mayor Dueck called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on May 25, 2021.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

1) **Greenhouse Gas Reduction Targets**
Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020

The current application is to adjust the City's community greenhouse gas emission targets to align with the world-wide reductions needed to limit global warming to 1.5 degrees Celsius.

The Corporate Officer advised that no notices were mailed out in relation to this application as this is a text amendment and that no correspondence was received on this item.

L. Benson, Senior Policy & Sustainability Analyst, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

Steve Ranta

Mr. Ranta spoke in favour of the proposed bylaw amendments. He is looking forward to seeing progress in the next few months on meeting the goals of GHG reduction for both the municipality and the Province.

Kirk Grayson

Ms. Grayson referenced a line in the staff report provided. She shared information on a report released by the International Energy Association titled "Net Zero by 2050, A Roadmap for the Global Energy Sector". She spoke in favour of the adoption by the City of Maple Ridge of the new GHG reduction targets. She asked for an action plan to meet and exceed targets under consideration.

The Acting Mayor called for speakers a second and third time.

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

2a) **2020-228-RZ, 25629 Bosonworth Avenue**

A portion of Lot 5 Section 13 Township 12 New Westminster District Plan EPP75231

Maple Ridge Official Community Plan Amending Bylaw No. 7733-2021

To re-designate the panhandle portion of the lot from Suburban Residential to Agricultural.

2b) **2020-228-RZ, 25629 Bosonworth Avenue**

Maple Ridge Zone Amending Bylaw No. 7672-2020

To rezone the panhandle portion of the lot, from RS-2 (Single Detached Suburban Residential) to RS-3 (Single Detached Rural Residential). The current application is to allow the panhandle lot to be subdivided off and consolidated with adjacent lands to the north.

The Corporate Officer advised that 16 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times.

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

3a) 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

Parcel "A" (Reference Plan 13279) Lot 1 Section 17 Township 12 New Westminster District Plan 12316; Lot 1 Except: Firstly: Parcel "B" (Explanatory Plan 12951) Secondly: Parcel "A" (Reference Plan 13279) Section 17 Township 12 New Westminster District Plan 12316; Lot 2 Section 17 Township 12 New Westminster District Plan 12316.

Maple Ridge Official Community Plan Amending Bylaw No. 7724-2021

To amend the Town Centre Area Plan Schedule 1 from Low-Rise Apartment and Conservation to Conservation and Low-Rise Apartment, and to Amend Schedule C to add to Conservation and to remove from Conservation, to reflect ground truthing and to achieve a habitat balance and accommodate a six (6) storey apartment building with underground parking.

3b) 2018-041-RZ, 11621, 11607 and 11633 Burnett Street

Maple Ridge Zone Amending Bylaw No. 7444-2018

To rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit the future construction of an apartment building containing approximately 57 units, in a six (6) storey building.

The Corporate Officer advised that 112 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

Kirk Grayson

Ms. Grayson asked whether there is a provision for bike parking in the parkade.

The Director of Planning confirmed that provisions for bike parking have been included.

The Acting Mayor called for speakers on second and third call.

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

4a) 2018-430-RZ, 23717 and 23689 Fern Crescent

The East Half of Lot 15 South East Quarter Section 28 Township 12 New Westminster District Plan 2637; West Half Lot 15 South East Quarter Section 28 Township 12 New Westminster District Plan 2637.

Maple Ridge Official Community Plan Amending Bylaw No. 7730-2021

To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2; from Conservation, Medium/High Density Residential and Eco-Cluster to Medium/High Density Residential and Conservation and to Amend Figure 4 – Trails/Open Spaces of the Silver Valley Area Plan to Remove from Conservation and to add to Conservation, adjusting land use designations to fit site conditions.

4b) 2018-430-RZ, 23717 and 23689 Fern Crescent

Maple Ridge Zone Amending Bylaw No. 7520-2018

To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low Density Townhouse Residential). The current application is to permit the future construction of a 35 unit townhouse development.

The Corporate Officer advised that 23 notices were mailed out in relation to this application and that correspondence expressing opposition or concern with the application was received from Bin Chen, Heather Sartorius, Emily Robertson, Andrew Gluck, Ethan Mlot and Anita Fedorak.

W. Cooper, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers on first call.

John Vozza

Mr. Vozza expressed concern with the continuation of densification in the area and asked whether there are similar projects such as this application planned. He also raised concern related to a limited ability to evacuate the area via Fern Crescent in case of a disaster. He asked if infrastructure to address an evacuation route is being planned. The General Manager Engineering Services spoke on various plans being considered to manage access in and out of the area.

Mr. Vozza referred to the conservation areas within the proposed application and requested clarification on the changes to those areas. The Director of Planning provided clarification on the adjustments to conservation areas.

Mr. Vozza is opposed to the application. He clarified that he is opposed to any further development until infrastructure is in place to deal with problems in the area.

Anna Willis

Ms. Willis is opposed to the application and echoed the comments made by the previous speaker. She expressed concern with the impact of an additional 35 homes on traffic in the area and invited all to observe traffic on Fern Crescent in the mornings and afternoons. She reiterated that infrastructure is not in place to support more people in the area. Ms. Willis referred to the Official Community Plan of thirty-seven years ago and the indication of a second crossing at 240 Street at that time. She is not opposed to greater density however feels it is dangerous to continue to do so due to a lack of infrastructure, particularly an evacuation route. She also expressed concern with the impact on Yennadon School of more children coming from the proposed development.

Jody Squires

Mr. Squires identified himself as a local area realtor. He spoke on changes in the area, growth based on the Official Community Plan, downturns in the economy and price increases in housing in the Silver Valley and surrounding areas. He is in favour of the application. Mr. Squires spoke favourably on the affordability of the proposed townhouses. He did not feel the proposed development will impact the local school as the units are meant for mature families. He reiterated that the project will promote affordability and encompassed all within the natural area including stream protections.

Edmond Melnychuk

Mr. Melnychuk identified himself as one of the property owners involved in the development. He spoke in favour of the application and provided positive comments towards the developers as well as City staff on planning work done on the proposed development. Mr. Melnychuk also commented on the traffic situation indicating that he felt the traffic congestion is seasonal and also related to drop off times at the local school.

The Acting Mayor called for speakers on second call.

Anna Willis

Ms. Willis requested information from staff on plans for a bridge across 240 Street to provide better access to the area.

The General Manager Engineering Services outlined work, past and present, done on advancing the plan for such a crossing.

Ms. Willis asked whether Council is having discussions on how many more developments will be allowed before that access is provided.

John Voza

Mr. Voza asked whether there are any other options around an arterial route other than 240 Street to get out the area. He expressed concern that Fern Crescent is the only way out.

The General Manager Engineering Services spoke on options viewed by staff.

Mr. Voza expressed concern from a stand point of a natural disaster that there is no alternate route out of the area and questioned why the City is not moving more actively on the 240 Street option. He feels it is irresponsible to offer only one way in and out of an area.

Lynn Potter

Ms. Potter identified herself as a long time resident of Fern Crescent. She spoke on further development in the area and on two properties in the area which have recently been sold for development of townhouses. She expressed concern with traffic and wished to clarify that traffic is not just a concern during summer but has extended to other seasons. She also expressed concern with the impact on parking, particularly on Fern Crescent near the 'hot rocks' area which she contends is already a dangerous area. She asked if this application has tandem parking or side by side parking.

The Director of Planning advised that there is no tandem parking planned for the development.

Ms. Potter reiterated her concern with the impact of increased traffic particularly on parking.

The Acting Mayor asked for speakers on third call.

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

- 5a) **2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road**
Lot 1 Section 21 Township 12 New Westminster District Plan 59958;
Lot "A" Except: Parcel "One" (Explanatory Plan 10920) Section 21 Township 12 New Westminster District Plan 6345.

Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020

To amend Section 6.3.5, Commercial Node, to re-designate a portion of the subject properties (23223 Dewdney Trunk Road) from Urban Residential to Commercial.

- 5b) **2018-335-RZ, 12010 232 Street and 23223 Dewdney Trunk Road**

Maple Ridge Zone Amending Bylaw No. 7501-2018

To rezone from C-1 (Neighbourhood Commercial) and RS-1 (Single Detached Residential) to C-2 (Community Commercial). The current application is to permit the future construction of a two storey mixed use commercial development.

The Corporate Officer advised that 72 notices were mailed out in relation to this application and that correspondence expressing opposition or concern with the application was received from Susie Lin Dodge and Jamie Dodgson.

W. Cooper, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times.

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

6) 2017-231-RZ, Assisted Living Residences in Residential Areas

Maple Ridge Zone Amending Bylaw No. 7723-2021

The current application is to permit and regulate all classes of Assisted Living Residence as a use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, with a base density of 3 residents per building, and to provide a Density Bonus allowing a maximum of up to 10 residents per building for all classes of Assisted Living Residence on certain conditions, including that the owner enter into a housing agreement with the City.

The Corporate Officer advised that no notices were mailed out in relation to this application as it is a text amendment and that no correspondence was received on this item.

A. Grochowich, Planner, gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 8:24 p.m.

J. Dueck, Acting Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 **Minutes**

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 25, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-103191 BG

LEGAL: Lot 11 Section 20 Township 12 New Westminster District Plan 79268
PID: 012-077-615

LOCATION: 12200 230 Street

OWNER: Musharaf Hayat and Sanobar Musharaf

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-103191 BG.

CARRIED

2. 21-100474 BG

LEGAL: Lot 153 District Lot 247 Group 1 New Westminster District Plan
31651
PID: 000-716-600

LOCATION: 11706 Holly Street

OWNER: Pamela & Diana Decker

REQUIRED AGREEMENTS: Stormwater Management Covenant
Fraser River Escarpment Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-100474 BG.

CARRIED

3. 21-101080 BG

LEGAL: Lot 2 Section 27 Township 12 New Westminster District Plan
EPP91076
PID: 030-902-401
LOCATION: 13184 Shoesmith Loop
OWNER: De Novo Homes Ltd. (Mark Tomczyk)
REQUIRED AGREEMENTS: Wastewater Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-101080 BG.

CARRIED

4. 21-101082 BG

LEGAL: Lot 1 Section 27 Township 12 New Westminster District Plan
EPP91076
PID: 030-902-398
LOCATION: 13196 Shoesmith Loop
OWNER: De Novo Homes Ltd. (Mark Tomczyk)
REQUIRED AGREEMENTS: Wastewater Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 21-101082 BG.

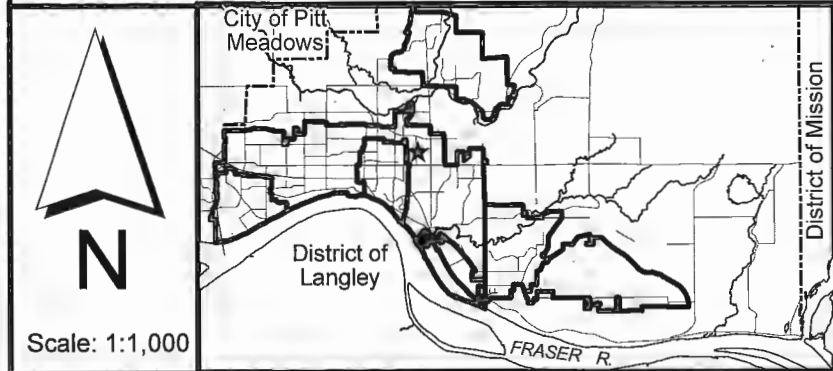
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



12200 230 STREET

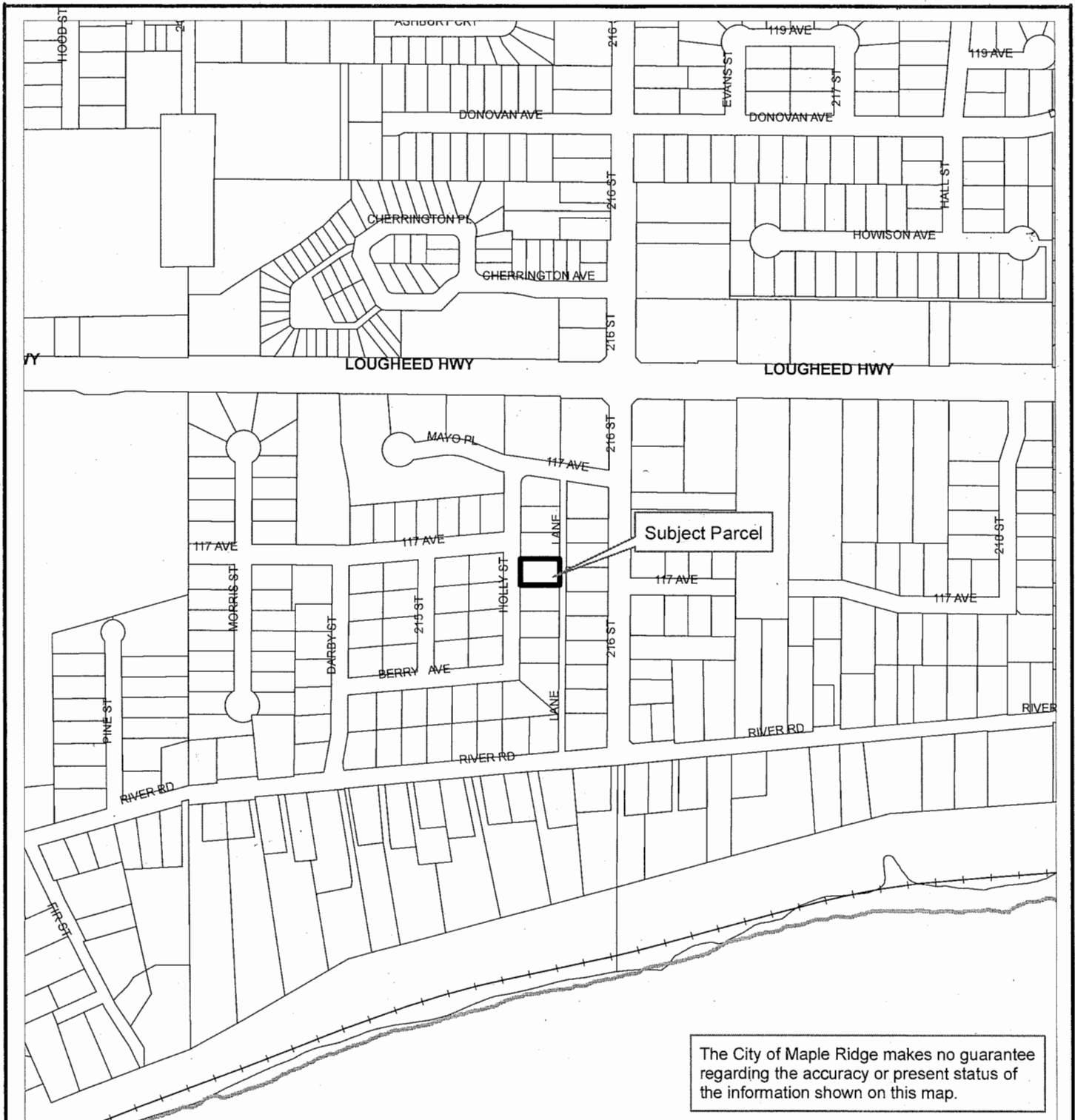
LICENCES, PERMITS & BYLAWS DEPT.

 **MAPLE RIDGE**
British Columbia

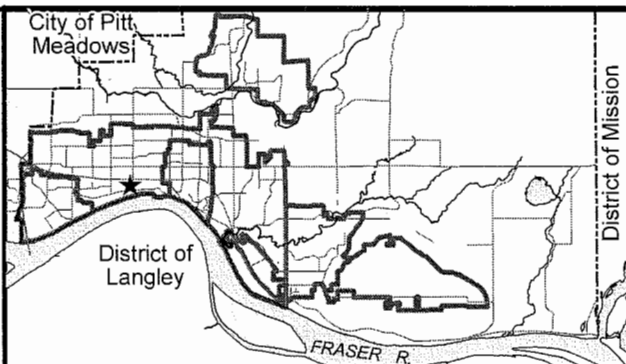
mapleridge.ca

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DATE: May 18, 2021

BY: MS

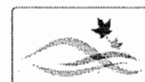


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11706 Holly St. Section 219 Geotechnical and Storm Water Management

LICENCES, PERMITS & BYLAWS DEPT.

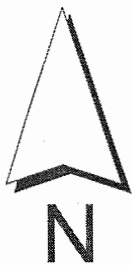


MAPLE RIDGE
British Columbia

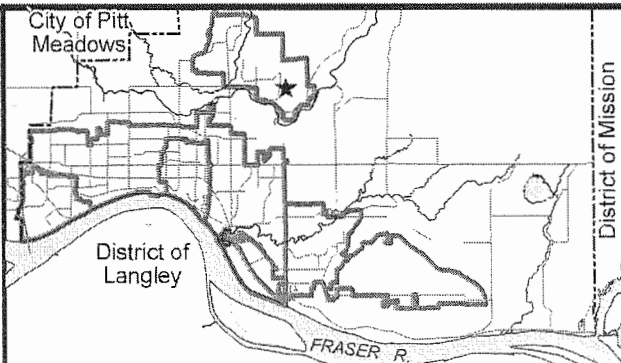
mapleridge.ca

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BY: ML

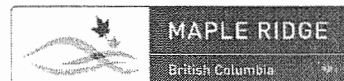


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13184 Shoesmith Loop Section 219 Sanitary Pump Covenant

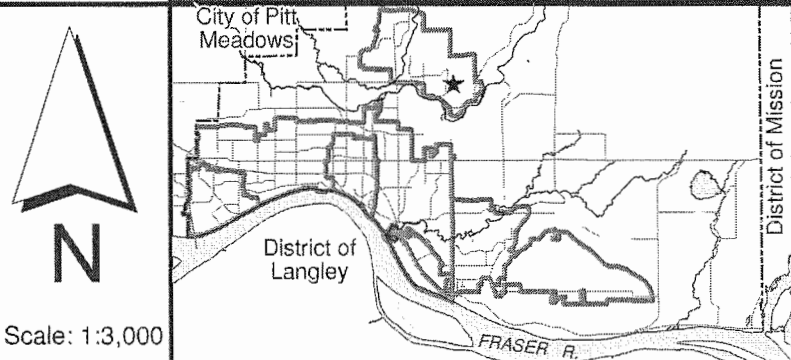
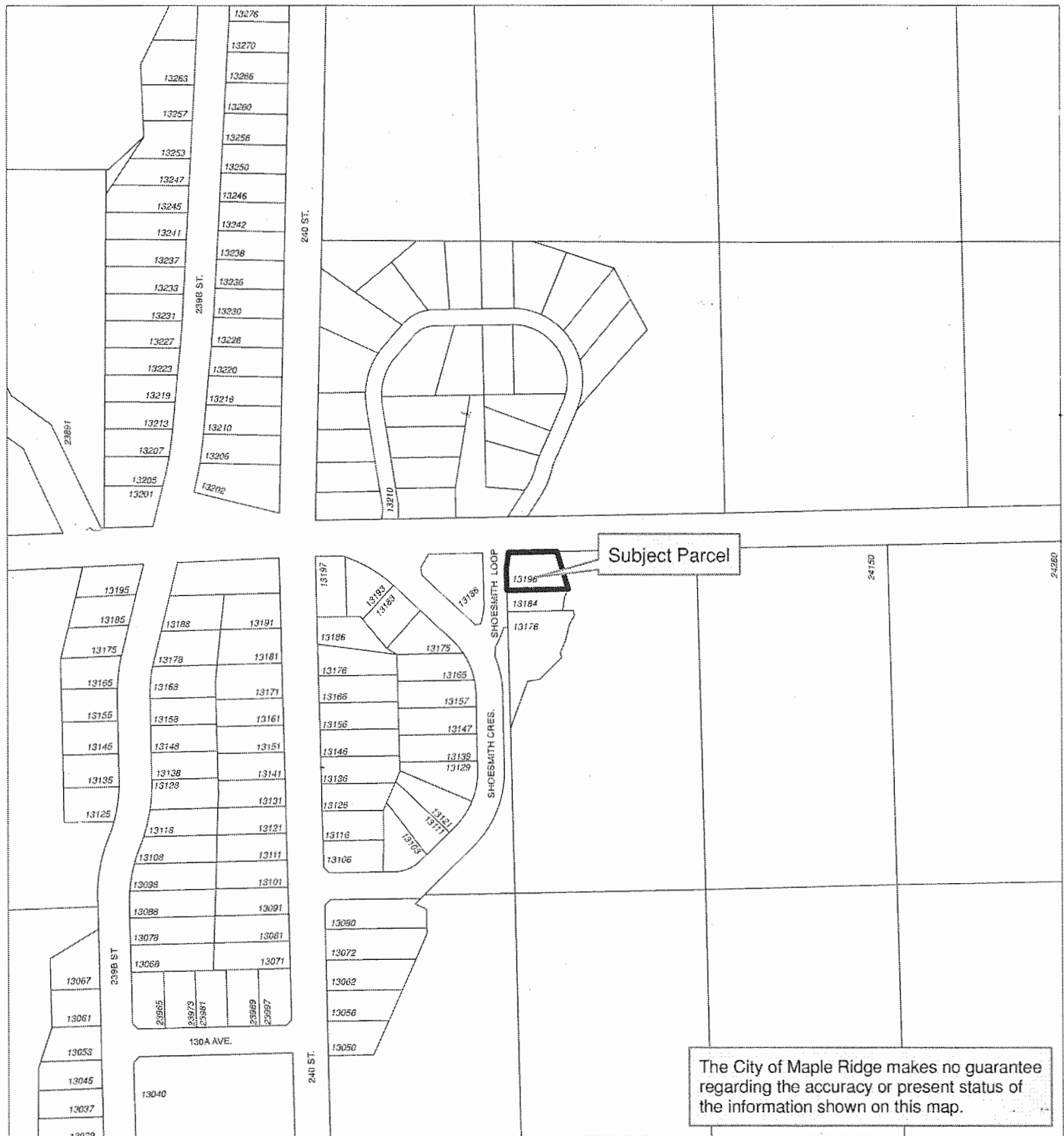
LICENCES, PERMITS & BYLAWS DEPT.



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FILE: Untitled
DATE: May 10, 2021

BY: ML



13196 Shoesmith Loop Section 219 Sanitary pump covenant

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE
British Columbia

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FILE: Untitled
DATE: May 11, 2021

BY: ML

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 1, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-125199 BG

LEGAL: Lot 13 District Lot 404 Group 1 New Westminster District Plan

BCP33222

PID: 027-270-998

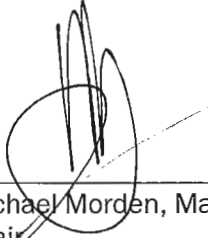
LOCATION: 23710 111A Avenue

OWNER: Kurt Andrew Joseph Duperron

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

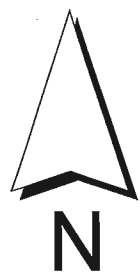
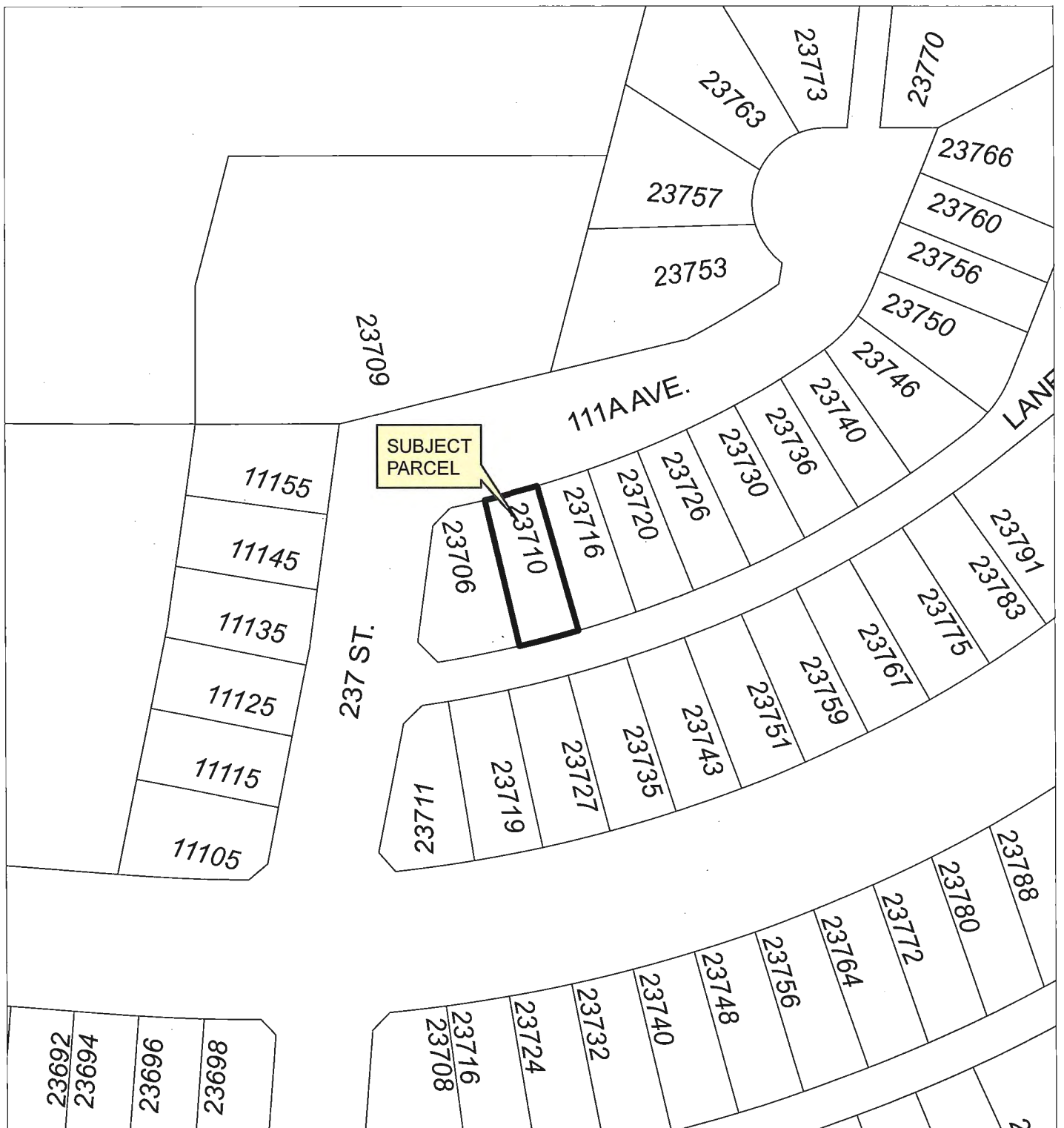
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-125199 BG.

CARRIED

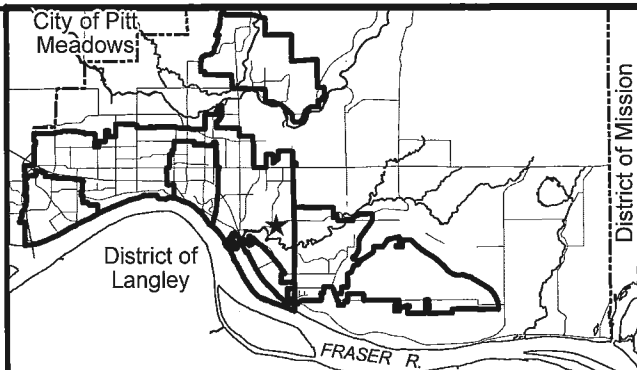


Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



Scale: 1:1,000



23710 111A AVENUE

LICENCES, PERMITS & BYLAWS DEPT.

mapleridge.ca

FILE: Untitled
DATE: May 25, 2021

BY: MS

701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge
Public Art Steering Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Public Art Steering Committee,
held via Zoom teleconference on February 4, 2021 at 4:09 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson
Susan Hayes, Chair
Wan-Yi Lin
Steven Bartok
Naomi Evans
Donald Luxton

Council Liaison
Member at Large – Artist
Member at Large – Artist
Member at Large – Architect
Arts Council Representative, The ACT Arts Centre
Member at Large – Developer/Community

STAFF PRESENT

Yvonne Chui
Sabina Chand

Staff Liaison/Manager, Arts and Community Connections
Committee Clerk

ABSENT

Leigh Smith

Member at Large – Community

Yvonne Chui, Staff Liaison chaired the meeting until the election of the chair.

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2021-001

It was moved and seconded

That the February 4, 2021 Public Art Steering Committee meeting Agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

3.1 **Public Art Steering Committee Regular Meeting – November 5, 2020**

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated November 5, 2020 be adopted.

CARRIED

3.2 **Public Art Steering Committee Special Meeting – December 11, 2020**

R/2021-003

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee Special meeting dated December 11, 2020 be adopted.

CARRIED

4. **DELEGATIONS - NIL**

Note: Steven Bartok joined the meeting at 4:13 pm

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Chair and Vice Chair Selection

The Staff Liaison opened up the floor to nominations for Chair and Vice Chair of the Public Art Steering Committee.

R/2021-004

It was moved and seconded

That Susan Hayes be elected as Chair of the Public Art Steering Committee for 2021.

CARRIED

R/2021-005

It was moved and seconded

That Steven Bartok be elected as Vice Chair of the Public Art Steering Committee for 2021.

CARRIED

6.2 Member Introductions

The Committee members introduced themselves and welcomed new members Councillor Robson, Council Liaison and Leigh Smith, Member at Large.

6.3 Advisory Committee Overview

The Staff Liaison provided a PowerPoint presentation on the Public Art Steering Committee orientation and highlighted the following: legislative procedures, role and function of advisory committees, City meeting guidelines and 2021 deliverables.

6.4 2021 Meeting Schedule

The Committee reviewed the proposed 2021 Meeting Schedule that was included in the agenda package.

R/2021-006

It was moved and seconded

That the Public Art Steering Committee adopts the 2021 Meeting Schedule as presented.

CARRIED

6.5 Project Updates

6.5.1 Hammond Community Centre Renovations

It was noted that the Selection Panel will be meeting on February 19, 2021 to review concept proposals for the new public art opportunity at Hammond Community Centre. The Staff Liaison reported on the online public engagement opportunity to provide feedback and inspiration to the artists including surveys and focus groups.

6.5.2 Kanaka Regional Park Public Art

The Staff Liaison provided a brief update on the status of the project and will provide further details at the next meeting.

6.5.3 Albion Community Centre – Selection Panel Representations

The Staff Liaison provided an update on phase 2 of the construction and advised that the draft call for artists will be shared with the Committee shortly.

R/2021-007

It was moved and seconded

That Steven Bartok and Susan Hayes be on the Albion Community Centre Selection Panel with Leigh Smith shadowing the process.

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison - NIL

7.2 Council Liaison - NIL

8. TASK FORCE UPDATES

8.1 Public Art Plan Framework and Policy

The Chair provided an update on the status of the Public Art Plan Framework and Policy project that will progress in the fall with the engagement of a facilitator/consultant as the commissioning work for infrastructure, development and community projects will be taking priority in 2021. In the Business Plan, the framework and policy update is a deliverable in 2022. Further updates in the fall.

8.2 Artist in Residence Program

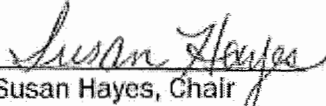
The Chair provided details of this Program that provides artist led community engagement projects. A Task Group will assist with the review of the proposed activities for 2021-2022 and recommendations. The Task Group includes two members of the Public Art Steering Committee (Naomi Evans and Wan-Yi Lin), School District 42 representative and one artist group representative (Lapidary Club). Further update about the projects will be provided at the next meeting.

9. ROUNDTABLE

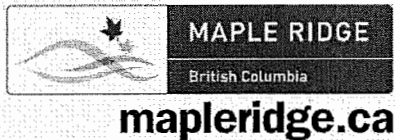
Committee members shared details on upcoming events related to public art in the community.

10. ADJOURNMENT – 4:53 pm.

The next regular Public Art Steering Committee meeting is scheduled for Thursday, March 4, 2021 at 4:00 pm.


Susan Hayes, Chair

/sc



City of Maple Ridge
Economic Development Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Economic Development Committee (EDC)
held via Zoom teleconference on February 11, 2021 at 4:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ahmed Yousef	Council Liaison
Tom Meier	Business Improvement Association Representative
Al Hogarth	Chamber of Commerce Representative
Camilla Brown <i>joined at 5:20 pm</i>	Member at Large
Dominic Kotarski	Member at Large
Chrislana Gregory	Member at Large
Mehdi Vezvaei	Member at Large

STAFF PRESENT

Wendy Dupley	Director of Economic Development
Bruce Livingstone	Business Retention and Expansion Officer
Sabina Chand	Committee Clerk

Ms. Wendy Dupley, Staff Liaison chaired the inaugural meeting of the Economic Development Committee.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-001

It was moved and seconded

That the February 11, 2021 Economic Development Committee meeting Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Economic Development Committee meeting dated November 5, 2020 be adopted.

CARRIED

4. DELEGATIONS – NIL

5. QUESTION PERIOD – NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Member Introductions

The Committee members introduced themselves and welcomed new Member at Large, Mehdi Vezvaei.

6.2 Advisory Committee Overview

The Committee Clerk and Staff Liaison provided an advisory committee orientation to the members and responded to questions and comments. Highlights included an overview of the City's governing guidelines, committee meeting procedures and background information on the Economic Development department that will help drive the work of the Committee.

The Staff Liaison displayed a short video that was made by Economic Development Winnipeg on how economic development works and discussed core functions of business retention and expansion, community resources and marketing: [What is Economic Development? - YouTube.](#)

6.3 2021 Meeting Schedule

The Committee reviewed the proposed 2021 Meeting Schedule that was included in the agenda package.

R/2021-003

It was moved and seconded

That the 2021 Meeting Schedule of the Economic Development Committee be adopted as presented.

CARRIED

6.4 2021 EDC Work Plan

Ms. Dupley provided a brief update on the status of the draft 2021 Work Plan that will require a task force to complete the work.

R/2021-004

It was moved and seconded

That a Task Force including Councillor Yousef, Chrislana Gregory and Al Hogarth with the Staff Liaison and Karen Hansen, Administrative Assistant, be created to develop the 2021 EDC Work Plan.

CARRIED

6.5 Chair and Vice Chair Selection

Ms. Dupley opened up the floor to nominations for Chair and Vice Chair of the Economic Development Committee.

The newly elected Chair and will preside at the next meeting for a seamless transition and therefore Ms. Dupley continued to chair the rest of the meeting.

R/2021-005

It was moved and seconded

That Councillor Ahmed Yousef be elected as Chair of the Economic Development Committee for 2021.

CARRIED

R/2021-006

It was moved and seconded

That Mehdi Vezvaei be elected as Vice-Chair of the Economic Development Committee for 2021.

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison provided an update on the following items:

- 2021 Economic Development Department deliverables/strategies;
- Engagement of a consultant in March 2021 to develop an economic development strategy for City of Maple Ridge;
- Virtual Intelligent Community Forum February 22, 2021;
- New GIS site selector tool on the City's website;
- Assistance programs to help local businesses; and
- Update on the Hotel Feasibility Study for City of Maple Ridge.

The Committee inquired about the City's property crime prevention to which Ms. Dupley provided. It was noted that staff will reach out to Chad Cowles, Manager of Community Social Safety Initiatives to provide an update on Community Social Safety Initiative (CSSI) program at the next meeting.

7.2 Council Liaison

Councillor Yousef provided an update on the new three-month pilot project launched by the Ridge Meadows RCMP to enhance visibility, facilitate outreach and support services and assist enforcement in downtown Maple Ridge.

Note: Camilla Brown joined the meeting at 5:20 pm.

8. TASK FORCE UPDATES

8.1 EDC Task Force

Camilla Brown advised that the Task Force continues to engage with the business community to highlight opportunities to improve interactions with the City and gather recommendations from local business owners on how to streamline regulations. A final report will be provided to the Committee at the next meeting.

R/2021-007

It was moved and seconded

That EDC Task Force be extended until Thursday April 8, 2021 to submit its final report on the local business survey findings to the Economic Development Committee.

CARRIED

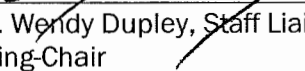
9. ROUNDTABLE

Members provided verbal reports on relevant events and activities.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 5:42 p.m.

The next regular meeting of the Economic Development Committee will be held on
Thursday, April 8, 2021 at 4:00 pm.



Ms. Wendy Dupley, Staff Liaison
Acting-Chair

/sc

**MAPLE RIDGE/PITT MEADOWS
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVENESS**

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, held via Zoom teleconference on February 18, 2021 at 4:34 pm.

COMMITTEE MEMBERS PRESENT

Councillor Chelsa Meadus	Council Liaison, City of Maple Ridge
Councillor Gwen O'Connell	Council Liaison, City of Pitt Meadows
Michael Biggar	Member at Large, Maple Ridge
Laurie Geschke	Member at Large, Maple Ridge
Suzanna Kaptur	Fraser Health
Don Mitchell	Member at Large, Maple Ridge
Pascale Shaw	School District 42 Board Trustee
Mike Murray	School District 42 Board Trustee Alternate

STAFF PRESENT

Petra Frederick, Acting-Chair	Staff Liaison, City of Maple Ridge
Jackie Senchyna	Staff Liaison, City of Pitt Meadows
Sabina Chand	Committee Clerk, Legal and Legislative Services

ABSENT

Carolina Echeverri	Family Education and Support Centre Representative
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The Maple Ridge Staff Liaison, Petra Frederick chaired the inaugural meeting of MACAI.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-001

It was moved and seconded

That the February 18, 2021 Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness agenda be amended to add Item 4.1 "Mobility and Participation Project" and that be approved as amended.

CARRIED

3. ADOPTION OF MINUTES

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated November 19, 2020 be adopted as circulated.

CARRIED

4. DELEGATIONS

4.1 Mobility and Participation Project – Alfiya Battalova, UBC

Laurie Geschke introduced Alfiya Battalova and provided some background information on the project. A. Battalova shared research project details and key outcomes:

- Create a partnership for improving Mobility, Access and Participation (MAP) among people with disabilities;
- Project focuses on navigation, transportation and social accessibility;
- Research involves universities, governmental partners, community/business partners, health authorities and information will be collected across municipalities;
- The goal of this seven-year social sciences and humanities research funded partnership is to support community organizations and municipalities to develop, evaluate, and implement evidence-based interventions to contribute to the development of barrier-free communities;

R/2021-003

It was moved and seconded

That the Municipal Advisory Committee on Accessibility and Inclusiveness supports the research study program and will further participate in the Mobility and Participation Project as it progresses.

CARRIED

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1. Advisory Committee Overview

P. Frederick presented the annual orientation on MACAI that included highlights on legislative procedures, role and function of advisory committees, City meeting guidelines and 2021 work plan deliverables.

6.2. Housing Needs Report

P. Frederick provided an update on the final Housing Needs Report that was presented to Council on February 9, 2021 which can be viewed at the following link: [City of Maple Ridge - All Presentations](#)

6.3. Educational Community Campaign

The Committee discussed creative ways to utilize the City's webpage to help publicize tools and resources available for the community on accessibility programs and services.

6.4. 2021 MACAI Awards

The Committee viewed the 2020 MACAI Award's video that recognized local businesses and individuals who made an outstanding effort to support individuals with disabilities. The Committee provided outstanding feedback on the video and discussed plans for future MACAI Award events. The Committee agreed that the video was the best way to present the awards safely due to COVID-19 and would like to post the winners on social media for continued recognition.

6.5. Chair and Vice Chair Selection

P. Frederick opened up the floor to nominations for Chair and Vice Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness.

R/2021-004

It was moved and seconded

That Laurie Geschke be elected as Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2021.

CARRIED

R/2021-005

It was moved and seconded

That Michael Biggar be elected as Vice Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2021.

CARRIED

Note: The newly elected Chair and will preside at the next meeting for a seamless transition and therefore P. Frederick continued to chair the rest of the meeting.

7. LIAISON UPDATES

7.1 City of Pitt Meadows

The Pitt Meadows Staff Liaison provided a brief update on current projects underway and information on the current status of recreation facilities and programs.

7.2 City of Maple Ridge

Councillor Meadus provided an update on current Council initiatives and spoke about the new three-month pilot project launched by the Ridge Meadows RCMP to enhance visibility, facilitate outreach and support services in downtown Maple Ridge.

8. SUBCOMMITTEE AND TASK FORCE UPDATES

8.1 Age-Friendly Subcommittee

Don Mitchell provided an update on current initiatives to support and educate senior residents during the COVID-19 pandemic.

9. ROUNDTABLE

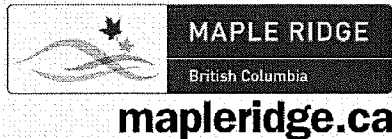
Committee members shared information on relevant events and activities.

10. ADJOURNMENT - 5:57 p.m.



Petra Frederick, Staff Liaison – Acting Chair

/sc



City of Maple Ridge
Transportation Advisory Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Transportation Advisory Committee (TAC),
held via Zoom teleconference on February 24, 2021 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Gary Hare	Member at Large
Eric Phillips	Member at Large
Ineke Boekhorst	Member at Large
Jennifer Wright	Member at Large
Vijay Soparkar	Member at Large
Pascale Shaw	School District No. 42 Board Trustee

STAFF MEMBERS PRESENT

Mark Halpin	Staff Liaison/Manager of Transportation
Josh Mickleborough	Director of Engineering
Sabina Chand	Committee Clerk

Mark Halpin, Staff Liaison chaired the meeting until the election of the chair.

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2021-001

It was moved and seconded

That the agenda for the February 24, 2021 Transportation Advisory Committee be approved as amended to add item 6.5 Discussion of the Active School Task Force.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Transportation Advisory Committee meeting dated November 25, 2020 be adopted.

CARRIED

4. **DELEGATIONS – NIL**

5. **QUESTION PERIOD - NIL**

6. **NEW AND UNFINISHED BUSINESS**

6.1. Advisory Committee Overview

The Staff Liaison provided a PowerPoint presentation on the Transportation Advisory Committee orientation and highlighted the following: legislative procedures, role and function of advisory committees, City meeting guidelines and 2021 deliverables.

6.2 Transportation Department Overview

The Staff Liaison presented on the City's Engineering Department and answered questions and comments from the Committee.

6.3 2021 Transportation Capital Project Map

The Staff Liaison provided an overview of the projects outlined and long-term strategies displayed in the 2021 Transportation Capital Project Map and answered questions and comments from members.

6.4 Chair and Vice Chair Selection

The Staff Liaison opened up the floor to nominations for Chair and Vice Chair of the Transportation Advisory Committee.

R/2021-003

It was moved and seconded

That Gary Hare be elected as Chair of the Transportation Advisory Committee for 2021.

CARRIED

R/2021-004

It was moved and seconded

That Eric Phillips be elected as Vice Chair of the Transportation Advisory Committee for 2021.

CARRIED

Note: At this time, Gary Hare began chairing the meeting.

6.5 Discussion of the Active School Task Force

It was noted at the beginning of the meeting that the Active School Task Force was concluded as of December 31, 2020.

Jennifer Wright provided a verbal report and requested for a timeline extension of the Task Force due to COVID delays. Staff advised that as per Policy 3.11, a report should be provided to the parent Committee for further review to ensure the objective aligns with the TAC 2021 Work Plan and mandate.

R/2021-005

It was moved and seconded

That the Active School Task Force prepare a report and present back to the Transportation Advisory Committee at a Special meeting that will be held in three weeks for consideration.

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison – NIL

7.2 Council Liaison - NIL

8. TASK FORCE UPDATES - NIL

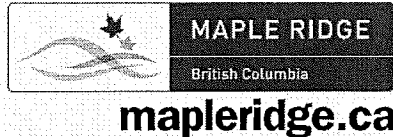
9. ROUNDTABLE - NIL

10. ADJOURNMENT – 9:27 p.m.

The next regular meeting of the Transportation Advisory Committee will be held on Wednesday, June 23, 2021 at 7:00 pm.

Gary Hare, Chair

/sc



City of Maple Ridge
Agricultural Advisory Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via Zoom teleconference on February 25, 2021 at 7:01 pm

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Bill Hardy	Member at Large
Carla Schiller	Member at Large
Pascale Shaw	Member at Large
Andrew Pozsar	Member at Large
Lorraine Bates	Agricultural Fair Board Representative
Melissa Maltais	Fraser North Farmers Market Society Representative
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)

STAFF MEMBERS PRESENT

Adam Rieu	Staff Liaison, Planner 1
Sabina Chand	Committee Clerk, Legal and Legislative Services

COMMITTEE MEMBERS ABSENT

Shannon Lambie	Agriculture Land Commission (Non-voting member)
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Mr. Adam Rieu, Staff Liaison chaired the meeting until the election of the chair.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-001

It was moved and seconded

That the agenda for the February 25, 2021 Agricultural Advisory Committee meeting be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-002

It was moved and seconded

That the minutes of the November 26, 2020 Agricultural Advisory Committee meeting be adopted as circulated.

CARRIED

4. DELEGATIONS - NIL

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Chair and Vice Chair Selection

The Staff Liaison opened up the floor to nominations for Chair and Vice Chair of the Agricultural Advisory Committee.

R/2021-003

It was moved and seconded

That Bill Hardy be elected as Chair of the Agricultural Advisory Committee for 2021.

CARRIED

R/2021-004

It was moved and seconded

That Carla Schiller be elected as Vice Chair of the Agricultural Advisory Committee for 2021.

CARRIED

6.2 Advisory Committee Overview

The Staff Liaison provided a PowerPoint presentation on the Agricultural Advisory Committee orientation and highlighted the following: legislative procedures, role and function of advisory committees, City meeting guidelines and 2021 deliverables.

6.3 2021 Meeting Schedule

The Committee discussed the number of annual meetings and agreed to keep the schedule as is to stay productive on specific projects and make timely decisions.

6.4 Water Meter Rates Research Update

Carla Schiller provided a verbal update on water meter rates provided by Metro Vancouver and concluded that most municipalities have regular rates and no reductions for farmers.

6.5 2021 Food Garden Contest

The Committee discussed creative ways to advertise and promote the 2021 Food Garden Contest.

R/2021-005

It was moved and seconded

That the Agricultural Advisory Committee create a 2021 Food Garden Task Force including Carla Schiller, Pascale Shaw, Bill Hardy, Melissa Maltais, Lorraine Bates, Councillor Robson with the support of the Staff Liaison.

CARRIED

6.6 Community Garden Program

The Committee discussed best practices for establishing community gardens and how to locate gardening opportunities. It was noted that the Staff Liaison will follow up with City Staff that oversee the contact information on garden projects and provide an update at the next meeting.

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison provided a brief update on the following items:

- Farm property tax reduction noted in the Tax Rate Bylaw;
- Farm class rates were decreased;
- Land trust letter from Metro Vancouver identifying no immediate support is available;
- Maple Ridge food Hub update.

7.2 Council Liaison

Councillor Robson provided a brief update on the continued service provided by the Friends in Need Food Bank during the pandemic.

8. TASK FORCE UPDATES

8.1 Promotion of Agriculture

No further update.

9. ROUNDTABLE

The Committee discussed an e-bulletin that was circulated via email to provide members with a number of free educational opportunities:

https://agriservicebc.campayn.com/contact_list_form/signup/88410

10. ADJOURNMENT

There being no further business, the meeting adjourned at 8:58 p.m.

The next regular meeting of the Agricultural Advisory Committee will be held on Wednesday, March 25, 2021 at 7:00 pm.



Bill Hardy, Chair

/sc

The Minutes of the Regular Meeting of the Public Art Steering Committee,
held via Zoom teleconference on March 4, 2021 at 4:05 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson
Susan Hayes, Chair
Wan-Yi Lin
Steven Bartok
Leigh Smith
Naomi Evans
Donald Luxton

Council Liaison
Member at Large – Artist
Member at Large – Artist
Member at Large – Architect
Member at Large – Community
Arts Council Representative, The ACT Arts Centre
Member at Large – Developer/Community

STAFF PRESENT

Yvonne Chui
Sabina Chand

Staff Liaison/Manager, Arts and Community Connections
Committee Clerk, Legal and Legislative Services

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-008

It was moved and seconded

That the March 4, 2021 Public Art Steering Committee meeting amended Agenda be approved
as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

3.1 Public Art Steering Committee Regular Meeting – November 5, 2020

R/2021-009

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated February
4, 2021 be adopted.

CARRIED

4. DELEGATIONS

4.1 Healthy Communities Initiative Grant

Yvonne Chui shared information on the Healthy Communities Initiative Grant funded by the Government of Canada to support communities with the development of public spaces in response to COVID-19. She presented two proposed projects for the Committee's input. Discussion followed on timeline, community engagement, budget reallocation and interest to go forward with both options.

- Option A: Public art for empty storefronts and store interventions
- Option B: LED Lighting installations

R/2021-010

It was moved and seconded

That the Public Art Steering Committee support the two options for the grant as recommended including re-aligning the budget to include option A and B.

CARRIED

Note: Councillor Robson joined at 4:21 pm

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Project Updates:

6.1.1 Hammond Community Centre Renovations

Chair provided an update on the selection of the design process and artist is working with the architect. Staff liaison will provide update shortly and will know who is general contractor and confirm pricing shortly.

R/2021-011

It was moved and seconded

That the design Variation 2 be accepted for the exterior of the Hammond Community Centre submitted by Mary-Ann Liu and Paul Slipper.

CARRIED

6.1.2 Kanaka Regional Park Public Art

Naomi provided an update that 3 artists have been shortlisted from the long list and next steps would be to review their proposals and award one or two artists for the project. A major criteria as outlined in the call details will be community engagement especially students from local area schools and families in the neighbourhood. Anticipate a summer/fall implementation pending Health Order and availability of artist(s) selected.

6.1.3 Developer Public Art – Concept Approval for 2019-268-RZ at 22340 St. Anne Ave.

Developer of the St. Ann Ave. site submitted concept proposals from artist Jill Anholt Studio for the NW corner concrete wall of the new multi-story building – “Run” and “Scale” that responds to the natural surroundings for the proposed development, specifically salmon as the Fraser River is in close proximity. Discussion ensued to provide feedback to the developer and artist.

R/2021-012

It was moved and seconded

That the Concept 1: Run be approved as the colours and movement in this concept was more suitable; and

That the artist and developer get structural sign off for the installation as needed and be mindful of potential for extremities in gaps presented in the artwork.

CARRIED

Note: Leigh Smith left at 4:47 pm

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison noted that the General Manager of Parks, Recreation and Culture, David Boag is retiring and a new manager will be joining the City shortly.

7.2 Council Liaison - NIL

8. TASK FORCE UPDATES

8.1 Public Art Plan Framework and Policy

No further update.

8.2 Artist in Residence Program

Wan-Yi and Naomi Evans provided an update on the program and highlighted the following outcomes of the first meeting with the artists:

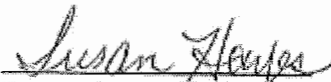
- Great conversations in how to bring project forward;
- Next steps to have another look at capacity and timeline and priorities;
- Process for reviewing and approving proposed projects was useful, positive and a smart way to utilize and produce community public art projects;
- Task Force will meet again in 6 months for a follow up;
- Continue to work on funding and have this ongoing to benefit our community and meet goals in the City's Culture Plan and strategic priorities.

9. ROUNDTABLE

Committee members shared details on upcoming events related to public art in the community.

10. ADJOURNMENT - 5:01 pm.

The next regular Public Art Steering Committee meeting is scheduled for Thursday, May 6, 2021 at 4:00 pm.


Susan Hayes, Chair

/sc



mapleridge.ca

**City of Maple Ridge
Advisory Design Panel
MEETING MINUTES**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, March 17, 2021 at 4:02 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Vice Chair
Steven Bartok
Emily Kearns
Andrea Scott

Landscape Architect BCSLA
Architect AIBC
Architect AIBC
Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper
Sabina Chand

Staff Liaison, Planner
Committee Clerk

ABSENT

Stephen Heller, Chair

Landscape Architect BCSLA

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-010

It was moved and seconded

That the agenda for the March 17, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-011

It was moved and seconded

That the minutes for the February 17, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1. Development Permit No: 2018-180-DP/22057 & 22083 Lougheed Hwy 4:05 pm

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 6 storey apartment building with 107 residential units. The project team presented the development plans and answered questions from the Panel.

R/2021-012

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2018-180-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

- Explore acoustic solutions for noise in exterior patios on Lougheed façade;
- Confirm/review definition of interior locked bedrooms;
- Confirm/review definition of vestibule of front entry;
- Provide a hierarchal architectural element at front entry for way finding purposes and celebrate the entry;
- Add additional accent, colours or materials to give prominence to architectural elements to reduce the scale of the building;
- Consider Celebrating corner window details through the use of an additional material.

Landscape Comments:

- Provide the addition of children's play in one of the amenity areas.

CARRIED

6.2 Development Permit No: 2019-341-DP/12162, 12170 & 12179 Fletcher Street 4:45 PM

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 15-unit townhouse development. The project team presented the development plans and answered questions from the Panel.

R/2021-013

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-341-DP and recommends the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Panel for information:

Comments from the Panel included:

Architectural Comments:

- Consider relocating the playground location switch with visitor parking at south;
- Confirm that the interior double car parking dimension conforms to bylaw;
- Consider more consistency/rigor in architectural language, especially with the lowered roofline element at the Fletcher Street elevation;
- Consider playing with the window sill heights for more light into the unit and more variation on the façade;
- Create more daylight opportunities for middle unit on building east.

Landscape Comments:

- Provide full landscape plan submission include tree/shrub plan details;
- Consider relocating area to street frontage and incorporate tree protection area into a larger amenity space;
- Consider multiple function programming of amenity space.

CARRIED

6.3 Development Permit No: 2019-393-DP/20786 River Road

5:25 PM

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 8 dwelling units in the form of courtyard housing. The project team presented the development plans and answered questions from the Panel.

R/2021-014

It was moved and seconded

That the Advisory Design Panel has reviewed application No.2019-393-DP and recommends that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Comments from the Panel included:

Architectural Comments:

- Relocate amenity to south east corner;
- South variance not supported;
- Consider combining units to make quadplex units to achieve south setback regulations;
- Revisit the east and west backyard setbacks to create a more livable private outdoor space.

Landscape Comments:

- Consider deleting sod lawn in small backyards and replacing with large patios;
- Consider privacy of neighbouring residential with rooftop patios;
- Consider removing parking stall in front of the community garden space and expanding space to be visible from internal road.

CARRIED

7. CORRESPONDENCE – NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6:49 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, April 21, 2021.



Meredith Mitchell, Vice Chair



mapleridge.ca

**City of Maple Ridge
Social Policy Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Social Policy Advisory Committee (SPAC)
held via Zoom teleconference on March 24, 2021 at 6:02 pm.

COMMITTEE MEMBERS PRESENT

Councillor Svendsen, Vice Chair	Council Liaison
Blaire Mikoda, Chair	Member at Large
Brenna Ayliffe	Fraser Health
Elaine Yamamoto	School District No. 42 Trustee - Alternate
Eileen Dwillies	Maple Ridge Pitt Meadows Katzie Seniors Network
Maria Perretta	Maple Ridge Pitt Meadows Katzie Community Network - Alternate
Marissa Stalman	Member at Large

STAFF PRESENT

Tony Cotroneo	Staff Liaison/Manager, Community Engagement
Erin Mark	Clerk 3

COMMITTEE MEMBERS ABSENT

Sim Khurme	Youth Member at Large
Tarel Swansky	Member at Large

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-007

It was moved and seconded

That the March 24, 2021 Social Policy Advisory Committee Meeting Agenda be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-008

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated January 6, 2021 be adopted.

CARRIED

4. DELEGATIONS

4.1 Cities Reducing Poverty 2021 Membership

Jill Zacharias, BC Manager of Growth and Impact, Tamarack Institute provided a presentation on the Vibrant Communities - Cities Reducing Poverty program that is comprised of over 330 municipalities that harness the assets of communities and drive long-term change to develop and implement plans to reduce poverty in communities. Members asked Ms. Zacharias questions about membership structure and inclusions and participation of other similar-sized communities.

Ms. Zacharias left the meeting and the Committee continued the discussion on the City participating in the Vibrant Communities program.

R/2021-009

It was moved and seconded

That discussion on the Cities Reducing Poverty Membership be tabled until the next Social Policy Advisory Committee meeting to allow staff and members to review the membership offerings and speak to other municipalities participating in the Vibrant Communities programs.
CARRIED

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison shared that the City's Ambassador programs operating in City Hall and in community parks will be continuing through the summer and that a youth mentorship component will be added. He also provided an update on a Phase 2 UBCM grant for Poverty Reduction and announced that David Boag, General Manager of Parks, Recreation and Culture has retired and the new General Manager, Scott Hartman, begins March 29, 2021.

7.2 Council Liaison

Councillor Svendsen shared that there is a new Officer in Charge at the Ridge Meadows RCMP detachment and also spoke about the City's newly established Parks, Recreation and Culture Advisory Committee.

Committee members enquired about a Mental Health Liaison Officer position at the Ridge Meadows RCMP. The Staff Liaison will report back to the Committee on what resources are provided in this area through the RCMP and the Community Safety program.

8. TASK FORCE UPDATES

8.1 2021 SPAC Work Plan

The Staff Liaison provided an update on the 2021 work plan which contains one carryover item from 2020 (Primary Care Network Community Workshop), Community Workshops, support for the community engagement process for the Food Security Needs Assessment and a Community Safety Plan update for service providers.

8.2 Youth Strategy

Brenna Ayliffe provided an update on the Youth Planning Table that is currently identifying action items that can be completed in 2021. She shared details on several ongoing virtual engagement activities educating about vaping and mental health.

Note: A member of the public joined the virtual meeting at this time and the Chair enquired if she had any questions for the Committee. Ms. Duncan asked a question regarding the Chronic Disease Working Group which was answered by Brenna Ayliffe.

8.3 Community Action Team (CAT)

Brenna Ayliffe shared that the Strengthening Resilience forum that was cancelled last spring due to COVID restrictions will be offered this May in a virtual format. The "Building Resilience" event will be held in the evening and is open to all to attend, details will be provided to the Committee when they are finalized.

9. ROUNDTABLE

Members provided verbal reports on relevant events, activities and social policy topics.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 7:47 p.m.

The next regular meeting of the Social Policy Advisory Committee will be held on Wednesday, May 5, 2021 at 6:00 pm.



Blaire Mikoda, Chair

/sc



City of Maple Ridge
Transportation Advisory Committee
SPECIAL MEETING MINUTES

The Minutes of the Special Meeting of the Transportation Advisory Committee (TAC),
held via Zoom teleconference on March 24, 2021 at 4:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Gary Hare, Chair	Member at Large
Jennifer Wright	Member at Large
Pascale Shaw	School District No. 42 Board Trustee
Vijay Soparkar	Member at Large
Eric Phillips, Vice Chair	Member at Large
Ineke Boekhorst	Member at Large

STAFF MEMBERS PRESENT

Josh Mickleborough	Director of Engineering
Mark Halpin	Staff Liaison; Manager of Transportation
Stephanie Nichols	Corporate Officer
Erin Mark	Clerk 3

Note: Eric Phillips and Ineke Boekhorst were not present at the beginning of the meeting.

1. CALL TO ORDER

At this time M. Halpin, Staff Liaison, introduced S. Nichols, Corporate Officer who provided an update on the Council directed Committee Review Task Force that is completing a review of all Committees of Council and related policies. Ms. Nichols noted that the Committee Review Task Force has requested that no new Committee Task Forces be created until Council has an opportunity to review Policy 3.11 – Committees of Council in Q2 2021 and clarified that the review is intended to provide additional guidance as to the roles and responsibilities of Committees and Committee Task Forces.

The Committee discussed the impacts of the temporary pause of Committee Task Forces on future Committee work.

Note: Ineke Boekhorst joined the call at 4:05 pm and Eric Phillips joined at 4:15 pm during the discussion of the Committee Review Task Force.

2. QUESTION PERIOD - NIL

3. NEW AND UNFINISHED BUSINESS

3.1. Active Transportation for Schools Task Force Report Update

Jenny Wright provided a summary of the Active Transportation for Schools Task Force Report and highlighted the benefits of Active Transportation to the participants, community and environment. Ms. Wright spoke about the interest from the SD42 DPAC and several Maple Ridge PAC's that the Task Force had met with and shared that the BC Ministry of Transportation and Infrastructure has partnered with BC Healthy Communities for the Active School Pilot Program which offers resources and grant funding to schools in effort to increase the number of school children that choose active transportation to get to school.

Ms. Wright outlined the work plan for the proposed Active School Travel (AST)/ School Travel Planning (STP) Task Force:

- 1) Study and discuss existing toolkits and programs, which are available to facilitate active transportation and school trip planning;
- 2) Engage with Maple Ridge DPAC's/PAC's and Maple Ridge private school administrators, to share AST/STP information, toolkits and resources at their request;
- 3) Gather information from interested Maple Ridge schools, to assess the interest in promoting AST/STP at their school, what their experiences have been in this area, and what they would find supportive to accomplish this; and
- 4) Provide a report with recommendations to the TAC for discussion to determine if the recommendations can be supported by the TAC.

MAIN MOTION

R/2021-006

It was moved and seconded

That the report titled Active Transportation for Schools Task Force Report to the City of Maple Ridge Transportation Advisory Committee containing recommendations that the original task force be concluded and a new task force commence be received; and further

That the proposal for the new task force as outlined in Appendix C of the Active Transportation for Schools Task Force Report be approved.

MOTION TO AMEND

R/2021-007

It was moved and seconded

That the motion be amended by adding that the new task force be approved subject to the review of Policy 3.11 – Committees of Council by the Committee Review Task Force.

AMENDMENT CARRIED

Question on the Main Motion

The question was then called on the Main Motion.

CARRIED AS AMENDED

MAIN MOTION AS AMENDED

That the report titled Active Transportation for Schools Task Force Report to the City of Maple Ridge Transportation Advisory Committee containing recommendations that the original task force be concluded and a new task force commence be received; and further

That the proposal for the new task force as outlined in Appendix C of the Active Transportation for Schools Task Report be approved subject to the review of Policy 3.11 by the Committee Review Task Force.

The Staff Liaison shared that a report outlining the approach for updating the City's Strategic Transportation Plan will be provided for Council consideration soon and that the proposal offers a variety of engagement opportunities for the TAC and the public. Members expressed an interest in providing input during the update of the Strategic Transportation Plan.

Members enquired if the Committee could email a survey to PAC's to gather the interest of parents for an active transportation related program. The Staff Liaison requested that the TAC not engage with the public without the approval of Council and suggested that the Committee forward contact information for individuals/organizations that would be interested in participating in surveys during the development of the Strategic Transportation Plan.

R/2021-008

It was moved and seconded

That the discussion surrounding Transportation Advisory Committee's community engagement be tabled until the next Transportation Advisory Committee meeting on April 28, 2021.

CARRIED

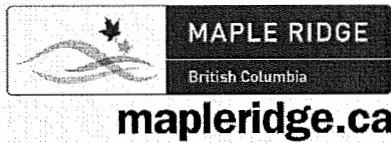
4. ADJOURNMENT

The meeting adjourned at 5:05 pm.

The next regular meeting of the Transportation Advisory Committee will be held on Wednesday, April 28, 2021 at 7:00 pm.

Gary Hare, Chair

/em



City of Maple Ridge
Parks, Recreation and Culture Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Parks, Recreation and Culture Committee (PRCC)
held via Zoom teleconference on March 31, 2021 at 4:05 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ryan Svendsen, Chair	Council Liaison
Carolyn Gosling	Member at Large
Clayton Maitland	Member at Large
Mike Murray	School District No. 42 Board Trustee
Stephen Von Sychowski	Member at Large
Karlo Tamondong	Member at Large

STAFF PRESENT

Danielle Pope	Director of Recreation & Community Engagement/Staff Liaison
Valoree Richmond	Director of Parks and Facilities/Staff Liaison
Scott Hartman	General Manager Parks, Recreation & Culture
Russ Brummer	Manager of Business Operations, Recreation & Engagement
Chad Neufled	Manager of Parks, Planning & Development
Sabina Chand	Committee Clerk, Legal and Legislative Services

COMMITTEE MEMBERS ABSENT

Cass MacLeod, Vice Chair	Member at Large
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1. CALL TO ORDER
2. APPROVAL OF THE AGENDA

R/2020-007

It was moved and seconded

That the March 31, 2021 Parks, Recreation and Culture Committee meeting agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-008

It was moved and seconded

That the minutes of the Maple Ridge Parks, Recreation and Culture Committee meeting dated January 27, 2021 be adopted.

CARRIED

4. DELEGATIONS – NIL

5. **QUESTION PERIOD**

A member of the public inquired about the next steps for the Thornhill Trail Study and requested that the City meet with other trail user groups to discuss the maintenance agreement. The Chair advised that agenda item 6.1 will fulfill this question.

6. **NEW AND UNFINISHED BUSINESS**

6.1 **Thornhill Trails Study Presentation**

At the February 23, 2021 Maple Ridge Council Meeting, the Thornhill Trails Study was referred to the Parks, Recreation and Culture Committee to further discuss the motion.

Chad Neufeld, Manager of Parks, Planning & Development, provided a presentation on the Trails study process and highlighted important feedback received from user groups: hiking user, mountain biker user and equestrian user. The Committee discussed the survey results and the importance of a full site masterplan to increase safety and accessibility for all trail users.

R/2021-009

It was moved and seconded

That Parks, Recreation and Culture Committee supports the following recommendations for the Thornhill Trails Study next steps:

- That staff explore the medium-term improvements recommended by Thornhill Trail Study respondents including additional signage, wayfinding, and 256 Street staging area improvements and that this be included in the next Business Plan;
- That staff negotiate a Thornhill Trail Maintenance Agreement with the Fraser Valley Mountain Bike Association as a pilot project to be brought back to Council for consideration in 2021;
- That the next Parks, Recreation & Culture Master Plan include the development of a Thornhill grind trail, additional staging areas, and serviced washrooms; and further
- That Council consider future plans to initiate a park (trail) master plan process that includes environmental considerations.

CARRIED

Clayton Maitland OPPOSED

Note: Chad Neufeld left at 5:24 pm

6.2 **Parks, Recreation and Culture Fees and Charges Review**

Russ Brummer provided a brief summary of the Fees and Charges review process that was discussed at the January 27, 2021 PRCC meeting. R. Brummer outlined the current fees and 2021 proposed rates and asked for the Committees input. Questions followed on understanding current costs and what are practical rates. The Committee asked for an opportunity to provide feedback prior to the final review process that will occur post COVID-19.

R/2021-010

It was moved and seconded

That Parks, Recreation and Culture Committee directs staff to bring forward the Parks, Recreation and Culture Fees and Charges at a future meeting to provide final feedback prior to Council submission and approval.

CARRIED

Note: Russ Brummer left at 5:31 pm

6.3 Recreation Infrastructure Gap Analysis Overview

Valoree Richmond presented a PowerPoint on recreation and facilities gap analysis directed by Council to identify the recreation and leisure needs of the community. Highlights included: status of current and completed recreational projects, survey results and key feedback received from 33 sport organizations. Discussion engaged around cultural and multi purpose facilities and traditional sports.

6.4 2021 PRCC Work Plan

Danielle Pope spoke about the development of the 2021 PRCC Work Plan prior to the next meeting in September and suggested a special meeting or task force to complete the work.

6.5 2021 Meeting Schedule

The 2021 Meeting Schedule was circulated to the Committee to address one conflicting date with the City's Advisory Committee Calendar. The November 24, 2021 meeting date was rescheduled to October 27, 2021.

R/2020-011

It was moved and seconded

That the 2021 Meeting Schedule of the Parks, Recreation and Culture Committee be approved as amended.

CARRIED

6.6 Anti-Discrimination Policy

It was noted that the Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by all PRCC members.

6.7 Respectful Workplace Policy

It was noted that the Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by all PRCC members.

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaisons provided an update on the following items:

- Project updates on Silver Valley Gathering Place and New Neighbourhood Place Projects on the Go | Maple Ridge, BC;
- Council endorsed the UBCM application and further updates will be provided shortly;
- Policy No. 4.27 Facility Rental Fee Waiver and Policy No. 4.28 Park and Facility Advertising were endorsed by Council.

7.2 Council Liaison - NIL

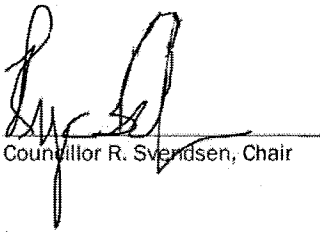
8. TASK FORCE UPDATES – NIL

9. ROUNDTABLE - NIL

10. ADJOURNMENT

There being no further business, the meeting adjourned at 6:06 p.m.

The next regular meeting of the Parks, Recreation and Culture Committee will be held on Wednesday, September 29, 2021 at 4:00 pm.



Councillor R. Svendsen, Chair

/sc



City of Maple Ridge
Environmental Advisory Committee
MEETING MINUTES

The Minutes of the Regular Meeting of the Environmental Advisory Committee (EAC)
held via Zoom teleconference on April 14, 2021 at 7:00 pm.

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck
Bill Hardy, Chair
Jessie Lees, Vice Chair
Ross Davies
Dennis Kinsey
Simon Matthews
Janice Jarvis

Council Liaison
Member at Large
Member at Large
Member at Large
Member at Large
Member at Large
Environmental Professional

STAFF MEMBERS PRESENT

Rodney Stott
Sabina Chand

Staff Liaison/Environmental Planner
Committee Clerk

Councillor Dueck chaired the first meeting of the Environmental Advisory Committee.

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2021-001

It was moved and seconded

That the April 14, 2021 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated December 9, 2020 be adopted as circulated.

CARRIED

4. **DELEGATIONS - NIL**

5. **QUESTION PERIOD**

At this time, the Staff Liaison introduced Kirk Grayson who joined the meeting to answer any questions or comments related to Agenda item 9.1.

6. NEW AND UNFINISHED BUSINESS

6.1. Chair and Vice Chair Selections

Councillor Dueck opened up the floor to nominations for Chair and Vice Chair of the Environmental Advisory Committee.

R/2021-003

It was moved and seconded

That Bill Hardy be elected as Chair of the Environmental Advisory Committee for 2021.

CARRIED

R/2021-004

It was moved and seconded

That Jessie Lees be elected as Vice Chair of the Environmental Advisory Committee for 2021.

CARRIED

Note: Councillor Dueck continued to Chair the remainder of the meeting.

6.2 Advisory Committee Overview

The Staff Liaison provided a PowerPoint presentation on the Environmental Advisory Committee orientation and highlighted the following: background/history of EAC, current membership, related policies, important milestones and special projects.

6.3 Anti-Discrimination Policy

The Staff Liaison noted that the Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.4 Respectful Workplace Policy

The Staff Liaison noted that the Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

7. LIAISON UPDATES

7.1. Staff Liaison

The Staff Liaison provided a general update on department operations during COVID-19.

7.2. Council Liaison

Councillor Dueck shared that each municipality is currently reviewing greenhouse gas reduction targets and highlights of the Maple Ridge report will be provided at the April 20, 2021 Committee of the Whole meeting.

8. SUBCOMMITTEE UPDATE

8.1 Green Infrastructure Subcommittee

Bill Hardy provided a brief update on the new Subcommittee that met once last year in the fall and will be meeting soon to discuss next steps on green infrastructure educational speaker series. Stakeholders and internal/external partners will participate and share valuable information with the Subcommittee. EAC would like the Subcommittee to send the meeting information for the upcoming meeting.

9. CORRESPONDENCE

9.1 2021 Business Planning, Maple Ridge Climate Hub Response

The Chair thanked Kirk Grayson for being available to provide a brief summary on Climate Hub's letter regarding 2021 Business Planning and to answer questions/comments.

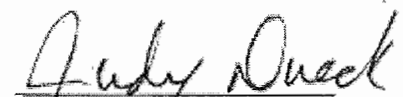
10. ROUNDTABLE

Members provided updates and reports on related environmental activities and events.

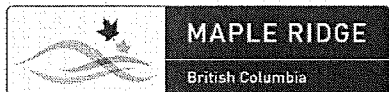
11. ADJOURNMENT

There being no further business, the meeting adjourned at 8:10 p.m.

The next regular meeting of the Environmental Advisory Committee will be held on Wednesday May 14, 2021 at 7:00 pm.


Councillor J. Dueck, Acting-Chair

/sc



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City of Maple Ridge
Advisory Design Panel
MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, April 21, 2021 at 4:02 pm.

PANEL MEMBERS PRESENT

Meredith Mitchell, Vice Chair
Steven Bartok
Andrea Scott

Landscape Architect BCSLA
Architect AIBC
Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper
Sabina Chand

Staff Liaison, Planner
Committee Clerk

ABSENT

Stephen Heller, Chair
Emily Kearns

Landscape Architect BCSLA
Architect AIBC

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-017

It was moved and seconded

That the agenda for the March 17, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-018

It was moved and seconded

That the minutes for the March 17, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

R/2021-019

It was moved and seconded

That the minutes for the March 31, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

6. PROJECTS

6.1. Development Permit No: 2019-392-RZ /22922 Dewdney Trunk Road 4:05 pm

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 6-storey mixed-use building with 127 apartment units. The project team presented the development plans and answered questions from the Panel.

R/2021-020

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-392-RZ and recommends that the proposal be re-submitted and presented at a future Advisory Design Panel meeting with the following concerns addressed:

Panel's Comments:

- The package received prior to the meeting was incomplete;
- Provide differentiation of the residential and commercial entries;
- Consider consolidation of commercial retail units;
- Front elevation:
 - reduce the massing and set back the 6th floor;
 - to animate the roof line
 - to add windows to the blank walls
 - to define the commercial entrances
- Ensure that the material palette is finalized

CARRIED

6.2 Development Permit No: 2020-414-DP/22311 North Avenue 4:45 PM

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 6-storey 34 unit apartment housing. The project team presented the development plans and answered questions from the Panel.

R/2021-021

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-414-DP and recommends The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Consider adding additional horizontal colour to articulate the front façade and entrance way

CARRIED

Break 5:20 pm – 5:35 pm

6.3 Development Permit No: 2020-363-DP/11300 Pazerena Place

5:35 PM

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed construction of mixed-use commercial and residential building. The project team presented the development plans and answered questions from the Panel.

R/2021-022

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-363-DP and recommends the application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Consider reviewing the blue spandrel colour in the windows against the orange and yellow colour of the building;
- Consider changing the front door trellis structure to be revealed set in the concrete;
- Consider improving the roof line at the entry to help with wayfinding;
- Consider improving the Loughheed Highway elevation to give it greater hierarchical importance;
- Provide a less solid/softer south elevation at the ground plane to improve the pathway relationship.

CARRIED

6.4 Development Permit No: 2020-200-DP /20170 115A Avenue

6:10 PM

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed Industrial building. The project team presented the development plans and answered questions from the Panel.

R/2021-023

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2020-200-DP and recommends The application be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Panel's Comments:

- Provide weather protection at all entries and exits;
- Review that the main entry meets accessibility standards.

CARRIED

7. ADJOURNMENT

There being no further business, the meeting adjourned at 6:49 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 19, 2021.

A handwritten signature in dark ink, appearing to be 'M Meredith Mitchell', written over a horizontal line.

Meredith Mitchell, Vice Chair

/sc

The Minutes of the Regular Meeting of the Agricultural Advisory Committee,
held via Zoom teleconference on April 22, 2021 at 7:12 pm

COMMITTEE MEMBERS PRESENT

Councillor Gordy Robson	Council Liaison
Bill Hardy, Chair	Member at Large
Carla Schiller, Vice Chair	Member at Large
Pascale Shaw	Member at Large
Lorraine Bates	Agricultural Fair Board Representative

STAFF MEMBERS PRESENT

Adam Rieu	Staff Liaison, Planner 1
Sabina Chand	Committee Clerk, Legal and Legislative Services

COMMITTEE MEMBERS ABSENT

Melissa Maltais	Fraser North Farmers Market Society Representative
Andrew Pozsar	Member at Large
Angela Boss	B.C. Ministry of Agriculture (Non-voting member)
Shannon Lambie	Agriculture Land Commission (Non-voting member)

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2021-006

It was moved and seconded

That the agenda for the April 22, 2021 Agricultural Advisory Committee meeting be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2021-007

It was moved and seconded

That the minutes of the February 25, 2021 Agricultural Advisory Committee meeting be adopted as circulated.

CARRIED

4. **DELEGATIONS - NIL**

5. **QUESTION PERIOD - NIL**

6. **NEW AND UNFINISHED BUSINESS**

6.1 Anti-Discrimination Policy

The Anti-Discrimination HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.2 Respectful Workplace Policy

The Respectful Workplace HR policy applies to all employees and volunteers working for the City of Maple Ridge and is to be reviewed and acknowledged by the Committee.

6.3 AAC Educational Opportunities

The Chair summarized potential education opportunities that were discussed in 2020 and postponed due COVID-19 and leave of a member at large. Discussion followed on interest to provide education for the general public on the following items: food security, self-sufficiency, supporting local businesses and farming.

6.4 Earth Day Canada at Home Challenge

Staff Liaison recognized today is Earth Day and asked the Committee to share personal environmental topics and how they celebrated Earth Day from home.

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison provided a brief update on the following items:

- Introduced Parks Manager for connection with community gardens;
- Update on AAC's carryover budget;
- Update on City Hall COVID-19 restrictions;
- AAC related email inquiries received through Clerks;
- Provided information on lot coverage for Agricultural buildings through a comparison of Maple Ridge and neighbouring communities. Staff liaison to email the summarized findings.

7.2 Council Liaison

Councillor Robson provided update on a local organic gardener that is currently working with the City to establish a business on a farm.

8. TASK FORCE UPDATES

8.1 2021 Food and Garden Contest

The Staff Liaison provided an update on the Contest and advised that there have been approximately 40 participants so far. Members discussed advertising the Contest poster on social media and spreading the word through other community partner channels.

R/2021-008

It was moved and seconded

That the Agricultural Advisory Committee allocate a budget of \$250 for the Contest prizes.

CARRIED

8.2 Promotion of Agriculture – Booth in a Box Project

No further update.

9. ROUNDTABLE

Members provided verbal reports on local agricultural topics and activities and discussed the importance of road safety awareness of farm vehicles.

10. ADJOURNMENT

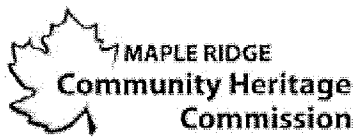
There being no further business, the meeting adjourned at 8:21 p.m.

The next regular meeting of the Agricultural Advisory Committee will be held on Wednesday, May 27, 2021 at 7:00 pm.



Bill Hardy, Chair

/sc



City of Maple Ridge
Community Heritage Commission
SPECIAL MINUTES

The Minutes of the Special Meeting of the Community Heritage Commission,
held via Zoom teleconference on April 22, 2021 at 7:00 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	Council Liaison
Eric Phillips	Member at Large
Jared Bissky, Vice Chair	Member at Large
Romana Osborne	Member at Large
Julie Koehn	Maple Ridge Historical Society Representative
Ross Dunning	Maple Ridge Historical Society Representative

STAFF PRESENT

Krista Gowan	Staff Liaison, Planner 1
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ABSENT

Shane Gehring, Chair	Member at Large
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Note: Councillor Ryan Svendsen and Ross Dunning joined the meeting at 7:08 pm

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-009

It was moved and seconded

That the special agenda for the April 22, 2021 Community Heritage Commission meeting be approved as circulated.

CARRIED

3. QUESTION PERIOD – NIL

4. NEW AND UNFINISHED BUSINESS

4.1. Heritage Plan Review and Update- Project Proposal from Donald Luxton & Associates

The Staff Liaison provided background information regarding the current Maple Ridge Heritage Plan 2013-2020. Ross Dunning provided an update on the work that Heritage Plan Task Force has done to date.

R/2021-010

It was moved and seconded

That the Community Heritage Commission award the contract for the Maple Ridge Heritage Plan Review and Update to Donald Luxton and Associates Inc; and

That \$15,000 excluding taxes be allocated from the budget for the Maple Ridge Heritage Plan Review and Update.

CARRIED

5. ADJOURNMENT

The meeting adjourned at 7:21 pm.

The next regular meeting of the Community Heritage Commission will be held on Thursday, May 13, 2021 at 7:00 pm



Jared Bissky, Vice Chair

/kg



mapleridge.ca

City of Maple Ridge
Advisory Design Panel
SPECIAL MEETING MINUTES

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, May 12, 2021 at 4:00 pm.

PANEL MEMBERS PRESENT

Stephen Heller, Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Andrea Scott	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
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ABSENT

Meredith Mitchell, Vice Chair	Landscape Architect BCSLA
Steven Bartok	Architect AIBC

1. **CALL TO ORDER**

2. **QUESTION PERIOD - NIL**

3. **PROJECTS**

3.1. **Development Permit No: 2019-392-RZ /22922 Dewdney Trunk Road** 4:05 pm

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed 6-storey mixed-use building with 127 apartment units that was reviewed by the Panel at the April 21, 2021 meeting and was asked to consider the Panel's comment and resubmit their application. The project team presented the development plans and answered questions from the Panel.

R/2021-024

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2019-392-RZ and recommends that The following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.

Architectural Comments:

- Reconsider commercial component; OCP suggest multi-family residential. Proposed parking at rear is awkward and compromises potential for green space;
- Renderings are not consistent with coloured elevations. Please coordinate all plans;
- Generally the site is over built. Livability is compromised. Consider a larger courtyard and or removing units at the south to create a U-shaped building. Over shadowing will be a concern.;
- Over heating will be of a concern on the south and west elevations. Consider greater overhangs and or solar shading device;
- Consider locating the indoor amenity room with direct access to the outdoor amenity.

Landscape Comments:

- Provide a coordinated Landscape submission. Submission needs to be consistent with the Architect Plan;
- Provide more pedestrian circulation and access to the courtyard. Strongly suggest to include gates from adjacent residential units;
- In conjunction with the reconsideration of the commercial space consider where additional green space could be added to enhance livability and complement the courtyard; and

That the coordinated resubmission must incorporate comments from the April 21, 2021 and May 12, 2021 Advisory Design Panel meeting.

CARRIED

4. ADJOURNMENT

There being no further business, the meeting adjourned at 5:40 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, May 19, 2021.



Stephen Heller, Chair

/wc

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2021 Council Expenses

MEETING DATE: June 8, 2021
FILE NO: 05-1880-20-2021
MEETING: Council

EXECUTIVE SUMMARY:

In keeping with Council's commitment to transparency in local government, the attached schedule lists Council expenses recorded to April 30, 2021. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.


RECOMMENDATION:

For information only.

DISCUSSION:

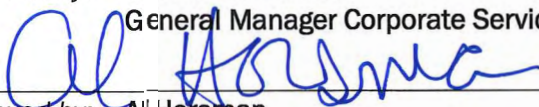
The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy No. 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy No. 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached schedule are those recorded prior to the preparation of this report and are subject to change.


Prepared by: Trevor Hansvall
Accountant 1


Reviewed by: Catherine Nolan, CPA, CGA
Deputy Director of Finance


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


Approved by: Christina Crabtree
General Manager Corporate Services


Approved by: Al Horsman
Chief Administrative Officer

702.1

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Portable electronic device charges (e.g. iPad)			5.35	
February	Portable electronic device charges (e.g. iPad)			5.35	
March	Portable electronic device charges (e.g. iPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. iPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		-	41.31	21.40	62.71
Duncan, Kiersten					
January	Cell phone charges			48.15	
	Portable electronic device charges (e.g. iPad)			5.35	
February	Cell phone charges			48.15	
	Portable electronic device charges (e.g. iPad)			5.35	
March	Cell phone charges			48.15	
	Portable electronic device charges (e.g. iPad)			5.35	
April	Cell phone charges			48.15	
	Portable electronic device charges (e.g. iPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		-	-	214.00	214.00

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		-	65.00	21.40	86.40
Morden, Mike					
January					
February	2020 Business Excellence Award Virtual Gala		25.00		
March					
April					
May					
June					
July					
August					
September					
October					
November					
December					
		-	25.00	-	25.00

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		40.00		
April	Portable electronic device charges (e.g. IPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		-	65.00	21.40	86.40
Svendsen, Ryan					
January	Portable electronic device charges (e.g. IPad)			5.35	
February	LGLA Annual Leadership Forum	200.00			
	Portable electronic device charges (e.g. IPad)			5.35	
March	Portable electronic device charges (e.g. IPad)			5.35	
April	Portable electronic device charges (e.g. IPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		200.00	-	21.40	221.40

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	Portable electronic device charges (e.g. iPad)			5.35	
February	2020 Business Excellence Award Virtual Gala		25.00		
	Portable electronic device charges (e.g. iPad)			5.35	
March	Portable electronic device charges (e.g. iPad)			5.35	
	Ridge Meadows Hospice Society White Dove Dinner		41.31		
April	Portable electronic device charges (e.g. iPad)			5.35	
May					
June					
July					
August					
September					
October					
November					
December					
		-	66.31	21.40	87.71
TOTALS		200.00	262.62	321.00	783.62

1000 Bylaws

1000

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 7420-2018
11575 and 11587 223 Street and 22300 River Road (PID 011-537-141)

MEETING DATE: June 8, 2021
FILE NO: 2017-573-RZ
MEETING: Council

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7420-2018 for the subject properties, located at 11575 and 11587 223 Street and 22300 River Road (PID 011-537-141) (see Appendix A), has been considered by Council. Public Hearing was held and subsequently the Zone Amending Bylaw was granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7420-2018 on March 13, 2018 and second reading on July 9, 2019. This application was presented at Public Hearing on September 17, 2019, and Council granted third reading on October 1, 2019 (see Appendix B).

The purpose of the rezoning to the RM-2 (Medium Density Apartment Residential) zone is to permit an apartment use with a five-storey building and 36 proposed units (see Appendix C).

RECOMMENDATIONS:

That Zone Amending Bylaw No. 7420-2018 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on September 17, 2019. On October 1, 2019. Council granted third reading to Zone Amending Bylaw No. 7420-2018 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
A Restrictive Covenant for the Rezoning Servicing Agreement has been submitted with a Letter of Undertaking for registration at the Land Title Office and the security deposit has been received.
- ii) Approval from the Ministry of Transportation and Infrastructure;
Approval was granted by the Ministry of Transportation and Infrastructure.
- iii) Road dedication as required;
Road dedication on River Road has been provided with a Letter of Undertaking for registration at the Land Titles Office.

- iv) Purchase of 22300 River Road (PID 011-537-141) and consolidation of the subject properties;
The property located at 22300 River Road (PID 011-537-141) was purchased from the City, ownership transferred and consolidated with 11575 and 11587 223 Street.
- v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
A Restrictive Covenant for the Geotechnical Report has been submitted with a Letter of Undertaking for registration at the Land Title Office.
- vi) Registration of a Restrictive Covenant for protecting the Visitor Parking;
A Restrictive Covenant for Visitor Parking has been submitted with a Letter of Undertaking for registration at the Land Title Office.
- vii) Registration of a Restrictive Covenant for Stormwater Management;
A Restrictive Covenant for Stormwater Management has been submitted with a Letter of Undertaking for registration at the Land Title Office.
- viii) Removal of existing buildings;
The buildings have been removed.
- ix) Notification to the Department of Fisheries and Oceans and the Ministry of Forests, Lands, Natural Resources and Operations and Rural Development for in-stream works on the site;
Notification has been provided to the Department of Fisheries and Oceans and the Ministry of Forests, Lands, Natural Resources and Operations and Rural Development.
- x) Submission of a disclosure statement, prepared 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;
A Phase I Environmental Site Assessment was conducted on the subject properties and identified one underground fuel storage tank. Appropriate measures were taken and the storage tank was effectively removed. Soil samples were taken within the area and determined the concentration of contaminants to be within acceptable limits. Based on these measures, no further action is required.
- xi) Provision of a voluntary contribution, in the amount of \$111,600.00, which is in keeping with the Council Policy with regard to Community Amenity Contributions.
A voluntary contribution in the amount of \$111,600.00 has been provided in keeping with Council Policy 6.31.
- xii) It was further determined that registration of a Restrictive Covenant for a Storm Pump is required; and
A Restrictive Covenant for Storm Pump has been submitted with a Letter of Undertaking for registration at the Land Titles Office.
- xiii) It was further determined that registration of a Restrictive Covenant for Landscape Encroachment is required;
A Restrictive Covenant for Landscaping Encroachment has been submitted with a Letter of Undertaking for registration at the Land Titles Office.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7420-2018.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

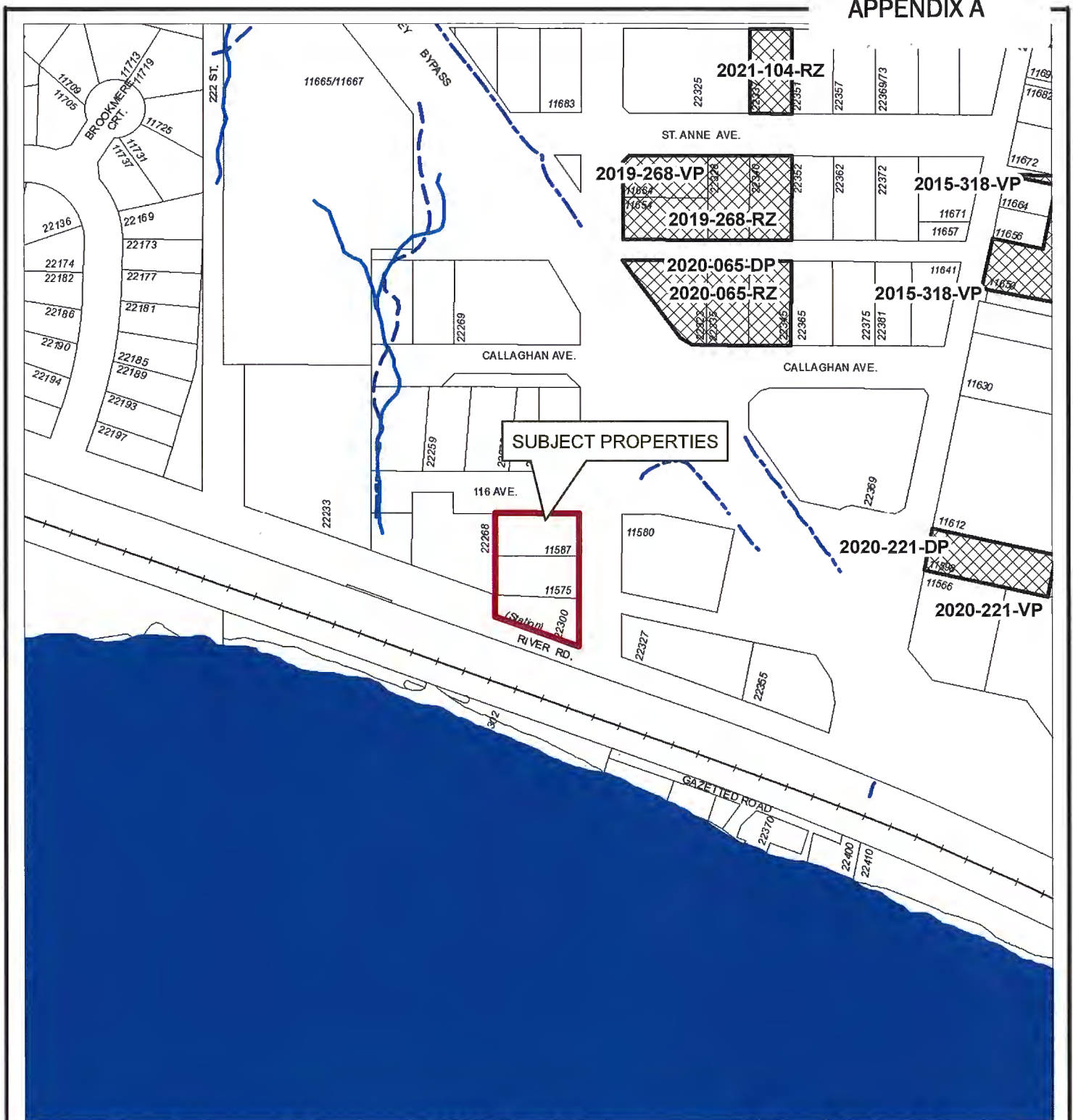
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Zone Amending Bylaw No. 7420-2018
Appendix C – Site Plan

APPENDIX A



Scale: 1:2,500

Legend

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

11575/87 223 STREET & 22300 RIVER ROAD
PID'S: 013-603-094, 011-537-175 &
011-537-141

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-573-RZ/DP/VP

DATE: Apr 16, 2021

BY: PC

CITY OF MAPLE RIDGE
BYLAW NO. 7420-2018

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7420-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155
Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155
Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155

and outlined in heavy black line on Map No. 1743 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 13th day of March, 2018.

READ a second time the 9th day of July, 2019.

PUBLIC HEARING held the 17th day of September, 2019.

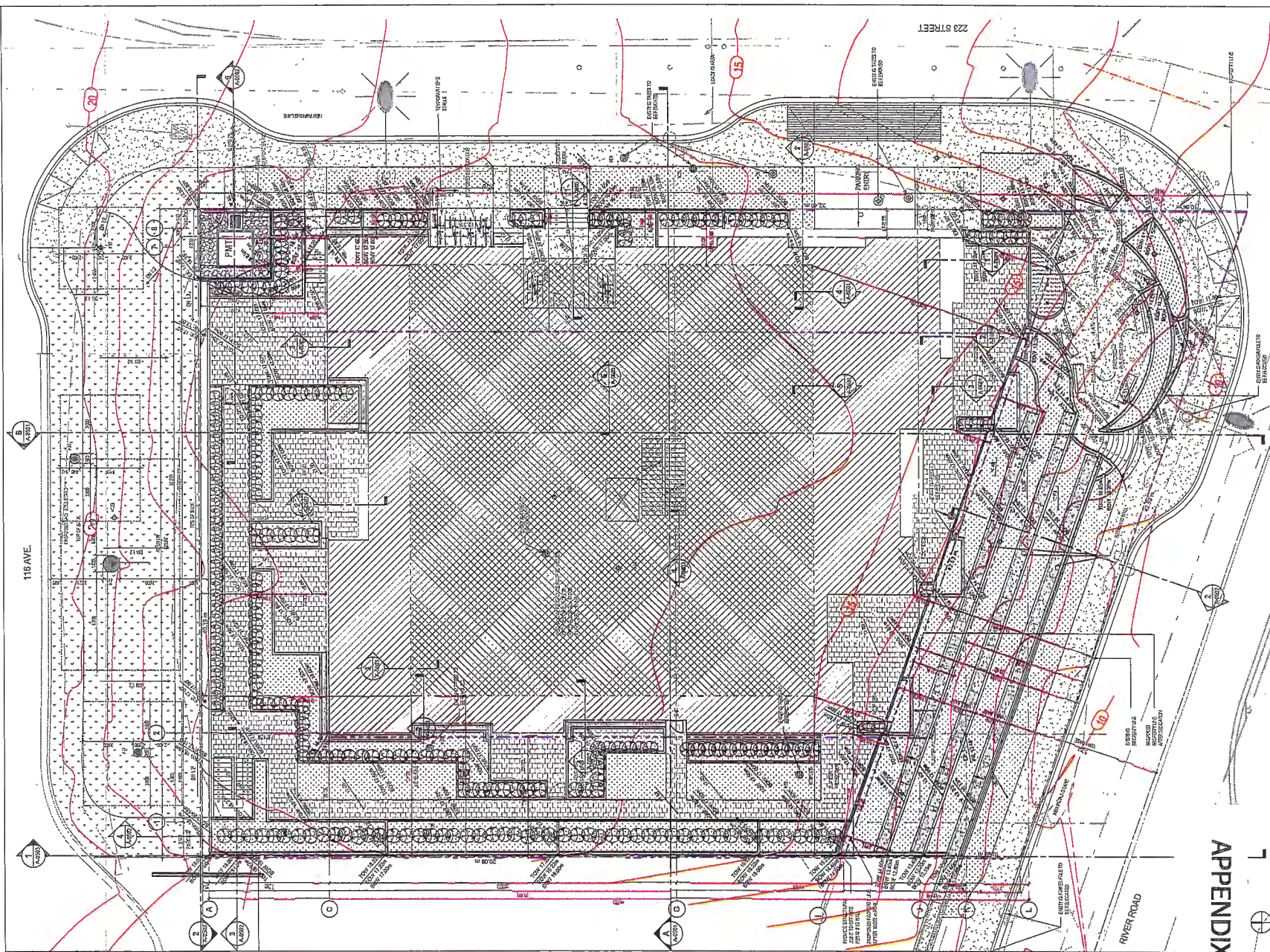
READ a third time the 1st day of October, 2019.

APPROVED by the Ministry of Transportation and Infrastructure this 19th day of December, 2019

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Inspired Architecture
 110-120 LAUREL DRIVE, NORTH VANCOUVER
 BRITISH COLUMBIA V7M 1C6
 TEL: 604-271-1111

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NO.	DATE	DESCRIPTION	BY	CHKD
1	2021-03-15	10% PROGRESS REVIEW	AF	
2	2021-03-15	REVISION OF SITE PLAN	AF	
3	2021-03-15	REVISION OF SITE PLAN	AF	
4	2021-03-15	REVISION OF SITE PLAN	AF	
5	2021-03-15	REVISION OF SITE PLAN	AF	
6	2021-03-15	REVISION OF SITE PLAN	AF	
7	2021-03-15	REVISION OF SITE PLAN	AF	
8	2021-03-15	REVISION OF SITE PLAN	AF	
9	2021-03-15	REVISION OF SITE PLAN	AF	
10	2021-03-15	REVISION OF SITE PLAN	AF	

REVISIONS

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

ENLARGED SITE PLAN

DRAWING ISSUE

33% PROGRESS REVIEW

PROJECT NO. 17180

DATE MARCH 15, 2021

SCALE 1:100

DRAWN BY AF

REVISION NO. 10

APPENDIX C

1100 *Reports and Recommendations*



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. 7753-2021
12369 Garibaldi Street

MEETING DATE: June 1, 2021
FILE NO: 2021-196-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12369 Garibaldi Street, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of three (3) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. Therefore, an estimated CAC amount of only \$15,300.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7753-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	John G Linn
Legal Description:	Lot 31 Section 20 Township 15 NWD Plan 55367
OCP:	
Existing:	Suburban Residential
Proposed:	Suburban Residential
Within Urban Area Boundary:	No
Area Plan:	OCP – General Land Use Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	RS-2 (Single Detached Suburban Residential)

1101

Surrounding Uses:

North:	Use:	Residential Single-Family
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Suburban Residential
South:	Use:	Residential Single-Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Suburban Residential
East:	Use:	Residential Single-Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Residential Single-Family
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Suburban Residential

Existing Use of Property:	Residential Single-Family
Proposed Use of Property:	Residential Single-Family
Site Area:	2.025 HA (5.0 acres)
Access:	Garibaldi Street
Servicing requirement:	Rural Standard

b) Site Characteristics:

The subject property has variations in its terrain from depressions to mounds. Adjacent properties consist of greater terrain variations with ravines and depressions particularly on properties located east of Garibaldi Street. There is an existing single-family dwelling and an accessory building on the site. Existing vegetation includes indigenous adolescent and mature trees that are located on the throughout the site.

c) Project Description:

The applicant proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit future subdivision into three (3) single family residential lots (See Appendix D). The proposed number of lots and coressponding area can be veiwd in the table below:

Lot Number	Lot Size (ha)
1	0.56
2	0.48
3	0.98

All proposed lots would be accessed from Garibaldi 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.

d) Planning Analysis:

Official Community Plan:

The OCP designates the subject property as *Suburban Residential*, and development of the property is subject to the *Residential Designation* Policies 3.10 through to 3.13 of the OCP. These policies require that development outside of the Urban Containment Boundary are not developed at urban densities. The OCP Policies will not support the creation of lots less than 0.4 ha in size nor allow subdivision without City water services; private on-site sewage systems are permitted.

After reviewing the lot dimensions of the proposed subdivision, it's been concluded that the proposal meets Policy 3.10 through to 3.13 and compliments adjacent lot sizes.

Zoning Bylaw:

The current application proposes to rezone the property located at 12369 Garibaldi Street from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix C) to permit a future subdivision of three (3) lots (see Appendix D). The minimum lot size for the current RS-3 zone is 0.8 ha, and the minimum lot size for the proposed RS-2 zone is 0.4 ha. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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";
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

Advisory Design Panel:

This application does not require a report to the ADP.

Development Information Meeting:

A Development Information Meeting is not required for this application as the proposal is creating less than five (5) 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 Natural Features Development Permit Application (Schedule G); 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.

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

"Original signed by Tyson Baker"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

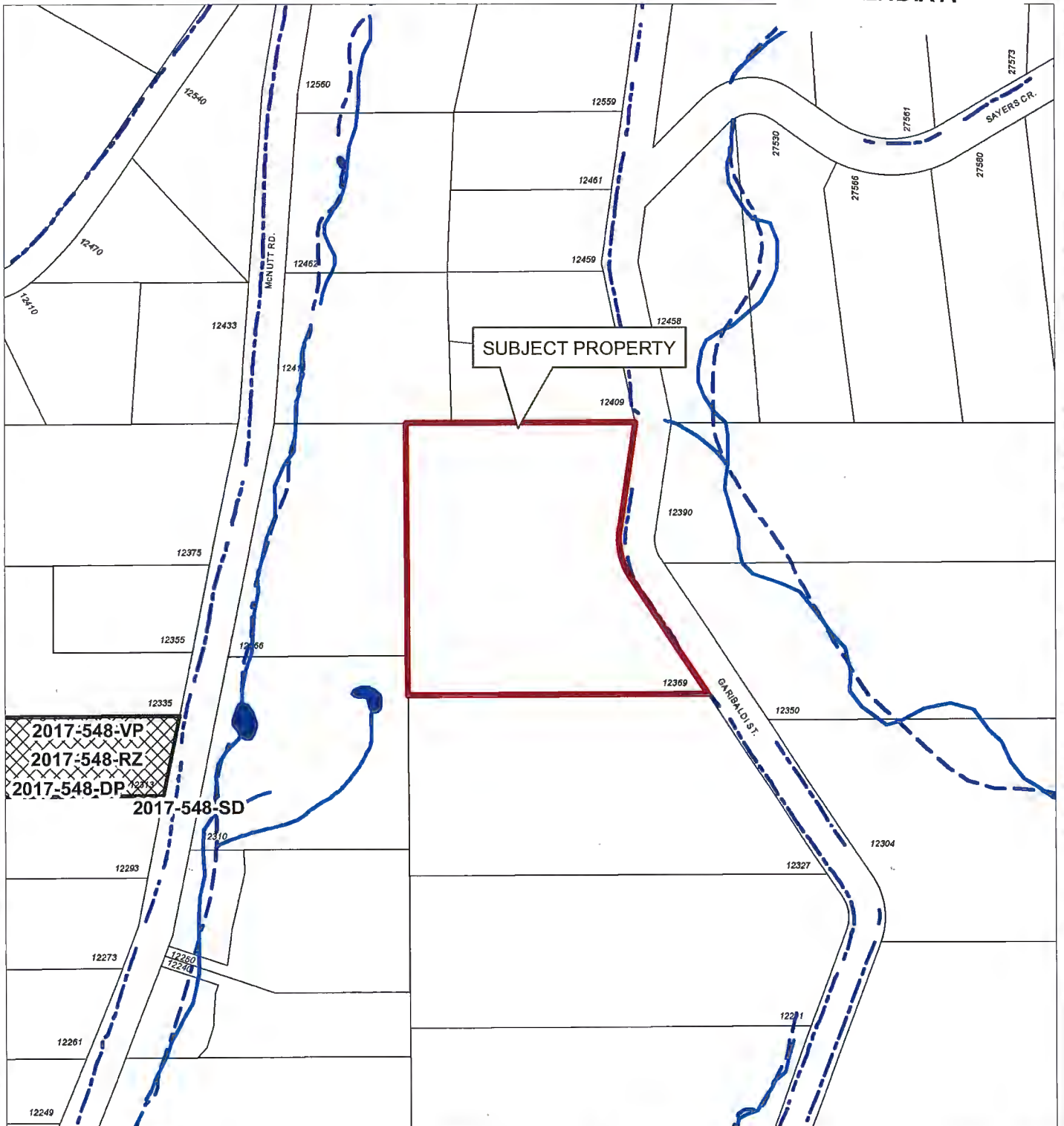
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"






Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7753-2021
- Appendix D – Proposed Site Plan



Legend

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

12369 GARIBALDI STREET
PID: 004-757-653

PLANNING DEPARTMENT

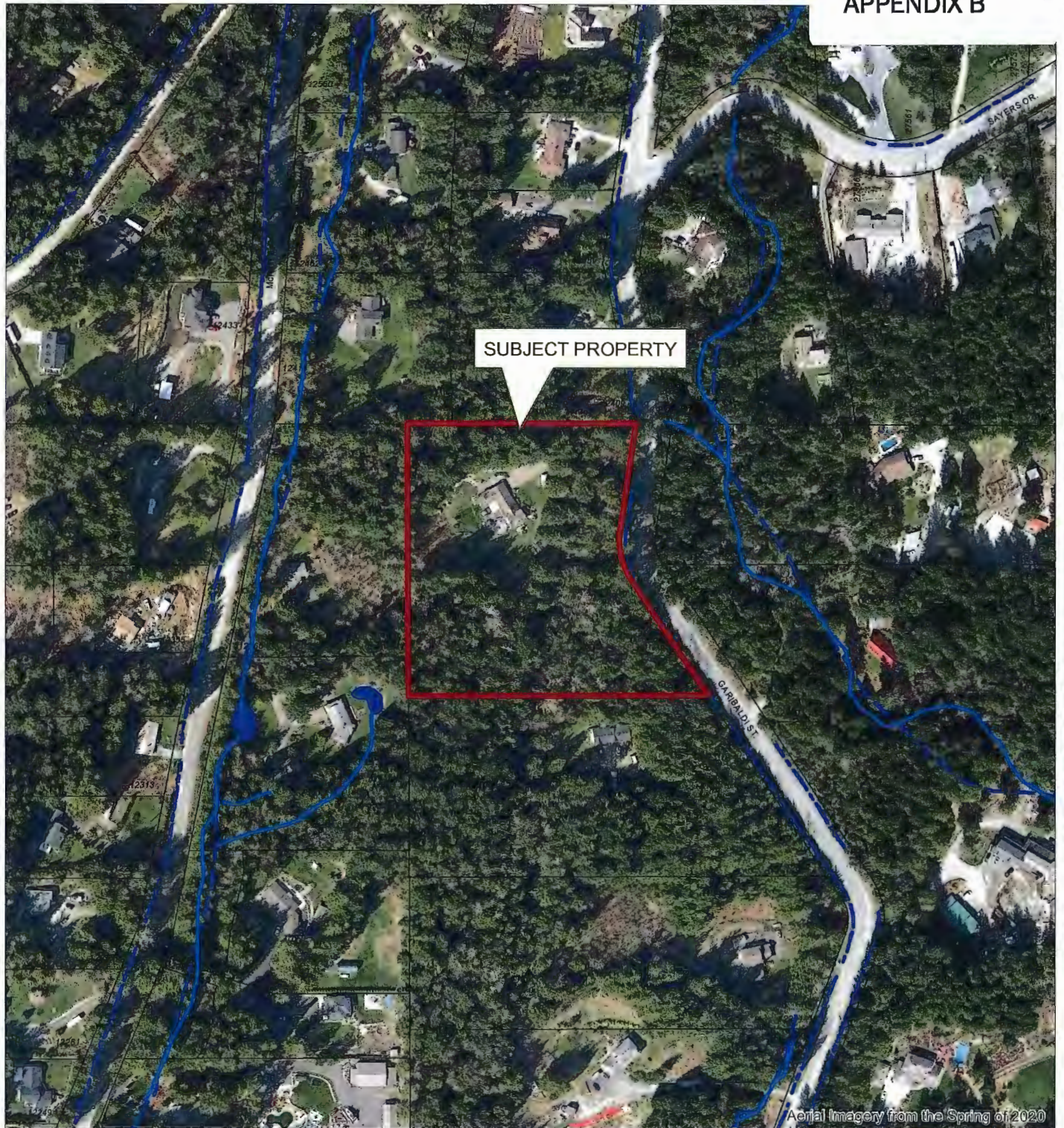


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-196-RZ
DATE: Apr 15, 2021

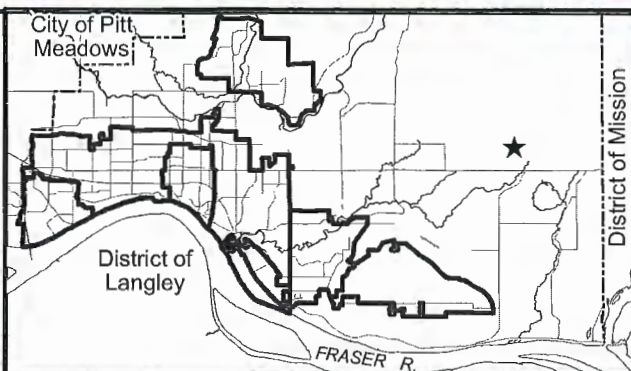
BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:3,000



12369 GARIBALDI STREET
PID: 004-757-653

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-196-RZ
DATE: Apr 15, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7753-2021**

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. 7753-2021."
2. That parcel or tract of land and premises known and described as:

Lot 31 Section 20 Township 15 New Westminster District Plan 55367

and outlined in heavy black line on Map No. 1888 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (Single Detached Suburban 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 _____ day of _____, 20_____

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

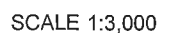
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

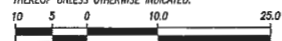


PROPOSED SUBDIVISION SKETCH OF LOT 31 SECTION 20 TOWNSHIP 15 NEW WESTMINSTER DISTRICT PLAN 55367

APPENDIX D

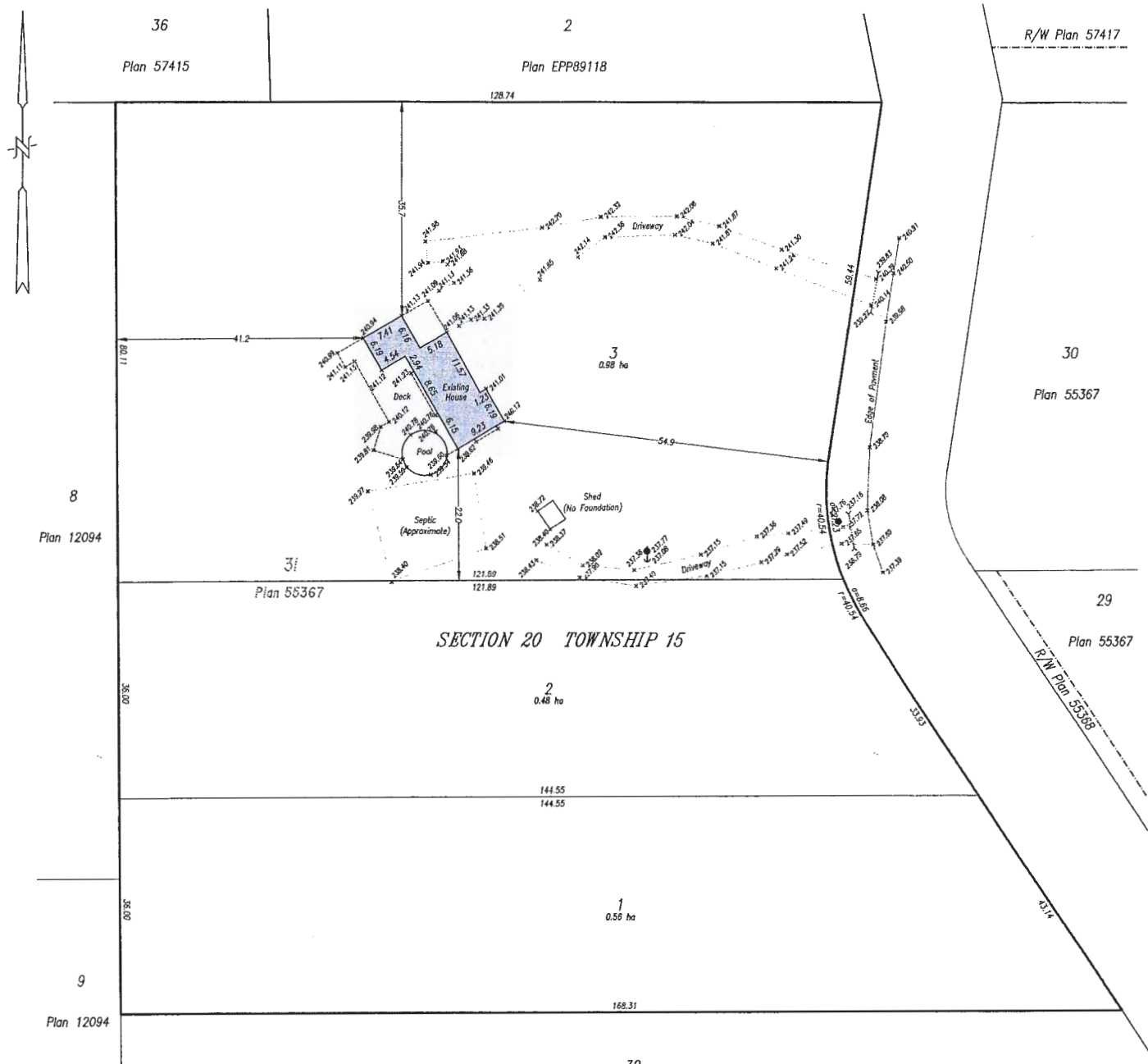
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED.



CIVIC ADDRESS: 13269 GARIBOLDI STREET, MAPLE RIDGE

PARCEL IDENTIFIER: 004-757-653



SECTION 20 TOWNSHIP 15

LEGEND	
Symbols	Description
—	ANCHOR WIRE
—	CULVERT
•	POWER POLE

LOT DIMENSIONS DERIVED FROM
PLAN 55367

ELEVATIONS ARE IN METRES (GEODETIC)
ELEVATIONS REFERENCED TO
MONUMENT: 02H2437
ELEV: 262.042m

WADE & ASSOCIATES LAND SURVEYING LTD.
BC LAND SURVEYORS
MISSION & MAPLE RIDGE
PHONE: (604) 826-9561 OR 463-4753
FILE: H3061-07

PREPARED FOR: LINN

CHARGE(S) ON TITLE WITHOUT REFERENCE TO
SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:
P80714 COVENANT

DATE OF SURVEY: MARCH 20, 2020

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. 7758-2021;
Second Reading
Zone Amending Bylaw No. 7481-2018;
22083 and 22057 Lougheed Highway and PID 005-293-910

MEETING DATE: June 1, 2021
FILE NO: 2018-180-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 22083 and 22057 Lougheed Highway and unaddressed lot identified by PID 005-293-910 from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 strata units and underground parking. Council granted first reading to Zone Amending Bylaw No. 7481-2018 on May 28, 2019.

A site specific text amendment to Section 3-20(c) of the Official Community Plan is proposed to - increase the maximum height for apartments to six (6) storeys for Major Corridor Residential development at this location.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$3,100.00 per apartment dwelling unit for an estimated amount of \$328,600.00.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m² (\$15.00 per ft²), as permitted by the RM-2 zone. The cash contribution, which equates to 1,366 m² (17,702.0 ft²) of added floor area, would be approximately \$220,555.00. This proposed Density Bonus Contribution also aligns with Official Community Plan Policy 2-9, enabling Council the discretion to consider such an amenity contribution.

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. 7758-2021 on the municipal website and requiring that the applicant host a Virtual 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. 7758-2021 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. 7758-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7758-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7481-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 6) That voluntary payment of \$152,000 be received in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990 as cash-in-lieu for the nineteen (19) off street parking spaces provided for residential use respecting the properties located at 22083 and 22057 Loughheed Highway and unaddressed lot identified by PID 005-293-910; and
- 7) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Amendment to Official Community Plan Section 3-20(c), Schedule "A";
 - iv) Road dedication on Loughheed Highway and the lane as required;
 - 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 Statutory Right-of-Way plan and agreement for planting trees onsite along Loughheed Highway;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Restrictive Covenant for Stormwater Management;
 - x) Removal of existing buildings;
 - xi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xii) That a voluntary contribution, in the amount of \$328,600.00 (\$3,100.00 x/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xiii) That a voluntary contribution, in the amount of \$220,555.00 based on rate of \$161.46 per square metre (\$15.00 per square foot) for the additional FSR being sought in accordance with RM-2 zone in with Zoning Bylaw No. 7600-2019.

DISCUSSION:

1) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251; Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251 Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251
OCP:	
Existing:	Urban Residential
Proposed:	Medium Density Multi-Family
Within Urban Area Boundary:	Yes
Area Plan:	Lougheed Corridor Transit Study Area
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RM-2 (Medium Density Apartment Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
South:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
East:	Use: Maple Ridge Baptist Church Zone: P-4 (Place of Worship) Designation: Institutional
West:	Use: Single Family Residential Zone: RS-1 (Single Detached Residential) Designation: Urban Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.33 ha (0.82 acres)
Access:	221 Street; New Lane
Servicing requirement:	Urban Standard
Companion Applications:	2018-180-DP & 2018-180-VP

2) Background:

The subject properties are located on the north west corner of 221 Street at Lougheed Highway. The properties are relatively flat and have been cleared of the single family houses that previously occupied the site.

3) Project Description:

The applicant is proposing to rezone the three subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to allow for a six storey apartment building with approximately 106 units and two levels of underground parking. The applicant is proposing five storeys at the rear, adjacent to the lane, and six storeys along Lougheed Highway. The five storey form is proposed as a transition to the surrounding single family residential properties to the north. The application proposes a mix of studio, one, two and three bedroom units. A variance is required to allow for a six storey apartment building, as well as variances to setbacks along the south (Lougheed Highway), east (221 Street) and west property boundaries.

4) Planning Analysis:

i) Official Community Plan:

The subject properties are located to the west, just outside of the Town Centre Area Plan. The OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor Residential* policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The proposed rezoning of the subject property to RM-2 (Medium Density Apartment Residential) aligns with many of the *Major Corridor Residential* policies. OCP Policy 3-20(c), however, limits apartments along major corridors to four storeys. Because the current proposal is for a six storey apartment building, a site specific text amendment to the Official Community Plan is required to allow for the increased height at this location until such time as the Lougheed Transit Corridor Concept Plan is adopted by Council.

Lougheed Transit Corridor Study

The subject properties are located within the Lougheed Transit Corridor study area. The study area encompasses the B-Line rapid bus route, which runs between Haney Transit Exchange and Coquitlam Central Station along the Lougheed Highway. Bus stops are located at Laity Street and 203 Street, with the opportunity to add an additional stop in the future at 222 Street in proximity to the subject properties. Council endorsed a process and engagement strategy and study area boundaries for the Lougheed Transit Corridor Study on September 4, 2018. At Council Workshop on November 10, 2020, Council endorsed the Lougheed Transit Corridor Concept Plan.

The subject properties are designated as *Transit Corridor Multi-Family* in the Concept Plan. This designation supports densification through lot consolidation along key arterials such as Loughheed Highway. Supported multi-family forms of development include townhouses and apartments. The maximum height for an apartment use in the Concept Plan is six storeys. The Plan calls for proposed development adjacent to existing single detached dwellings and for these developments to ensure buildings are designed in a sensitive manner by stepping down building faces at interface points with adjacent existing buildings. The proposal is consistent with the designation in Concept Plan.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject properties from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential), to permit a future development of a six (6) storey apartment building with approximately 106 units and underground parking (see Appendix D). The applicant is proposing front and side yard variances as outlined in the following section. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.36 FSR, which can be achieved by providing all parking underground and through a cash contribution, currently determined at \$161.46 per m² (\$15.00 per ft²). The cash contribution, which equates to 1,366 m² (17,702.0 ft²) of added floor area, would be approximately \$220,555.00. This proposed density bonus aligns with Official Community Plan Policy 2-9 in the OCP, as follows:

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

iii) **Housing Action Plan:**

The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to "safe, affordable, and appropriate housing that meets the diverse and changing needs of the community". The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

The subject application does provide a mix of unit sizes to help in achieving housing diversity. This includes the following breakdown:

- 5 studio suites (5%)
- 39 one bedroom suites (37%);
- 52 two bedroom suites (49%); and
- 10 three bedroom suites (9%).

iv) Off-Street Parking And Loading Bylaw:

The following is observed about the parking being provided:

- The Off-Street Parking and Loading Bylaw requires 181 spaces; however, 162 parking spaces are being provided;
- The proposed building is seeking a reduction of nineteen (19) parking spaces;
- Four (4) of the above spaces are to be designed as accessible parking spaces. This has been provided in accordance with the bylaw; and
- A total of sixteen (16) of the required parking spaces are designed to be small car spaces, which is in compliance with the 10% restriction in the Bylaw.

With respect to parking, a variance is not required because the applicant has elected to make the prescribed \$8,000.00 per space payment-in-lieu of providing parking in accordance with the Off-Street Parking and Loading Bylaw. On this basis, the total payment for nineteen (19) spaces totals \$152,000.00. The reduction of nineteen (19) parking spaces on the property can be justified because:

- The cash-in lieu payment will contribute to a future municipal parking facility; and
- The effect of this reduction is minimal because the site is located adjacent to the Town Centre Area, where residents can walk or cycle to stores, offices and recreation, and transit services already exist along the Lougheed Corridor within convenient walking distance.

The project will also comply with the electric vehicle charging requirements by having roughed-in infrastructure capable of providing Level 2 charging outlets for each residential parking space, and one Level 2 outlet each for every two (2) of the visitor parking spaces (i.e. at least 50%).

v) Proposed Variances:

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

- Exterior side (south) setback reduction from 7.5 metres to 4.5 metres;
- Front yard (east) setback reduction from 7.5 metres to 3.66 metres;
- Rear yard (west) setback reductions from 7.5 metres to 5.9 metres;
- To increase the building height in the RM-2 Zone for a building outside of the Town Centre from 15 metres and 4 storeys to 20.3 metres and 6 storeys.

The variances to the side yard setbacks are supportable as the site is constrained by significant road dedication along Lougheed Highway at 3.5 metres and with dedication required along the rear lane to the north at 0.75 metres.

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

vi) 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. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

vii) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on March 17, 2021 (see Appendices F and G).

The ADP concerns have been addressed and are reflected in the current plans. A summary of the resolutions and how the developer addressed the resolutions has been provided (see Appendix H). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

viii) Development Information Meeting:

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between April 27 and May 6, 2021. The developer received correspondence from two people. A summary of the Public Comment Opportunity is attached to this report as Appendix I.

5) Traffic Impact:

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application. City traffic requirements are summarized below.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified the following improvements required for this development to proceed:

- Upgrading of the lane and 221 Street to an urban standard.
- Installation of street lighting and street trees along 221 Street.
- Construction of a 3.0 metre wide multi-use path (MUP) along Loughheed Highway.

ii) Fire Department:

The Fire Department has identified that the rear lane must be a minimum carriage way of 6 metres (19.6 feet) in width. Signage indicating that the lane is a fire lane and that no parking is permitted within the lane is required. The building address must be visible from the street and visible at all times and in all weather conditions.

iii) Building Department:

The Building Department has reviewed the development application and has provided comments related to Building Code requirements which have been forwarded to the developer. These comments will be reviewed again at the Building Permit stage.

7) School District No. 42 Comments:

A referral was sent to School District No. 42 and the following comments were received:

"The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Maple Ridge Secondary School.

Glenwood Elementary has an operating capacity of 360 students. For the 2019-20 school year the student enrolment at Glenwood Elementary is 362 students (101% utilization) including 85 students from out of catchment.

Maple Ridge Secondary school has an operating capacity of 1300 students. For the 2019-20 school year the student enrollment at Maple Ridge Secondary School is 1216 students (93.5% utilization) including 724 students from out of catchment."

8) 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, Official Community Plan Amending Bylaw No. 7758-2021, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7758-2021, that second reading be given to Zone Amending Bylaw No. 7481-2018, and that application 2018-180-RZ be forwarded to Public Hearing.

"Original signed by René Tardif"

Prepared by: **Rene Tardif, BA, M.PL
Planner**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

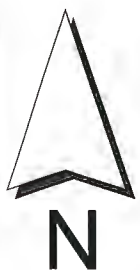
Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

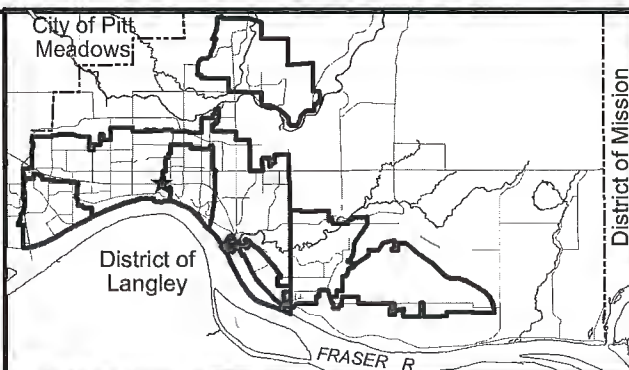
Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7758-2021
Appendix D – Zone Amending Bylaw No. 7481-2018
Appendix E – Site Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H – ADP design comments
Appendix I – Public Comment Opportunity Summary Report



Scale: 1:2,500



22057 & 22083 Lougheed Hwy

PLANNING DEPARTMENT



MAPLE RIDGE

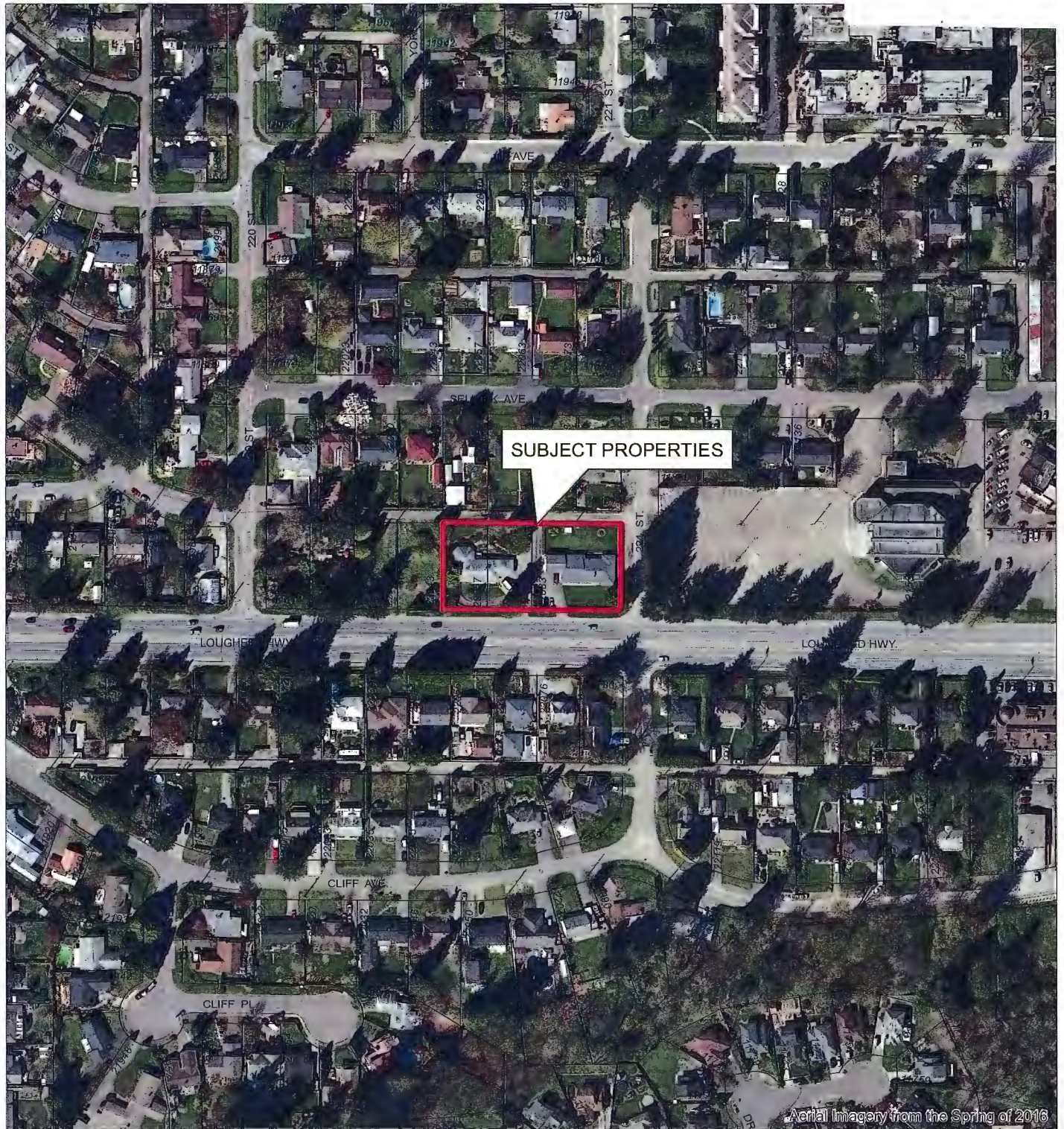
British Columbia

mapleridge.ca

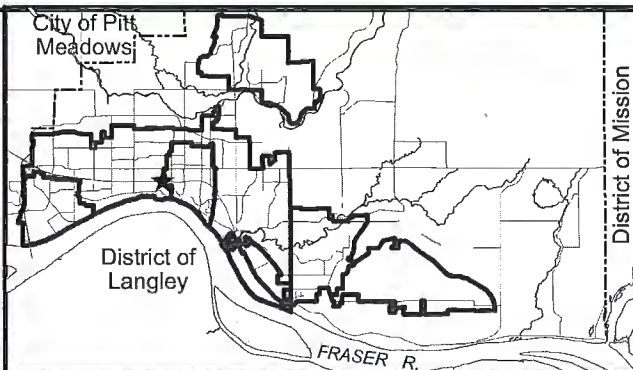
2018-180-RZ

DATE: May 2, 2018

BY: JV



Scale: 1:2,500



22057/83 LOUGHEED HWY

PLANNING DEPARTMENT



British Columbia

mapleridge.ca

FILE: 2018-180-RZ

DATE: Jul 20, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7481-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7481-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 3 District Lot 397 Group 1 New Westminster District Plan 11251
 Lot 4 District Lot 397 Group 1 New Westminster District Plan 11251
 Parcel B (Y89442) District Lot 397 Group 1 New Westminster District Plan 11251

and outlined in heavy black line on Map No. 1766 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 28th day of May, 2019.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

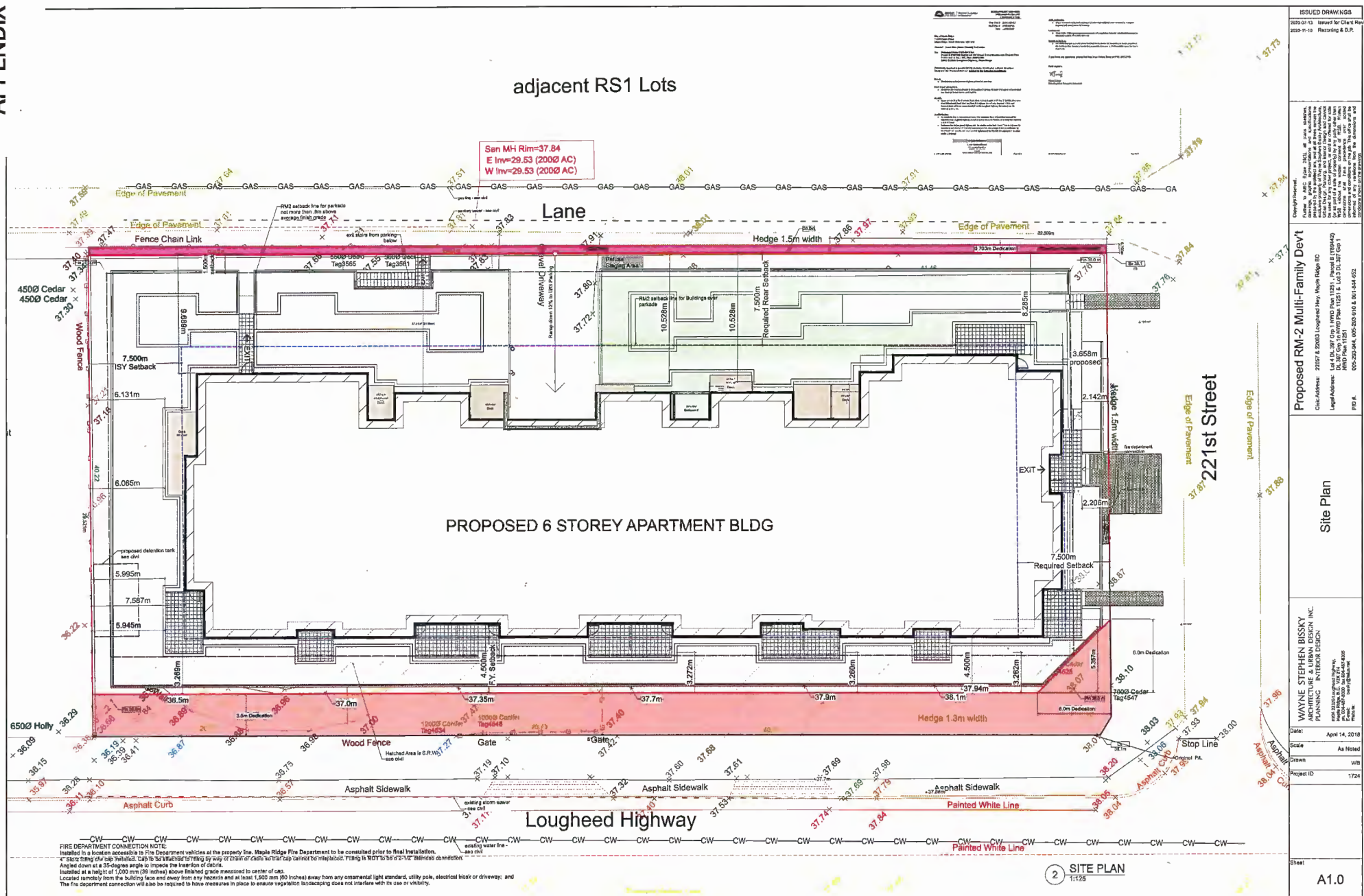
READ a third time the day of , 20

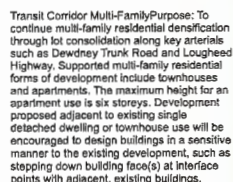
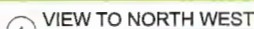
APPROVED by the Ministry of Transportation and Infrastructure this day of , 20

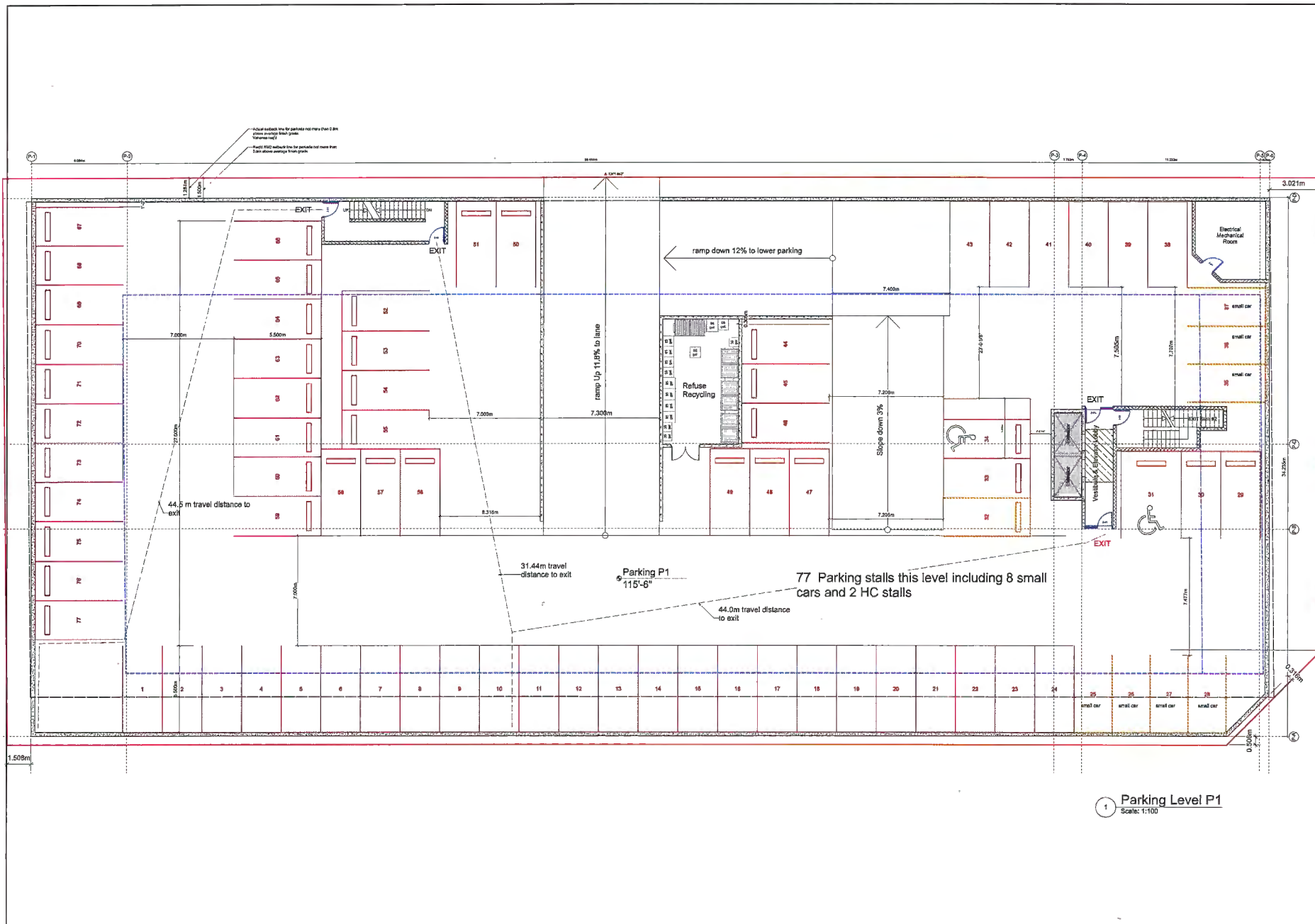
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER







1 Parking Level P1
Scale: 1:100

ISSUED DRAWINGS 2020-07-13 Issued for Client Review 2020-11-10 Revising & O.R.	
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Proposed RM-2 Multi-Family Dev't One Address: 2257 & 2263 Longwood Hwy, Naples Ridge BC Legal Address: Lot 4.0, 3rd City, 1st Ward, Plan 11751, Parcel 11751-01 04-387 City, 1st Ward, Plan 11751 & Lot 3.1, 3rd City, 1st Ward, Plan 11751 04-387 City, 1st Ward, Plan 11751 & Lot 3.1, 3rd City, 1st Ward, Plan 11751 04-387 City, 1st Ward, Plan 11751 & Lot 3.1, 3rd City, 1st Ward, Plan 11751	
Wayne Stephen Bissky ARCHITECT PLANNING INTERIOR DESIGN 4001 11th Street, Suite 100 Naples, FL 34108 Phone: (239) 438-1111 Email: wsb@wsbdesign.com	P1-Parking Plan
Date: April 14, 2018 Scale: As Noted Drawn: WB Project ID: 1724	Sheet: A2.1



#	Description	Material	Colour
1	Brick Cladding	Brick	DL Brunan Bay Brick
2	Board and Batten Cladding	Fluo-Comst	RAL 7238 Red Platinum Grey
3	Horizontal Siding	Fluo-Comst	RAL 8010 Red Plum Grey
4	Fluores Board	Pre-finished Metal	RAL 7021 Black Grey
5	Fluo-Comst Downspout	Pre-finished Metal	RAL 7021 Black Grey
6	Roofing	Fluo-Flame & Shingles	DR30 Bone White
7	Windows	Vinyl Frame Glass	CK Black
8	Interior Doors	Fluo-Comst / Vinyl & Glass	CK Black
9	Landscape Railing	Pre-finished Metal	RAL 7021 Black Grey
10	Porcelain Railing	Pre-finished Metal	RAL 7030 Red Platinum Grey
11	Stairs	Fluo-Comst	
12	Concrete Cap	Concrete	
13	Glazed Siding Railing	Tempered Glass	Clear
14	Translucent Privacy Screen	Tempered Glass	
15	Window & Door Trim	2x6 Painted Wood	RAL 0003
16	Interior Columns	Painted Wood	RAL 0003
17	Exterior Lights	Pre-finished Metal	

1724 Proposed Multi-Family Development for 22057 & 22083 Lougheed, Maple Ridge
MATERIALS (Or approved equals)

EXTERIOR



1

2020-06-28	Issued for review
2020-11-10	Reasoning & D.P.

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Proposed RM-2 Multi-Family Dev't

Civic Address: 22057 & 22053 Longleafed Hwy, Maple Ridge BC
Legal Address: Lot 4 DL 397 Gp 1 NWD Plan 11251, Parcel # R789427
DL 397 Gp 1n NWD Plan 11251 & Lot 3 DL 397 Gp 1
NWD Plan 11251
PID #: 005-293-944, 005-293-910 & 001-844-652

Exterior Material Board

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

Date: April 14, 2018

Scale	As Noted
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Drawn	JAC
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Project ID	ST24
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1789

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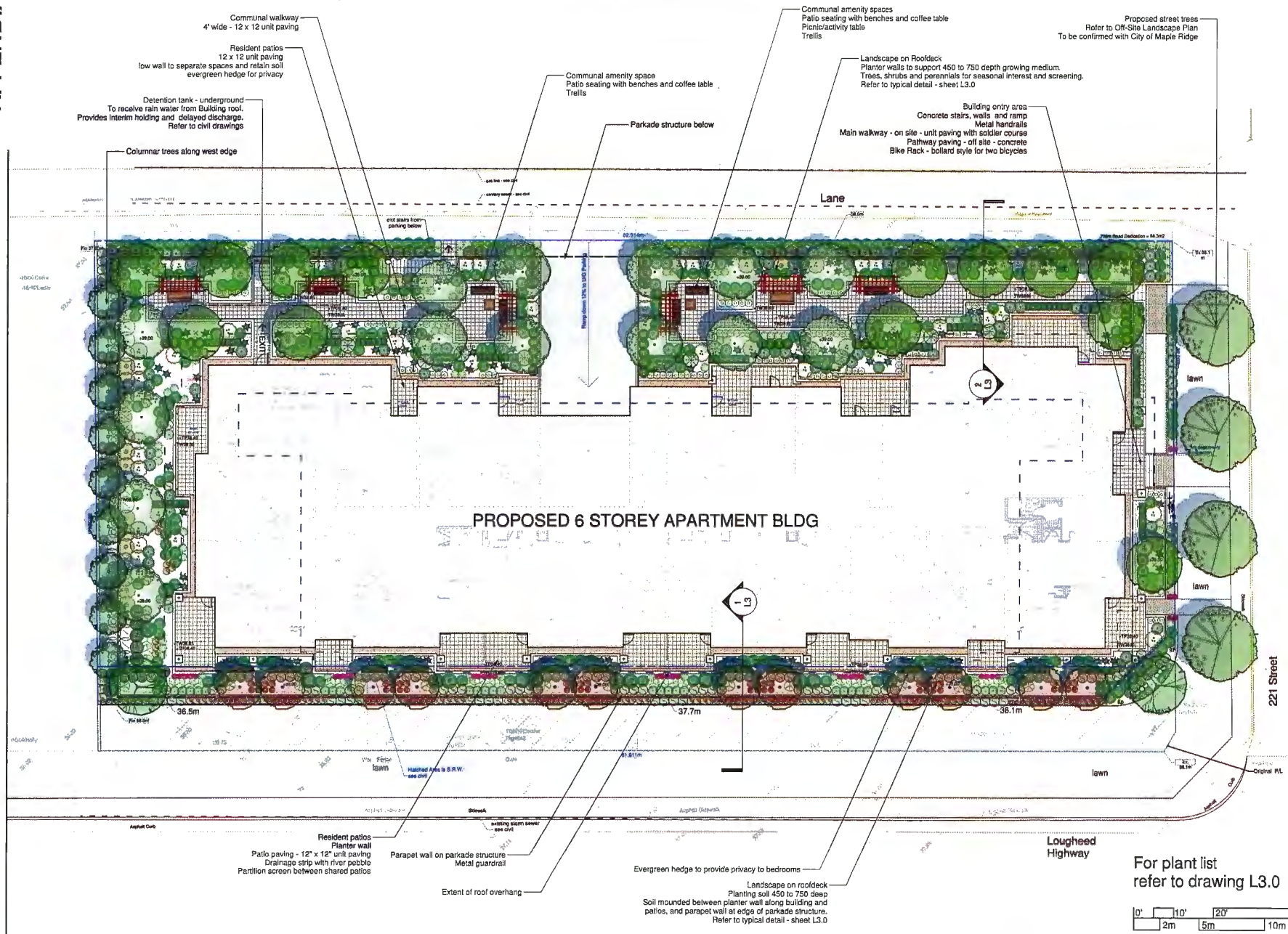
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1 VIEW TO NORTH WEST

<p>ISSUED DRAWINGS</p> <p>2024-07-11 Issued for Client Review</p> <p>2024-11-10 Revising & D.P.</p>	
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<p>Proposed RM-2 Multi-Family Dev't</p> <p>Site Address: 22057 & 22053 Longwood New Maple Ridge BC</p> <p>Legal Address: Lot 470, 367 City & 1900 Plan 11701, Parcel 6 (98642)</p> <p>Legal Address: Lot 470, 367 City & 1900 Plan 11701, Parcel 6 (98642)</p> <p>PG 1E 000-360-344-1-020-010-010 & 011-044-020</p>	<p>Wayne Stephen Bessky & Associates Inc.</p> <p>ARCHITECT</p> <p>PLANNING INTERIOR DESIGN</p> <p>4380-128th Street, Suite 100</p> <p>Maple Ridge, B.C. V2X 6L6</p> <p>Phone: 604-461-1288</p> <p>Email: info@wsbdesign.com</p>
<p>Date: April 14, 2018</p> <p>Scale: As Noted</p> <p>Drawn: WB</p> <p>Project ID: 1734</p>	<p>Sheet: B0.1</p>



ISSUED DRAWINGS

As of Development Permit
As of City of Maple Ridge
As of Development Permit
As of Development Permit

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Proposed RM-2 Multi-Family Dev't

City Address: 22057 & 22053 Lougheed Hwy, Maple Ridge BC
Legal Address: Lot 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 20

February 17, 2021
noted: 100% off-site

NOTE:

- ### GENERAL NOTES

- ### UTILITY CLEARANCE

UTILITY CLEARANCE

0'	10'	20'	40'
2m	5m	10m	

Summary of Advisory Design Panel Resolutions

Following presentation by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolutions that:

That the Advisory Design Panel has reviewed application No. 2018-180-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Architectural Comments:

1. Explore acoustic solutions for noise in exterior patios on Loughheed façade;

Done. We are committed to engaging an acoustic consultant to provide advise on attenuation of sound from the Loughheed Highway after 3rd Reading as we prepare the working drawings should council approve this application.

2. Confirm/review definition of interior locked bedrooms;

The bedrooms that are interior to some of the units are indeed referenced correctly. The building code does permit bedrooms in large sprinklered multi-family developments to be located on the interior of a building subject to mechanical ventilation being provided as will be done at the working drawings stage and installed during construction.

3. Confirm/review definition of vestibule of front entry;

A vestibule has been designed as required in conformance with ASHRAE. See lobby of the main floor plan.

4. Provide a hierarchal architectural element at front entry for way finding purposes and celebrate the entry;

I would still like to keep the entry somewhat more subdued out of respect for the existing single family homes. I do not want it to be too garish. But I have added a light brick over the entry and a subdued canopy with some accents lights. Nothing too showy yet clearly speaks to the main entry. As well, its location along a short side of the building fronting 121st and its proximity to the street all provide clear direction and waymaking as the building's main entry point. This is my option.

5. Add additional accent, colours or materials to give prominence to architectural elements to reduce the scale of the building;

We have added more accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. I have also added a band board at the 2nd floor level to provide an additional slight horizontal element to the design to draw the eye down and vastly reduce the scale.

6. Consider Celebrating corner window details through the use of an additional material.

We have added more (subtle) accents to the building in particular at the 2nd and 4th level where we already had an accent band in various locations along the facade. The 4 corners are already quite pronounced and I am concerns about overdoing it. I was trained in the "less is more" school. I think what we have here is a classic building of understated, organized expression; suitable to the neighbourhood.

Landscape Comments:

1. Provide the addition of children's play in one of the amenity areas.

Done. See landscape drawings.

WAYNE
STEPHEN
BISSKY

Public Comments Opportunity Sum

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

May 7, 2021

Rene Tardif
Maple Ridge Planning Department
11995 Haney Place
Maple Ridge, BC V2X 6A9
Ph: 604-463-5221

Civic Address: 22057 and 22083 Lougheed Highway, Maple Ridge

File No.: 2018-180-RZ

Public Comments Opportunity Period: April 27th to May 6th, 2021

Number of Respondents: 2

Comments Sheets and Correspondence: No respondents submitted comments sheets, however two sent in comments via email. The emails and our responses are summarized below and attached to this Report.

Summary of how issues and concerns identified will be addressed: The primary concerns identified by the first respondent were related to bicycle parking, vehicle parking, and how sales prices might be related to parking stalls. Regarding bicycling, the proposal already meets municipal requirements but if Council directs the applicant to add short or long term bike stalls we can look for opportunities on the site in and the building. Regarding parking, we are requesting a variance, but feel it is justified as this site is immediately adjacent the Town Centre and all of its various walking and transit options. Finally, regarding the costs of parking stalls, the applicant will be studying the asking prices for the parking stalls and whether to offer some apart from the units with their marketing team as the project develops. Our complete response to this respondent is below.

The second respondent spoke favourably about the application and suggested that the building should instead be eight or ten storeys. While we certainly appreciate support from the neighbourhood, we feel the current height is appropriate for the location.

Sincerely,



Wayne Bissky

Wayne Stephen Bissky Architecture Urban Design Inc
106 - 11893 227th Street
Maple Ridge, BC V2X 6H9
Ph: 604-467-8300
Email: wayne@bisskyarchitecture.ca

Summary and Alaysis of Public Comments Opportunity Comments

No.	Respondent	Question	Analysis and Response
1.1	Respondent #1	What is a "bollard style" bike rack?	A bollard style bike rack is a short vertical post that typically has one or two arms or a circle on top to which bikes can be secured.
1.2	Respondent #1	How many short-term bike parking spots are you planning on providing? What about long-term bike parking and where are they located (are they conveniently located and what is going to be done to ensure safety of users, e.g. outdoor and indoor lighting, visibility of entrance etc.)? It makes a lot of sense to provide bike parking, considering the location of this development. I encourage you to add both long-term and short-term bike parking, comparable to the minimum requirements for the Town Centre.	The landscape design includes a short term bollard style bicycle rack that can accommodate two bicycles. In accordance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, this site is not required to provide short or long term bicycle spaces although some long term bicycle storage could be provided if Council requests.

WAYNE
STEPHEN
BISSKY

Public Comments Opportunity Summary Report

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN

HEAD OFFICE: 106 - 11968 227th STREET, MAPLE RIDGE BC PH 604-467-8300 FAX 604-467-8305

No.	Respondent	Question	Analysis and Response
1.3	Respondent #1	Are you providing a bike repair station? Please consult HUB Cycling's Not Just Bike Racks for best practices.	The Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 does not require that this site provide bicycle repair stations.
1.4	Respondent #1	What's marked as a sidewalk along Lougheed Hwy on the architectural drawings is actually a bi-directional multi-use path, which has been constructed as part of the Haney Bypass Intersection Improvement project. The drawings show two driveways crossing the multi-use path. The newly constructed path does not have any let-downs along Lougheed at that location. I understand that vehicular access to the building is from the back lane, not from Lougheed Hwy. Can you confirm that those driveways are not going to be constructed?	The two existing driveway letdowns are being removed and replaced with sidewalk. The only vehicular access to the site will be via the lane on the north side of the site. Offsite requirements are established by the Engineering Department.
1.5	Respondent #1	I understand you are asking for a parking variance (from 181 to 162). Has a parking study been done that supports this variance? This development is immediately adjacent to the town centre boundary, so I expect that a reduction of the parking requirement would be feasible. My comment about the feasibility of the variance with regard to the parking is not only due to transit being relatively close by, but also due to the fact that, as part of the Lougheed Transit Corridor Plan, a Greenway has been proposed between Lougheed and Dewdney all the way from the Town Centre to 203rd Street, which would make cycling a more attractive and convenient option for residents.	A parking study has not been completed for the site. The proximity of the site to various transit services warrants consideration for the reduction in parking.
1.6	Respondent #1	Is it possible to unbundle parking, so that residents who don't need parking are not paying for it?	That's an interesting suggestion. The assignment of the parking stalls will be worked out with Owner and marketing team. The Owner is willing to look into this suggestion, but we need to make sure we follow any related municipal requirements.
1.7	Respondent #1	Are these units considered affordable?	These will be sold or rented at market rates. Generally, multi-family developments in Maple Ridge fall within the definition of affordable relative to many other areas in the lower mainland.
1.8	Respondent #1	Can you give me an idea how much the inclusion of one parking space adds to the rental rates? (or, how much less would tenants pay if parking was not included?)	As with our response to the bundling question above, the Owner is willing to consider this but is currently planning to sell all of the units rather than rent them.
1.9	Respondent #1	On behalf of future residents of this building, I would like to stress the importance of traffic noise attenuation. What is being done to ensure a peaceful and reasonably quiet living experience?	An acoustic engineer will be engaged to provide recommendations on sound attenuation at the working drawings stage.
1.10	Respondent #1	how much will the inclusion of one parking space add to the purchase price of an apartment? (or, how much less would a buyer pay if parking was not included?)	The Owners have not yet worked out asking prices or decided if/how many stalls will be included with each unit. This will likely be determined when the sales and marketing ramps up.
2.1	Respondent #2	This is Harbir Bhatti, the owner of lot address 22033 Lougheed Highway, Maple Ridge. My lot is beside the proposed development site on the west side. I fully support all the components of your proposal for the Proposed Development at 22057 and 22083 Lougheed Highway, Maple Ridge. The other neighbours, the owners of 22023 and 22043 Lougheed Highway, Maple Ridge would also support your proposal. I will call them to make sure they show their support for your project. If you need, we can also attend the public hearing of the City Council to support your project. In the near future, skytrain would be extended from Coquitlam to Maple Ridge downtown. The skytrain would run along Lougheed Highway. So we would even support 8 or 10 storey apartment buildings in the area along Lougheed Highway. We would also support you if you want to go for an 8 or 10 storey apartment building at the Proposed Decellpmnent site. I wish you success for your project.	Thank you, we appreciate your support.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit and Development Permit
11575, 11587 223 Street and 22300 River Road

MEETING DATE: June 1, 2021
FILE NO: 2017-573-DVP/DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Development Permit application has been submitted for the subject properties, located at 11575 and 11589 223 Street, and 22300 River Road. The development proposal is for the construction of a 36 unit apartment development. This application is subject to the Town Centre Development Permit Area Guidelines, which outline the general performance and design criteria for new development within the Town Centre.

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

1. To reduce the minimum setback to the building face from 7.5m (24.6 ft.) to:
 - i. 1.33m (4.3 ft.) for the rear lot line (south elevation, River Road); and
 - ii. 1.75m (5.7 ft.) for the exterior lot line (east elevation, 223 Street).
2. To reduce the maximum projection of a balcony from the building face from 6.25m (20.5 ft.) (7.5m setback minus the maximum projection of 1.25m) to:
 - i. 0.45m (1.5 ft.) to the rear lot line (south elevation, River Road); and
 - ii. 0.59m (1.9 ft.) to the exterior lot line (east elevation, 223 Street).
3. To reduce the maximum projection of a balcony from the building face from 6.9m (22.6 ft.) (7.5m setback minus the maximum projection of 0.6m) to:
 - i. 6.45m (21.2 ft.) to the interior lot line (west side).
4. To reduce the minimum setback for off-street parking in an underground structure from 1.5m (4.9 ft.) to:
 - i. 0.38m (1.2 ft.) from the front lot line (north elevation, 116 Avenue); and
 - ii. 1.24m (4.1 ft.) from the rear lot line (south elevation, River Road).
5. To increase the maximum permitted percentage of small car stalls from 10% to 12%.

The proposed variances will contribute to the overall design of the project given the topography of the site and surrounding area; therefore, staff can support the proposed variances. These variances are being considered within the regulations of the new Zoning Bylaw No. 7600-2019, although the application received third reading under the old Zoning Bylaw No. 3510-1985. For the purpose of this application, variances for setbacks and siting exceptions would have been required under either Zoning Bylaw.

Council considered rezoning application 2017-573-RZ and granted first reading for *Zone Amending Bylaw No. 7420-2018* on April 13, 2018, and second reading on July 9, 2019. This application was

presented at Public Hearing on September 17, 2019, and Council granted third reading on October 1, 2019. Council will be considering final reading for rezoning application 2017-573-RZ on June 8, 2021.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-573-DVP respecting properties located at 11575 and 11587 223 Street and 22300 River Road;
2. That the Corporate Officer be authorized to sign and seal 2017-573-DP respecting properties located at 11575 and 11587 223 Street and 22300 River Road; and
3. That Council acknowledge receipt of \$88,000.00 (\$8,000.00 per stall x 11 stalls) for the payment-in-lieu of providing off-street parking spaces respecting properties located at 11575 and 11587 223 Street and 22300 River Road.

DISCUSSION:

a) Background Context:

Applicant:	Cascadia Green Developments
Legal Descriptions:	Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155; Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155
OCP:	
Existing:	Low-Rise Apartment
Proposed:	Low-Rise Apartment
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential District)
Surrounding Uses:	
North:	Use: Duplex, St. Andrew's Heritage Church and Masonic Hall Zone: RT-1 (Two Family Urban Residential) and H-1 (Heritage Commercial)
South:	Designation: Port Haney Heritage Adaptive Use Use: Railway and Port Haney West Coast Express Station Zone: RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential) and M-2 (General Industrial)
East:	Designation: Park Use: Apartment Zone: CRM (Commercial/Residential) Designation: Port Haney Multi-Family, Commercial & Mixed-Use
West:	Use: Multi-Family Residential (Townhouse) Zone: RM-1 (Townhouse Residential) Designation: Low-Rise Apartment
Existing Use of Properties:	Vacant
Proposed Use of Properties:	Multi-Family Residential
Site Area:	2,262 m ² (0.56 acres)
Access:	223 Street
Servicing requirement:	Urban Standard

b) Project Description:

The subject properties, located at 11575 and 11587 223 Street and 22300 River Road, are located south of 116 Avenue, west of 223 Street and north of River Road (see Appendices A and B). Consolidation of the subject properties will be a condition of rezoning and once combined, will have a total area of 2,262 m² (0.56 acres). All three properties are currently vacant. The subject properties elevation descends from north to south towards the Fraser River; however, most of the transition occurs on slopes on the northern and southern sections of the site. The central section of the subject properties are relatively flat. There are trees located around the perimeter of the subject site, as well as lawn and shrubs located throughout the remainder of the subject properties. There is a row of three heritage properties, listed on the 'Heritage Inventory' (Masonic Hall, St. Andrew's Heritage Church and St. Andrew's Manse), adjacent to the subject properties on the north side of 116 Avenue, and the Port Haney West Coast Express Station is located across the street on the south side of River Road.

The application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five-storey apartment building consisting of 36 units. The proposed building will consist of a concrete base and wood frame construction with a mix of one, two and three-bedroom units. Residential parking will be located underground and will be accessed from 223 Street with visitor parking located in the underground parking as well. The main pedestrian entrance, loading area and some on-street parking is also proposed along the 223 Street frontage. Due to grade changes sloping north to south, the building will appear to be a four-storey apartment from 116 Avenue and a five-storey apartment from River Road. The top floor will be recessed to provide a visual break in the massing, further allowing for larger open space and patio areas for top floor units. Materials will consist of brick at the base, composite cement paneling and wood cladding (see Appendix C). Extensive landscaping has been proposed on the southern portions of the development and along the retaining walls, including a public art piece and seating features at the corner of River Road and 223 Street (see Appendices D and E). It should be noted that a large portion of the southern-most property will be dedicated back to the City to meet road standards. There is also a significant amount of landscaping within this dedicated section, which the applicant will maintain through an Encroachment Agreement with the City.

The property located at 22300 River Road was owned by the City; however, the developer purchased this lot to be included as part of the development. The property was approximately 677 m² in size, and on its own had little development potential due to its steep slopes and the amount of dedication required to achieve current road standards. Council authorized the sale of this southern-most property.

c) Planning Analysis:

i. Official Community Plan

The subject property is designated as *Low-Rise Apartment*, and stated in Policy 3-22: "*is intended for development in a three (3) to five (5) storey apartment form where units are accessed from an internal corridor and residential parking is provided underground.*" This application is in compliance with the Official Community Plan (OCP).

The subject property is located within the *Port Haney and Waterfront* precinct of the Town Centre Area Plan. This precinct is an important transportation link between the Central Business District, the Fraser River Waterfront, the West Coast Express Station and east Maple Ridge via the Haney Bypass. Port Haney's historic roots, heritage character, waterfront access, green space, and river and mountain views are a treasured part of the precinct that should be enhanced through any new development.

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines for the *Port Haney and Waterfront* precinct, as provided by the project architect:

- **Promote Port Haney and the Waterfront as an important heritage, tourism-oriented area;**

The development is in close proximity to the train station, bike route and pedestrian network. The proximity to the waterfront and the variety of routes promotes easy access to and from the general area.

- **Provide a pedestrian-oriented, mixed-use commercial and residential environment;**

The project is located across the street from the Port Haney and Fraser River Waterfront Area that attracts future residents to these key areas. The proposal of a public plaza with landscaping and pedestrian access, as a public open space element, makes an attractive destination for users and improves walkability.

- **Enhance the heritage quality, character and vibrancy of Port Haney and the Waterfront;**

The use of high quality materials, including windows and doors, with a combination of brick cladding and architectural finish concrete will be used on the base of the building. Exterior high density fiber cement panels, aluminum window frames and glass and aluminum frame balcony railings will be used on the upper levels, which is consistent with the historic character of the neighbourhood.

- **Capitalize on important views;**

The site slopes down from north to south with a landscape buffer between residential and non-residential uses creates interesting views and focal points.

- **Provide outdoor space;**

The development's proposal of a public plaza with landscaping and pedestrian access, as a public open space element with greenery, provides a desirable street landscape.

- **Provide climate appropriate landscaping and green features;**

The proposed plants are resilient, in addition to being of aesthetic and environmental value. The proposed plants also require low to medium care, in terms of water and nutritional needs. Deciduous trees will provide shade, while the evergreen hedging will provide year round wind protection and visual interest.

- **Maintain street interconnectivity;**

The proposed development is in close proximity to the waterfront with significant landscaping and an open space plaza acting as pleasant connection to waterfront edge.

ii. Zoning Bylaw

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District) to permit the construction of a five-storey apartment building with 36 units. The maximum allowable density within the RM-2 (Medium Density Apartment Residential District) zone has a floor space ratio (FSR) of 1.8 times the net lot area. The subject development is proposing an FSR of 1.79, which meets the density for the zone.

The applicant is proposing several variances, as outlined in the following section:

iii. Variances

Zoning Bylaw No. 7600-2019 establishes general minimum and maximum regulations for multi-family development. A Development Variance Permit allows Council some flexibility in the approval process (see Appendix F).

1. *Zoning Bylaw No. 7600-2019*, Section 618, Part 618.7 (1) (b): To reduce the minimum rear lot line (south elevation, River Road) from 7.5m (24.6 ft.) to 1.33m (4.3 ft.) to the building face.
2. *Zoning Bylaw No. 7600-2019*, Section 618, Part 618.7 (1) (d): To reduce the minimum exterior side lot line (east elevation, 223 Street) from 7.5m (24.6 ft.) to 1.75m (5.7 ft.) to the building face.

The variance request, below, is to vary the siting exception for the projection of a balcony into the rear and exterior yard setback areas. The maximum projection is calculated from the setback line, and, as different zones will have different setback requirements, the distance from the projection to the property line will vary depending on the setback requirements of the zone. The balconies are proposed to project an additional 0.88m (2.8 ft.), or 0.45m (1.4 ft.) into the above-noted rear yard setback to the south and an additional 1.15m (3.7ft.), or 0.59m (1.9 ft.) into the above-noted exterior yard setback to the east. The proposed variances to these projections are as follows:

3. *Zoning Bylaw No. 7600-2019*, Section 403, Part 403.2 (4) (a): To reduce the maximum projection of a balcony from the building face from 6.25m (7.5m setback minus the maximum projection of 1.25m) to 0.45m (1.4 ft.) to the rear lot line (south elevation, River Road).
4. *Zoning Bylaw No. 7600-2019*, Section 403, Part 403.2 (4) (a): To reduce the maximum projection of a balcony from the building face from 6.25m (7.5m setback minus the maximum projection of 1.25m) to 0.59m (1.9 ft.) to the exterior lot line (east elevation, 223 Street).

The following variance request is also to increase the maximum projection of the balcony from the interior lot line to the west. In this case, the building will comply with the required side yard setback of 7.5m; however, the balconies are proposed to project further than the maximum of 0.6m outlined in the bylaw, as follows:

5. *Zoning Bylaw No. 7600-2019*, Section 403, Part 403.2 (4) (b): To reduce the maximum projection of a balcony from the building face from 6.9m (22.6 ft.) (7.5m setback minus the maximum projection of 0.6m) to 6.45m (21.1 ft.) to the interior lot line (west elevation).

The proposed variances related to setbacks 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. In addition, substantial road dedication was taken from the three street frontages combined, and the interaction of the north, east and south elevations with the street is still setback significantly due to the large boulevards to the north and east, and public plaza to the south.

6. *Zoning Bylaw No. 7600-2019*, Section 618, Part 618.7 (2): To reduce the minimum setback for Off-Street Parking in an underground structure from 1.5m (4.9 ft.) to 0.38m (1.2 ft.) from the front lot line (north elevation, 116 Avenue).
7. *Zoning Bylaw No. 7600-2019*, Section 618, Part 618.7 (2): To reduce the minimum setback for Off-Street Parking in an underground structure from 1.5m (4.9 ft.) to 1.24m (4.0 ft.) from the rear lot line (south elevation, River Road).

The proposed variance to underground parking setbacks is supported as it is considered to be minor in nature and contributes to achieving maximum parking on site.

8. *Off-Street Parking and Loading Amending Bylaw No. 7489-2018, Part IV, Off-Street Parking Design, Section 4.1, (a) (i) (b):* To increase the maximum permitted small car stalls from 10% to 12%.

The proposed variance to an increase in the maximum permitted small car stalls is considered minor in nature and results in one additional small car stall.

iv. Off-Street Parking and Loading

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires 1.5 resident parking spaces plus 0.2 visitor spaces per dwelling unit in the RM-2 (Medium Density Apartment Residential District) zone, requiring 62 spaces in total for the proposed 36 unit development. The applicant is proposing 45 resident parking spaces and six (6) visitor parking spaces, for a total of 51 parking spaces. The application includes a reduction of nine (9) resident spaces and two (2) visitor spaces. However, as per Schedule "C" in the *Off-Street Parking and Loading Bylaw*, the applicant may choose the 'Payment-In-Lieu' fees for resident parking off-site. The fee for 'Payment-In-Lieu' is \$8,000.00 per stall (multiplied by 11 spaces), for a total of \$88,000.00. Payment for parking will remove the requirement to vary the 11 parking spaces. An apartment use, under the RM-2 zone within the *Off-Street Parking and Loading Bylaw* also states that each resident parking stall shall be provided with roughed-in infrastructure capable of providing Level 2 charging. Two of the 51 parking spaces are designated accessible parking, and some limited on-street parking will be available on all three street frontages. The applicant is also requesting a variance to increase the percentage of allowable small car spaces from 10% to 12%, resulting in one additional small car stall.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on January 16, 2019. All comments were addressed by the project architect (see Appendix G). The form and character proposal complies with the Town Centre Development Permit Area Guidelines of the OCP.

e) Environmental Implications:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit (WPDP) application has been received due to the watercourse (roadside ditch) located along the southern property boundary, north of River Road. An Environmental Assessment, Arborist Report and Geotechnical Report were provided as part of the development application. Assessment of the roadside ditch, provided by the Environmental Consultant, concludes it is non-fish bearing. As part of the servicing requirements, this roadside ditch will be removed and a storm sewer will be implemented. This southern-most portion of the property is currently vegetated with invasive species, including Himalayan Blackberry, which will be removed as part of development.

Adherence of this project to the WPDP guidelines will be the subject of a report to the Director of Planning. It should be noted that securities are not required as a condition of the issuance of the Development Permit discussed in this report.

f) Citizen/Customer Implications:

A Development Information Meeting was held at the Fraserview Community Hall on June 10, 2019. Approximately six people attended the meeting. A summary of the main comments and discussions with the attendees was provided in the rezoning second reading report dated July 9, 2019.

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

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 cost, a security amount of \$58,004.30 is required for off-site landscaping and \$57,331.60 is required for on-site landscaping, for a total of \$115,335.90, to be collected as part of the Development Permit application.

CONCLUSION:

Applications for a Development Variance Permit and for a Town Centre Development Permit application have been received for the subject property, to construct a residential apartment building with approximately 36 residential units with a density of 1.79 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 2017-573-DVP and Development Permit 2017-573-DP.

"Original signed by Adam Rieu"
Prepared by: **Adam Rieu**
Planner 1

"Original signed by Chuck Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Al Horsman"
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Architectural Plans
- Appendix D – Landscape Plans
- Appendix E – Renderings
- Appendix F – Variances
- Appendix G – Advisory Design Panel

APPENDIX A



Scale: 1:2,500

Legend

 Active Applications (RZ/SD/DP/VP)

11575 & 11587 223 ST & 22300 RIVER RD
PID'S: 013-603-094, 011-537-175 & 011-537-141

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-573-VP

DATE: Jun 26, 2019

BY: MC

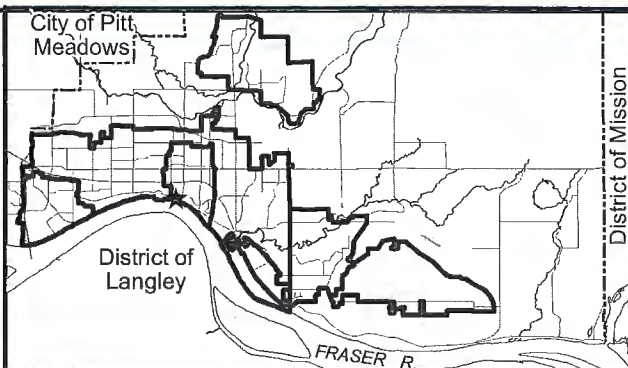
APPENDIX B



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



11575/87 223 STREET & 22300 RIVER ROAD
PID'S: 013-603-094, 011-537-175 &
011-537-141

PLANNING DEPARTMENT



MAPLE RIDGE

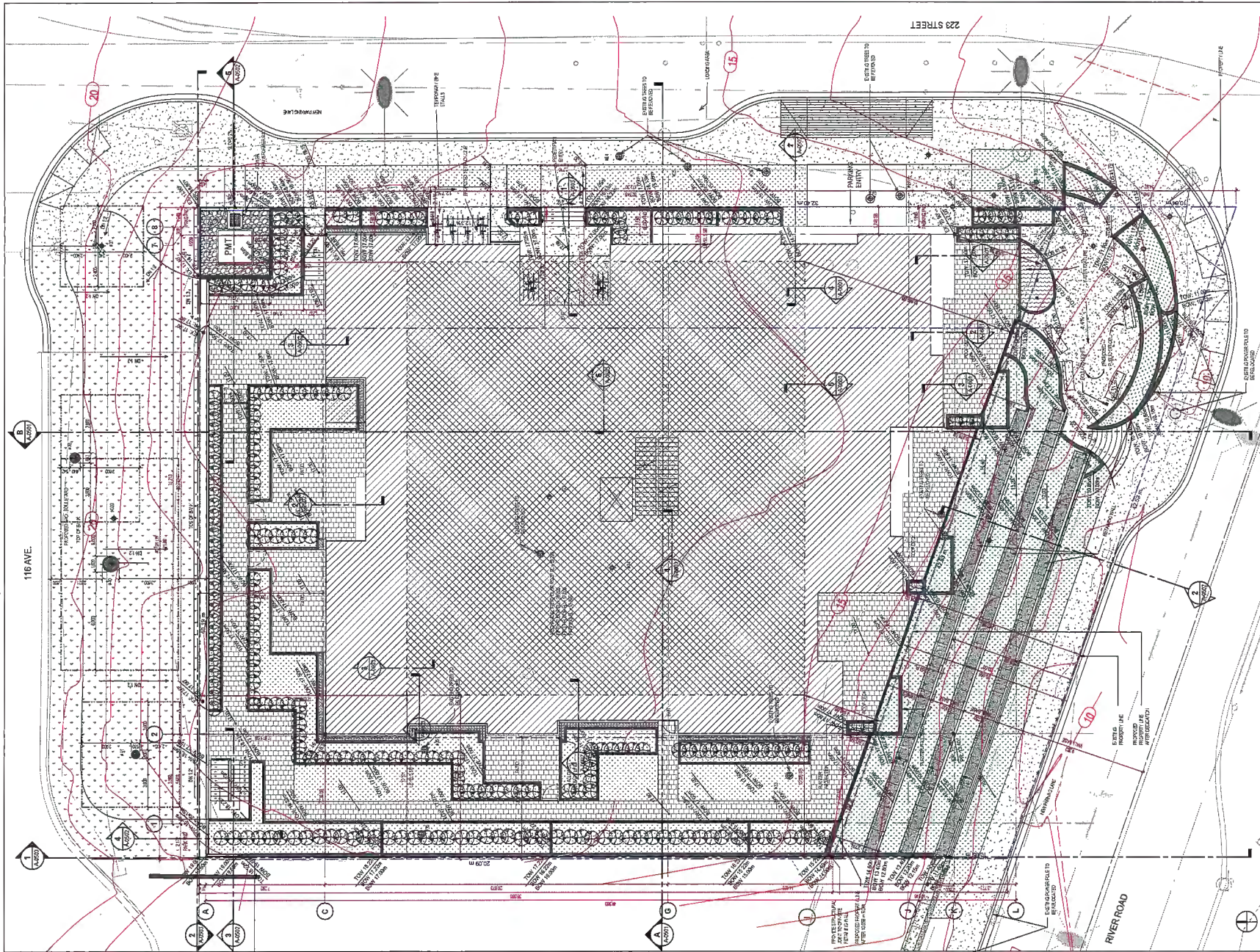
British Columbia

mapleridge.ca

FILE: 2017-573-RZ/DP/VP

DATE: Apr 16, 2021

BY: PC



Inspired Architecture
 316-262-1496 (NORTH VANCOUVER)
 607-21-0414 (VICTORIA)
 250-255-1496 (VANCOUVER)
 250-255-1496 (VANCOUVER)
 250-255-1496 (VANCOUVER)

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REV.	DATE	DESCRIPTION	BY	CHK
1	2021-01-14	10% PROGRESS REVIEW	AP	
2	2021-01-14	PRELIMINARY REVIEW OF SITE PLAN	AP	
3	2021-01-14	REVISIONS FOR CITY REVIEW	AP	
4	2021-01-14	REVISIONS FOR SECOND STAIRS	AP	
5	2021-01-14	REVISIONS FOR SECOND STAIRS	AP	
6	2021-01-14	REVISIONS FOR CITY REVIEW	AP	
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PROJECT
 223rd STREET
 11575 & 11587 223rd ST, MAPLE RIDGE, BC

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 ENLARGED SITE PLAN

DRAWING SCALE
 33% PROGRESS REV

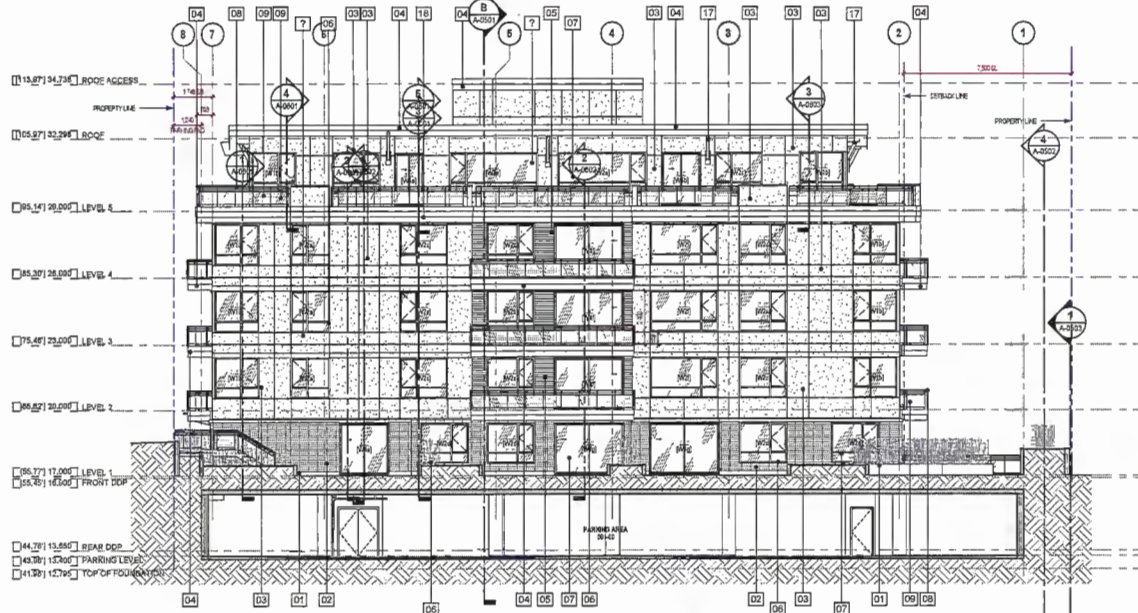
PROJECT NO.
 17180

PLOT DATE
 MARCH, 16, 2021

SCALE
 1:100

REVISION
 A-0102

APPENDIX C



MATERIAL LEGEND		
ITEM	MATERIAL	FINISH / COLOUR
01	CAST-IN-PLACE CONCRETE	ARCHITECTURAL FINISH GRAY
02	3 5/8 X 14 5/8 BRICK	STACK
03	HARDI PLANK PANEL C/W REVEAL	SMOOTH COBBLE STONE
04		
05	WOODGRAIN METAL CLADDING	CEDAR
06	ALUMINUM WINDOW MULLION	ANCHORED CHARCOAL
07	DOUBLE GLAZE GLASS PANEL	CLEAR
08	ALUMINUM GUARD FRAME	CHARCOAL
09	GUARD GLASS PANEL	TEMPERED CLEAR
10	HEAVY TIMBER WOOD CANOPY	STAINED
11	SLOPE GLAZING	CLEAR
12	HEAVY TIMBER WOOD TRELLIS	STAINED
13	STONE VENEER	CULTURED STONE SCULPTED ASHLAR
14	SPANDREL	GRAY
15	PRECAST CONCRETE LINTIL	ARCHITECTURAL FINISH GRAY
16	PRECAST CONCRETE CORING	ARCHITECTURAL FINISH GRAY
17	WOOD BRACKET	STAINED
18	3-PIECE 1X10 FACIA	CHARCOAL
20	CONCRETE LOCK BLOCK	DECORATIVE FINISH - SPLIT FACE

8	2024-01-15	33% PROGRESS REVIEW	AM
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1	2023-12-17	DESIGN FOR CITY PLANNING	AM
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REV: 1/1/2024

CONTRACT

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

NORTH & SOUTH ELEVATIONS

DRAWING DATE

33% PROGRESS REVIEW

PROJECT NO.

17180

SCALE

1:100

REVISION

A-0401

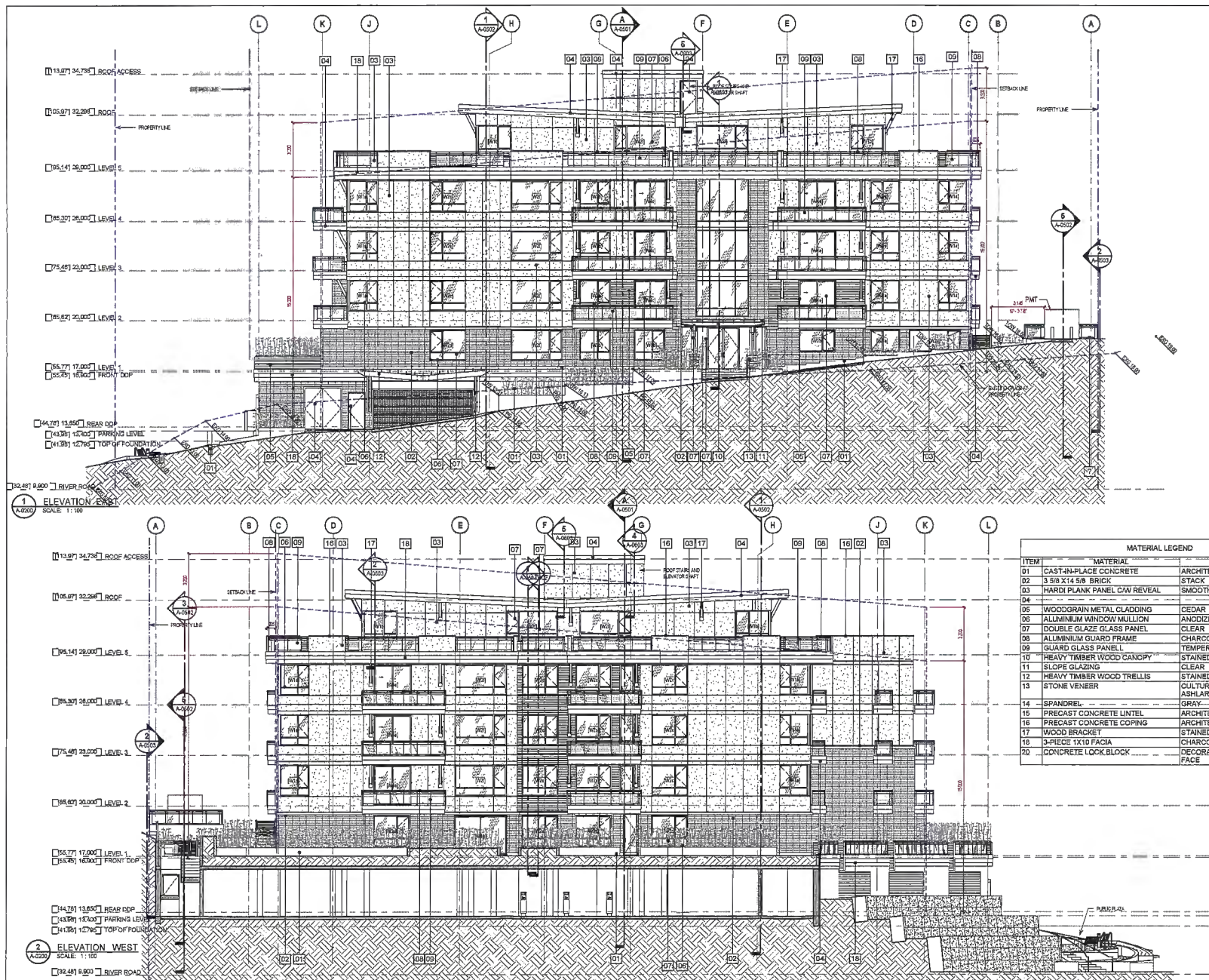
9

SV NORTH

SCALE: 1:100

SV SOUTH

SCALE: 1:100



PROJECT

223rd STREET

11575 & 11567 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

WEST & EAST ELEVATIONS

DRAWING DATE

33% PROGRESS REVIEW

PROJECT NO. 17180

DATE MARCH 15, 2021

SCALE 1:100

DRAWING NO. A-0402

10

p m g
LANDSCAPE
ARCHITECTS
Suite C100 • 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G6
p: 604.294-0211 • f: 604.294-0222

NO.	DATE	REVISION	DESCRIPTION	CHK.
8	11-AUG-16		INHERIT UNIT PATH (LEADS)	BA
7	11-JUL-16		ENVIRONMENTAL REV	BA
6	30-JUN-15		ENVIRONMENTAL	BA
5	20-MAR-15		STREET LIGHTING (COMPARISON)	BA
4	10-MAY-15		RETRACT FOR PHOTOGRAPHS	BA
3	03-JUL-15		BIAS, LIGHTING, AERIAL, PLANS (UT REV.)	BA
2	18-MAY-15		ARCH COMMENTS	BA
1	10-MAY-15		NEW ARCH. PLAN	BA

PROJECT:

WATER'S EDGE

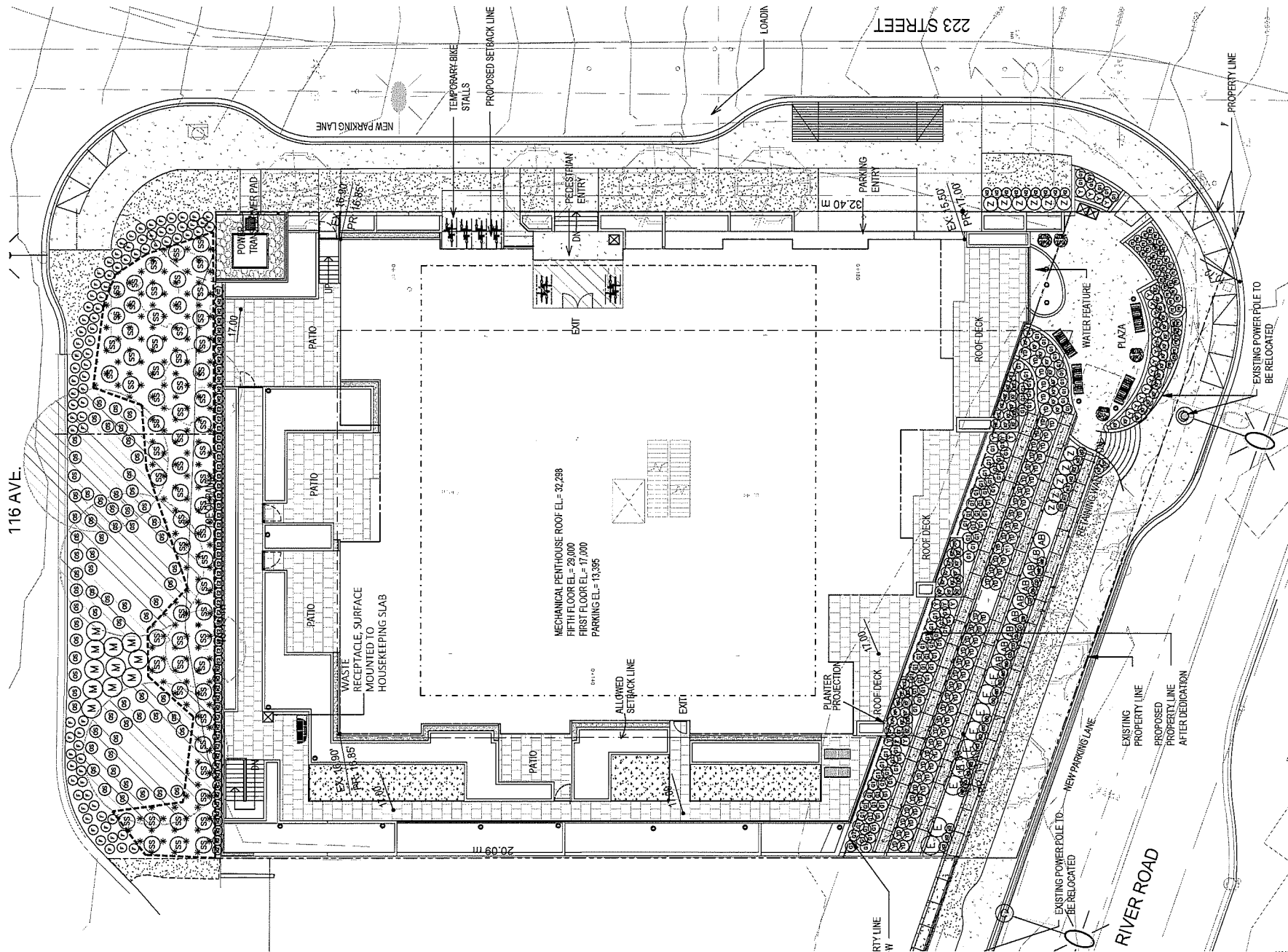
11575 & 11587 223RD STREET
MAPLE RIDGE, BC

DRAWING TITLE:

SHRUB PLAN: ON SITE

DATE: 18.OCT.22 DRAWING NUMBER:
SCALE: 1:100
DRAWN: **L3**
DESIGN:
CHKD: OF 6

PMG PROJECT NUMBER: 18-049



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pmg
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ARCHITECTS

Suite C100 - 4185 5th Creek Drive
Burnaby, British Columbia, V5C 6C3
p: 604 294-0011 f: 604 294-0022

SEAL:

8.	21 MAR 20	NOTIFY FOR POLE LOCATION	BT
7.	22 JAN 21	CITY REVIEW REV.	BT
6.	20 NOV 21	4TH SUBMITTAL	BT
5.	24 MAR 22	STREET LIGHTING COORDINATION	BT
4.	19 APR 22	RECEIVED FOR TWO SUBMISSION	BT
3.	19 APR 22	SHEETS, LIGHTING, PARKING PLANNING REV.	BT
2.	19 APR 22	4TH SUBMITTAL	BT
1.	18 OCT 22	NEWARK PLAN	BT
NO.	DATE	REVISION DESCRIPTION	DR.

CLIENT:

PROJECT:

WATER'S EDGE

11575 & 11587 223RD STREET
MAPLE RIDGE, BC

DRAWING TITLE:

SHRUB PLAN: OFF SITE

DATE: 18/OCT/22 DRAWING NUMBER:
SCALE: 1:100
DRAWN:
DESIGN:
CHK'D: OF 6

PMG PROJECT NUMBER: 18-049

SITE FURNISHINGS



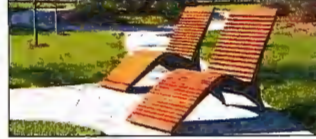
BENCH A (ENTRY & TERRACE):
MAGLUN MLB 870-M
METAL: BRONZE MATTE FINETEX FINISH



WASTE RECEPTACLE:
MAGLUN MLWR-400-M
METAL: BRONZE MATTE FINETEX FINISH



BENCH B (INTERIOR SEATING AREA):
MAGLUN MLB 1400-M
METAL: BRONZE MATTE FINETEX FINISH



CHAISE SEATING:
MAGLUN MCL 720-W
METAL: BRONZE MATTE FINETEX FINISH



BIKE RACK:
MAGLUN SCBR-1000
METAL: BRONZE MATTE FINETEX FINISH

ALL FURNISHINGS TO BE SURFACE MOUNTED TO CONCRETE HOUSEKEEPING PAD, LOCATIONS AND SIZE TO BE COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER.



ALUMINUM PLANTERS
PLANTERS PERFECT (OR SIMILAR)
METAL: BRONZE MATTE FINISH
SPUN SERIES, SIZE LARGE 33" DIA



ART INSTALLATION:
STEEL SCULPTURE EMBEDDED IN PLANTERS



PROPOSED TREES



CHAMAECYPARIS NOOTK.
'VAN DEN AKKER'



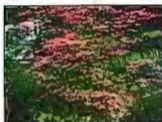
LIQUIDAMBER STYRACIFLUA
'SLENDER SILHOUETTE'



ACER PALMATUM
'BLOODGOOD'



ACER PALMATUM
'SEIRYU'



ACER PALMATUM
'SHIN DESHOJO'



RHODODENDRON 'TIGER EYES'



PINUS DENSIFORMIS
'UMBRELLIFERA'



STYRAX JAPONICA



PATHWAY LIGHT BOLLARD
HEVI LITE #6003-BZ-12 (12" LENGTH)
(OR APPROVED SIMILAR)
METAL: BRONZE MATTE FINISH
INGROUND PLANTER CONCRETE MOUNT*
(TO BE COORDINATED WITH ARCHITECTURAL
& ELECTRICAL CONSULTANTS)



STEP LIGHT
WAC LIGHTING WL-LD130
(OR APPROVED SIMILAR)
METAL: BRONZE MATTE FINISH
(TO BE COORDINATED WITH ARCHITECTURAL
& ELECTRICAL CONSULTANTS)

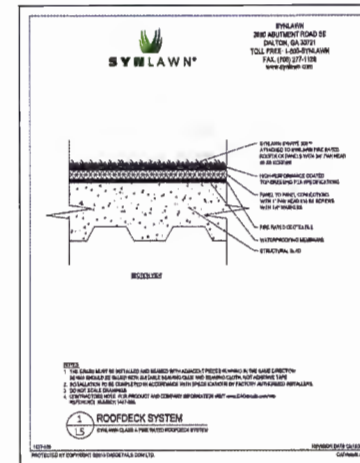
PAVING KEY

DECORATIVE PAVING LEVEL ONE:
HYDRAPRESSED CONCRETE SLAB
PAVERS, EG.
ABBOTSFORD NEW YORK SERIES
FULL SIZE; COLOUR TO BE APPROVED BY ARCH.

B.F. CONCRETE
SEE ARCH. FOR FINISH DETAILS

RIVER ROCK 2-4" DIA

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS
AND ALIGNED AS SHOWN.



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MEAL:

NO.	DATE	REVISION	DESCRIPTION	DR.
1	2018.03.22		NEW ARCH. PLAN	BT
2	2018.03.22		REVISED LIGHTING LAYOUT	BT
3	2018.03.22		REVISED LIGHTING LAYOUT	BT
4	2018.03.22		REVISED LIGHTING LAYOUT	BT
5	2018.03.22		REVISED LIGHTING LAYOUT	BT
6	2018.03.22		REVISED LIGHTING LAYOUT	BT
7	2018.03.22		REVISED LIGHTING LAYOUT	BT
8	2018.03.22		REVISED LIGHTING LAYOUT	BT

CLIENT:

PROJECT:

WATER'S EDGE

11575 & 11587 228RD STREET
MAPLE RIDGE, BC

DRAWING TITLE:

LANDSCAPE DETAILS

DATE: 18.10.22 DRAWING NUMBER:
SCALE: VARIES
DRAWN: **L5**
DESIGN:
CHECK:

OF 6

18049-5-23

PMG PROJECT NUMBER:

18-049



Inspired Architecture

210-2222 WARD DRIVE, NORTH VANCOUVER
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1	2020-12-10	ISSUED FOR CITY READINGS	AF
2	2020-12-10	REVISED FOR SECOND HEARING	AF
3	2020-12-10	REVISED FOR 3RD HEARING	AF
4	2020-12-10	REVISED FOR SECOND HEARING	AF
5	2020-12-10	REVISED FOR COMMERCIAL LEVEL	AF
6	2020-12-10	REVISED FOR SECOND HEARING	AF
7	2020-12-10	REVISED FOR FIRST HEARING	AF

REV: 1/11/2020 REVISED/DRAWING ISSUE REVISED

CONSULTANT

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRAWING ISSUE

ISSUED FOR 4TH READING

PROJECT NO.	17180	PLAT DATE	NOV. 17, 2020	DRAWN	MOH
SCALE		REVIEWED		REVIEWED	AF
DRAWING NO.	A-0005	REVISION		REVISION	7

APPENDIX E



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ADJUSTMENT.

1	REVISION FOR 4TH READING	AF
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CONTRACT NO.

PROJECT

223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRAWING DATE

ISSUED FOR 4TH READING

PROJECT NO.

17180

SCALE

NOV. 17, 2020

DRAWN

MOH

REVIEWED

AF

REVISION

7

A-0005a



Inspired.
Architecture

315-2825 MARINE DRIVE, NORTH VANCOUVER
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[illegible]

PROJECT	
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223rd STREET

11575 & 11587 223rd St, MAPLE RIDGE, BC

DRAWING TITLE

3D RENDERINGS

DRIVING ISSUE

ISSUED FOR 4TH READING

PROJECT NO. 17180	PLOT DATE NOV. 17, 2020	DRAWN AUL
	SCALE	REVIEWED Chc
DRAWING NO. A-0006		REVISION 1



-  BUILDING FOOTPRINT(GRAY)
 OFF-SITE LANDSCAPE TO BE MAINTAINED BY STRATA
 ENCROACHMENT OUTLINE
 TREE

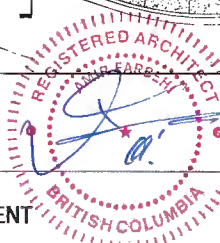
Inspired
Architecture

PROJECT

223rd STREET

DRAWING TITLE

SITE PLAN - ECROACHMENT



PROJECT NO.	17180	S.I. NO.	
ISSUED DATE	04/13/21	DWG. REF.	
REV. DESCRIPTION: ISSUED FOR 4TH READING			
SCALE	1:200	DWG. NO.	AT-0103
DRAWN	NN		
REVIEWED	AE		

Appendix G

Following presentations by the project Architect and Landscape Architect, on January 16, 2019 the ADP made the following resolution that:

That the following concerns be addressed regarding File No. 2017-573-DP and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for comment:

Greater attention is needed from both the landscaping and architectural perspective in achieving the OCP Key Guideline Concepts of the Port Haney and Waterfront Area, for this high profile and iconic Port Haney site, adjacent to the historical village, the Fraser River and commuter transportation hub.

ADP comments below, with italicized response from the project architect:

Landscape Comments:

- Redesign the corner and River Road frontage to create a stepped accessible pedestrian feature that reduces the impact of the stepped retaining wall and allows for introduction of public art and seating complementary to the public area of the West Coast Express station.
 - *The River Road corner redesigned as directed. We will use "return of the Spawning Salmon" as the art piece for better connection of the public space to Fraser River.*
- Explore a relaxation in the wall heights/planters restriction facing River Road to allow for at grade programming including lighting, public art, and seating; higher retaining walls in location may be supportable as a means of improving the pedestrian environment and CPTED concerns.
 - *Landscape lighting provided.*
- A CPTED report would be desirable to ensure corner is suitably designed.
 - *The building corner redesigned as requested. We provided corner windows as discussed.*
- Add locking gate at bottom of walkway and provide lighting, possibly motion sensor activated.
 - *Considering the Engineering direction for the addition of a parking lane along River Road, we had to remove the proposed access stairs.*
- Provide a curb bump out at the right In to the parkade entry.
 - *A speed bump out provided.*
- Check width of sidewalk to eliminate pinch points.
 - *The curb and sidewalk outline has been designed and approved by the Engineering Department.*
- Consider incorporating the one bedroom unit north of the interior amenity space into an outdoor amenity space and including programming for all age use.
 - *Revised as directed.*

- Design and program the roof top area.
 - *Considering the provided outdoor amenity, we believe a common roof top amenity will not have a big value for the building residents..*
- Provide a gate to the patio of the two bedroom unit on the west side.
 - *Gate provided.*
- Integrate the landscape design with stormwater management strategy consistent with the escarpment policy.
 - *Will use the storm water tank for an irrigation system.*

Architectural Comments:

- Given the strategic location of this site, incorporate suitable elements for public art or similar features that help to achieve the Key Guideline Concepts of the Port Haney and Waterfront precinct.
 - *The public space and art provided as noted above. We provided the key design elements such as brick base, wood cladding, lighting entry using a canopy, three-piece fascia board in the design of the building as per design guideline.*
- Place a public art piece fronting River Road that connects the location with the Fraser River, and history of the Port Haney area.
 - *Done as noted in the landscape comments above.*
- Be consistent in accent colours in all elevations.
 - *Done*
- Provide more prominent building corner designs.
 - *Done.*
- Redesign blank walls at corners.
 - *Provided a corner window to break down the big wall as requested.*
- Provide updated entry design ie: between trellis entry and butterfly roof.
 - *The parking trellis design revisited as requested.*
- Ensure material shown on material board and on architectural plans are consistent.
 - *Fixed the material legend match to the sample board.*
- Provide a longitudinal section through building at the location of the detention tank including the retaining walls.
 - *The front and back retaining walls included in the building sections. Relocated the storm tank below the parking slab with an access from parking area.*
- Be consistent in projections of roofs and patios, including soffit widths.
 - *Slightly revised the projections as requested. Please note the larger protection on the south is to control the sunlight during the summer.*
- Remove roof pilasters that overhang the soffit.
 - *Provided roof pilaster along the roof edge. Removing the roof pilasters will change the building character to modern design which is not aligned with design guideline.*

- Consider offering some adaptable units.
 - *We will provide a few adaptable units at DP stage.*
- Consider offering sustainable features in the building design and implementation.
 - *Will use the storm water tank for an irrigation system. Also will provide high-efficiency appliances for all units to save more energy.*
- Consider providing electrical vehicle charging stations.
 - *Electrical chargers are mandatory and will be provided.*

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

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Permit
20170 115A Avenue

MEETING DATE: June 1, 2021
FILE NO: 2020-200-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A development permit application has been received to construct an industrial building with 371.6 sq m. (4,000 sq. ft.) of floor area at ground level and a 83.43 sq. m. (900 sq. ft.) mezzanine level for a total of 455.04 sq.m.. (5,900 sq. ft.) at 20170 115A Avenue (Appendices A and B). The site is designated Maple Meadows Business Park in the Official Community Plan and is zoned M-3 (Business Park), which are appropriate for the proposed development. This development complies with Section 8.6 Industrial Development Permit Area contained in the OCP. Issuance of the permit is supported to allow this industrial building to be constructed.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-200-DP respecting property located at 20170 115A Avenue.

DISCUSSION:

a) Background Context:

Applicant: SK Architect
Legal Description: Lot 40 District Lot 280 New Westminster Plan 86659

OCP :
Existing: MMBP (Maple Meadows Business Park)
Zoning:
Existing: M-3 (Business Park)

Surrounding Uses

North:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
South:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
East:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
West:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park

Existing Use of Property:	Vacant
Proposed Use of Property:	Industrial
Site Area:	2,023 m ²
Access:	115A Street
Servicing:	Urban

b) Project Description:

The proposal is for an industrial building with 371.61 sq m. (4,000 sq. ft.) of floor area at ground level and a 83.43 sq. m. (900 sq. ft.) mezzanine level for a total of 455.04 Sq. M. (5,900 sq. ft.) at 20170 115A Avenue (Appendices A and B). The front yard will be landscaped and parking will be to the rear of the lot. The service bays will also be on the rear façade of the building.

c) Planning Analysis:

The development permit application made to the City is subject to the Key Guidelines and the Design Guidelines of Section 8.6 Industrial Development Permit Area. The proposed development complies with the guidelines, including the Key Guideline concepts as analyzed below:

Key Guideline Concepts	Description
Provide a street presence with entrances and architectural interest in building designs fronting public streets	Our proposed Tilt-up building is close to the street and the main entrance facing 115a Ave directly. The entrance corner is marked by a raised parapet, and this forms a pillar that anchors the building.
Loading facilities should be located away from public streets and into the rear or the interior of a site.	Loading bays are located at the rear of the building hidden from public streets.
Outdoor storage and less attractive structures such as accessory buildings should be screened with fencing or landscape.	Garbage bins will be located at the enclosed wall with a gate at the back of the site.
The transportation needs of diverse users should be accommodated through amenities such as bicycle facilities, and accessible design for the mobility impaired.	There are bicycle racks in front of the main entrance and pedestrian ramp for accessibility.
The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.	The building size and form blend in with neighbouring buildings, and it does not stand out from surrounding buildings. The concrete facade has reveals that create shadow lines to break up the mass, and it is aligned with windows to give regularity and propositional balance. Also, there are canopies above openings and horizontal wood lattices attached to the face of the building for visual accents.

d) Zoning and Parking Analysis:

The proposed development complies with applicable bylaw regulations related to zoning and off-street parking including:

- The front and rear setback regulations are a minimum of 6.0 m. The front setback being proposed is 6.25m and the rear is 33.26m. To the sides, the regulation is a minimum of 1.5m; 1.58m is proposed to the east and 10.83 m is proposed to the west. This provides sufficient room for a drive aisle to the three off street loading areas to rear of the building;
- The maximum permitted height is 15m, 10.07m is proposed;
- The required landscaped space is provided, with amenities for building users, including a bike rack for four (4) bikes; and
- Nine (9) parking spaces are provided, which meets the requirement of nine (9) spaces.

e) Advisory Design Panel:

At a meeting on April 21, 2021, the Advisory Design Panel recommended that this application be supported subject to their concerns being addressed as the design develops and submitted to Planning staff for follow-up.

The updated plans were submitted reflecting the changes as follows:

- Provide weather protection at all entries and exits
Staff follow-up: Revised accordingly by the Architect.
- Review that the main entry meets accessibility standards
Staff follow-up: Revised by Architect to meet applicable BC Building Code requirements.

f) 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 \$20,523.05.

CONCLUSION:

This development complies with Section 8.6 Industrial Development Permit Area contained in the OCP. Issuance of the permit is supported to allow this industrial building to be constructed at 20170 115A Avenue.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

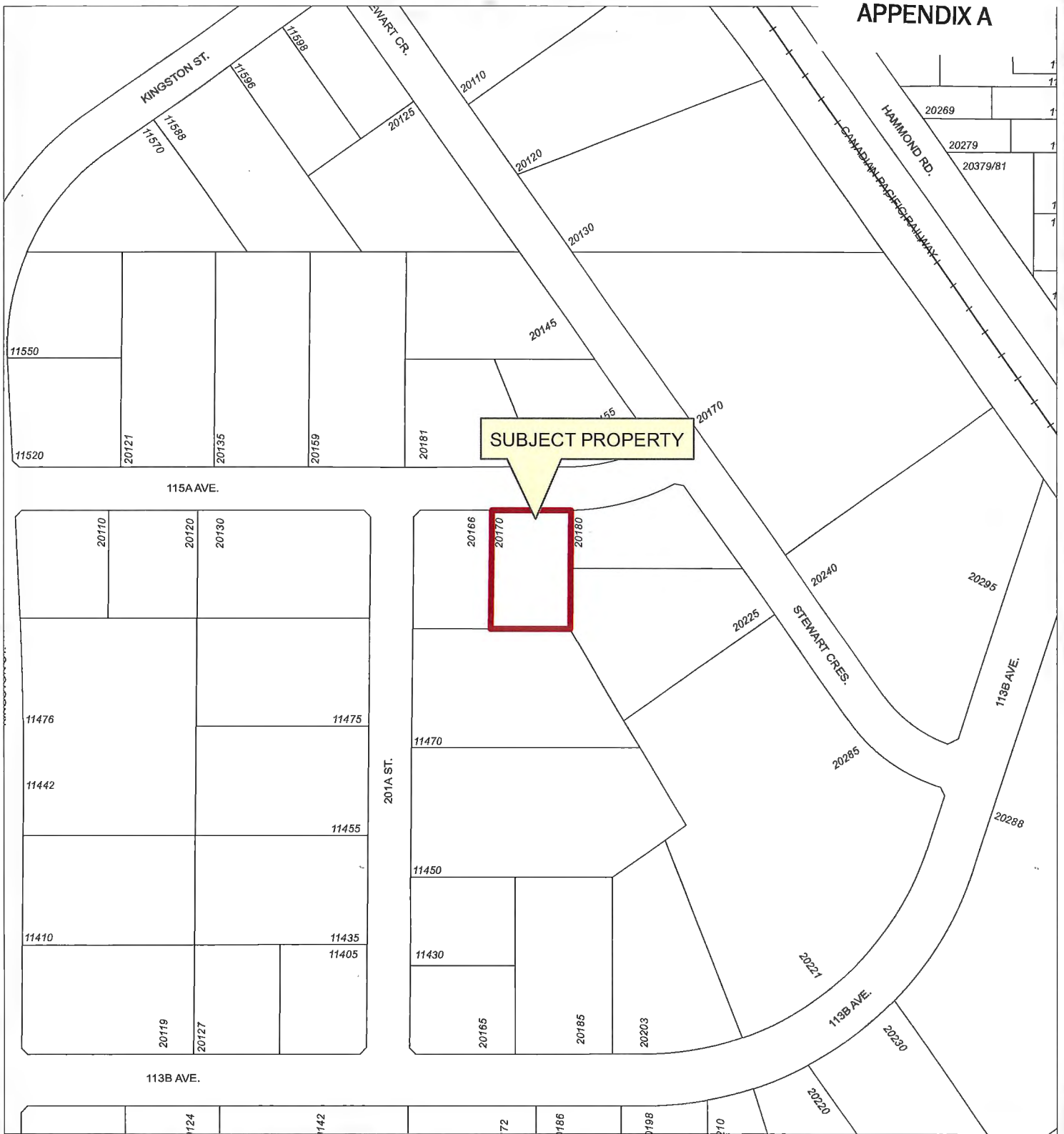
Appendix A – Subject map

Appendix B – Ortho Map

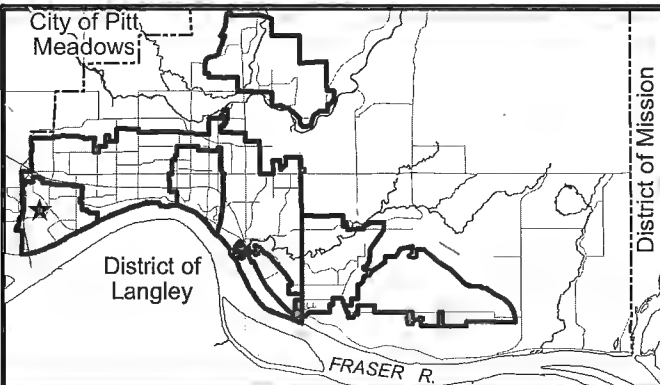
Appendix C – Site plan,

Appendix D - Architectural and Landscaping Plans

APPENDIX A



Scale: 1:2,500



20170 115A AVENUE
PID: 016-470-141

PLANNING DEPARTMENT



MAPLE RIDGE

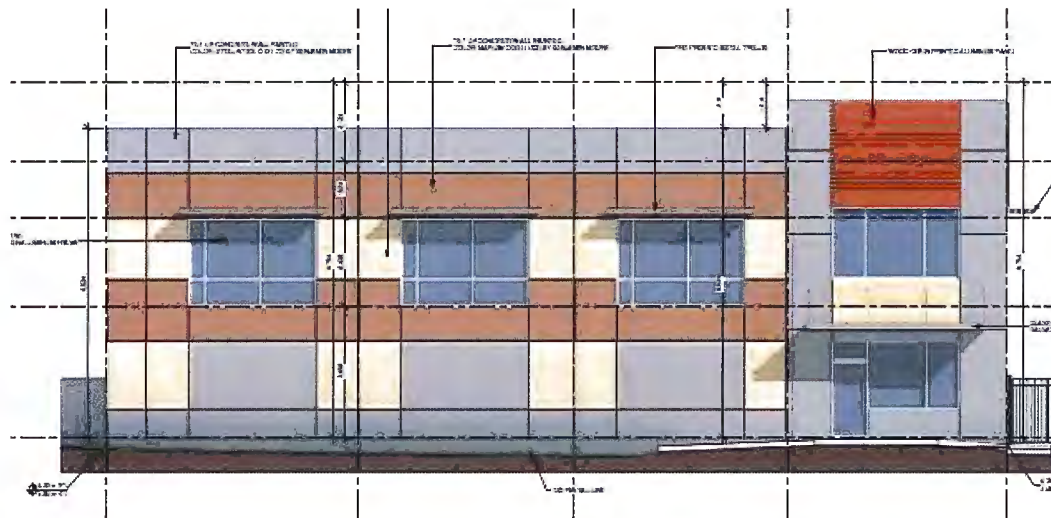
British Columbia

mapleridge.ca

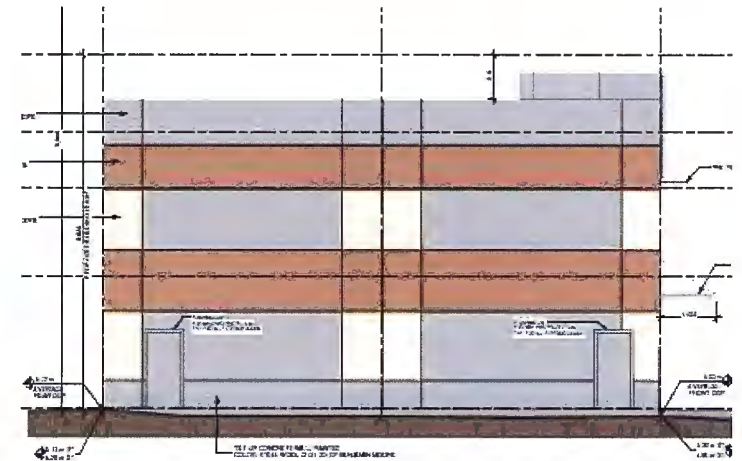
FILE: 2020-200-DP
DATE: Jun 26, 2020

BY: PC

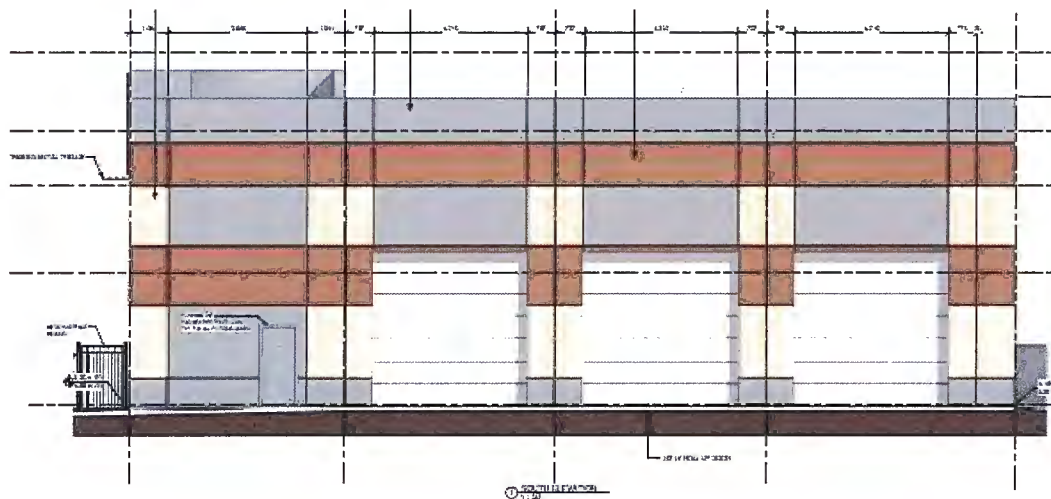




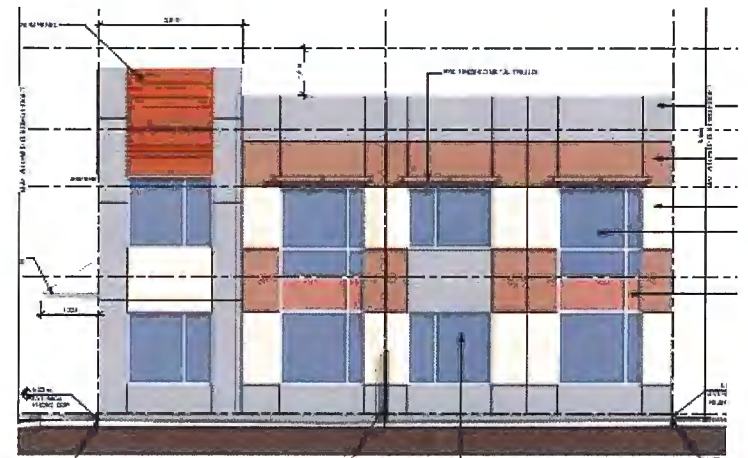
Toward 115A Avenue



East Elevation



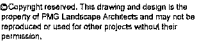
Rear Elevation



West Elevation

MAPLE RIDGE STORAGE WAREHOUSE





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

SEAL:

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PROJECT:

DRAWING TITLE:

**LANDSCAPE
PLAN**

DATE: 20.OCT.21 DRAWING NUMBER:
SCALE: 1"=10'-0"
DRAWN: MM L1
DESIGN: MM
CHKD: MCY OF 1

PMO PROJECT NUMBER: 20-084



20084-4.ZIP

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement
(124 Avenue to 128 Avenue)

MEETING DATE: June 1, 2021
FILE NO: 11-5255-70-148
MEETING: CoW

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue) construction contract to Richco Contracting Ltd. in the amount of \$1,464,864.00 excluding taxes.

The project supports Council's Strategic Plan of Growth by increasing watermain and sanitary sewer capacity allowing for growth and densification of the area. These upgrades are part of the approved 2021 Financial Plan and the procurement process was consistent with the City's Purchasing Policy.

The work generally consists of installation of approximately 845m of 250mm diameter ductile iron watermain including hydrants, service connections, installation of approximately 375m of 200mm and 250mm PVC sanitary sewer with new service connections, surface restoration and ancillary items.

An Invitation to Tender for the project was issued on March 16, 2021 and closed on April 16, 2021. Fifteen bids were received and the lowest compliant bid was submitted by Richco Contracting Ltd. in the amount of \$1,464,864.00 (excluding taxes).

ISL Engineering and Land Services Ltd. (ISL) is the City's engineering consultant for the project. In awarding the construction contract, additional services are required of ISL, including engineering construction support, inspection services and contract administration. This report recommends increasing their contract by \$122,115.00.

The project is funded through the Water Revenue Fund (WRF) and the Sewer Revenue Fund (SRF). Additional funds are required to cover the project contingency amount which will only be used if needed, for unforeseen items.

RECOMMENDATION:

That Contract ITT-EN21-35: 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue), be awarded to Richco Contracting Ltd. in the amount of \$1,464,864.00 excluding taxes; and

That a project contingency of \$270,000.00 be approved to address potential variations in field conditions; and

That the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue), be increased by \$122,115.00; and

That the Financial Plan be amended to increase the project funding by \$250,000.00 from the Water Revenue Fund and Sewer Revenue Fund; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The City's 2013 Sewer Master Plan (SMP) identified various upgrades in the sanitary sewer collection system based on OCP scenarios and sanitary sewer modeling. The sanitary sewer main on 216 Street (124 Avenue to 126 Avenue only) requires upgrades to address modelled capacity issues. The existing 150mm asbestos cement (AC) sanitary sewer was installed in 1965 and will be replaced with 200mm and 250mm PVC sewer main.

The existing 150mm AC and ductile iron (DI) watermain located on the west side of 216 Street, between 124 Avenue and 128 Avenue was installed in 1975. It will be upgraded to a 250mm diameter DI watermain to suit future capacity demands.

The upsized watermain and sanitary sewer will allow for growth and densification in the areas.

The work generally consists of installation of approximately 845m of 250mm diameter ductile iron watermain including hydrants, laterals, service connections, installation of approximately 375m of 200mm and 250mm PVC sanitary sewer with new service connections, surface restoration and ancillary items.

Tender Evaluation

An Invitation to Tender was issued on March 16, 2021 and closed on April 16, 2021. Fifteen bids were received, listed below from lowest to highest price. The lowest tender price was submitted by Richco Contracting Ltd. in the amount of \$1,464,864.00, excluding taxes.

	<u>Tender Price (excluding taxes)</u>
Richco Contracting Ltd.	\$1,464,864.00
Timbro Contracting (A Partnership)	\$1,496,948.80
Targa Contracting (2013) Ltd.	\$1,537,080.00
Complete Utility Contractors	\$1,556,685.50
Pedre Contractors Ltd.	\$1,636,700.00
Drake Excavating (2016) Ltd.	\$1,663,821.00
RTR Terra Contracting Ltd.	\$1,722,540.00
Brighthouse Civil Contracting DTM Ltd.	\$1,733,942.10
Mainland Infrastructure Canada Inc.	\$1,863,205.90
Hyland Excavating Ltd.	\$1,873,224.00
Sandpiper Contracting LLP	\$1,940,064.30
Jack Cewe Construction Ltd.	\$2,009,854.00
B&B Contracting (2012) Ltd.	\$2,298,600.00
Rovan Enterprises Ltd.	\$2,490,596.98
Bayline Construction Ltd.	\$2,752,382.27

The number of bids received and the range of prices indicate a competitive environment and a fair market value for the project. Staff completed reference checks on Richco Contracting Ltd. for similar work with other municipalities and found their references acceptable. The tendering process was compliant with the City's Purchasing Policy.

It is recommended that the contract be awarded to Richco Contracting Ltd. in the amount of \$1,464,864.00 (excluding taxes).

b) Desired Outcome:

The desired outcome is to provide reliable watermain and sanitary sewer collection service with sufficient capacity for current and future residents in the area.

c) Strategic Alignment:

This project supports Council's Strategic Plan to manage municipal infrastructure to accommodate future developments and growth in accordance to the OCP.

d) Citizen/Customer Implications:

Construction will commence after the project is awarded and attempts will be made to minimize the impact to everyday traffic, residents and businesses in the neighborhood. 216 Street is expected to remain open to traffic throughout construction. However, short-term road closures may be required when moving large equipment. There will be an approved traffic management plan and traffic control personnel will be provided as required. The general public will be informed of traffic changes and construction progress through the City's website and social media sources.

e) **Interdepartmental Implications:**

The Engineering Department has worked with the Engineering Operations Department in developing this project. Tie-ins to the live water system will be completed by the Engineering Operations (Water) Department.

Contract Administration and Inspection Services during construction will be provided by ISL Engineering and Land Services Ltd.

f) **Business Plan/Financial Implications:**

There are funds available from the 216 Street Watermain Replacement (LTC17131) to complete construction of this project. Additional funds are required to provide a project contingency.

Projected Expenditures (excluding taxes)

Water Tie-ins (Engineering Operations)	\$	200,000.00
Construction Contract – Richco Contracting Ltd.	\$	1,464,864.00
Consultant Construction Services - ISL Engineering	\$	122,115.00
Project Contingency	\$	270,000.00
Total Projected Project Cost	\$	2,056,979.00

Project Funding Sources

216 St Watermain Replacement (LTC17131)	\$	1,850,000.00
Additional funding from Water Revenue Fund	\$	200,000.00
Additional funding from Sewer Revenue Fund	\$	50,000.00
Total Funding Sources	\$	2,100,000.00

CONCLUSION:

The tender price \$1,464,864.00 (excluding taxes) by Richco Contracting Ltd. for the 216 Street Watermain and Sanitary Sewer Replacement (124 Avenue to 128 Avenue) is the lowest compliant tendered price. It is recommended that Council approve the award to Richco Contracting Ltd. and that a contract contingency of \$270,000.00 be approved to address unforeseen items.

It is also recommended that Council approve an increase to the existing ISL Engineering and Land Services Ltd. contract for Engineering Design Services for the 216 Street Watermain and Sanitary Replacement (124 Avenue to 128 Avenue) in the amount of \$122,115.00 for consultant construction services. It is further recommended that the Financial Plan be amended to fund this project from the Water Revenue Fund in the amount of \$200,000.00 and from the Sanitary Revenue Fund in the amount of \$50,000.00.



Prepared by: **Andrew Lackner**
Acting Manager of Design & Construction



Financial: **Trevor Thompson, BBA, CPA, CGA**
Concurrence: **Director of Finance**



Approved by: **David Pollock, P.Eng.**
General Manager Engineering Services



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Maps



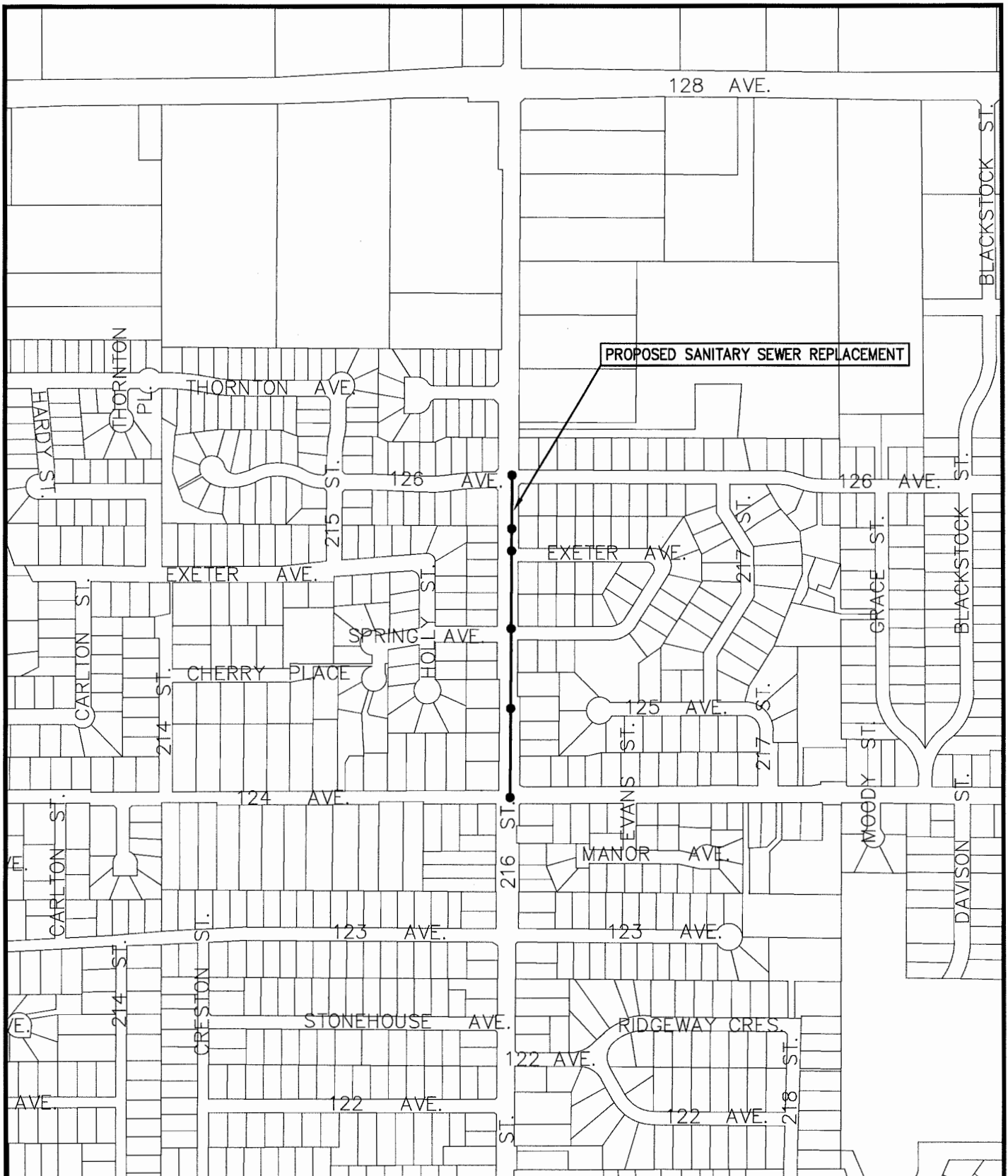
216 STREET WATERMAIN
AND SANITARY SEWER REPLACEMENT
ITT-EN21-35



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DATE: APRIL 2021

FILE/DWG No SK0464



216 STREET WATERMAIN
AND SANITARY SEWER REPLACEMENT
ITT-EN21-35



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DATE: APRIL 2021

FILE/DWG No SK0464

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

MEETING DATE: June 1, 2021
FILE NO: 01-0110-01-2021
MEETING: CoW

SUBJECT: Integrated Safety Ambassador Team (ISAT)

EXECUTIVE SUMMARY:

As part of the Community Social Safety Initiative (CSSI), the Integrated Safety Ambassador Team (ISAT) is a joint volunteer ambassador program between the RCMP Crime Prevention Unit and the City's Community Safety Officer section from the Licences & Bylaws Department. This integrated model will serve as a conduit between our community and safety enforcement services and provide the public with a recognizable volunteer team that is highly knowledgeable and approachable.

ISAT will be visible and present for local business interaction, community engagement and foot patrols and will focus on initiatives filtered to the Team from both the RCMP and the Community Safety Officer (CSO) section. To our knowledge, this joint volunteer-based ambassador program involving the RCMP and a municipality is the first of its kind.

This integrated approach between the City and the RCMP is "cutting edge", delivering services in a highly efficient manner with no duplication. This Initiative will create synergy and support further collaboration between the CSOs and the RCMP with increased information sharing, data collection and referrals relating to the mandate of the program. From this partnership, data and information will be funnelled to the appropriate City and RCMP resources. CSOs will further benefit from having information provided via the RCMP's Crime Analysts, and the RCMP will enhance their approach through information provided by CSOs and identified by the community.

RECOMMENDATION:

That the Integrated Safety Ambassador Team Initiative be endorsed.

DISCUSSION:

a) Background Context:

Mayor and Council endorsed the development of a volunteer ambassador program, focusing on community safety, business outreach and city spirit as outlined in the City of Maple Ridge (CMR) Community Social Safety Initiative (CSSI). The RCMP have an existing volunteer program (Community Safety Tour) in place. Discussions to build a robust joint volunteer program that will provide the community with enhanced service were initiated.

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A joint program is considered the best option because it eliminates duplication of work and enhances service for the community and both teams overall. This approach provides a one-stop service with interactions with the public, as well as a streamlined approach to address concerns to the appropriate parties. The volunteers will have a greater breadth of information and knowledge than they would if working as separate teams. If two teams were working independently within the city, it would be quite cumbersome, duplicative, and confusing. The integrated approach is streamlined and is recommended as the most efficient model for our citizens.

The Senior Manager of Police Services and the Manager of CSSI worked closely to develop a plan that will incorporate volunteer initiatives in a joint manner that will be of value to our community. As the RCMP Crime Prevention Unit has an existing programming structure in place, it would be most efficient to manage an integrated program within the existing model. This includes administrative processes such as recruitment, training, policy and volunteer management.

Goals and Objectives

The Integrated Safety Ambassador program includes the following objectives:

- For the community to clearly and visibly see that the Integrated Safety Ambassador Team (ISAT) members are representative of both RCMP and the City branding; and,
- that the tasks and assignments provided by this high-end volunteer group be inclusive of:
 - community engagement and interaction
 - business outreach, both checking in and following up on issues reported
 - source of city and crime prevention information for the public, including carrying pamphlets or offering immediate internet access
 - utilizing software (i-Patrol and CivicMobile) to report issues noticed in the community such as: graffiti, needles, suspicious vehicles, garbage, potholes, damaged street signs or criminal activity, etc. These entries will be routed to the departments who deal with these issues, and to our Police Services Crime Prevention Coordinator to manage and report on the data.

ISAT will have access to communications with ECOMM for all police matters but is also being supplied city radios to enhance communication with City departments and the CSOs. This will provide an added safety communication that will be useful to this volunteer group.

Branding

The Senior Manager of Police Services and the Manager of CSSI, along with our Crime Prevention Coordinator recognize that the branding of this Initiative is the key to success for the following reasons:

- a) The program has to be equally representative of both units as volunteers have to connect and be drawn to the branding to want to give their time.
- b) The public needs to clearly understand what the partnership is and why it makes sense.

Significant thought and effort has been put into the name and branding of this joint program to ensure it will be identifiable and representative to all participants. After much consideration, the name Integrated Safety Ambassador Team (ISAT) seemed to meet all the needs and represent the Initiative well.

c) Desired Outcome:

To provide an enhanced level of safety to the citizens of Maple Ridge by partnering with the volunteers in the community. This joint approach provides a one-stop service with interactions with the public and as well as a streamlined approach to refer concerns to the appropriate parties for resolution.

d) Strategic Alignment:

- *Community Social Safety Initiative (CSSI) work plan alignment*
 - Assist with citizens feeling safe, engaged and protected
 - Assist with community social well-being and pride
- *Community Safety as provided by RCMP Crime Prevention programming*
 - Combine all existing Crime Prevention programs and training within the ISAT program so that a high standard of knowledge and performance can be achieved
- *Business Outreach*
 - Small business education and outreach – follow up on CSO or RCMP issues, useful tools ex. height strips, fan outs, crime trends/concerns as well as CMR resources available
 - Crime Prevention Through Environmental Design (CPTED) information and services
 - RCMP Safe Place information and value
- *Community Events/Foot patrols*
 - Be visual, engage the public and have positive interactions
 - Provide event information and logistics
 - Record interactions and infractions in iPatrol App
- *Parks/Trails for Safety and ByLaw issues*
 - Target specific locations based on Crime Analyst data and community complaints
 - Identify safety or risk factors present and report on iPatrol App

e) Citizen/Customer Implications:

By delivering this volunteer program in an integrated manner, we are offering a “cutting edge” approach to address and resolve safety concerns, issues, information and communication for our community.

f) Interdepartmental Implications:

This integrated Initiative is a collaborative approach and is supported by the RCMP, CSOs and Police Services units/departments. All involved have worked collaboratively to achieve the best programming model possible for the City. The Manager of CSSI will feed tasks directly to the Crime Prevention Coordinator in a seamless manner and in the same way that is done by the RCMP. We anticipate that the tasks will be similar in nature and ensure that both will be considered equally important.

g) Business Plan/Financial Implications:

For Police Services and the RCMP there are no business plan or financial implications as the program is already running as one of the Crime Prevention programs offered to the City.

There are no current financial implications to the Licences and Bylaws Department as Police Services already have budget allocations for the existing programming. There may be one-off issues that arise but they should be manageable within the existing budget envelope at this time. The Manager of CSSI utilized the City budget for the CSSI to purchase city radios for the volunteer team which will enhance direct communications to the CSOs and City departments.

h) Alternatives:

The CSOs could create an independent program from that of the Crime Prevention model. This would be considered by both the Senior Manager of Police Services and the Manager of CSSI to be inefficient, confusing to the public and more costly. The Crime Prevention Unit's administrative, policy, recruitment and reporting components are in place and well established which enables us to engage this programming quickly.

CONCLUSION:

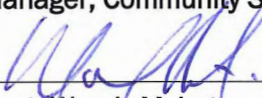
This ISAT Initiative is the first of its kind and will demonstrate the cohesive partnership, collaboration and support between the City of Maple Ridge and the RCMP. The integrated collaboration is a smart, modern and holistic way to engage this volunteer team which will heighten visibility, community engagement and knowledge for our citizens. The benefits of the integrated service model will increase communication between community safety partners and build a foundation to grow from for the future.



Prepared by: **Maureen Jones**
Senior Manager, Police Services




Chad Cowles
Manager, Community Social Safety Initiatives



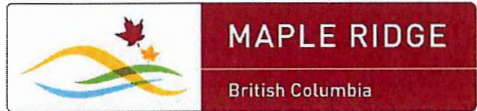
Reviewed by: **Supt, Wendy Mehat**
Officer In Charge, Ridge Meadows RCMP Detachment



Approved by: **Christina Crabtree**
General Manager, Corporate Services



Concurrence: **Al Horsman**
Chief Administrative Officer



CITY OF MAPLE RIDGE

mapleridge.ca

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: June 1, 2021
FILE NO: 01-0560-01-2020
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements for ACT Arts Centre - Renewal Discussion

EXECUTIVE SUMMARY:

The Maple Ridge Pitt Meadows Arts Council (Arts Council) and the City of Maple Ridge (CMR) have had operating and lease agreements for the provision of arts and cultural programs and services including performances for the past 17 years at the ACT Arts Centre. The current agreements expired on December 31, 2020 and negotiations have been underway for some time. During negotiations, the COVID-19 pandemic arrived in Canada which resulted in organizations of all shapes and sizes facing difficult decision to ensure their financial sustainability and the Arts Council was no different where staffing and program reductions were necessary. One of the program areas affected was the art gallery in which 1.5 FTE positions were eliminated. The City and Arts Council have received feedback from community concerned about the temporary direction the Arts Council took to support sustainable operations.

The Art Gallery Advisory Committee was formed to review sustainable operation of the ACT Art Gallery program during and post-COVID-19 recovery. The Committee has recently completed its work and recommended to plan and budget for an anticipated engagement of staff in curatorial gallery management similar in scope to what was in place prior to the advent of COVID-19, in the 3rd fiscal quarter of the Arts Council's 2022 fiscal year. The Arts Council Board supported this recommendation and passed a resolution for a phased approach to fit with the Society's capacity and financial forecast for the next two years. The gallery program will continue to operate and be supported by some additional resources until the curatorial staff plan can be fully implemented.

The City's Corporate Controller supported the renewal process by providing invaluable guidance on the proposed revisions, resulting in an agreement that clearly defines roles, intent and service provision, addresses accumulated operating reserves and annual thresholds that meet non-profit best practices. This will ensure that reasonable levels of reserves are in place to support potential hardships, such as the COVID-19 pandemic, and also redefines the scope of responsibility of the Arts Centre Business Advisory Committee. Additional clauses include both parties' desire for professional staffing in all areas of operations and a commitment from the Arts Council to collect and consider community feedback when contemplating operational adjustments.

The Arts Council has met the obligations of the current agreements including delivery of recently revised programs during the COVID-19 pandemic based on resources and capacity. Staff recommend

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renewing the agreements, which have some suggested revisions (Attachment A and B) for Council's consideration. The multi-year agreement format that incorporates municipal support will provide the Society with ongoing financial stability and allow it to further build organizational capacity and support recovery from the short and long-term effects of the COVID-19 pandemic. The recommended term of the operating and lease agreements is three years, from 2021 – 2023, with an option to renew for an additional three years.

RECOMMENDATION:

That the Maple Ridge Pitt Meadows Arts Council Operating and Lease Agreements dated January 1, 2021 be approved for a three year term with an option to renew for an additional three years; and

That the Corporate Officer be authorized to execute the agreements.

DISCUSSION:

a) Background Context:

The Arts Council has operated the ACT Arts Centre since 2003 when the facility was built. They provide high quality arts programs, exhibitions, performing arts presentations, cultural and community events to over 80,000 patrons annually (pre-COVID-19 numbers). The Arts Council continues to operate and manage one of the best culture facilities in the Lower Mainland with award winning programs and innovative services. Some of its achievements include diverse artistic programs and increased learning opportunities for kids, youth, families, adults and seniors through registered arts programming.

The operating grant from the City represents only a portion of the overall budget (between 30-35%) for the Society to operate the ACT Arts Centre and to provide the full spectrum of cultural programs and services including visual and performing arts. As a primary arts presenter and programmer of the region, the Arts Council receives educational and performing arts presentation funding from both the Provincial and Federal governments and also secures additional funding from sponsors, foundations and donors to sustain and implement programs and operations along with earned revenues.

The new agreements build on the strong relationship between the City of Maple Ridge and the Arts Council. These agreements also support ongoing efforts to build a stable foundation for the long-term viability of the ACT Arts Centre. The changes for consideration to the proposed operating and lease agreements are as follows:

1. Operating/Section 4c – added force majeure clause as per legal advice to recognize the impact of an event beyond reasonable control such as the COVID-19 pandemic and can relieve the parties from performing contractual obligations when such circumstances occur.

2. Section 5 - the recommended budget increase for the renewed Agreement with the Arts Council reflects the increased funding allotment in the five-year Financial Plan for an annual operating grant of:

- Year One - \$787,751 (increase of \$13,838)
- Year Two - \$801,866 (increase of \$14,115)
- Year Three - \$816,263 (increase of \$14,397)

This equates to an increase of approximately 2% per year, net of the \$80,000 lease amount, and falls within the existing funding envelope.

3. Section 8 - Arts Centre Business Advisory Committee - updated to reflect the collaboration and partnership between the Arts Council and the City to address matters referred to it by the Society and/or City from time to time. In addition, this Advisory Committee takes into consideration representation based on established criteria that may include representatives with skills, expertise, experience, diversity and age, as appropriate to the task along with scope. It also recognizes the advisory nature of the committee with no legal authority over the Society or City, both of which are independent organizations.
4. Section 9 [r]– the City and Society support having qualified and competent persons to perform work as required at the Arts Centre in the core areas of management and operation including the theatre, arts programming, art gallery and operating maintenance and at a level similar in quantity and quality to those provided in communities of similar size in the Province of British Columbia which provide similar resources for such services as are included in this Agreement, subject to available resources for all of the above.
5. Section 9 [p] – as part of good governance, the Society will support integrity, financial accountability, and compliance with all statutory and contractual requirements and will be responsive to the needs of the community. The Society will demonstrate a commitment to collecting and using community feedback to improve effectiveness, process and outcomes that benefit our community and stakeholders.
6. Section 11 – increased the accumulated operating surplus level from \$150,000 to \$350,000 to ensure the Society can withstand potential financial hardships. Best practice for non-profits is to maintain a reserve of 25-50% of annual operating expenses. In this case, 25% minimum would equate to \$499,000 for the Arts Centre operations with pre-COVID19 numbers.

Increased the level of the City's Arts Centre Equipment Reserve ("ACER") that is held in trust for equipment replacement, renovations and maintenance by 50% to recognize the increasing scope of day-to-day operating repairs and maintenance in an aging facility and account for inflation over the past 10+ years. The higher level makes provisions for unexpected repairs, maintenance and capital equipment.

Based on guidance from the City's Corporate Controller and auditors, section 11c has been clarified to identify the different categories of monies received or fundraised by the Society that will remain the assets of the Society. The audited financial statements will also include disclosure to identify fundraised amounts.

7. Lease –a minor adjustment was made to the City's access of the ACT Arts Centre providing the City with more flexibility by removing “black out” dates and negotiating based on availability.

The Art Gallery Advisory Committee recently completed its work after reviewing the community survey results and feedback from residents, artists and arts groups for the past nine months and provided its recommendations to the Board. The Board supported the recommendation and passed a resolution to re-instate gallery management services in a phased approach when financially feasible 2021-2022 (Attachment C). The Advisory Committee, Board and staff recognize the value of the art gallery program and the level of expertise needed to coordinate and operate the program. Advisory Committee members included representatives from local arts groups and practicing artists including Garibaldi Arts Club, Art Studio Tour, Whonnock Weavers and Metis artist Lisa Shephard. It was chaired by Linda King, Board member with resource support from Arts Council and City staff.

b) Desired Outcome:

To provide Maple Ridge residents with cost effective programs and services and continued support for the ACT Arts Centre in the delivery of arts and culture services. A robust and engaged cultural sector contributes towards an increased sense of community, pride, volunteerism, and an enhanced local economy that attracts tourists and participants and improves quality of life for residents and businesses.

c) Strategic Alignment:

Entering into a new operating agreement with the Arts Council aligns with the 2010 Parks, Recreation and Culture Master Plan by ensuring partnerships are well defined, operated, supported, valued and evolving and the Cultural Plan (2019).

d) Citizen/Customer Implications:

The continued programs and services administered by the Arts Council will provide positive cultural opportunities, education and citizen engagement in arts, culture and heritage, which contributes to a safe, vibrant, and livable community.

e) Business Plan/Financial Implications:

The renewed Operating Agreement aligns with the City's practice of working closely with non-profit societies through agreements for the cost-effective and efficient provision of cultural services. The Financial Plan includes a provision for this Agreement, which is also consistent with the contract budget in the Financial Plan.

CONCLUSION:

The Maple Ridge Pitt Meadows Arts Council provides leadership to the cultural sector and has demonstrated its ability to operate and manage the ACT Arts Centre by providing a high caliber of cultural programs and services for residents and visitors of Maple Ridge. Renewing the Operating Agreement and Lease for 2021 - 2023 is recommended and is within the funding envelope in the Financial Plan, which takes into consideration a modest inflationary increase and ensures a sustainable service to the community and building for the future post pandemic.



Prepared by: **Yvonne Chui**

Manager, Arts and Community Connections


Reviewed by: **Catherine Nolan, CPA, CGA**
Corporate Controller


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


Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Director of Finance (CFO)


Approved by: **Scott Hartman**
General Manager, Parks, Recreation & Culture


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- A) 2021 - Maple Ridge Pitt Meadows Arts Council Lease Agreement
- B) 2021 - Maple Ridge Pitt Meadows Arts Council Operating Agreement
- C) 2021-04-29 Arts Council Board Resolution on recommendation from Art Gallery Advisory Committee

ARTS CENTRE LEASE

This LEASE dated as of this 1st day of January 2021

BETWEEN:

CITY OF MAPLE RIDGE, a Municipality incorporated under the laws of the Province of British Columbia, having its offices at 11995 Haney Place, Maple Ridge, B.C., V2X 6A9

(the "Landlord")

OF THE FIRST PART

AND:

MAPLE RIDGE AND PITT MEADOWS ARTS COUNCIL, a Society duly incorporated under the *Societies Act* of the Province of British Columbia under number S-9295, and having an office at 11944 Haney Place Maple Ridge, B.C., V2X 6G1

(the "Tenant")

OF THE SECOND PART

WHEREAS:

- A. The Landlord is the fee simple owner of that certain building having a municipal address of 11994 Haney Place, shown on the sketch plan attached hereto as Schedule "A", and known as the Arts Centre, Theatre and Gallery and herein referred to as "the Premises".
- B. The Tenant wishes to Lease the Premises from the Landlord and the Landlord wishes to grant this Lease to the Tenant.

NOW THEREFORE in consideration of the covenants and the Premises, the Landlord hereby Leases the Premises to the Tenant for the Term on the terms and conditions set out in this Lease:

1.0 INTERPRETATION

1.1 Rights And Obligations

All the Landlord's and Tenant's rights and obligations under this Lease will apply throughout the Term, subject to extension or abridgement according to the terms of this Lease.

1.2 Dispute Resolution

Where there is an unresolved dispute arising out of this Lease, the parties shall in good faith attempt to resolve the dispute and if the parties are unable to resolve the dispute within a 10-day period following notification from one party to the other of a dispute then the dispute shall be resolved by arbitration in accordance with the procedures under the *Commercial Arbitration Act* (British Columbia), or any successor legislation in effect from time to time.

1.3 Net Lease

Unless otherwise expressly stipulated herein to the contrary, it is the intention of this Lease that all expenses, costs, payments and outgoings incurred in respect of the Premises or for any other matter or thing affecting the Premises shall be borne by the Tenant, that the Rent herein shall be free of all abatements, withholding, reduction, release or discharge, set-offs or deductions of any kind or affected by any event, occurrence, circumstance or otherwise and despite any law or statute now or in the future to the contrary, and shall be absolutely net to the Landlord of real property taxes, charges, rates or assessments, expenses, costs, payments or outgoings of every nature arising from or related to the Premises and that the Tenant shall pay or cause to be paid all such taxes, charges, rates, assessments, expenses, costs, payments and outgoings. The Tenant will also pay its costs of carrying out its obligations under this Lease.

1.4 Entire Agreement

No verbal, written, express, or implied representations, warranties, guarantees, covenants or agreements of either the Landlord or the Tenant will survive the signing of this Lease unless they are set out in this Lease. This Lease may not be modified or amended except by an express written agreement, made after the Lease has been executed.

1.5 Definitions

In this Lease:

- (a) **"Additional Rent"** means:
 - (i) all other amounts due and payable by the Tenant hereunder other than Basic Rent, whether or not specifically referred to as Rent;
 - (ii) all monies to be paid by the Tenant to the Landlord pursuant to the Arts Centre Operating Agreement and all costs, expenses, losses and damages suffered by the Landlord as a result of any breach of the Arts Centre Operating Agreement by the Tenant.
- (b) **"Arts Centre Operating Agreement"** means that certain Agreement made between the Tenant and the Landlord, made as of the 1st day of January 2021, annexed hereto as Schedule "B".
- (c) **"Basic Rent"** as of any particular time means the net basic rental provided for in this Lease as specified in Section 3.2 of this Lease together with any other and additional amounts which are herein expressed to be added to and made part of Basic Rent, other than Additional Rent.
- (d) **"Commencement Date"** means the 1st day of January 2021.
- (e) **"Day" or "Days"** means a calendar day or calendar days.

- (f) **"End of the Term"** means the day that is the last day of the Term of this Lease, being December 31, 2023.
- (g) **"Event of Delay"** means any event or circumstance, regardless of whether it was foreseeable, that prevents a party from performing any of its obligations under this Lease, other than an obligation to pay money, a party that uses reasonable efforts to do so, except that an Event of Delay will not include a party's financial hardship, an increase in prices, or a change of law.
- (h) **"Government Body"** means any municipal, provincial, federal, school, or other public statutory authority, or department or agency thereof.
- (i) **"Hazardous Substances"** means any substance which is hazardous to persons or property and includes, without limiting the generality of the foregoing:
 - (i) radioactive materials;
 - (ii) explosives;
 - (iii) any substance that, if added to any water, would degrade or alter or form part of a process of degradation or alteration of the quality of that water to the extent that it is detrimental to its use by man or by any animal, fish or plant;
 - (iv) any solid, liquid, gas or odor or combination of any of them that, if emitted into the air, would create or contribute to the creation of a condition of the air that:
 - (A) endangers the health, safety or welfare of persons or the health of animal life;
 - (B) interferes with normal enjoyment of life or property;
 - (C) causes damage to plant life or to property; or
 - (D) toxic substances; and
 - (v) substances declared to be hazardous or toxic or special waste under any law or regulation now or hereafter enacted or promulgated by any Government Body having jurisdiction over the Landlord, the Tenant or the Premises.
- (j) **"Landlord's Capital Replacement Fund"** means the fund established by the Landlord to provide a source of funds to implement the Landlord's Capital Replacement Plan.
- (k) **"Landlord's Capital Replacement Plan"** means the capital replacement plan prepared by the Landlord for the Premises, for those improvements constructed or installed by the Landlord to the Premises.
- (l) **"Facility Service Level Guidelines"** refers to an operational document that further defines the obligations of Landlord and Tenant for the Premises and Facility, which may be updated by mutual agreement of both parties from time to time.

- (m) **"Landlord's Lands"** means the lands legally described as:

 Lot 118, Except Firstly: Part subdivided by Plan 68843, Secondly: Part Subdivided by Plan LMP46699 and Thirdly: Part Subdivided by Plan LMP46997, District Lot 398 and 401, Group 1, NWD, Plan 60552.
- (n) **"Lease"** means this document and the attached schedules.
- (o) **"Leasehold Improvements"** means all improvements, alterations, partitions, or fixtures from time to time installed for or by the Tenant in the Premises, except for furniture and readily removable trade fixtures and equipment which are not hard wired or plumbed.
- (p) **"Operating Expenses"** means all costs and expenses in connection with the operation and maintenance of all or any portion of the Premises and, without restricting the generality of the foregoing, includes all costs relating to insurance, life safety systems, charges for water, gas, air conditioning, electricity and other utilities, salaries and wages and all independent service contracts and supplies incurred in cleaning, maintenance, garbage collection and disposal, operation, security, repairs, renovations and maintenance of all portions of the Premises and operating systems excluding heating, ventilation and air conditioning.
- (q) **"Premises"** means the building located on a portion of the Landlord's Lands as more particularly delineated in dimensional heavy black lines shown on the plan attached hereto as Schedule "A" together with all replacements, alterations, additions, changes, improvements or repairs thereto.
- (r) **"Prime Rate"** means the annual percentage rate of interest established from time to time by the Bank of Montreal or any successor thereto as the base rate that will be used to determine rates of interest charged by it for Canadian dollar loans to customers in Canada and designated by the Bank of Montreal as its prime rate.
- (s) **"Rent"** means collectively, Basic Rent and Additional Rent.
- (t) **"Taxes"** means all taxes, fees, levies, charges, assessments, rates, duties, and excises whatsoever which are now or may hereafter be levied, imposed, rated, charged or assessed upon or with respect to the Premises, or any part thereof or any personal property of the Landlord used therefore whether levied, imposed, rated, or assessed by any government body or otherwise, and whether or not now customary or in the contemplation of the parties on the date of this Lease and all interest and penalties relating thereto. Without restricting the generality of the foregoing, Taxes shall include all:
 - (i) real property taxes, general and special assessments, and capital taxes;
 - (ii) taxes, fees, levies, charges, assessments, rates, duties, and excises for transit, housing, schools, police, fire, or other governmental services, or for purported benefits to the Premises;

- (iii) local improvement taxes, service payments in lieu of taxes, and taxes, fees, levies, charges, assessments, rates, duties, and excises, however described, that may be levied, rated, or assessed as a substitute for, or as an addition to, in whole or in part, any property taxes or local improvement taxes;
- (iv) costs and expenses, including legal and other professional fees and interest and penalties on deferred payments, incurred by the Landlord in contesting or appealing any taxes, assessments, rates, levies, duties, excises, charges, or other amounts as aforesaid; but Taxes shall exclude all of the following:
 - (i) income tax under Part I of the *Income Tax Act* (Canada) as it existed on the Commencement Date to the extent that such taxes are not levied in lieu of such Taxes; and
 - (ii) the Tenant's Taxes.
- (u) **"Tenant's Taxes"** means all taxes, fees, levies, charges, assessments, rates, duties, and excises which are now or may hereafter be levied, imposed, rated, or assessed by any lawful authority relating to or in respect of the business or other activities carried on by the Tenant or relating to or in respect of personal property and all business and trade fixtures, machinery and equipment, cabinet work, furniture, and movable partitions owned or installed by the Tenant at the expense of the Tenant or being the property of the Tenant.
- (v) **"Term"** means a term of 3 years starting on January 1, 2021.
- (w) **"Utility Costs"** shall mean all charges for water, gas, telephone, electric light and power, and all other utilities and services used on or in respect of the Premises or any part thereof, whether separately metered to the Premises or as allocated by the Landlord, acting reasonably to the Premises together with all costs and charges for all fittings, machines, apparatus, meters, and any other thing leased or supplied in respect thereof and all costs and charges for all work and services performed by any corporation, authority, or commission in connection with such utilities and services in respect of the Premises, whether separately charged to the Premises or allocated by the Landlord, acting reasonably, to the Premises.

1.6 Currency

All references to money are to lawful currency of Canada.

1.7 Severability

If any provision of this Lease is prohibited, it will be severed and will not invalidate or render unenforceable the balance of the provisions which will continue in full force and effect.

1.8 Governing Law

This Lease will be governed by the laws of the Province of British Columbia and the laws of Canada applicable therein.

1.9 Construction

Singulars will include plurals and masculine will include feminine and neuters, and vice-versa. If the word "*including*" is used, the words "without limiting the generality of the foregoing" will be deemed to follow. Headings are for convenience of reference only.

2.0 EARLY POSSESSION AND DEMISE

2.1 Early Possession

If the Tenant uses or occupies the Premises before the Commencement Date, the provisions of this Lease including the obligation to pay Rent pro-rated as described in section 3.5, will apply, provided however the Term will be calculated by reference to the actual Commencement Date.

2.2 Demise

In consideration of the rents, covenants and agreement hereinafter reserved and contained on the part of the Tenant to be respectively, paid, observed and performed, the Landlord does demise and Lease to the Tenant for the Term and upon the conditions herein contained.

3.0 BASIC RENT AND ADDITIONAL RENT

3.1 Paying Rent

The Tenant will pay Rent when due and payable hereunder without deduction, abatement, or set-off.

3.2 Basic Rent

The Tenant will pay the Landlord Basic Rent in the amount of Eighty Thousand Dollars (\$80,000.00) per annum in monthly installments of Six Thousand Six Hundred Sixty Six and Sixty Six cents (\$6,666.66) on the first day of each month of the Term, the first of such payments to be made on the Commencement Date.

3.3 Additional Rent

3.3.1 The Tenant will pay all Additional Rent on the last day of each month unless other times for its payment are expressly set out in this Lease. If the Tenant fails to pay any Additional Rent, as and when due, the Landlord will have the same remedies for its collection as it has for recovering Basic Rent in arrears. If the Tenant fails to pay any sum which the Tenant is obliged to pay, then subject to Section 9.1, the Landlord may pay it and it will then be a debt owing by the Tenant to the Landlord.

3.3.2 The Tenant shall pay or cause to be paid all Utility Costs, Tenant's Taxes and Operating Expenses directly to the Government Body or other utility, agency or company levying such charge at the time any such Utility Cost, Tax or Operating Expense is due or as the Landlord may direct and provide the Landlord with proof of payment on demand. If the Tenant fails to

pay such amounts, the Landlord may, but is not obliged to, pay such amount and the Tenant shall pay to the Landlord the amount of any such payment as Additional Rent.

3.4 Interest on Arrears

When the Rent, or any other amounts payable hereunder by the Tenant to the Landlord shall be in arrears, such amounts shall bear interest, including interest on overdue interest at the greater of (i) the Prime Rate plus 1.5% per annum calculated monthly not in advance and (ii) 5%, from the date due until paid irrespective of whether or not the Landlord has demanded payment. The Landlord shall have all the remedies for the collection of such interest, if unpaid after demand, as in the case of Rent in arrears, but this stipulation for interest shall not prejudice or affect any other remedy by the Landlord under this Lease.

3.5 Irregular Periods

If the Term begins or ends other than on the first or last day of a month or if the first or last fiscal period or tax period is less than 12 months, Rent for any broken month or broken period will be pro-rated at a rate per day equal to 1/365 of the annual Rent.

3.6 Applicable Taxes

The Tenant shall pay, in addition to any other amounts due in hereunder, those Taxes (if any) properly assessed and levied in accordance with law by any Government Body and all taxes on such sums which fall due under this Lease, including without limitation, Goods and Services Tax and Social Services Tax in the manner and at such times as are required by law. The Tenant acknowledges that all amounts referred to in this Lease are gross amounts, net of tax, and that all taxes are in addition to those amounts and are not included in them.

3.7 Delinquent Taxes

If the Tenant shall in any year during the Term fail to pay the Tenant's Taxes pursuant to section 3.3.2 or other applicable taxes pursuant to section 3.6, when due the Tenant shall thereupon pay interest on such overdue amounts at the rates prescribed or established by the applicable legislation or Government Body, from the date due until paid irrespective of whether the Landlord has demanded payment.

4.0 THE PREMISES

4.1 Possession and Use of Premises

The Tenant will:

- (a) take occupancy of the Premises on the Commencement Date, and at the request of the Landlord, sign an acknowledgment as to the Commencement Date;
- (b) manage and operate the Premises in accordance with the terms herein and the terms of the Arts Centre Operating Agreement;

- (c) not allow anyone except for its employees, clients and other persons lawfully having business with the Tenant, or permitted sub-tenants, to use or occupy the Premises;
- (d) use the Premises only for use as an arts centre for arts and culture programs and services pursuant to the Arts Centre Operating Agreement;
- (e) use and operate the facilities and the services existing within the Premises in a first class manner in keeping with the standards maintained by other similar facilities in the Metro Vancouver region;
- (f) not let the Premises remain vacant for more than four consecutive Days;
- (g) not cause any waste or damage to the Premises;
- (h) not let the Premises become untidy or unsightly, and at the end of each day leave them in such condition that they are clean and tidy;
- (i) in respect of the Tenant's activities on the Premises, at its own cost and expense, comply with all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations or orders from time to time in force relating to the Landlord, the Tenant, the activities carried out on the Premises or any part thereof relating to Hazardous Substances and the protection of the environment and shall immediately give written notice to the Landlord of the occurrence of any event on the Premises or the Landlord's Lands or any part thereof constituting an offence thereunder or be in breach thereof and shall not bring upon the Premises, the Landlord's Lands, or any part thereof, or cause or suffer the bringing upon the Premises or the Landlord's Lands or any part thereof, any Hazardous Substances and, if at any time, notwithstanding the foregoing covenants of the Tenant:
 - (i) there are any Hazardous Substances upon the Premises or the Landlord's Lands or a part thereof as a result of the Tenant's use, occupation of or activities on the Premises; and
 - (ii) there is an occurrence of any event on the Premises or the Landlord's Lands or any part thereof arising from the Tenant's activities, operations, use or occupation of or on the Premises constituting an offence under or a breach of any applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders from time to time in force relating to Hazardous Substances;

the Tenant shall, at its own expense:

- (iii) immediately give the Landlord notice to that effect and thereafter give the Landlord from time to time written notice of the extent and nature of the Tenant's compliance with the following provisions of this section;
- (iv) promptly remove the Hazardous Substances from the Premises or the Landlord's Lands or any part thereof in a manner which conforms with all

applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders governing the movement of the same; and

- (v) if requested by the Landlord, obtain at the Tenant's cost and expense from an independent consultant designated or approved by the Landlord, verification of the complete and proper removal of the Hazardous Substances from the Premises or the Landlord's Lands, or any part thereof or, if such is not the case, reporting as to the extent and nature of any failure to comply with the foregoing provisions of this section;
- (j) at the Tenant's own expense, remedy any damage to the Premises or to the Landlord's Lands where damage arises from the Tenant's activities, use, occupation or operation of or on the Premises;
- (k) if any Government Body having jurisdiction shall require the clean-up of any Hazardous Substances held, released, spilled, abandoned or placed upon the Premises or the Landlord's Lands or any part thereof or released into the environment from the Premises or the Landlord's Lands or any part thereof during the Term by the Tenant or arising from the Tenant's use and occupation of, and operations and activities on the Premises, then the Tenant shall, at its own expense, prepare all necessary studies, plans and proposals and submit the same for approval, provide all bonds and other security required by that Government Body having jurisdiction and carry out the work and shall keep the Landlord fully informed and provide to the Landlord full information with respect to proposed plans and comply with the Landlord's requirements with respect to such plans. The Tenant agrees that if the Landlord determines, in its sole discretion, that the Landlord, its property or its reputation is placed in any jeopardy by the requirement for any such work, the Landlord may itself undertake such work or any part thereof at the cost and expense of the Tenant;
- (l) provide authorizations to permit the Landlord to make enquiries from time to time of any Government Body with respect to the Tenant's compliance with any and all laws and regulations pertaining to the Tenant, the Tenant's activities on the Premises or the Landlord's Lands or any part thereof including without limitation all applicable municipal, regional, provincial and federal legislative enactments, by-laws, regulations and orders pertaining to Hazardous Substances and the protection of the environment; and the Tenant covenants and agrees that the Tenant will from time to time provide to the Landlord such written authorization as the Landlord may require in order to facilitate the obtaining of such information;
- (m) permit the Landlord at any time and from time to time to inspect the Tenant's property and equipment used by the Tenant upon the Premises or the Landlord's Lands or any part thereof and the Tenant's records relating thereto for the purpose of identifying the existence or absence of any Hazardous Substances and the Tenant shall assist the Landlord in so doing;
- (n) if the Tenant shall bring or create upon the Premises or the Landlord's Lands any Hazardous Substances or suffer the bringing or creation upon the Premises or the Landlord's Lands of any Hazardous Substances or if the Tenant shall cause there to be any Hazardous Substances upon the Premises or the Landlord's Lands, then,

notwithstanding any rule of law or equity to the contrary such Hazardous Substances shall be and remain the sole and exclusive property of the Tenant and shall not become the property of the Landlord and notwithstanding the degree of affixation of the Hazardous Substances or the goods containing the Hazardous substances to the Premises or the Landlord's Lands and notwithstanding the expiry or earlier termination of this Lease;

- (o) the obligations of the Tenant in subsections 4.1(g), 4.1(h), 4.1(i), 4.1(j), 4.1(l), and 4.1(n) inclusive shall survive the End of the Term;
- (p) to make the Premises available to the Landlord for its functions at mutually agreed upon times when the Tenant does not require the Premises for scheduled programs and rentals during non-prime times. Specifically, the Landlord shall have access to the Premises as follows:
 - Booking, at no charge, for municipal events and programs:
 - i) One use of the full Premises per year including main stage theatre and breakout rooms; and
 - ii) Three studio theatre uses per year; and
 - Booking at a discounted rental fee at government rates negotiated between the two parties for additional bookings.

The Landlord will not sublet or rent the Premises to a third party. The Landlord shall reimburse the Tenant for any out of pocket or hard expenses incurred, beyond those costs normally covered in the rental fee, resulting from the Landlord's use of the facility (e.g. tech crew, front of house, janitorial staff). The Landlord's staff liaison will be the assigned representative to communicate the Landlord's use requests with designated Tenant staff.

4.2 Complying with Laws

- (a) The Tenant covenants to obtain and maintain all required licences, permits and consents and shall competently and faithfully observe and comply with all laws, by-laws and lawful orders which touch and concern the Premises or the Landlord's Lands or any part thereof or the Tenant's activities within the Premises or the Landlord's Lands or any part thereof.
- (b) Without derogating from the generality of the foregoing, the Tenant covenants that, throughout the Term, the Tenant will comply and abide by all municipal, regional, provincial and federal legislative enactments, by-laws, regulations, orders and any municipal conversion guidelines which relate to the Premises, or to the equipment, maintenance, operation, occupation, or to the construction of the Premises and the making of any repairs, replacements, alterations, additions, changes, substitutions or improvements of or to the Premises or any part thereof.

4.3 Tenant's Quiet Enjoyment

If the Tenant duly and punctually pays the Rent and complies with its obligations, the Tenant will be entitled to peaceably possess and enjoy the Premises during the Term.

4.4 Additional Easements - Landlord's Lands

The Tenant acknowledges and agrees that the Landlord may grant or allow easements, statutory rights of way, licenses, or other agreements for access purposes or to provide for services and facilities in connection with the Landlord's Lands, and agrees that the Tenant's rights under this Lease shall be subject to any such easements, statutory rights of way, licenses, or other agreements and notwithstanding any terms of this Lease hereunder the Landlord may enter into such agreements and grant such rights.

5.0 DISPOSITIONS

5.1 Assigning and Sub-Letting

The Tenant will not assign this Lease or sub-let or part with possession of the whole or any part of the Premises for the whole or any part of the Term without the written consent of the Landlord, which consent shall be in the sole and unfettered discretion of the Landlord, provided that the Tenant may allow a portion of the Premises to be used and occupied under license to third parties for scheduled programming and rentals as a community arts and culture facility.

5.2 Landlord's Assignment

The Tenant acknowledges and agrees that the Landlord may assign, sell, transfer, lease, mortgage, encumber or otherwise deal with its interest in the Premises or any portion thereof, or any interest of the Landlord therein, in every case without the consent of the Tenant.

5.3 Mortgaging

The Tenant shall not mortgage or charge this Lease, or otherwise encumber its leasehold interest in the Premises, or any part thereof and will not charge, mortgage or otherwise pledge its fixtures, chattels, furniture, or equipment used and located on the Premises.

6.0 REPAIRS, RENOVATIONS, DAMAGE AND EXPROPRIATION

6.1 Landlord's Tangible Capital Replacement

(a) The Landlord's obligation to repair or replace the Premises is restricted to those obligations and requirements set out in the Landlord's Capital Replacement Plan and further defined in the Facility Service Level Guidelines. With respect to any tangible capital replacement, the Landlord shall cause such repair or replacement to be undertaken in accordance with the Landlord's Capital Replacement Plan utilizing the Landlord's Capital Replacement Fund. If any tangible capital replacement is required for the Premises, the Landlord shall cause such replacement to be commenced in the case of an emergency, as soon as practical and otherwise within 60 Days after the Tenant's notice to repair and the Landlord will repair, restore and make good such replacement and proceed diligently thereafter to the completion thereof. Both parties will review capital requirements in the inventory list at least annually to update and amend as needed.

Landlord's Structural Facility Repairs

- (b) The Landlord is responsible for structural facility repairs, roofing and replacement of heating, plumbing, air conditioning, electrical and ventilating systems, with a lifecycle of beyond five years and exterior glass, exterior repainting and replacement of exterior signage and floor replacements shall be funded from the capital reserve established by the Landlord for that purpose.

6.2 Tenant's Repairs

The Tenant will keep the Premises in a good and reasonable state of repair and maintenance as a prudent and reputable multi-year tenant in accordance with the operating plan and manual and with the maintenance plan and manual, all of which were delivered by the Landlord to the Tenant and further defined in the Facility Service Level Guidelines. The Tenant will also keep the Premises in good and reasonable repair, consistent with the standards for comparable facilities in the Greater Vancouver Area, reasonable wear and tear excepted. The Tenant will keep the Premises, its Leasehold Improvements and its fixtures in good repair and in a clean and safe condition, and shall be responsible for all equipment and facility operating, servicing and preventative maintenance, interior painting, and minor repairs, except for the capital replacement costs and structural facility repairs to the Premises set out in the Landlord's Capital Replacement Plan.

6.3 Inspection and Access

With 48 hours advance notice to the tenant, the Landlord's representatives may enter the Premises from time to time and at all reasonable times, and at any time during any emergency, to:

- (a) inspect or supervise repair, maintenance, or renovation;
- (b) do its own repairs, maintenance, or renovations; and
- (c) gain access to utilities and services (including under floor or overhead ducts and access panels).

Short notices may occur from time to time and the tenant will not unreasonably withhold access to the facility when needed.

6.4 Tenant Renovations

The Tenant will not modify, construct, install, or alter the Premises without the Landlord's prior written consent. When requesting that consent, the Tenant will give the Landlord a copy of reasonably detailed drawings and specifications for the proposed work and names of contractors and subcontractors who will perform such work. The Tenant will do such approved work at its sole cost and expense in a good and workmanlike manner, in accordance with the drawings and specifications the Landlord has approved, and in accordance with the Landlord's reasonable requirements. The Tenant will use contractors and subcontractors to whom the Landlord has consented, except that the Tenant may use its own employees provided such employees carry out such construction, installation or alteration in accordance with all

manufacturers or equipment suppliers requirements and industry standards and subject to the foregoing, the Landlord may designate the contractors, and subcontractors to be used for mechanical, structural, or electrical design and work. The Landlord's reasonable costs of providing consent, inspection, and supervision with respect to any such work are to be paid for by the Tenant as Additional Rent. Upon completing any work, the Tenant will deliver to the Landlord a full set of as-built drawings which the Landlord may keep.

6.5 Liens

In connection with all labour performed on, or materials supplied to the Premises or the Landlord's Lands, the Tenant shall comply with all the provisions of the *Builders Lien Act* (British Columbia) and other statutes from time to time applicable thereto (including any provision requiring or enabling the retention of portions of any sums payable by way of holdbacks) and, pursuant to the *Builders Lien Act* or such other statutes, shall post and keep posted and registered notices pursuant to the *Builders Lien Act* and in respect of the posted notices in at least two conspicuous places, on the Premises or the Landlord's Lands obvious to workmen, material men, contractors and subcontractors, from the date of commencement of any construction until the date that is 45 Days next following the date on which the architect certifies that the improvements to the Premises or the Landlord's Lands are substantially completed, stating that the Landlord will not be responsible for the improvements. Notwithstanding the foregoing, the Landlord reserves the right through the Term to enter upon the Premises at the Landlord's option for the purpose of posting and maintaining such notices. The Tenant and those claiming through the Tenant shall not remove, deface or obscure such notices.

6.6 Tenant to Discharge Lien

If and whenever any builders liens or other lien for work, labour, services or materials supplied to or for the Tenant or for the cost of which the Tenant may be in any way liable, or claims therefore shall arise or be filed, the Tenant shall within 15 days after receipt of notice thereof procure the discharge thereof, including any *lis pendens* registered in respect of any lien, by payment or giving security or in such other manner as may be required or permitted by law.

6.7 Tenant to Reimburse Landlord

The Tenant will reimburse the Landlord for all costs of the Landlord arising out of or in any way connected with section 6.5 or 6.6 or any builder's lien or other lien arising as a result of any activity of the Tenant under this Lease or on the Premises or the Landlord's Lands.

6.8 Tenant's Negligence and Liability

Despite section 6.1, if any part of the Premises or the Landlord's Lands, including utilities systems, needs repair or replacement by reason of the fault, omission or negligence of the Tenant or its employees, contractors, invitees or licensees, the Tenant will be responsible for repair and restoration thereof at its own expense therefore and for any resulting or consequential injury, loss or damage whether or not such repair or replacement is covered by the Landlord's Capital Replacement Plan.

6.9 Damage or Destruction

In the event of any substantial damage or the destruction to the Premises, the Landlord may in its discretion, terminate this Lease without compensation to the Tenant.

6.10 Expropriation

If during the Term the whole of the Premises or any material part of the Premises shall be taken or expropriated by any public authority, then the obligation of the Tenant for the payment of rent and other charges beyond the date of vesting of title to the Premises in the public authority or the date upon which the public authority will have the right to the possession of the Premises, whichever is earlier (herein called the "expropriation date") will cease and following the due settlement by the expropriating authority of such awards as may be payable as a result of the expropriation, this lease and all right, title and interest of the Tenant hereunder will terminate, effective as of the expropriation date. If during the Term a part of the Premises is so taken or expropriated and the remainder of the Premises is sufficient to allow the Tenant to reasonably efficiently carry on its normal business operations, then this Lease will continue in full force and effect, save and except that the Tenant will be liable for rent in respect of the part of the Premises so taken only up to the expropriation date and thereafter the Rent and other charges payable hereunder will be reduced proportionately in the reasonable determination of the Landlord on a square footage basis. All compensation and damages awarded by the expropriating authority with respect to the taking of the Premises or part thereof including any payment for diminution in value of the remainder of the Premises will belong to the Landlord and the Tenant will only be entitled to receive such compensation or damages as it may claim and recover from the expropriating authority in respect of the loss of occupancy, interruption and tenant's fixtures.

7.0 SURRENDERING PREMISES AND REMOVING FIXTURES

7.1 Surrender

At the end of the Term or earlier termination of this Lease, the Tenant will surrender possession of the Premises and the Tenant's Leasehold Improvements to the Landlord, without compensation, in the condition in which the Tenant was obliged to keep them during the Term. The Tenant's Leasehold Improvements will remain the Landlord's property, except for those which the Tenant is obliged to remove under Section 7.2.

7.2 Removal of Fixtures

During the Term, the Tenant will not remove from the Premises its Leasehold Improvements, trade fixtures, furniture or equipment, except for furniture and equipment which, in the normal course of its business, is no longer needed or is being replaced by furniture or equipment of equal or better quality.

7.3 Survival

The Tenant's obligations in this Section 7.0 will survive the End of the Term.

8.0 LIABILITY-INDEMNIFICATION AND INSURANCE

8.1 Limitation of Landlord's Liability

The Landlord will not be liable for any bodily injury or death of, or loss or damage to any property belonging to, the Tenant or its employees, contractors, invitees, or licensees or any other person in or about the Premises, the Landlord's Lands or any part thereof unless resulting from the Landlord's gross negligence, but in no event will the Landlord be liable for any damage caused by smoke, steam, water, ice, rain, snow, or fumes which may leak into, issue or flow from any part of the Premises, the Landlord's Lands or any part thereof or from the plumbing works, or from any other place, or caused by the condition or arrangement of any wiring. The Tenant shall not be entitled to any abatement of Rent in respect of any such loss, damage, injury, failure or interruption of service nor shall the same constitute an eviction.

8.2 Indemnification - General

The Tenant will release, indemnify, defend and save harmless the Landlord, its elected officials, officers, employees, agents and contractors from and against any and all losses, demands, builders liens, liabilities, damages, costs, expenses, indirect or consequential damages (including loss of profits and loss of use and damage arising out of delays), causes of actions, actions, claims, suits and judgments including all costs of defending or denying the same (including all legal fees on a solicitor and own client basis), which the Landlord may incur or suffer or be put to by reason of or in connection with or arising from the Tenant's activities on the Premises or the Landlord's Lands, this Lease or the use and occupation of the Premises or the Landlord's Lands, including without limitation:

- (a) any breach, violation or non-performance by the Tenant of any obligation contained in this Lease to be observed or performed by the Tenant;
- (b) any damage to the property of the Tenant, any sub-tenant, licensee, or any person claiming through or under the Tenant or any sub-tenant or licensee, or any of them, or damage to any other property howsoever occasioned by the condition, use, occupation, repair or maintenance of the Premises;
- (c) any injury to any person, including death, resulting at any time therefrom, occurring in or about the Premises or the Landlord's Lands;
- (d) any wrongful or unlawful act or neglect of the Tenant, its invitees and licensees, in and about the Premises or the Landlord's Lands;
- (e) the Premises or the Landlord's Lands or any portion thereof not being suitable for use by the Tenant;
- (f) any release or alleged release of any Hazardous Substances at or from the Premises for the Landlord's Lands+ arising or resulting from or in relation to any act or omission or of the use of occupation of the Premises by the Tenant or any person for whom in law the Tenant is responsible;
- (g) the need to take any remedial action and the taking of such action as a result of Hazardous Substances on the Premises or the Landlord's Lands or any portion thereof;
or

- (h) any injury to any person (including death), property damage or other loss or damage including damage to property outside the Premises or the Landlord's Lands or any portion thereof, arising out of or in any way connected with the manufacture, storage, transportation, handling or discharge of Hazardous Substances on or from the Premises.

8.3 Survival of Indemnities

The obligations of the Tenant to indemnify the Landlord shall apply and continue notwithstanding the End of the Term, any termination of this Lease or breach of this Lease by the Landlord, or negligence on the part of the Landlord, its elected officials, officers, servants, agents, employers, contractors and subcontractors anything in this Lease to the contrary notwithstanding.

8.4 Tenant's Insurance

The Tenant will obtain and maintain in good standing:

- (a) Commercial General Liability insurance against claims for personal injury, death or property damage occurring upon, in or about the Premises or the Landlord's Lands or any portion thereof including personal liability, liability assumed by contract, Tenant's legal liability, and non-owned automobile liability. Such insurance will:
 - (i) have a limit of not less than \$5,000,000 in respect of any one occurrence;
 - (ii) be primary insurance and will not call into contribution any other insurance available to the Landlord, which means that the Tenant's insurance will cover any loss before the Landlord's or other insurance; and
 - (iii) provide for cross-liability and severability of interests, which means that the policy applies separately to each insured party;
- (b) insurance upon the Tenant's property normally located within the Premises, and any property which is repaired at the Tenant's expense under this Lease, including stock in trade, inventory, furniture, fittings, Leasehold Improvements, and Tenant's fixtures in an amount equal to the full replacement cost thereof, against at least the perils of fire, sprinkler leakage, theft, vandalism, riot, civil commotion, impact of aircraft, water damage, earthquake, flood, and any perils not mentioned above which are included in normal "all risks" coverage;
- (c) insurance against all explosion, rupture or failure of boilers, pressure vessels or equipment within or serving the Premises exclusively;
- (d) such other types of insurance as a prudent tenant would obtain from time to time.

The Tenant will obtain all such insurance in at least those amounts set out in Section 8.4 (a) as it relates to the liability insurance policies, and otherwise in those amounts a prudent owner of comparable space in a comparable building in the Greater Vancouver area would obtain and maintain from time to time. All such insurance policies will:

- (e) include the Tenant and the Landlord with respect to the insurance policy specified in Section 8.4(a) as named insureds;
- (f) contain a waiver of any right of subrogation or recourse by the Tenant's insurer against the Landlord or its employees, agents, contractors, whether or not any loss is caused by the act, omission or negligence of the Landlord or its employees, agents, contractors;
- (g) provide that the insurer will give the Landlord 30 days' prior written notice of cancellation, material alteration or lapse of any policy; and
- (h) provide that such policies will not be invalidated with respect to the interest of the Landlord by reason of any breach or violation of any warranties, representations, declarations, or conditions contained in the policies. The Tenant will effect all such policies with insurers and upon terms satisfactory to the Landlord. The Tenant will give the Landlord certified copies of its insurance policies evidencing all such insurance and its renewal. The Tenant will pay the premium for each policy. If the Tenant fails to obtain or maintain any such insurance, the Landlord may do so as the Tenant's agent and at the Tenant's costs. The Tenant will review all its policies annually to ensure that they are up to date and will obtain and maintain such other insurance as required by the Landlord from time to time.

8.5 Landlord's Insurance

The Landlord will take out and maintain property insurance on the Premises in the amounts, for the perils and on the terms and conditions that it insures its other buildings and property.

9.0 PERFORMANCE OF TENANT'S COVENANTS, DEFAULT, BANKRUPTCY AND TERMINATION

9.1 Landlord May Perform Covenants

If the Tenant defaults in complying with any of its obligations under this Lease, the Landlord, in addition to its other rights and remedies under this Lease or at law or at equity, may remedy or attempt to remedy any such default and for such purpose may enter the Premises. No such entry will be deemed to be a re-entry or trespass. The Tenant will promptly pay the Landlord on demand for the Landlord's costs, charges and expenses of so remedying or attempting to remedy together with any interest thereon. Except for the Landlord's intentional acts or negligence, the Landlord will not be liable to the Tenant for any act or omission in so remedying or attempting to remedy. No notice of the Landlord's intention to perform such covenant need be given to the Tenant except if and to the extent any provision of this Lease expressly requires that notice be given in the circumstances.

9.2 Right of Re-Entry on Default or Termination

If and whenever:

- (a) the Tenant fails to pay any Rent after it is due and after five Days' notice of late Rent from the Landlord; or

- (b) the Tenant defaults in observing or performing any of its obligations and fails to cure that default within 30 days after the Landlord gives the Tenant notice specifying the nature of the default, or no time for cure in the event of emergency circumstances, or where the Tenant has failed to keep in force the required insurance, or where the default is not curable;
- (c) the Tenant ceases to be or operate as a not-for-profit entity;
- (d) this Lease is terminated under any provision hereof;
- (e) the Landlord has become entitled to terminate this Lease; or
- (f) the Tenant abandons the Premises or any part thereof,

then, in each and every such case, it shall be lawful for the Landlord at any time thereafter without notice or demand, with or without process of law and by forced entry if necessary, to enter into and upon the Premises or any part thereof in the name of the whole, and to terminate this Lease to repossess the Premises and enjoy as of its former estate, despite anything in this Lease to the contrary. If the Landlord terminates this Lease pursuant to this Section 9.2 or otherwise as a result of default of the Tenant, the Tenant shall be liable to the Landlord for the amounts payable pursuant to Section 9.10.

9.3 Termination and Re-Entry

If the Landlord is entitled to re-enter the Premises under this Lease or at law or at equity, the Landlord, in addition to its other rights and remedies, may terminate this Lease forthwith by leaving notice of such termination in the Premises.

9.4 Re-Letting

If the Landlord is entitled to re-enter the Premises under this Lease or at law or at equity, the Tenant shall immediately vacate and surrender the Premises and all rights of the Tenant under this Lease to the Landlord and the Landlord, in addition to its other rights and remedies, may enter the Premises, as the Tenant's agent, and re-let them and receive the rent from that re-letting, and, as the Tenant's agent, take possession of any personal property in the Premises, or any place to which it has been removed, and sell it at public or private sale without notice to the Tenant, and the Landlord shall retain the proceeds and any basic rent or additional rent received from the re-letting, without prejudice to any amounts due and owing by the Tenant hereunder, all on whatever terms the Landlord may deem appropriate.

9.5 Method and Waiver on Re-Entry

If the Landlord re-enters the Premises then, in addition to its other rights and remedies, it may expel the Tenant and those claiming through or under the Tenant, remove any property in the Premises, and force or change the locks, without being guilty of trespass. The Tenant waives and renounces the benefit of any present or future law requiring the Landlord to serve notice or begin legal action in order to re-enter.

9.6 Bankruptcy or Insolvency

If the Term shall at any time be seized or taken in execution by any creditor of the Tenant, or if the Tenant shall make a general assignment for the benefit of creditors, or if it is dissolved, cancelled or wound up under the *Society Act* (British Columbia), or if it is struck from the register of societies by the British Columbia Corporate Registry, or be adjudicated a bankrupt or insolvent, or shall consent to the institution of bankruptcy or insolvency proceedings against it, or shall file an application or petition or answer or consent, seeking re-organization or re-adjustment of the Tenant under the *Bankruptcy and Insolvency Act* or any law of Canada or any province thereof relating to bankruptcy or insolvency, or shall consent to the filing of any such application or petition, or shall consent to the appointment of a receiver, or if the Tenant or its officials or officers shall pass any resolution authorizing the dissolution or winding-up of the Tenant, or if a receiver, interim receiver, trustee or liquidator of all or any part of the property of the Tenant shall be appointed or applied for by the Tenant, or if a judgment, decree or order shall be entered by a court of competent jurisdiction adjudging the Tenant as bankrupt or insolvent or subject to the provisions of the *Bankruptcy and Insolvency Act* or determining the proceedings for reorganization, arrangement, adjustment, composition, liquidation, dissolution or winding-up or any similar relief under the *Bankruptcy and Insolvency Act* or any law of Canada or any province thereof relating to bankruptcy or insolvency have been properly instituted, then this Lease shall at the option of the Landlord immediately become terminated.

9.7 Distress

The Tenant waives and renounces the benefit of any present or future law taking away or limiting the Landlord's right of distress, and agrees that none of the Tenant's personal property will be exempt from levy by distress for Rent in arrears.

9.8 Cumulative Remedies

The remedies of the Landlord specified in this Lease are cumulative and are in addition to any remedies of the Landlord at law or equity. No remedy shall be deemed to be exclusive, and the Landlord may from time to time have recourse to one or more or all of the available remedies specified herein or at law or equity. In addition to any other remedies provided in this Lease, the Landlord shall be entitled to restrain by injunction any violation or attempted or threatened violation by the Tenant of any of the covenants or agreements hereof.

9.9 Waiver and Condoning

The failure of the Landlord to insist upon the strict performance of any covenant or agreement of this Lease shall not waive such covenant or agreement, and the waiver by the Landlord of any breach of any covenant or agreement of this Lease shall not waive such covenant or agreement in respect of any other breach. The receipt and acceptance by the Landlord of Rent or other monies due hereunder with knowledge of any breach of any covenant or agreement by the Tenant shall not waive such breach. No waiver by the Landlord shall be effective unless made in writing

9.10 Legal Fees

If the Landlord exercises any of its rights or remedies as a result of the default, the Tenant will pay the Landlord's reasonable costs and out-of-pocket expenses of so exercising, including complete legal costs.

10.0 GENERAL PROVISIONS

10.1 Events of Delay

If either the Landlord or the Tenant is unable to provide any service, utility, work, or repair by reason of an Event of Delay not the fault of the party delayed, the time for performing the obligation shall be extended by that period of time which is equal to length of the delay, but this shall not operate to excuse the Tenant or the Landlord from the prompt payment of any amount required under the Lease. The Landlord or the Tenant, as the case may be, will use all reasonable efforts to overcome any such Event of Delay. Neither the Landlord nor the Tenant will be entitled to compensation for any inconvenience, nuisance, or discomfort caused by such an Event of Delay, or to cancel this Lease.

10.2 Overholding

This Lease will terminate at the End of the Term without notice or demand. If the Tenant stays in the Premises after the End of the Term without objection by the Landlord and without a further written agreement with the Landlord, such holding over will not constitute a renewal of this Lease. In such case, the Landlord, at its option, may elect to treat the Tenant as one who has not vacated at the End of the Term and to exercise all its remedies in that situation, or may elect to construe such holding over as a tenancy from month to month subject to all the terms of this Lease, except:

- (a) for Term;
- (b) basic rent which will be equal to two times the Basic Rent payable in advance in monthly installments on the first day of each month; and
- (c) that there will be no inducements or allowances, renewal rights, rent abatements, rights of refusal, rights to additional space or other like concessions or rights.

This provision shall not authorize the Tenant to overhold where the Landlord has objected.

10.3 Exhibiting Premises

The Landlord, during normal business hours, may exhibit the Premises to prospective tenants during the last 6 months of the Term and, at all reasonable times, to the Landlord's prospective purchasers and lenders, but, in doing, will disturb the Tenant as little as possible.

10.4 Subordination

This Lease and the Tenant's rights will be subordinated and postponed to all mortgages and other financial charges which now or hereafter charge the Premises, and to all renewals,

modifications, consolidations, replacements, or extensions of same, notwithstanding the respective dates of execution or registration. The Tenant, at the Landlord's cost, will execute any instrument confirming such subordination and postponement.

10.5 Certificates

The Landlord and the Tenant agree that at any time and from time to time upon not less than thirty (30) days prior request by the other party, each will execute, acknowledge and deliver to the other a statement in writing certifying:

- (a) that this Lease is unmodified and in full force and effect or if there have been modifications that the same are in full force and effect as modified and identifying the modifications;
- (b) the dates to which the Rent and other charges have been paid and the request shall specify the charges in respect of which such information is required;
- (c) that, so far as the maker of the statement knows, without having conducted any searches or made any particular enquiries, the party who requests the statement is not in default under any provisions of this Lease; or, if in default, the particulars thereof; and
- (d) any other reasonable information which is requested.

10.6 Attornment

If any person shall through the Landlord succeed to the rights of the Landlord under this Lease or to ownership of the Premises, whether through possession or foreclosure or the delivery of a transfer of the Premises then, upon the request of the party succeeding to the Landlord's rights hereunder, the Tenant shall attorn to and recognize the Landlord's mortgagee or other party as the landlord of the Tenant under this Lease, and shall promptly execute and deliver any instrument that such party may reasonably request to evidence the attornment. In the event of any other transfer of the interest of the Landlord hereunder, upon the written request of the transferee and the Landlord, the Tenant shall attorn to and recognize the transferee as the landlord of the Tenant under this Lease and shall promptly execute and deliver any instrument that the transferee and Landlord may reasonably request to evidence the attornment provided that the transferee agrees with the Tenant to become the landlord hereunder and to assume the obligations of the Landlord hereunder that are to be performed after the transfer.

10.7 Notices

Any notice, request, or demand required or permitted to be given must be in writing and will be sufficiently given if personally served or mailed by prepaid registered post as follows:

- (a) to the Landlord:
City of Maple Ridge
11995 Haney Place

Maple Ridge, British Columbia V2X 6A9
Attention: Municipal Clerk

- (b) to the Tenant:
 Maple Ridge and Pitt Meadows Arts Council
 11944 Haney Place
 Maple Ridge, British Columbia V2X 6G1
Attention: The President

Any notice, request, or demand will be presumed, if mailed, to have been received five business days after the day on which it is mailed, if delivered, upon receipt, except that if, between the time of mailing and actual receipt, there is an actual or reasonable, anticipated mail strike, slowdown, or labour dispute which might affect delivery, the notice will be effective only if actually delivered. Either the Landlord or Tenant will give notice to the other changing its address for service.

10.8 Time of Essence

Time will be of the essence of this Lease, save as herein otherwise provided.

10.9 Registration

This Lease must not be registered in the Land Title Office.

10.10 Liability

If two or more persons, corporations, partnerships, or other business associations execute this Lease as Tenant the liability of each to observe or perform the Tenant's obligations will be deemed to be joint and several. If the Tenant or covenantor, as the case may be, named in this Lease is a partnership or other business association, the members of which by law are subject to personal liability, the liability of each such member will be deemed to be joint and several. The Tenant will cause the Tenant's employees, invitees, licensees, and other persons over whom the Tenant may reasonably be expected to exercise control to comply with the Tenant's obligations under this Lease, and any failure to comply will be deemed to be a default by the Tenant. The Tenant will be liable to the Landlord for the negligent or willful acts or omissions or any such employees, invitees, licensees, or other persons over whom the Tenant may reasonably be expected to exercise control.

10.11 Binding Effect

It is further agreed and declared by the Landlord and the Tenant that this Lease shall extend to, be binding upon and enure to the benefit of, the Landlord and the Tenant and each of their successors and permitted assigns.

SCHEDULE A

PREMISES

SCHEDULE "B"

ARTS CENTRE OPERATING AGREEMENT

Schedule "B"
ARTS CENTRE OPERATING AGREEMENT

THIS AGREEMENT made as of the 1st day of January, 2021

BETWEEN:

CITY OF MAPLE RIDGE 11995 Haney Place, Maple Ridge, B.C. V2X 6A9
(the "City of Maple Ridge")

(the "City")

OF THE FIRST PART

AND

MAPLE RIDGE AND PITT MEADOWS ARTS COUNCIL, a Society duly incorporated under the Societies Act of the Province of British Columbia and registered under number S-9295, having an office at 11944 Haney Place, Maple Ridge, B.C., V2X 6G1

(the "Society")

OF THE SECOND PART

WHEREAS:

- A. The City of Maple Ridge provides recreation services to residents through the Parks, Recreation and Culture Department and works with community partners to meet these needs;
- B. The City of Maple Ridge and the Society have entered into a Lease dated for reference first day of January 2021 (the "Lease") with respect to the building located at 11944 Haney Place, Maple Ridge, legally described as part of PID: 001-041-967, Lot 118 Except: Firstly: Part Subdivided by Plan 68843; Secondly: Part Subdivided by Plan LMP46699; Thirdly: Part Subdivided by Plan LMP46997; District Lot 398 and 401 Group 1 New Westminster District Plan 60562 and known as Maple Ridge Arts Centre, Theatre and Gallery (the "Arts Centre");
- C. The City and the Society desire to provide for the co-ordination and provision of arts programs and services for the benefit of the residents of Maple Ridge and to provide for the operation of the Arts Centre, Theatre and Gallery (collectively the "Arts Centre") all as particularized in Part II of this Agreement (the "Operations");
- D. The operator of the Arts Centre must be a leadership organization that will play a key role to strengthen community arts groups, artists and the cultural sector; to build community wide connections and networks and to encourage an understanding of arts and culture in creating a healthy, vibrant community.
- E. The Society operates as a not-for-profit member based organization governed by a Board of Directors and managed by professional staff dedicated to promoting and encouraging appreciation for the arts as stated and outlined in the Society's Constitutional Purposes

(attached hereto as Schedule A). It has the capacity to align activities, programs and operations with the Society's Constitution.

- F. The City is prepared to pay an operating grant to the Society for managing and operating the Arts Centre and towards the provision of some cultural programs and services.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual covenants and agreements herein and of other good or valuable consideration provided for herein (the receipt and sufficiency whereof is hereby acknowledged by each of the parties), the parties hereto agree as follows:

PART I - LEASE

Grant

1. The parties confirm that the City of Maple Ridge as owner of the Arts Centre has granted a Lease to the Society of the Arts Centre for a **term of three years commencing the 1st day of January 2021.**

Cross Default

2. Without limiting any terms of the Lease, if and whenever the Society is in default of any of its covenants and agreements in Part II or Part III of this Agreement to the City of Maple Ridge, such default may be treated by the City, in its sole and unfettered discretion, to be a default by the Society under the Lease and the City of Maple Ridge may exercise all its rights and remedies for default pursuant to the Lease including, without limitation, termination and re-entry.

Parking

3. The City will negotiate with the Society to provide access to random (non-exclusive) parking passes for underground parking within the parameters set for this program, for use only by staff and volunteers of the Society, subject to the same terms and conditions (including parking fees) followed for parking passes assigned to City of Maple Ridge staff.

Termination

4. The parties agree that:
- a. in addition to any terms of the Lease, termination of this Agreement whether by notice, effluxion of time or by operation of law shall operate as a termination of the Lease; or
 - b. if the Lease is terminated for any reason, the parties agree to negotiate a new Agreement to reflect the changed circumstances and reduced operating responsibilities for the Society under this Agreement, including reducing the amount of Operating Funds payable under this Agreement.
 - c. Neither party shall be liable for damages caused by delay or failure to perform its obligations under the Agreement where such delay or failure is caused by an event beyond its reasonable control. The parties agree that an event shall not be considered beyond one's reasonable control if a reasonable business person applying due diligence in the same or similar circumstances under the same or similar obligations

as those contained in the Agreement would have put in place contingency plans to either materially mitigate or negate the effects of such an event. Without limiting the generality of the foregoing, the parties agree that force majeure events shall include natural disasters, acts of war, governmental restrictions put in place to combat pandemics (including by the City) that render delivery of the Services impossible, insurrection and terrorism but shall not include shortages or delays relating to supplies or services. If a party seeks to excuse itself from its obligations under the Agreement due to a force majeure event, that party shall immediately notify the other party of the delay or non-performance, the reason for such delay or non-performance and the anticipated period of delay or non-performance. If the anticipated or actual delay or non-performance exceeds 60 Business Days, the other party may immediately terminate the Agreement by giving notice of termination and such termination shall be in addition to the other rights and remedies of the terminating party under the Contract, at law or in equity.

On termination of the Agreement, the City shall only be responsible for the payment of the services provided under the Agreement up to and including the effective date of any termination. Termination shall not relieve the Society of its warranties and other responsibilities relating to the Services performed or money paid.

PART II – OPERATIONS AND FUNDING

Operating Funds

5. The City agrees to pay to the Society the following funds to manage and operate the Arts Centre and towards the provision of some cultural programs and services in accordance with and subject to the terms and conditions outlined in the Agreement:
 - a. For the 2021 calendar year, an annual amount of \$787,751 to be paid in equal monthly installments on the first day of each month;
 - b. For the 2022 calendar year, an annual amount of \$801,866 to be paid in equal monthly installments on the first day of each month; and
 - c. For the 2023 calendar year, an annual amount of \$816,263 to be paid in equal monthly installments on the first day of each month.

(collectively, the “Operating Funds”)

For clarity, the calculation of the Operating Funds described above includes a net annual amount of \$80,000 to offset the cost of the annual rent under the Lease and \$2,000 for the Access Pass Program noted in section 9(m).

All Operating Funds payments shall be subject to deduction of any amounts paid by the City under this Agreement on behalf of the Society, and of any amounts owed by the Society to the City.

Conditional Entitlement

6. The obligation of the City to pay the Operating Funds in any year is subject to the establishment of the City's annual budget and approval by Council. The City shall budget for the Operating Funds; however, it is understood and acknowledged that if the Operating Funds budgeted by the City are reduced, the City and the Society agree to review and proportionally reduce the level of operating responsibilities to be provided by the Society under this Agreement. The City will act in good faith and make all reasonable efforts to provide advance warning of funding reductions to the Society.

City's Covenants

7. The City agrees:
 - a. to assign a staff liaison (the "Staff Liaison") designated by the City who shall attend the meetings of the Board of Directors of the Society and the general meetings of the Society including strategic planning as a non-voting observer for the purpose of facilitating communication between the City and the Society;
 - b. the Staff Liaison shall be the manager of this Agreement on behalf of the City;
 - c. to appoint one member of Council selected by the Mayor as a non-voting liaison to the Society's Board of Directors and permit the councillor to attend regular meetings of the Board of Directors;
 - d. to provide to the Society advertising space in its Parks, Recreation & Culture Guide (the "Guide") equivalent to the space customarily provided for arts programs and services in past issues of the Guide and such other space as may become available as determined by the City, without cost to the Society, and to do its utmost to promote and publicise the Society's programs and services through the distribution of the Guide and any other avenues that may be available and appropriate;
 - e. to accept registrations for the programs described in paragraph 9 (i) and in accordance with the policies and procedures described in paragraph 9(n) and to remit such registration fees (net) to the Society at a mutually agreed upon schedule; and
 - f. to provide access to all City parks, recreation & culture facilities for the Society's arts programs at no cost, waiving base rent and pending availability. The Society will be responsible for any additional expenses incurred by the City beyond base rent (e.g. set up and tear down). For uses other than art programs, the City will provide access to City parks and leisure recreation facilities other than the Arts Centre in accordance with current booking and scheduling policies and procedures, and to charge the Society in accordance with the current fees and charges policy (see website www.mapleridge.ca), noting that the Society shall be classified as a non-profit recreational group warranting the subsidies for facility rental contained in that policy for such groups. The Society will be responsible for any additional related expenses in operating a program from any of these facilities.
8. The City and Society may establish an Arts Centre Business Advisory Committee for limited periods in circumstances outlined in Schedule B and may appoint such members as outlined in Schedule B to such Committee. Any Committee established under this section 8 will function in accordance with the Terms of Reference attached to this Agreement as Schedule B, and in

accordance with any other conditions and terms of reference determined by the City and Society from time-to-time.

Society's Covenants

9. The Society agrees with the City:

- a. to manage and operate the Arts Centre in accordance with this Agreement and the Lease for the intended purposes of the Arts Centre including arts and recreational programs, visual art exhibitions, social gatherings, meetings, presentations, small conferences, events, rentals, gallery shop, and for no other purpose save and except that which may be approved by the City from time to time. The Society will establish operating policies and procedures for its operations in line with its strategic plan;
- b. to provide cultural programs and services which will be functioning primarily within the City's geographic area of jurisdiction, within the limits of available resources;
- c. to deliver arts and cultural programs and services that take into consideration the City's strategic priorities, including community spirit and pride;
- d. when developing cultural programs and services, to take into consideration a community development approach to provide member arts groups, community groups, school district, business and individuals the opportunities to connect, link, learn together, share assets and common interests, network and co-create through arts and culture where possible;
- e. to actively participate in collaborative planning opportunities and city-wide initiatives related to arts and culture (e.g. committees for programming, promotions, volunteerism, public art, artist in residence, cultural planning, mapping, assessments and community development) that align with City's policies, vision and goals for the community and partners at large and the Society's goals within available resources;
- f. to provide equal and reasonable opportunity for access to and use of the Arts Centre to all local organizations whether or not they hold membership in the Arts Council;
- g. to allow local artists and arts groups reasonable access to and use of the Art Centre's exhibition and performance spaces and programs that supports the growth of local artistic expression and opportunities;
- h. to participate with the City to negotiate in good faith with the Board of Education of School District No. 42 (Maple Ridge Pitt Meadows) for use of the Arts Centre on an "as available" basis based on current rate schedule.
- i. to plan, promote and coordinate arts learning programs and services, including in the areas of theatre, arts programming, art gallery, and diverse cultural activities and educational programming, for all age groups, in similar variety, quantity, and quality to those provided in communities of similar size in the Province of British Columbia which provide similar resources for such services as are included in this Agreement. Further, the City recognizes that funding beyond the Operating Funds provided by the City under this Agreement is required to undertake all programs, operations and services, however other sources of funding will not be used to duplicate funding provided by the City;

- j. within the Society's available resources, to conduct surveys and evaluations and compile and analyze statistics and data on programs, services and operations to inform and meet strategic and business planning processes, monitoring and reporting requirements;
- k. to work with agencies, organizations and businesses involved in the delivery of arts, recreation and educational services to the residents of the community to ensure a commitment to a collaborative approach to quality programming while providing the most competent, cost effective delivery system to the community;
- l. to advertise the cultural programs in the City's Parks, Recreation & Culture Guide in accordance with all deadlines and standards established by the City for the production of the Guide in addition to utilizing other appropriate advertising methods;
- m. to provide low cost access to programs and services to the best of the Society's ability. This includes the provision of subsidized access for individuals referred through the City's Access Program to a level that maintains similar subsidized access as has occurred in previous years. An allotment of \$2,000 per year has been included in the Operating Funds to offset the Access Pass Program portion of the Society's financial access initiatives;
- n. to require participants to register in programs using the current computerized registration system or future systems yet to be determined in accordance with the current City's Parks, Recreation & Culture registration policies, deadlines and operational procedures, as appropriate and applicable;
- o. to include provision for appropriate levels of training and professional development opportunities for the Board of Directors, staff and volunteers of the Society within available resources in the Society's annual budget as part of best practices for a non-profit organization and in accordance with the Society's governance policy;
- p. to use good board governance practices and procedures including understanding of fiduciary duties. As part of good governance, the Society will support integrity, financial accountability, and compliance with all statutory and contractual requirements and will consider the needs of the community. The Society will demonstrate a commitment to collecting and considering community feedback to improve effectiveness, process and outcomes that benefit our community and stakeholders;
- q. to apply and maintain appropriate human resources management practices for non-profit organizations of similar size, scale and scope including:
 - (i) a criminal record check as a condition of employment for staff and volunteers working with vulnerable populations;
 - (ii) appropriate levels of supervision for all direct and partnered activities and programs; and
 - (iii) fostering a culture of inclusivity by applying broad recruitment efforts and professional services where appropriate including the use of a professional recruiting firm to assist in the recruitment of the Society's executive director should that position become vacant at any time during the term of this Agreement.

- r. to support having qualified and competent persons to perform work as determined by the Society's strategic plans in the core areas of management and operation including the theatre, arts programming, art gallery and operating maintenance;
- s. to seek funding from diverse sources including grants, sponsorships and fundraising endeavours to support operations, programs and services as part of best practices and sustainability;
- t. to adhere to and align with identified City policies and procedures for civic owned facilities to the best of the Society's abilities and resources (e.g. safety, community development, volunteerism, criminal records check) as set out in Schedule E;
- u. to operate the Arts Centre in an efficient, effective and sustainable manner that takes into consideration the long-term viability of the Arts Centre;
- v. to acknowledge the City's support for the Society, its programs and activities as applicable in appropriate communications and promotional materials used to promote these activities and where space permits. The Society shall provide such acknowledgement by using the logos and/or names of the City in accordance with prescribed standards;
- w. to maintain the Arts Centre and the operating equipment contained therein in a clean and safe condition at all times and in good working order, excepting normal wear and tear. The Society shall have exclusive and absolute care, custody and control of the Arts Centre and the equipment contained therein during the terms of this Agreement. The equipment shall remain the property of the City of Maple Ridge with the exception of the Grotrian Steinweg concert grand piano and those chattels listed on Schedule "D" which are acknowledged to be the property of the Society. Details of capital replacement between the City and Society are outlined in the Lease;
- x. To obtain and maintain during the term of this Agreement, at the Society's expense, with such company or companies and on such forms as are acceptable to the City, in the name of the Society, Comprehensive General Liability insurance coverage including, without limiting the foregoing, coverage for premises and operations liability, contingency liability with respect to the operations of contractors and subcontractors, completed operations liability, contractual liability and automobile liability for owned, non-owned and hired units. The limits of liability shall not be less than \$5,000,000 for each occurrence for bodily injury, including death, and property damage. Each policy shall provide that it may not be cancelled, lapsed or materially altered without at least 30 days' notice in writing to the City by registered mail, and shall name the City of Maple Ridge and the Board of Education of School District No. 42 (Maple Ridge Pitt Meadows) as additional insured parties and shall provide for cross-liability and severability of interests, which means that the policy applies separately to each insured party. In the event such insurance lapses or is cancelled or any material alterations are made without the approval of the City, the City may at its option without notice forthwith terminate this Agreement or the City may, at its option and without obligation to do so, obtain and maintain such insurance at the expense of the Society and the Society hereby appoints the City as the Society's lawful attorney to do all things necessary for that purpose;
- y. To deliver a copy of each insurance policy required by this Agreement to the City prior to the commencement of this Agreement and deliver evidence of renewal of the insurance on request by the City;

- z. To maintain its status as a Society in good standing with the Registrar of Companies for the Province of British Columbia and to function in accordance with the policy attached hereto as Schedule "F";
- aa. To maintain an open membership which will ensure all citizens of Maple Ridge may become members of the Society;
- bb. Not to amend the Constitution or the Bylaws of the Society without first informing the City of the intended amendment;
- cc. To restrict exclusive bookings of all or any part of the Arts Centre to no more than two continuous months in duration without written permission of the City having been first obtained, it being understood that the Society shall still be bound to perform all its obligations under this Agreement and the Lease;
- dd. Not to suffer, permit or allow any unlawful activities or conduct or any nuisance to exist nor suffer, permit or allow any conduct or activity that is in breach of the Human Rights Code;
- ee. To possess, occupy, use and operate the Arts Centre in accordance with all the terms and conditions of any licenses issued by any governmental authority;
- ff. To obtain and keep current all permits and licenses required by law to be obtained to operate the Arts Centre and to fulfill the Society's obligations; and
- gg. To permit the Staff Liaison and the City's representatives to attend meetings of the Society's Board of Directors.

Business Plan, Financial Statements, Arts Centre Equipment Reserve and Accumulated Surplus and Capital Improvement Fee

10. The Society must provide to the City:

- (a) a detailed strategic plan and a budget each year no later than September 1st, for the operation of the Arts Centre, and for the delivery of the Operations, programs and activities for review by the Staff Liaison (attached as Schedule C). The strategic plan and budget will be in alignment with the City's vision and goals for community partners operating civic-owned facilities and will inform the City's annual business plans;
- (b) an Annual Report presentation each October following the Society's AGM to the City including:
 - (i) audited financial statements including disclosure to identify fundraised amounts as noted in section 11c; and
 - (ii) annual statistics on Arts Centre use, program and participation attendance numbers for scope of programs and services offered, volunteer information and other relevant data;
- (c) Reporting on the City's requirements listed in section 9 during the term;

- (d) Three-year comparative statistics including projected year, based on the Society's fiscal year, provided to the Staff Liaison each fall for department business planning purposes; and
- (e) A projected three-year budget (e.g. 2021-2023) at the time of renewal.

11. The parties agree that:

- (a) Annual surpluses of the Society shall form part of the Accumulated Surplus for use by the Society as a Board-restricted operating reserve as follows:
 - i) the Society's capital assets or capital improvement funds do not form part of the Accumulated Surplus;
 - ii) until the amount in the Accumulated Surplus reaches \$350,000 or a minimum of three months of operating expenses, all annual surpluses shall be recorded as unrestricted net assets and remain the property of the Society;
 - iii) in any year that the amount in Accumulated Surplus is below \$350,000, the annual surpluses in that year shall be applied firstly to accumulated surpluses sufficient to a maximum balance of \$350,000. When, and in any year, the amount in Accumulated Surplus is \$350,000 or more, the Society must deposit the annual surplus up to \$100,000 with the City of Maple Ridge to be held by the City of Maple Ridge in an interest bearing Arts Centre Equipment Reserve ("ACER"); and
 - iv) where the accumulated surpluses exceed \$350,000, and after \$100,000 of any annual surplus for that year has been deposited in ACER, the balance of the annual surplus for that year must be divided equally between the Society and the City to be used as each sees fit;
- (b) the Society may establish a Capital Improvement Fund (CIF), with funds collected from a per ticket fee or similar mechanism that is charged to patrons, to be used for the sole purpose of capital improvements to the Arts Centre. This fund shall be restricted for this purpose in the Society's books;
- (c) monies received or fundraised by the Society remain the assets of the Society. These include:
 - i. All contributions from any source, including but not limited to individuals, foundations, corporations, partnerships, and societies.
 - ii. All sponsorships;
 - iii. All grant funding;
 - iv. All gifts or bequests that may be made to the Society;
 - v. Any income earned from any endowed funds;
 - vi. Any federal or provincial government contributions.

The annual surplus for any year will exclude all of the above monies received or fundraised by the Society. For example, if the surplus of revenues over expenses for the year is \$100,000, and included in this amount is \$60,000 of monies received or fundraised by the Society, the annual surplus for the purpose of section 11a of this Agreement will be \$40,000.

The audited financial statements will also include disclosure to identify fundraised amounts as noted in 10b(i).

- (d) the Society shall deposit any monies from annual surpluses/excess, other than CIF and amounts identified as fundraised or donated in the audited statement, for the purposes of capital expenditure or improvement in the ACER fund with the City of Maple Ridge or expensed towards mutually agreed upon capital, maintenance or improvement items to be purchased;
- (e) capital equipment that becomes part of the infrastructure of the Arts Centre purchased by the Society becomes the property of the City of Maple Ridge;
- (f) equipment purchased through grants applied for by the Society remain the property of the Society if required under the conditions of the respective grant and will become part of the equipment list attached as Schedule D;
- (g) expenditures from ACER shall only be for Arts Centre equipment, mutually agreed upon maintenance and capital improvements, and shall be made by the Society following the Maple Ridge Purchasing Policy and reimbursed by the City of Maple Ridge upon provision of receipt for same; and
- (h) if any equipment previously purchased with ACER funds is sold by the Arts Council, the Society will deposit proceeds from such sale with the City of Maple Ridge in the ACER fund at time proceeds are received.

Indemnity

12. The Society will:

- (a) release the City and agrees not to sue the City of Maple Ridge in respect of any matter arising out of or relating to this Agreement, except for any wrongful refusal of the City to perform its obligations under this Agreement; and
- (b) indemnify, defend and save harmless the City, their elected officials, officers, employees, agents, contractors and volunteers from and against any and all claims, suits, liability, demands, actions, proceedings, costs (including legal costs), damages and expenses whatsoever, by whomsoever brought arising from:
 - (i) any breach, violation, default or non-performance by the Society of any provision of this Agreement;
 - (ii) any act, omission, or negligence of the Society, its officers, directors, members, contractors, volunteers or others of the Society
 - (iii) any death, personal injury, property damage, property loss, economic loss or other loss or harm suffered by any person, including the City, on or in relation to the Arts Centre or the Operations of the Society.

The indemnity contained in this agreement survives the expiry or earlier termination of this Agreement.

PART III – GENERAL PROVISIONS

13. The parties agree:

- a. this Agreement shall come into effect on January 1, 2021, and shall expire and cease to be binding on the parties on December 31, 2023, provided that any party may terminate this Agreement upon giving 180 days notice in writing to all parties of its intention to do so, at the address or addresses of the parties first above set out or at such address or addresses as the parties may advise each other in writing from time to time;
- b. the terms of this Agreement may be reviewed and revised with the mutual consent of all parties;
- c. the City has not made any representations, covenants, warranties, guarantees, promises or agreements (oral or otherwise) with the Society other than those contained in this Agreement;
- d. nothing contained or implied herein shall prejudice or affect the rights and powers of the City in the exercise of its functions under any public and private statutes, bylaws, orders and regulations, all of which may be fully and effectively exercised as if this Agreement had not been executed and delivered by the Society;
- e. wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or the body corporate or politic where the context or the parties so require;
- f. the parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Agreement;
- g. nothing herein contained shall be deemed or construed by the parties, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties and no acts of the parties hereunder shall be deemed to constitute the Society as anything other than an independent contractor;
- h. no subsequent alteration, amendment, change, revision or addition to this Agreement shall be binding on the parties unless in writing and signed by the parties' authorized signatories;
- i. no provision herein requiring approval or consent of the City shall be deemed to have been fulfilled or unless written consent or approval relating to the specific matter has first been obtained. Nor prior consent or approval and no condoning, excusing or overlooking by the City on previous occasions when such consent or approval was required shall be taken to operate as a waiver of the necessity for such consent or approval wherever required;
- j. if upon the expiry of the term of this Operating Agreement on December 31, 2023, the Society continues to occupy and operate the Arts Centre, the City may, at its discretion,

continue to pay the monthly Operating Fund amounts then in effect, and upon acceptance of the same by the Society each month, this Operating Agreement shall continue to be binding on the City and the Society on a month-to-month term, and during such over holding, the notice period shall be 30 days.

- k. time shall be of the essence of this Agreement; and
- l. this Agreement shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF the parties hereto have set their hands as of the day and year first above written.

THE CITY OF MAPLE RIDGE
in the presence of:

Authorized Signatory

Corporate Officer

Title

Witness

Date

Authorized Signatory

Title

THE MAPLE RIDGE AND PITT MEADOWS ARTS COUNCIL
in the presence of:

Authorized Signatory

Title

Witness

Authorized Signatory

Title

Date

Schedule "A"
SOCIETY'S CONSTITUTIONAL PURPOSES



October 2013

'SOCIETIES ACT' CONSTITUTION AND BY-LAWS
OF
MAPLE RIDGE PITT MEADOWS ARTS COUNCIL
(Article 1 = name of Society)

ARTICLE 2 - PURPOSES

The purpose of this Society shall be to increase and broaden the opportunities for citizens to enjoy and to participate in cultural activities, and shall include the following activities:

1. To provide for the coordination and provision of visual, literary and performing arts opportunities for the benefit of residents of the region.
2. To stimulate and encourage the development of cultural projects and activities.
3. To render service to all participating groups.
4. To act as a clearinghouse for information on cultural projects and activities.
5. To foster interest and pride in the cultural heritage of this community.
6. To enlist public interest and promote public understanding of cultural groups to the community.
7. To bring to the attention of civic, provincial and federal authorities the cultural needs of this community.

Additional Purpose – to be voted upon October 15, 2013 at the Societies AGM

8. To provide scholarships to students in the SD#42 catchment area pursuing education in the arts.

Schedule "B"

ARTS CENTRE BUSINESS ADVISORY COMMITTEE TERMS OF REFERENCE

- (a) The Arts Centre Business Advisory Committee (Committee) will provide advice to the Society on matters referred to it by the Society and the City.
- (b) The Committee will be formed at the request of the City and Society and meet as needed to complete a specific task. The Committee will report on a regular basis to the Society's Board of Directors on its progress and provide advice and recommendations on the task assigned. Such matters may include but shall not be limited to the following:
 - tourism and other economic development opportunities
 - business and financial planning
 - organizational changes and re-structuring
 - new or emerging business practices in the arts sector
- (c) Committee membership will be established collaboratively by the City and Society who shall nominate one or two members each to the Committee.
- (d) The Committee shall be made up of no fewer than three and no more than seven appointees who shall be appointed at the beginning of each project. Additional appointees from the community will be recruited based on establishing criteria and may include representatives with skills, expertise, experience, diversity and age, as appropriate to the task. The duration would be determined by the Committee to complete the task and timeline for reporting to the Society's Board. The Committee shall select its own chair at its first meeting.
- (e) The City's Staff Liaison to the Society, the Executive Director of the Society or a designate may attend meetings to observe and provide information.
- (f) The Society will provide support to the Committee, preparing agenda and minutes in cooperation with the Committee Chair.
- (g) The Committee will provide a brief written report to the Board and City at regular meetings and its recommendations, findings and alternatives. The Board and City will consider recommendations and findings and/or alternatives as appropriate in consultations between the Board and City. The Committee will dissolve upon completion of the task.

Schedule "C"
STRATEGIC PLAN 2019-2021

See attached document.

Schedule "D"

LIST OF EQUIPMENT OWNED BY THE SOCIETY

[September 2014]

MRPM Arts Council Property List:

- Grotian-Steinweg Concert Grand Piano
- Portable sound system
- Ben Q small Projector
- 50" Panasonic TV
- Antique Trunk
- 1 Skutt Electric kiln
- Rolling clay box
- Print Dryer
- Glass oval table
- 13" MacBook Pro laptop computer
- 2 Lenovo ThinkPad laptop computers
- Office furniture, supplies and computers for 5 staff
- Kitchen appliances, furniture, and dishes

Schedule "E"

CITY OF MAPLE RIDGE POLICIES

<u>Name</u>	<u>Policy No.</u>	<u>Date Approved</u>
Automatic External Defibrillator (AED) Policy *	P126	March 13, 2014
Criminal Records Check Policy	5.03	July 5, 1993
City of Maple Ridge Purchasing Policy	5.45	Nov. 10, 2004
Recreation Access Policy	4.23	June 13 2017
Volunteers Policy*	P127	Sept. 11, 2014

*PLSC policies transitioned to CMR policies in 2018.

Schedule "F"

CITY REQUIREMENTS FOR GROUPS WITH WHOM THE CITY ENTERS INTO AN OPERATING AGREEMENT

1. That the group maintain its status as a registered Society in good standing with the Provincial Registrar of Companies.
2. That the purposes of the Society listed in its Constitution encompass the programs and services for which the agreement is being entered into.
3. That the Society dissolution clause in its Constitution identify that the assets of the Society shall go to a local organisation with similar purposes or to the appropriate local government authority (to the City of Maple Ridge) upon dissolution of the Society.
4. That the Society's Bylaws provide for any resident of Maple Ridge of the appropriate age to become voting members of the organisation at a reasonable annual cost.
5. That the Society's Bylaws provide for regular (annual) elections to the Board of Directors from the Membership (terms should be alternated between positions on the Board where the term of membership on the Board is longer than one year). The by laws should also provide for a maximum number of terms a member may serve on the Board before stepping down for at least one term.
6. That an audited financial statement be presented to the City on an annual basis if the operating grant is for an amount over \$75,000 annually. If the operating grant is for a smaller amount a statement must be presented which is subject to audit at the discretion and expense of the City.
7. That a detailed annual report of the programs and services provided to the community by the Society be provided to the City.
8. That the books and records of the Society are available to the City or its representatives for inspection at any time upon 24 hours notice having been provided requesting such notice.
9. That any changes to the Constitution or Bylaws of the Society be provided to the City in advance of such changes being brought forward to the membership for consideration and adoption.
10. That the Society prepares and presents a three-year financial plan for its operations to the City on an annual basis.

Resolution of the Maple Ridge Pitt Meadows Arts Council Board of Directors**Recommendation of the Art Gallery Advisory Committee to the Board of Directors of the Maple Ridge and Pitt Meadows Arts Council, April 26, 2021**

The Art Gallery Advisory Committee recommends that the Maple Ridge Pitt Meadows Arts Council plan and budget for an anticipated engagement of staff curatorial gallery management similar in scope to what was in place prior to the advent of COVID, in the 3rd fiscal quarter of the Arts Council's fiscal year 2022.

Rationale for recommendation:

- Currently there are commitments to present exhibitions from September 2021 through June 2022. Part-time administrative staff and one guest curator will carry the Arts Council through the 2021-2022 season.
- According to industry representatives meeting with the Public Health Office on a regular basis, the anticipated timeline of returning to full allowable capacity and operations for venues in BC like The ACT Arts Centre is forecasted to be no earlier than 2022 and will be dependent on the distribution and effectiveness of vaccines in the general population.
- Staff curatorial gallery management is recommended to be in place with sufficient time to budget for and program future gallery exhibitions beginning in the 2022-2023 season.
- Community feedback has been overwhelmingly positive to the exhibits of the 2020/2021 season. The surveys also show a strong commitment to the Art Gallery as well as support for local artists.

It was noted that members of the committee represented not only individual artists but community groups: Garibaldi Arts Club, Arts Studio Tour, Whonnock Weavers.

The MRPM Arts Council passed a unanimous motion at its April 26 Board meeting to accept the recommendation of its Art Gallery Advisory Committee to plan and budget for an anticipated engagement of staff curatorial gallery management similar in scope to what was in place prior to the advent of COVID, in the 3rd fiscal quarter of the Arts Council's fiscal year 2022.