City of Maple Ridge

COUNCIL MEETING AGENDA

June 27, 2017
7:00 p.m.
Council Chamber

MEETING DECORUM

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

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

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

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100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

300 *APPROVAL OF THE AGENDA*

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes

- Special Council Meeting – June 13, 2017
- Regular Council Meeting – June 13, 2017
- Special Council Meeting – June 19, 2017

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL*

600 *DELEGATIONS*

601 **Project Louisa – Wood Art Proposal**

- Andres Schneiter

602 **The Tiny House Festival**

- Lisa Chessari, Founder/Organzer

700 *ITEMS ON CONSENT*

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of May 30, June 6 and June 14, 2017

702 ***Reports***

702.1 **2017 Council Expenses**

Staff report dated June 27, 2017 providing an update on Council expenses to the end of May 2017.

702.2 **2017 Home Show**

Staff report dated June 27, 2017 providing information on the Ridge Meadows Home Show held from May 5 to 7, 2017.

702.3 **Update on Town Centre Animation Plan**

Staff report dated June 27, 2017 providing an update on the key elements of the Town Centre Animation Plan including the Mobile Food Vendor Truck (Food Trucks) Pilot Program, the Street Entertainment (Busker) Pilot Program and the Sidewalk Café/Parklet Program

703 ***Correspondence***

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

800 *UNFINISHED BUSINESS*

Note: Item 801 was deferred at the June 13, 2017 Council Meeting

801 **Follow-Up Report: Funding Strategy for Leisure Centre Renovations, Synthetic Sports Fields, the Albion Community Centre and additional surface at Planet Ice**

Staff report dated June 27, 2017 recommending that Funding Model IV in the report be supported subject to a Closed discussion on legal implications of moving forward with the projects.

Note: Item 802 was deferred at the June 13, 2017 Council Meeting.

802 **Albion Community Centre – Design Contract Award**

Staff report dated June 13, 2017 recommending that the Architectural Design Services Contract for the Albion Community Centre be awarded to Craven Huston Powers Architects, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

900 *CORRESPONDENCE*

1000 *BYLAWS*

Note: Items 1001 to 1005 are from the June 20, 2017 Public Hearing

<u>Bylaws for Third Reading</u>

1001 **2017-115-RZ, 10181 247 Street**
Maple Ridge Zone Amending Bylaw No. 7321-2017
To rezone from R-1 (Residential District) to RS-1b (One Family Urban [Medium Density] Residential) to rectify the split-zoning that currently applies to the subject property (this is not creating a new lot)
Third reading

1002 **2016-008-RZ, 11016, 11032 and 11038 240th Street**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017**
To designate from Low/Medium Density Residential to Conservation and Medium Density Residential and to add to Conservation
Third reading

1002.2 **Maple Ridge Zone Amending Bylaw No. 7218-2016**
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to permit the future development of 15 townhouse units
Third reading

1002.3 **Maple Ridge Zone Amending Bylaw No. 7219-2016**
To rezone from RS-3 (One Family Rural Residential) to R-3 (Special Amenity Residential District) for a future 8 lot subdivision
Third reading

1003 **2016-464-RZ, 20185 and 20199 McIvor Avenue**

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7333-2017**
To designate from Agricultural to Urban Residential and to amend the Urban Area Boundary
Third reading

1003.2 **Maple Ridge Zone Amending Bylaw No. 7308-2017**
To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) for a future 9 lot subdivision
Third reading

1004 **2015-297-RZ, 23025, 23054, 23060, 23070, 23075, 23089 and 23095 Lougheed Highway and 11305, 11383, 11428 and 11438 232 Street**

1004.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017**
To designate from Conservation and Urban Residential to Urban Residential, Commercial, Conservation and Park and to remove from Conservation and add to Conservation
Third reading

1004.2 **Maple Ridge Zone Amending Bylaw No. 7183-2015**
To rezone from RS-3 (One Family Rural Residential) to R-2 (Urban Residential District), RM-1 (Townhouse Residential), C-1 (Neighbourhood Commercial) and P-1 (Park and School) to permit future subdivision of approximately 89 R-2 lots and 262 townhouse units
Third reading

1005 **2017-231-RZ**
Maple Ridge Zone Amending Bylaw No. 7339-2017
To regulate supportive recovery homes and other care facilities uses throughout the City of Maple Ridge
Third reading

Bylaws for Adoption

1006 **2014-003-CU, 19975, 19989, 19997 Dunn Avenue**
Maple Ridge Official Community Plan Amending Bylaw No. 7064-2014
Staff report dated June 27, 2017 recommending adoption
To provide a Temporary Use Permit to temporarily allow vehicle inventory storage on the three subject properties zoned RS-3 (One Family Rural Residential)
Adopt

REPORTS AND RECOMMENDATIONS

Public Works and Development Services

1101 **2014-070-RZ, 10470 245B Street and 24589 104 Avenue, RS-2 to RS-1b**

Staff report dated June 27, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7157-2015 to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a subdivision of approximately 16 lots be given first reading.

1102 **2016-448-CP, Area 1: 256 Street Land and Area 2: Lougheed Highway Lands**

Staff report dated June 27, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 to redesignate Area 1: 256 Street Lands from Suburban Residential, Rural Resource and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential and Industrial Reserve be given second reading and be forwarded to Public Hearing and that Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017 to redesignate Area 2: Lougheed Highway from Suburban Residential to Industrial (Business Park category) and Rural Residential be given first and second reading and be forwarded to Public Hearing.

1103 **2014-106-RZ, 23882 Dewdney Trunk Road, RS-1b to R-2**

Staff report dated June 27, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7125-2014 to rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-2 (Urban Residential District) to permit a future subdivision of approximately11 lots be given second reading and be forwarded to Public Hearing.

1104 **2016-223-RZ, 20434 Chigwell Street, RS-1 to R-1**

Staff report dated June 27, 2017 recommending that Maple Ridge Zone Amending Byaw No. 7273-2016 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of 2 lots be given second reading and be forwarded to Public Hearing.

1105 **Award of Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street to 231 Street)**

Staff report dated June 27, 2017 recommending that Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street to 231 Street) be awarded to Triahn Enterprises Ltd., that a contract contingency be approved and that the Corporate Officer be authorized to execute the contract.

1106 **Municipal Equipment Purchase, Four (4) Half Ton Trucks**

Staff report dated June 27, 2017 recommending that the contract for the purchase of four (4) half ton trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge and that the Corporate Officer be authorized to execute the contract.

Financial and Corporate Services (including Fire and Police)

1131 **2016 Annual Report and 2016 Statement of Financial Information**

Staff report dated June 27, 2017 recommending that the 2016 Annual Report be received and that the 2016 Statement of Financial Information be approved.

The Annual Report is available for viewing on the City of Maple Ridge website at http://www.mapleridge.ca/163/Annual-Report

Parks, Recreation & Culture

1151 **Municipal Advisory Committee on Accessibility Issues ("MACAI"), Name Change and Bylaw No. 7344-2017**

Staff report dated June 27, 2017 recommending that the Municipal Advisory Committee on Accessibility Issues be renamed to the Municipal Advisory Committee on Accessibility and Inclusiveness ("MACAI") and that Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness Bylaw No. 7344-2017 be given first, second and third readings.

Administration

1171

Other Committee Issues

1191

1200 *STAFF REPORTS*

1300 *OTHER MATTERS DEEMED EXPEDIENT*

1400 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1500 *QUESTIONS FROM THE PUBLIC*

1600 *ADJOURNMENT*

QUESTION PERIOD

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

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

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

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

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

For more information on these opportunities contact:

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

*Checked by:*_____
Date: _____

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

June 13, 2017

The Minutes of the City Council Meeting held on June 13, 2017 at 6:00 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

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

Appointed Staff
E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
C. Carter, Acting General Manager of Public Works and Development Services
L. Darcus, Manager of Legislative Services

ABSENT
Councillor C. Bell
Councillor G. Robson

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2017-217
It was moved and seconded

That the agenda for the June 6, 2017 Special Council Meeting be approved.

CARRIED

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2017-218
It was moved and seconded

That the meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(c)	Labour relations or employee negotiations.
Section 90(1)(e)	The disposition land or improvements of which council considers that disclosure might reasonably be expected to harm the interests of the municipality.
Section 90(2)(b)	The consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 *ADJOURNMENT* – 6:01 p.m.

_____
N. Read, Mayor

Certified Correct

_____
L. Darcus, Corporate Officer

City of Maple Ridge

COUNCIL MEETING MINUTES

June 13, 2017

The Minutes of the City Council Meeting held on June 13, 2017 at 7:10 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials	*Appointed Staff*
Mayor N. Read	E.C. Swabey, Chief Administrative Officer
Councillor K. Duncan	K. Swift, General Manager of Parks, Recreation & Culture
Councillor B. Masse	P. Gill, General Manager Corporate and Financial Services
Councillor G. Robson	C. Carter, Acting General Manager Public Works and Development Services
Councillor T. Shymkiw	
Councillor C. Speirs	L. Darcus, Manager of Legislative Services
	A. Gaunt, Confidential Secretary
ABSENT	*Other staff as required*
Councillor C. Bell	C. Goddard, Manager of Development and Environmental Services
	D. Pollock, Municipal Engineer
	B. Elliott, Manager of Community Planning
	D. Hall, Planner 2
	S. Murphy, Planner 2
	C. Chan, Planner 1
	M. Baski, Planner 1

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

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

100 *CALL TO ORDER*

200 *AMENDMENTS TO THE AGENDA*

Addition of Item 704 Release of Items from Closed Council and Item 901 Letter dated May 28, 2017 from B. Morgan, Disability Alliance BC

300 *APPROVAL OF THE AGENDA*

R/2017-219
It was moved and seconded

That the agenda for the June 13, 2017 Council meeting be approved as amended.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Special Council Meeting of May 23, 2017 and the Regular Council Meeting of May 23, 2017

R/2017-220
It was moved and seconded

That the minutes of the Special Council Meeting of May 23, 2017 and the Regular Council Meeting of May23, 2017 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL* – Nil

600 *DELEGATIONS*

601 **Chances Maple Ridge Update**

- **Chuck Keeling, Vice President, Stakeholder Relations and Responsible Gaming, Great Canadian Gaming Corporation**
- **Kaila Klassen, Director of Operations, Chances Maple Ridge**

Mr. Keeling gave a PowerPoint presentation reporting on the performance of Chances Maple Ridge for 2016. He provided background information on the organization and its involvement in the City of Maple Ridge. He advised on gambling regulations and highlighted areas into which revenue from gambling is distributed.

Ms. Klassen continued the presentation, providing information on support given directly to the community by Chances and which organizations have been and are being supported. She highlighted partner organizations and provided a history on the charitable origins of Chances Maple Ridge through the Bingo Association. She provided background on persons employed by Chances

Mr. Keeling outlined the positive economic impact of Chances on the community of Maple Ridge.

602 **Business Finder Application**

- **D. Cooke, Manager of Business Solutions**

The Manager of Business Solutions provided a demonstration of a newly developed business finder application on the City's website. He outlined the uses for the new program and the added value the program brings to the City.

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Minutes of the Development Agreements Committee Meeting of May 16 and 25, 2017

701.2 Minutes of Meetings of Committees and Commissions of Council

- Agricultural Advisory Committee – April 27, 2017
- Public Art Steering Committee – February 28, 2017

702 *Reports*

702.1 **Disbursements for the month ended May 31, 2017**

Staff report dated June 13, 2017 recommending that the disbursements for the month ended May 31, 2017 be received for information.

703 *Correspondence* – Nil

704 *Release of Items from Closed Council Status*

From the Closed Council Meeting of May 23, 2017

Item 04.02.1	Appointment of Councillor Robson to the temporary Pitt Meadows Airport Society Board of Directors to replace Mayor Read
Item 04.02.2	Appointment of Councillor Speirs to the temporary Pitt Meadows Airport Society Board of Directors to replace Councillor Shymkiw
Item 04.03	Re-appointment of Peter Hill to the Maple Ridge Board of Variance for a further three year term

R/2017-221
It was moved and seconded

That Items 701.1, 701.2, 702.1 and 704 on the "Items for Consent" agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS* – Nil

900 *CORRESPONDENCE*

901 Letter dated May 28, 2017 from Barbara Morgan, Disability Alliance BC, requesting endorsement of a project to produce an emergency preparedness guide for seniors.

R/2017-222
It was moved and seconded

That the letter dated May 28, 2017 from Barbara Morgan, Disability Alliance BC, be received into the record.

CARRIED

1000 *BYLAWS*

Bylaws for Final Reading

1001 **Maple Ridge Ticket Information Utilization Amending Bylaw No. 7327-2017**
To amend the fine amount for one section of the Maple Ridge Tree Protection and Management Bylaw
Adoption

R/2017-223
It was moved and seconded

That Bylaw No. 7327-2017 be adopted.

CARRIED

1002 **Maple Ridge Council Remuneration Bylaw No. 7330-2017**
To establish Council remuneration
Adoption

R/2017-224
It was moved and seconded

That Bylaw No. 7330-2017 be adopted.

CARRIED

1100 REPORTS AND RECOMMENDATIONS

Public Works and Development Services

1101 2016-100-AL, 25762 Dewdney Trunk Road, Non-Farm Use in the Agricultural Land Reserve

Staff report dated June 13, 2017 recommending that Application 2016-100-AL for non-farm use in the Agricultural Land Reserve to allow for a cell phone tower be authorized to proceed to the Agricultural Land Commission.

D. Hall, Planner gave a presentation providing the following information:

- Subject Map
- Site Plan

Tawny Verigin, Cypress Land Services Inc. representing Telus
Ms. Verigin confirmed that the location of the cell tower has not changed since the application last appeared before Council.

R/2017-225
It was moved and seconded
That Application 2016-100-AL be deferred to the next scheduled Council meeting.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

1102 2017-233-RZ, Creation of Triplex, Fourplex, Courtyard Residential Zone

Staff report dated June 13, 2017, recommending that Maple Ridge Official Community Plan amending Bylaw No. 7349-2017, to amend the Official Community Plan to introduce and clarify language relating to Triplex, Fourplex and Courtyard Residential housing, be given first reading; that Maple Ridge Zone Amending Bylaw No. 7312-2017 to create the "RT-2 Ground Oriented Residential Infill Zone", be given first reading; and that Maple Ridge Parking and Loading Amending Bylaw No. 7350-2017 to establish the parking requirements for Triplex, Fourplex and Courtyard Residential developments be given first reading.

S. Murphy, Planner provided clarification on differences in lot sizes in relation to the different housing types.

R/2017-226
It was moved and seconded

1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
   i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
   ii. The Board of any Regional District that is adjacent to the area covered by the plan;
   iii. The Council of any municipality that is adjacent to the area covered by the plan;
   iv. First Nations;
   v. Boards of Education, Greater Boards and Improvements District Boards; and
   vi. The Provincial and Federal Governments and their agencies; and In that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Bylaw No. 7349-2017 be given first reading; and

3. That Bylaw No.7312-2017 be given first reading; and

4. That Off Street Parking and Loading Amending Bylaw 7350-2017 be given first reading.

CARRIED

1103 **2017-031-RZ, 21333 River Road, RS-1 to RT-2**

Staff report dated June 13, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7348-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of courtyard residential housing consisting of 4 dwelling units around a common courtyard be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2017-227
It was moved and seconded

That Bylaw No.7348-2017 be given first reading; and

That the applicant provides further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879–1999.

CARRIED

1104 **2017-088-RZ, 11598 224 Street, C-3 to CRM**

Staff report dated June 13, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7341-2017 to rezone from C-3 (Town Centre Commercial) to CRM (Commercial/Residential) to permit a four storey residential building be given first reading and that the applicant provide further information as described in Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

C. Chan, Planner provided further information on items of concern being discussed between the Planning Department and the applicant.

R/2017-228
It was moved and seconded

1. **That Bylaw No. 7341-2017 be given first reading; and,**

2. **That the applicant provide further information as described on Schedules C, D, E of the Development Procedures Bylaw No. 5879–1999, as well as the information outlined in this report.**

CARRIED

1105 **2016-240-RZ, 22639 119 Avenue and 22633 Selkirk Avenue, RS-1 to C-3**

Staff report dated June 13, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7342-2017 to provide for text amendments and designation boundary changes be give first and second reading and be forwarded to Public Hearing, that Maple Ridge Zone Amending Bylaw No. 7262-2016 to rezone from RS-1 (One Family Urban Residential) to C-3 (Town Centre Commercial) to permit a three mixed use commercial residential six storey buildings be given second reading and be forwarded to Public Hearing and that 22638 119 Avenue and 22633 Selkirk Avenue Housing Agreement Bylaw No. 7346-2017 to allow the City of Maple Ridge to enter into a Housing Agreement be given first and second reading.

R/2017-229
It was 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 Bylaw No. 7342-2017 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 it be confirmed that Bylaw No. 7342-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;

3) That Bylaw No. 7342-2017 be given first and second readings and be forwarded to Public Hearing;

4) That Bylaw No. 7262-2016, cited as the "Maple Ridge Zone Amending Bylaw No. 7262-2016" be amended by removing and replacing the legal descriptions of all properties in section 2 to reflect their post-consolidation legal descriptions as follows:

   Lot 2 District Lot 401 Group 1 New Westminster District Plan EPP65496
   Lot 4 District Lot 401 Group 1 New Westminster District Plan EPP65496;

5) That Bylaw No. 7262-2016, cited as the "Maple Ridge Zone Amending Bylaw No. 7262-2016" be amended by removing and replacing Map "A" in section 3 to reflect the post-consolidated legal plan EPP65496.

6) That Bylaw No. 7262-2016 be given first and second reading and be forwarded to Public Hearing;

7) That 22638 – 119th Avenue and 22633 Selkirk Avenue Housing Agreement Bylaw No. 7346-2017 be given first and second readings.

8) That the following terms and conditions be met prior to final reading:
   i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
   ii) Approval from the Ministry of Transportation and Infrastructure;
   iii) Amendment to Official Community Plan Schedule "A", Chapter 10.4 Town Centre Area Plan, Schedule 1 – Town Centre Area Land-Use Designation Map;
   iv) Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the site for the proposed development;
   v) Registration of a Restrictive Covenant which addresses storm/rain water management;
   vi) Road dedication and truncation as required;
   vii) Registration a Restrictive Covenant for Public Art;
   viii) Registration of a Statutory Right-of-Way plan and agreement for public access and emergency access;
   ix) Registration of a Reciprocal Cross Access Easement Agreement for vehicles and pedestrians;
   x) Registration of a Reciprocal Parking Easement Agreement as maybe necessary;
   xi) Registration of a Restrictive Covenant for protecting the Visitor Parking;

xii) Registration of a Covenant tying each required parking stall to a specific unit which prohibits a future Strata Corporation from reducing the number of parking stalls allocated to each unit and that each tandem parking stall is tied to one unit;

xiii) Registration of a Restrictive Covenant that the owner developer or Strata Corporation must provide in the budget the cost to maintain the Statutory Right of Way Area for public access and emergency access;

xiv) If the Director of Waste Management from the Ministry of Environment determines that a site investigation is required based on the submitted Site Profile, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject properties;

xv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;

xvi) A Traffic Impact Assessment prepared at the sole cost of the proponent to the satisfaction of the City. The findings in the assessment may require the proponent to upgrade infrastructure at their sole cost; and

xvii) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that a minimum of 7 dwelling units will be restricted to rental units for consisting of market and non market housing; a minimum of ten percent of the dwelling units will be designed and build to comply with SaferHome Standards, and in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code as amended; one unit must be fully accessible per the BC Building Code; and the rental units will be in perpetuity.

CARRIED

1106 **2016-352-RZ, 23004 Dewdney Trunk Road, RS-1 to C-2**

Staff report dated June 13, 2017 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7288-2016 to designate land use from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing, that Maple Ridge Zone Amending Bylaw No. 7289-2016 to rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit a future medical clinic and pharmacy with two rental units above be given second reading and be forwarded to Public Hearing and that 23004 Dewdney Trunk Road Housing Agreement Bylaw No. 7345-2017 to secure two rental units be given first, second and third readings.

M. Baski, Planner, provided information on the size of medical clinic and the pharmacy in the development and on the proposed use for the clinic.

R/2017-230
It was 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 Bylaw No. 7288-2016 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

2) That Bylaw No. 7288-2016 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

3) That it be confirmed that Bylaw No. 7288-2016 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4) That Bylaw No. 7288-2016 be given first and second readings and be forwarded to Public Hearing;

5) That Bylaw No. 7289-2016 be given second reading, and be forwarded to Public Hearing;

6) That Bylaw No. 7345–2017 be given first, second and third readings; 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) Amendment to Official Community Plan Schedule "B";
   iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
   iv) Registration of a Restrictive Covenant for protecting the Stormwater Management Plan;
   v) Registration of a Housing Agreement in accordance with Section 483 of the Local Government Act and a Restrictive Covenant stating that the two residential units above the commercial ground floor will be restricted to residential rental units; and
   vi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1107 **2016-219-RZ, 12258 228 Street, RS-1 to R-3**

Staff report dated June 13, 2017 recommending that Maple Ridge Zone Amending Bylaw No. 7261-2016 to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future subdivision of approximately 3 residential lots, with access off a rear lane be given second reading and be forwarded to Public Hearing.

R/2017-231
It was moved and seconded

1) **That Bylaw No. 7261-2016 be given second reading, and be forwarded to Public Hearing;**

2) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
   ii) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

CARRIED

1108 **2017-054-DVP, 21682 Ridgeway Crescent**

Staff report dated June 13, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-054-DVP to reduce front setback requirements for a single family house.

R/2017-232
It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-054-DVP respecting property located at 21682 Ridgeway Crescent.

CARRIED

1109 **2017-135-DVP, 8 – 23100 129 Avenue**

Staff report dated June 13, 2017 recommending that the Corporate Officer be authorized to sign and seal 2017-135-DVP to vary a sideyard setback to allow for a kitchen extension.

R/2017-233
It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2017-135-DVP respecting property located at 8 - 23100 129 Avenue.

CARRIED

1110 **Fraser Sewerage Area Amendment, 12224 240 Street**

Staff report dated June 13, 2017 recommending that the request to amend the Fraser Sewerage Area to include proposed building footprints on Meadowridge School at 12224 240 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District for inclusion.

R/2017-234
It was moved and seconded

That the request to amend the Fraser Sewerage Area to include the proposed building footprints on Meadowridge School at 12224 240 Street be supported and forwarded to the GVS&DD Board of Directors for inclusion into the Fraser Sewerage Area.

CARRIED

1111 **Fraser Sewerage Area Amendment, 12248 244 Street**

Staff report dated June 13, 2017 recommending that the request to amend the Fraser Sewerage Area to include proposed building footprints on 12248 244 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District for inclusion.

R/2017-235
It was moved and seconded

That the request to amend the Fraser Sewerage Area to include the proposed building footprint on 12248 244 Street be supported and forwarded to the GVS&DD Board of Directors for inclusion into the Fraser Sewerage Area.

CARRIED

1112 **Award of Contract RFP-EN17-27: Engineering Design Services for South Slope Forcemain Upsizing and Pump Station Modifications**

Staff report dated June 13, 2017 recommending that Contract RFP-EN17-27: Engineering Design Services for South Slope Forcemain Upsizing and Pump Station Modifications be awarded to Associated Engineering (B.C.) Ltd.; that a contingency for unanticipated additional work items be approved, that the Financial Plan be amended to advance funds from 2018 to increase the project budget and that the Corporate Officer be authorized to execute the Client/Consultant Agreement.

The Municipal Engineer advised on funding for the project.

R/2016-236
It was moved and seconded

That Contract RFP-EN17-27: Engineering Design Services for South Slope Forcemain Upsizing and Pump Station Modifications, be awarded to Associated Engineering (B.C.) Ltd. in the amount of $534,853.00 excluding taxes; and

That a contingency of $55,000.00 for unanticipated additional work items be approved; and

That the Financial Plan be amended to advance funds from 2018 (LTC 2737.3) to increase the project budget by $189,853.00; and further

That the Corporate Officer be authorized to execute the Client/Consultant Agreement.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 **Funding Strategy for Leisure Centre Renovations, Synthetic Sports Fields and the Albion Community Centre**

Staff report dated June 13, 2017 recommending that the Financial Plan be amended to include the Albion Community Centre and Synthetic Fields at Telosky with funding as outlined, that the Financial Planning Guidelines for 2018-2022 be amended to include an additional property tax increase of 0.4% for five years (compounded), and further that the assent of the elector be sought using the alternative approval process for borrowing up to $10 million to assist with funding.

The General Manager of Corporate and Financial Services reviewed the staff report. He addressed the three specific projects which included Leisure Centre improvements, synthetic sports fields and the Albion Community Hall and advised on the proposed funding.

1131.1
R/2017-237
It was moved and seconded

That the Financial Plan be amended to include the Albion Community Centre and Synthetic Fields at Telosky, with funding as outlined in the June 13, 2017 staff report; and

That the Financial Planning Guidelines for 2018-2022 be amended to include an additional property tax increase of 0.4% for five years (compounded); and further

That assent of the elector be sought, using the alternative approval process, for borrowing up to $10 million to assist with funding the Synthetic Fields at Telosky and the Albion Community Centre.

Motion to Refer
R/2017-238
It was moved and seconded

That the item be referred back to staff to report on the implications of the removal of the proposed financing for the Albion Community Centre and the addition of financing for an additional sheet of ice at Planet Ice.

Amendment to the Motion to Refer
R/2017-239
It was moved and seconded

That the motion to refer be amended to read "

CARRIED

MOTION TO AMEND CARRIED
Councillor Robson – OPPOSED

MAIN MOTION TO REFER CARRIED AS AMENDED
Councillor Robson - OPPOSED

Note: Councillor Duncan excused herself from the remainder of the meeting at 9:13 p.m. as she was not feeling well.

1131.2
R/2017-240
It was moved and seconded

That staff proceed with the design of the fields at Telosky, noting that this will be funded through accumulated surplus.

CARRIED

Parks, Recreation & Culture

1151 **Albion Community Centre – Design Contract Award**

Staff report dated June 13, 2017 recommending that the Architectural Design Services Contract for the Albion Community Centre be awarded to Craven Huston Powers Architects, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

Main Motion
R/2017-241
It was moved and seconded

That the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects (CHPA) at a contract price of $689,055 (excluding taxes); and;

That a contingency of 20% in the amount of $137,811 (excluding taxes) be established for the design project; and further,

That the Corporate Officer be authorized to execute the contract.

Motion to Defer
R/2017-242
It was moved and seconded

That the main motion be deferred to the June 27, 2017 Council Meeting.

MOTION TO DEFER CARRIED

Mayor Read, Councillor Speirs - OPPOSED

1152 **Maple Ridge Historical Society Operating Agreement and Lease**

Staff report dated June 13, 2017 recommending that the Maple Ridge Historical Society Operating Agreement, the Maple Ridge Historical Society Lease Agreement for the Brick Yard House and Office, the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church, the Maple Ridge Historical Society Lease Agreement for The Old Post Office all dated January 1, 2017 for a two year term be approved and that the Corporate Officer be authorized to execute the agreements.

R/2017-243
It was moved and seconded

That the Maple Ridge Historical Society Operating Agreement dated January 1, 2017 for a two year term be approved; and,

That the Maple Ridge Historical Society Lease Agreement for the Brick Yard House & Office dated January 1, 2017 for a two year term be approved; and,

That the Maple Ridge Historical Society Lease Agreement for St. Andrew's Church dated January 1, 2017 for a two year term be approved; and,

That the Maple Ridge Historical Society Lease Agreement for The Old Post Office dated January 1, 2017 for a two year term be approved; and,

That the Corporate Officer be authorized to execute these agreements.

CARRIED

1153 **Maple Ridge-Pitt Meadows Agricultural Association Operating Agreement - Renewal**

Staff report dated June 13, 2017 recommending that the Maple Ridge-Pitt Meadows Agricultural Association's Operating Agreement dated January 1, 2017 be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

R/2017-244
It was moved and seconded

That the Maple Ridge-Pitt Meadows Agricultural Association's Operating Agreement dated January 1, 2017 be approved for a three year term; and,

That the Corporate Officer be authorized to execute the agreement.

CARRIED

1154 **Festival Grant Program Recommendations – Intake Two**

Staff report dated June 13, 2017 recommending that the festival support allocation outlined in the Festivals Support Grant Program Summary Support Chart 2017 – Intake Two be approved.

R/2017-245
It was moved and seconded

That the festival support allocations outlined in the Festivals Support Grant Program Summary Chart 2017 – Intake Two attached to the report dated June 13, 2017 for a total of $13,000 be approved.

CARRIED

1155 **Parks, Recreation & Culture – Policies**

Staff report dated June 13, 2017 recommending that Policy 4.19 – Sport Field Closure/Damage Deposits, Policy 4.20 Sponsorship, Policy 4.21 – Parks, Recreation & Culture Fees & Charges, Policy 4.22 – Festival Support, Policy 4.23 – Recreation Access and Policy 4.24 – Sport Physical Activity be adopted.

R/2017-246
It was moved and seconded

That Policy 4.19 – Sport Field Closure/Damage Deposits be adopted; and,
That Policy 4.20–Sponsorship be adopted; and,
That Policy 4.21 - Parks, Recreation & Culture Fees & Charges be adopted; and,
That Policy 4.22 - Festival Support be adopted; and,
That Policy 4.23 - Recreation Access be adopted; and further
That Policy 4.24 - Sport Physical Activity be adopted.

CARRIED

Administration – Nil

Other Committee Issues – Nil

1200 ***STAFF REPORTS*** – Nil

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

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

1500 ***QUESTIONS FROM THE PUBLIC*** – Nil

1600 ***ADJOURNMENT*** – 9:24 p.m.

_____
N. Read, Mayor

Certified Correct

_____
L. Darcus, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

June 19, 2017

The Minutes of the City Council Meeting held on June 19, 2017 at 4:05 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials	*Appointed Staff*
Mayor N. Read	E.C. Swabey, Chief Administrative Officer
Councillor K. Duncan	K. Swift, General Manager of Parks, Recreation & Culture
Councillor Robson	P. Gill, General Manager Corporate and Financial Services
Councillor Speirs	F. Quinn, General Manager of Public Works and Development Services
Councillor Shymkiw	L. Darcus, Manager of Legislative Services
ABSENT	*Other staff as required*
Councillor C. Bell	H. Exner, Fire Chief
Councillor B. Masse	R.MacNair, Manager of Bylaw and Licensing Services

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Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

Note: Mayor Read was not in attendance at the start of the meeting. Councillor Speirs chaired the meeting as Acting Mayor.

Note: Councillor Shymkiw participated via GoToMeeting

1.0 *CALL TO ORDER*

2.0 *APPROVAL OF THE AGENDA*

R/2017-247
It was moved and seconded

That the agenda for the June 19, 2017 Special Council Meeting be approved.

CARRIED

Note: Mayor Read joined the meeting at 4:07 p.m.

3.0 *NOTICE OF CLOSED COUNCIL MEETING*

R/2017-248
It was moved and seconded

That the meeting following this meeting at 6:00 p.m. be closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter as the subject matter being considered relates to the following:

Section 90(1)(g)	Litigation or potential litigation affecting the municipality.
Section 90(1)(i)	The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

4.0 *ADJOURNMENT* – 4:09 p.m.

C. Speirs, Acting Mayor

Certified Correct

L. Darcus, Corporate Officer

700

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

May 30, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

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1. 16-109200 BG

LEGAL:	Lot 12, Section 15, Township 12, New Westminster District, Plan EPP56127
LOCATION:	11220 243 Street
OWNER:	Aleera Homes Corporation
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-109200 BG.

CARRIED

2. 16-122828 BG

LEGAL:	Lot 6, Section 15, Township 12, New Westminster District, Plan EPP56127
LOCATION:	11242 243A Street
OWNER:	Aleera Homes Corporation
REQUIRED AGREEMENTS:	Secondary Suite Covenant

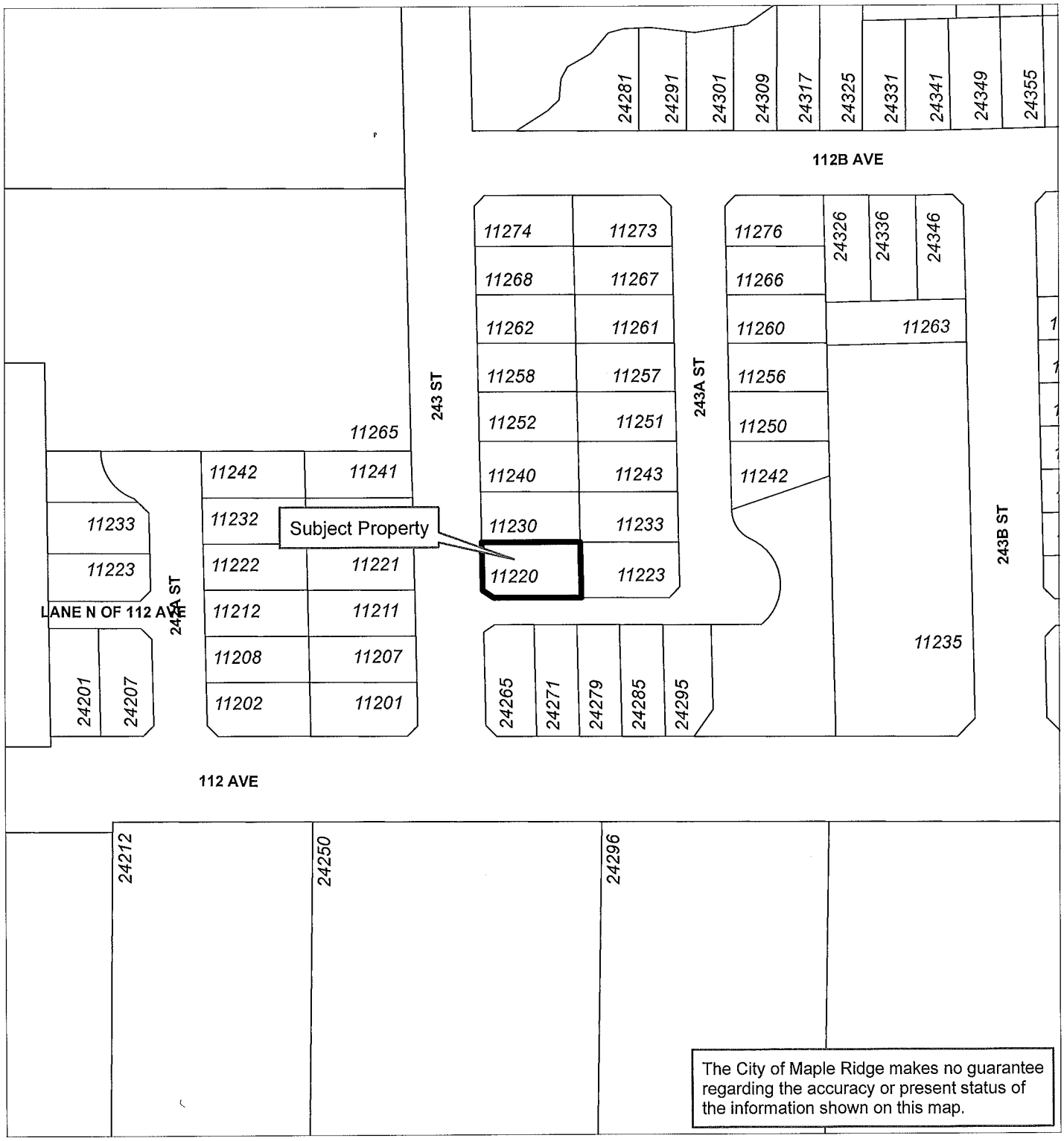
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-122828 BG.

CARRIED

Nicole Read

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member



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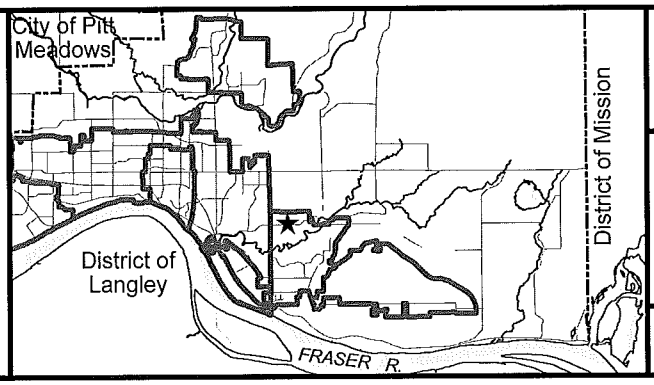

11220 243 St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

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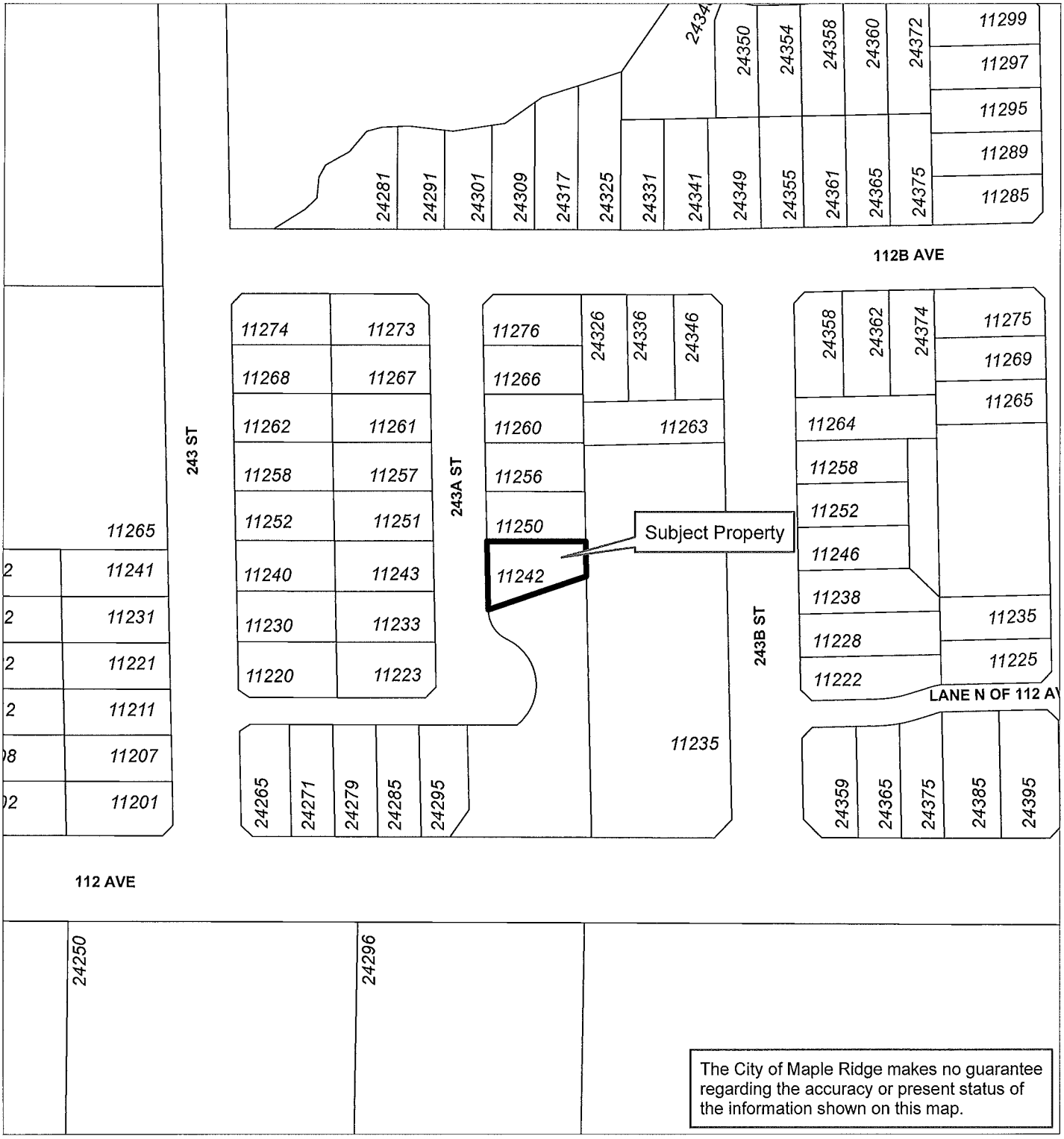

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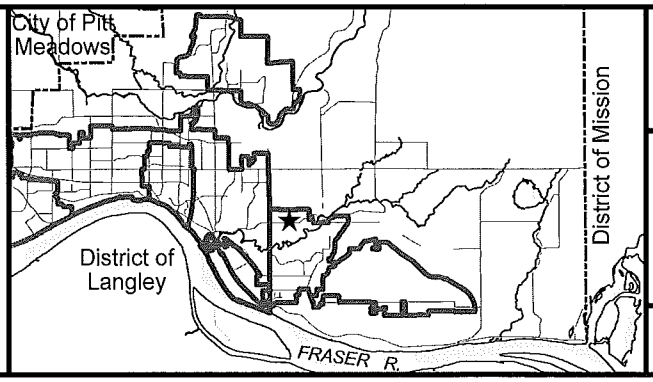

11242 243A St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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FILE: Untitled
DATE: May 26, 2017
BY: MC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

June 6, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

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1. **17-114958 BG**

LEGAL:	Lot 1, District Lot 399, Group 1, New Westminster District, Plan EPP66650
LOCATION:	22315 122 Avenue
OWNER:	1060233 B.C. Ltd.
REQUIRED AGREEMENTS:	Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-114958 BG.

CARRIED

2. **2015-370-SD**

LEGAL:	Original Lot 3. Strata lots 1-8, all of Section 28, Township 12, New Westminster District, Plan EPS3889
LOCATION:	13316 235 Street
OWNER:	Landmark Enterprises Ltd.
REQUIRED AGREEMENTS:	Enhancement & Maintenance Agreement; Slope Protection/No Build

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2015-370-SD

CARRIED

3. **16-116102 BG**

LEGAL:	Lot 762, District Lot 278, Group 1, New Westminster District, Plan 114
LOCATION:	20624 113 Avenue
OWNER:	Regency Coast Homes Ltd.
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-116102 BG.

CARRIED

4. **5245-20-B375**

LEGAL:	Lots, A, B & C, all of District Lot 401, Group 1, New Westminster District, Plan 22418
LOCATION:	11889 & 11909 227 Street
OWNER:	City of Maple Ridge
REQUIRED AGREEMENTS:	Building Development Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 5245-20-B375.

CARRIED

5. **17-117323 BG**

LEGAL:	Lot 14, District Lot 241, New Westminster District, Plan EPP50932
LOCATION:	12250 207A Street
OWNER:	1002256 BC Ltd.
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-117323 BG.

CARRIED

6. **16-118062 BG**

LEGAL:	Lot 9, Section 15, Township 12, New Westminster District, Plan EPP56127
LOCATION:	11243 243A Street
OWNER:	Amarjeet Singh Gill
REQUIRED AGREEMENTS:	Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-118062 BG.

CARRIED

7. 14-121656

LEGAL:	Lot 3, Section 33, Township 12, New Westminster District, Plan EPP34552
LOCATION:	23288 Silver Valley Road
OWNER:	Glenn & Jennifer Roman
REQUIRED AGREEMENTS:	Secondary Suite Covenant

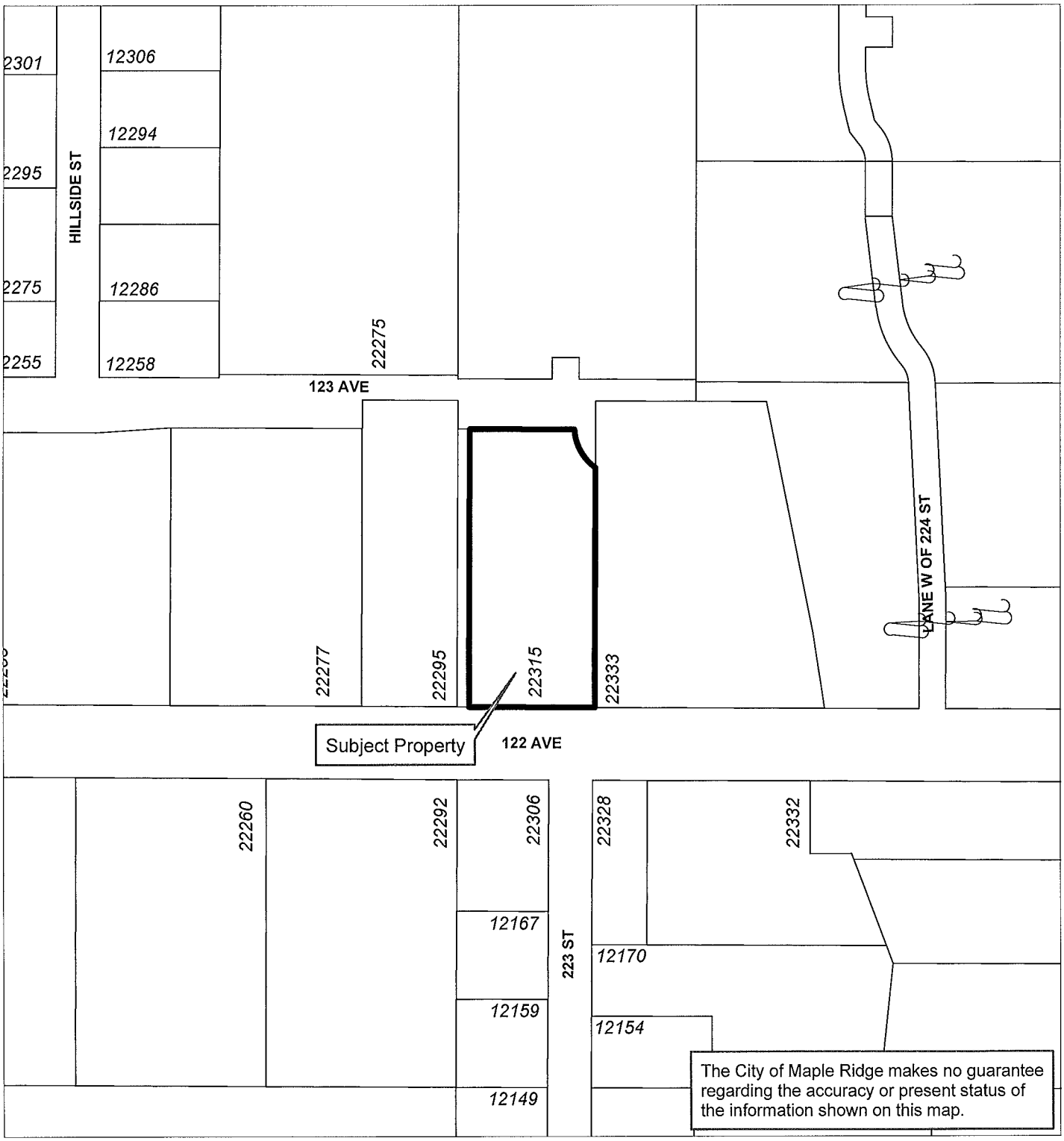
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 14-121656 BG.

CARRIED

Nicole Read

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member



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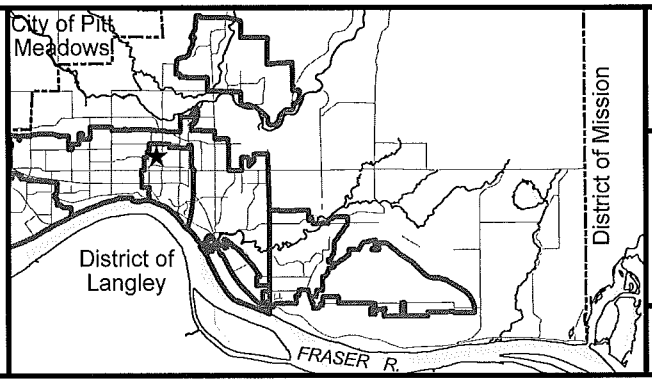

22315 122 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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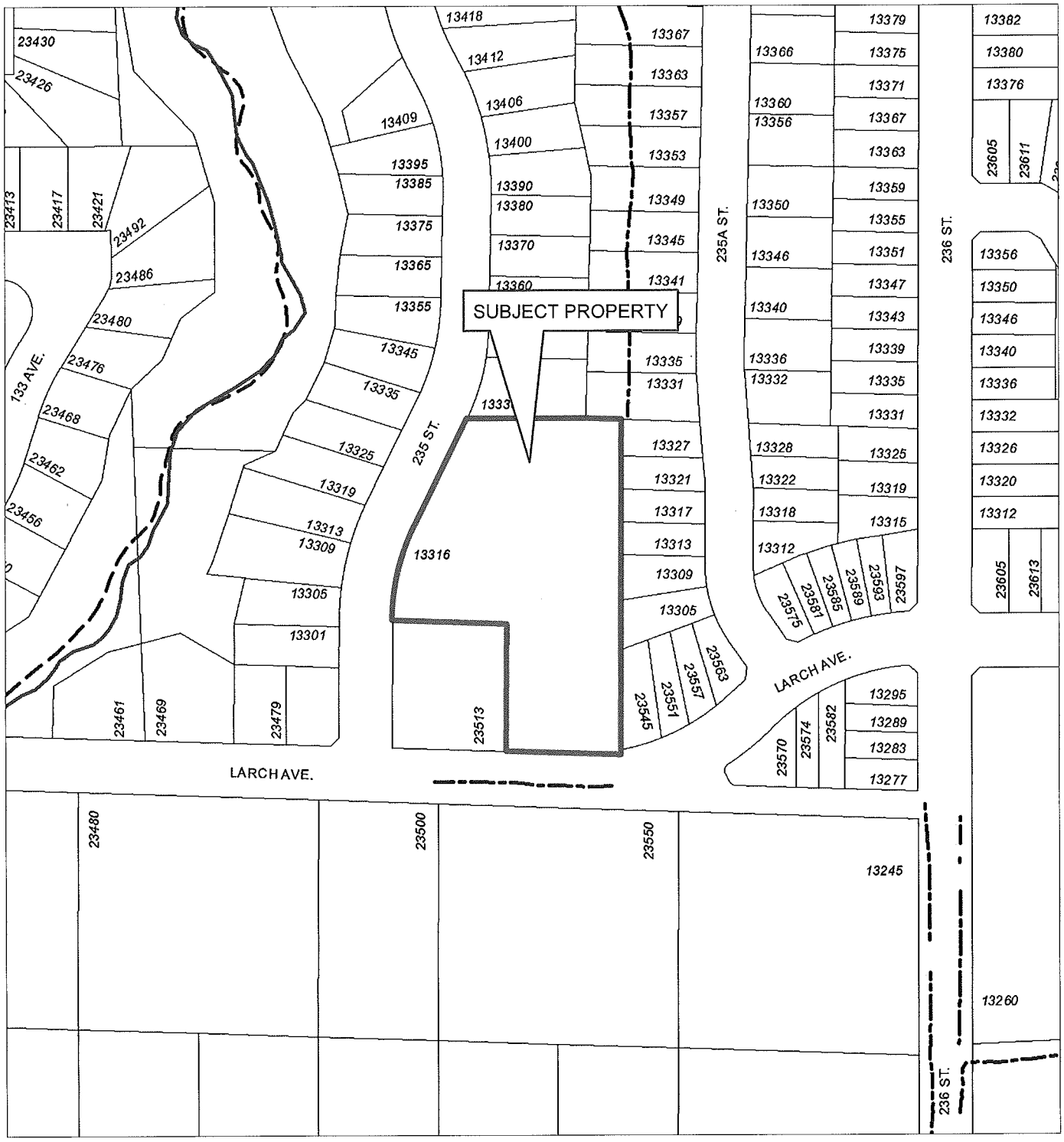

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Legend

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

13316 235 St
2011 Image

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2015-370-SD
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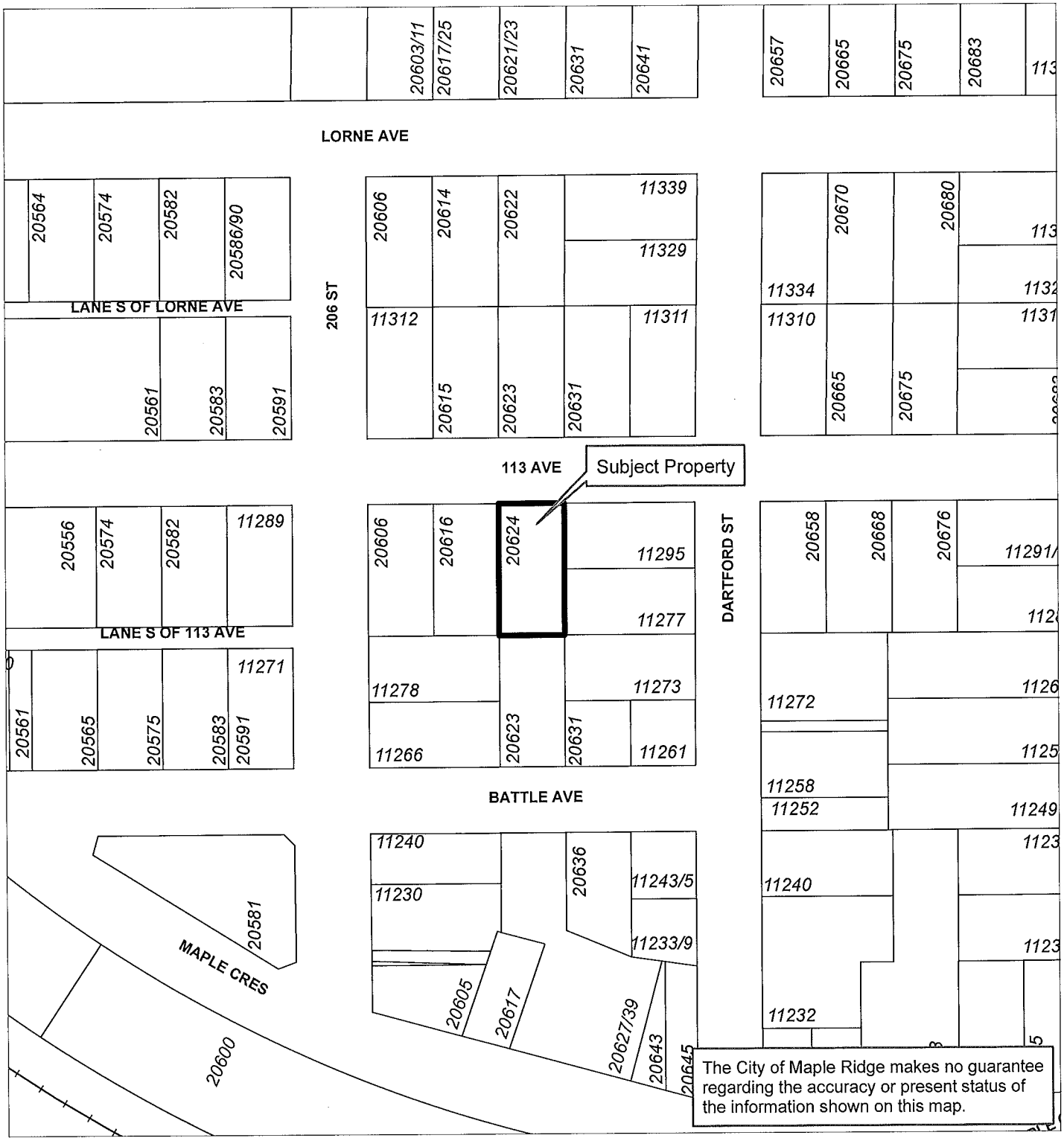
BY: JV



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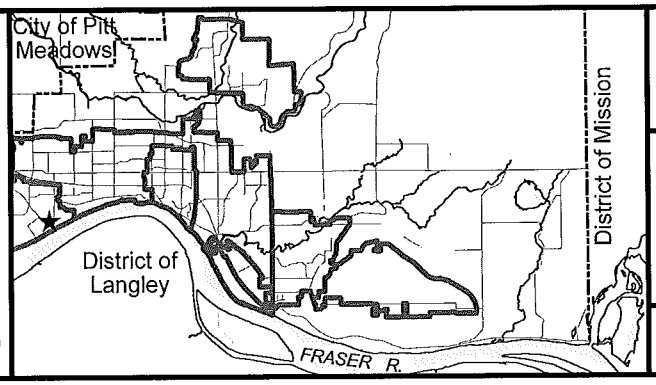

20624 113 Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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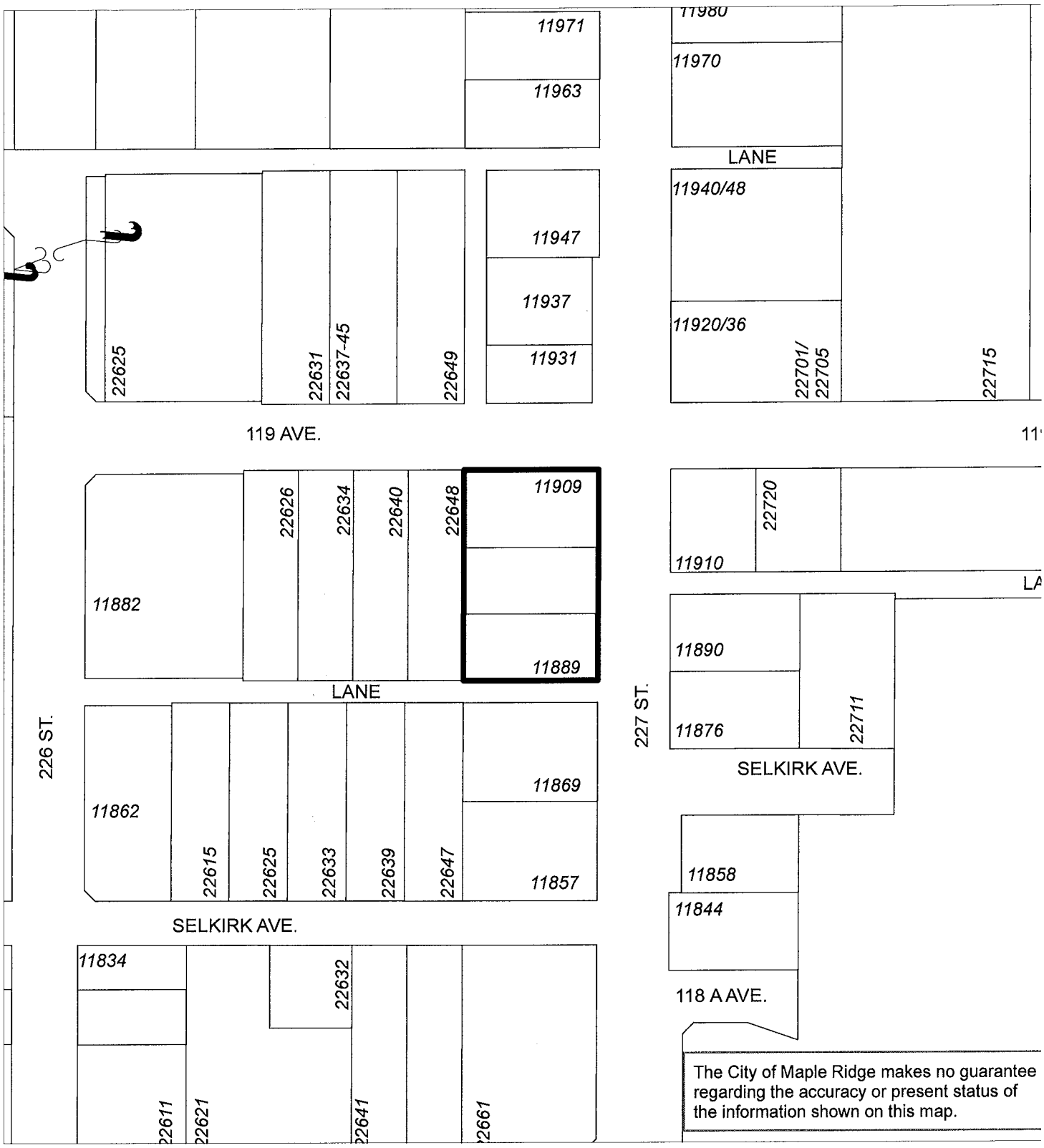

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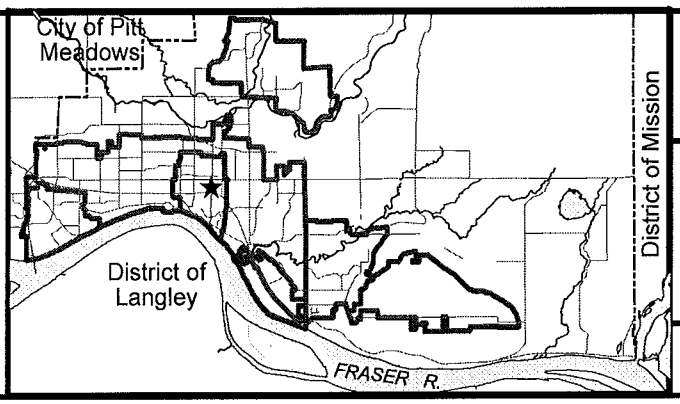

11889 & 11909 227 St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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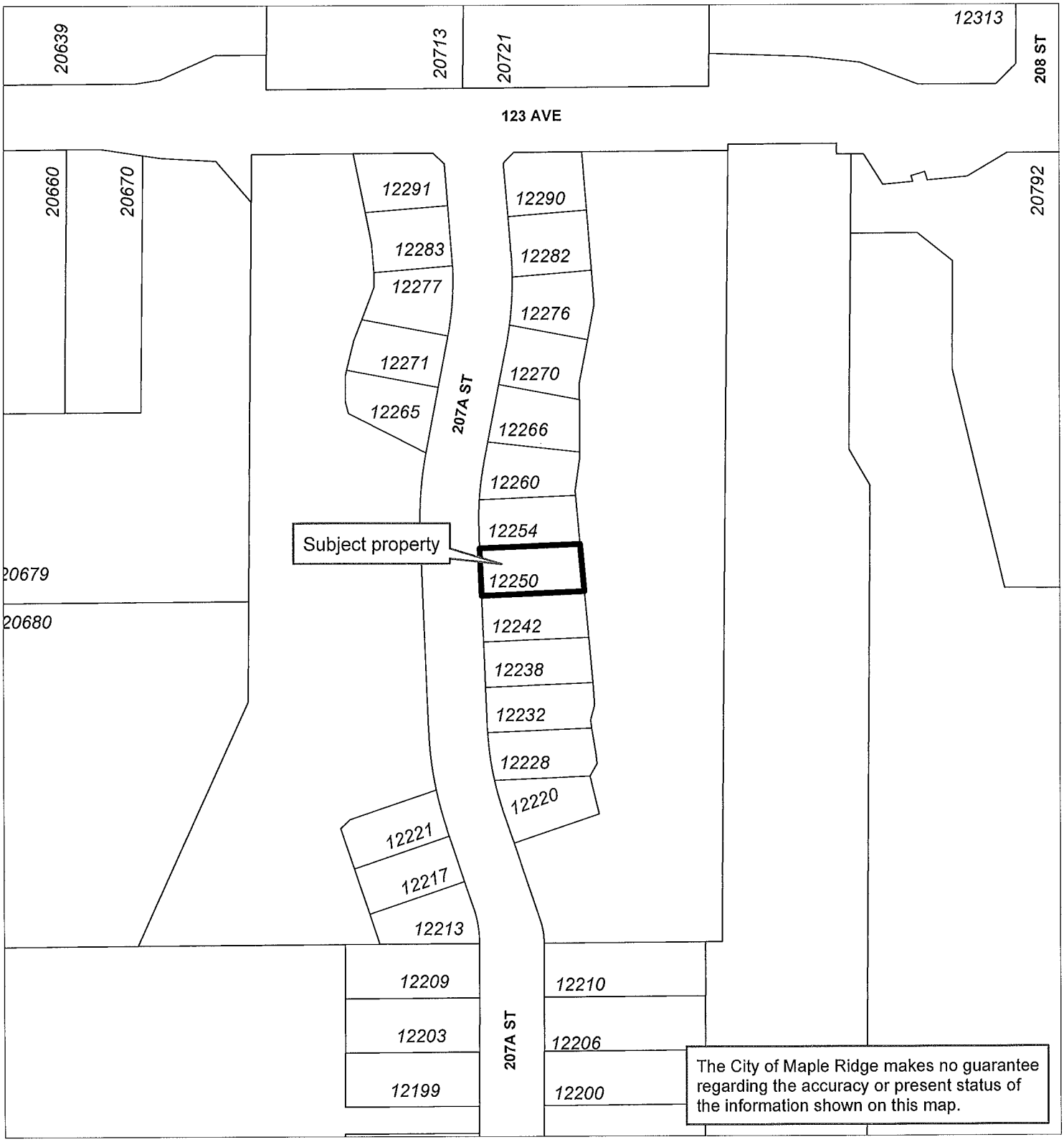

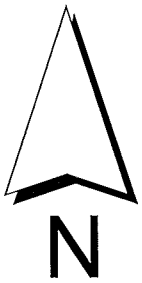

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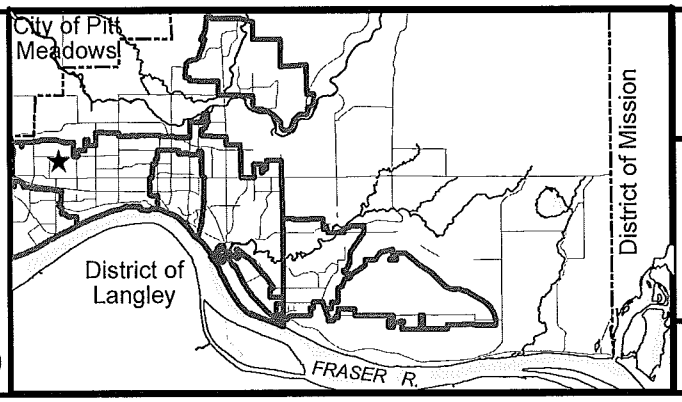

12250 207A St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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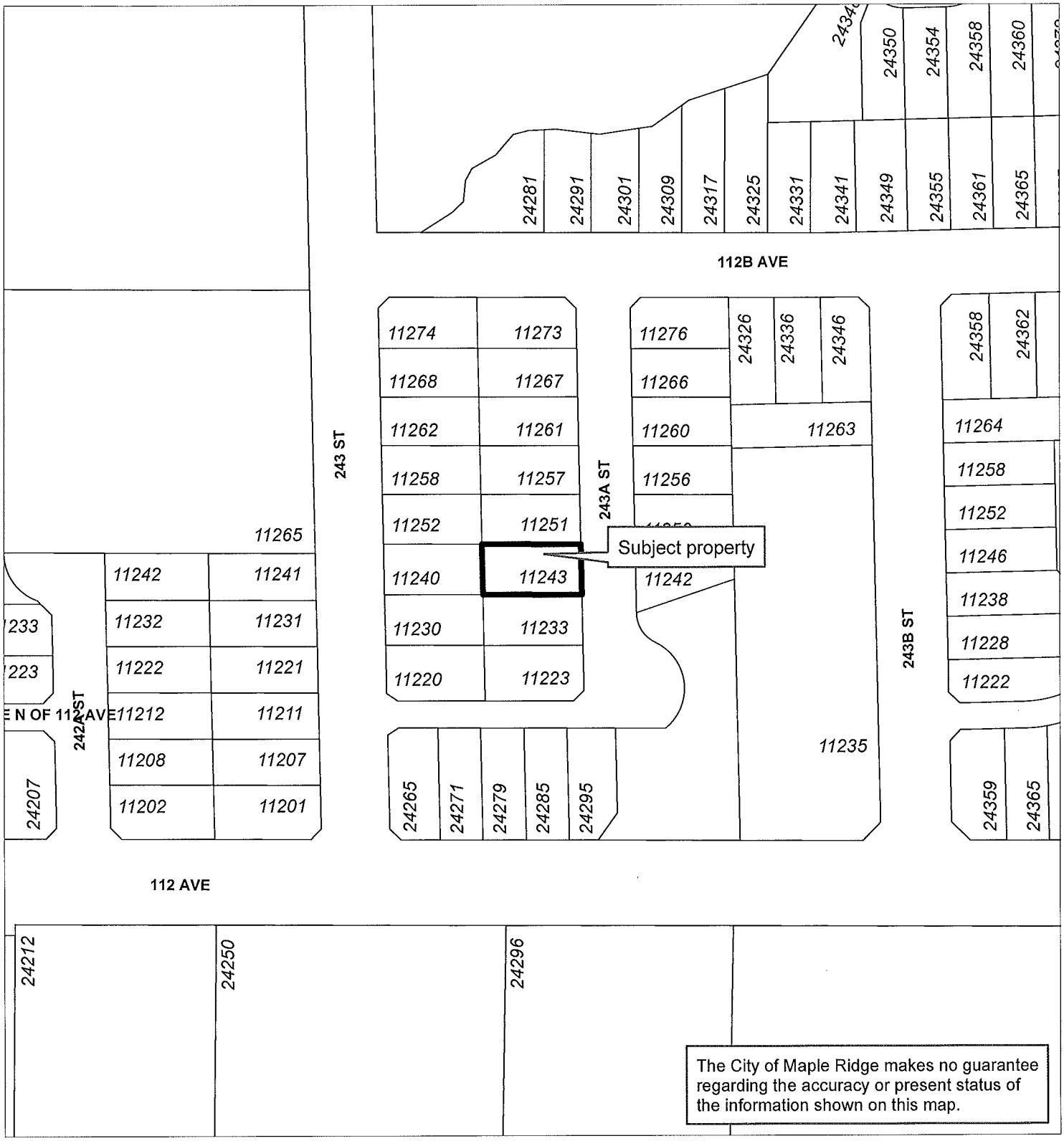

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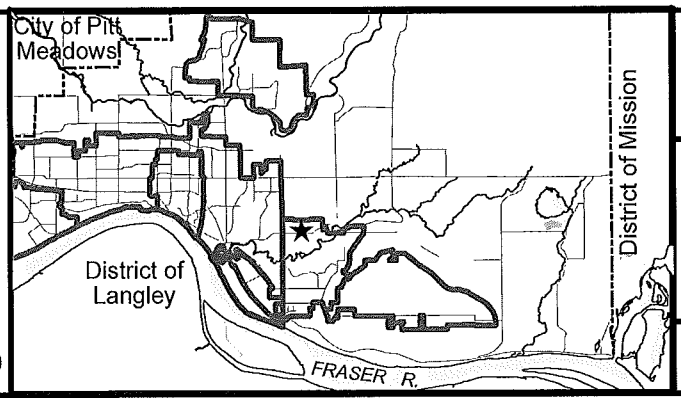

11243 243A St

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

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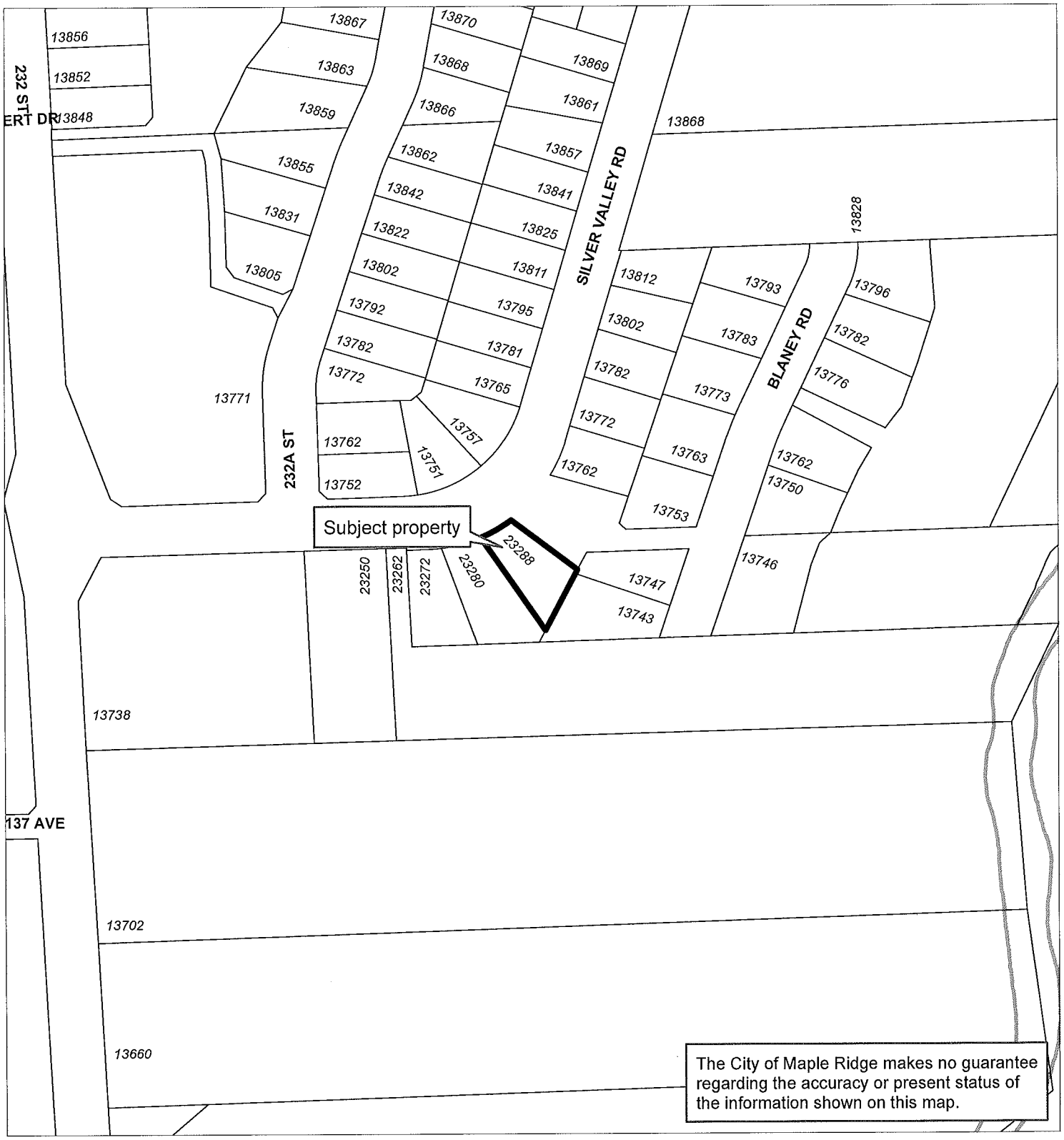

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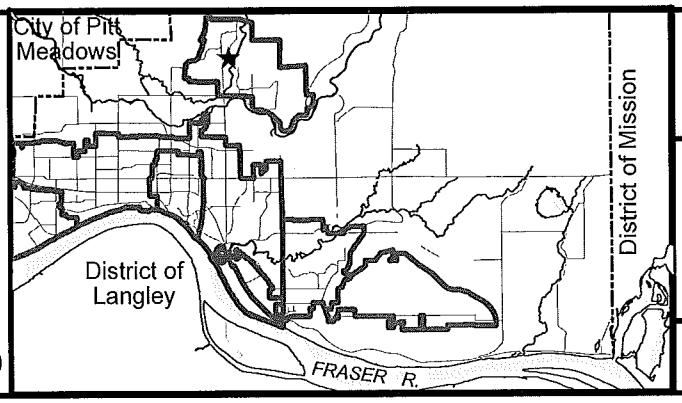

23288 Silver Valley Rd

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 5, 2017
BY: MC

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

June 14, 2017
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member

Amanda Allen, Recording Secretary

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1. 2011-137-SD

LEGAL:	Lot 224, Section 20, Township 12, New Westminster District, Plan 42134 Except Part on Plan EPP66005
LOCATION:	12257 227 Street
OWNER:	G. Malhi, S. Chan & D. Matharu
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2011-137-SD.

CARRIED

2. 16-116367 BG

LEGAL:	Lot 3, District Lot 397, Group 1, New Westminster District, Plan 12785
LOCATION:	#1 – 21888 Lougheed Hwy
OWNER:	Shayne Elliott
REQUIRED AGREEMENTS:	Release of Covenant BB1959566 (Secondary Suite)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-116367 BG.

CARRIED

3. 16-128317 BG

LEGAL:	Lot 1, District Lot 6881, Group 1, New Westminster District, Plan BCP25318
LOCATION:	12406 Blue Mountain Crescent
OWNER:	Trevor & Joanne Halliday
REQUIRED AGREEMENTS:	Release of Covenant BA202297 (Septic Field); Septic Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 16-128317 BG.

CARRIED

4. 17-115956 BG

LEGAL:	Lot 8, District Lot 280, Group 1, New Westminster District, Plan 75819
LOCATION:	20290 116B Avenue
OWNER:	Michelle Forsberg
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 17-115956 BG.

CARRIED

5. 2016-469-SD

LEGAL:	Lot 13, District Lot 263, Group 1, New Westminster District, Plan EPP55982; Lots 13, 14, 15 & 16, all of District Lot 263, Group 1, New Westminster District, Plan EPP66467.
LOCATION:	12398 Allison Street
OWNER:	Asana Askarian
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement; Release of Covenants (from original Lot 1 as well as Lot 13 from subsequent subdivision): • CA4900493 (Geotechnical – Lot 1) • CA5401297 (Flood Protection – Lot 13) • CA5401303 (Stormwater Management System- Lot 13) Covenants (Lots 13-16): • Tree Protection; • Flood Protection; • Stormwater Management; • Geotechnical.

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-469-SD.

CARRIED

6. 2013-085-SD

LEGAL:	Lot 1, Section 29, Township 12, New Westminster District, Plan LMP9042
LOCATION:	23083 132 Avenue
OWNER:	Daniel, Susanne, Wesley & Lori Robinson
REQUIRED AGREEMENTS:	Statutory Right of Way (Trail)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2013-085-SD.

CARRIED

7. 2013-085-SD

LEGAL:	Lot 2, Section 29, Township 12, New Westminster District, Plan 5116 Except Plans BCP42569, BCP48907 and EPP59915
LOCATION:	23050 136 Avenue
OWNER:	1076213 B.C. Ltd.
REQUIRED AGREEMENTS:	Statutory Right of Way (public & municipal access)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2013-085-SD.

CARRIED

8. 2013-085-SD

LEGAL:	Lot 2, Section 29, Township 12, New Westminster District, Plan LMP9042, Except Plan EPP65844; Lots 1-27, all of Section 29, Township 12, New Westminster District, Plan EPP65849
LOCATION:	23154 136 Avenue
OWNER:	Daniel, Susanne, Wesley & Lori Robinson
REQUIRED AGREEMENTS:	Subdivision Servicing Agreement; Enhancement & Maintenance Agreement – LAS; Enhancement & Maintenance Agreement – Park; Stormwater Management – Lots 1-27; No Build – Lot 27 & Lot 23; Release of Covenant AB208700 (accessory employee dwelling)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2013-085-SD.

CARRIED

9. 15-120107 BG

LEGAL:	Lot 341, Section 20, Township 12, New Westminster District, Plan 52578
LOCATION:	#1 - 12154 228 Street
OWNER:	Gordon Rennie & Kathleen Haidon
REQUIRED AGREEMENTS:	Detached Garden Suite Covenant Parking for Garden Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 15-120107 BG.

CARRIED

10. 17-115272 BG

LEGAL:	Lot 5, Section 20, Township 12, New Westminster District, Plan 84291
LOCATION:	22950 Purdey Avenue
OWNER:	Jillian & Derrick Williams
REQUIRED AGREEMENTS:	Secondary Suite Covenant

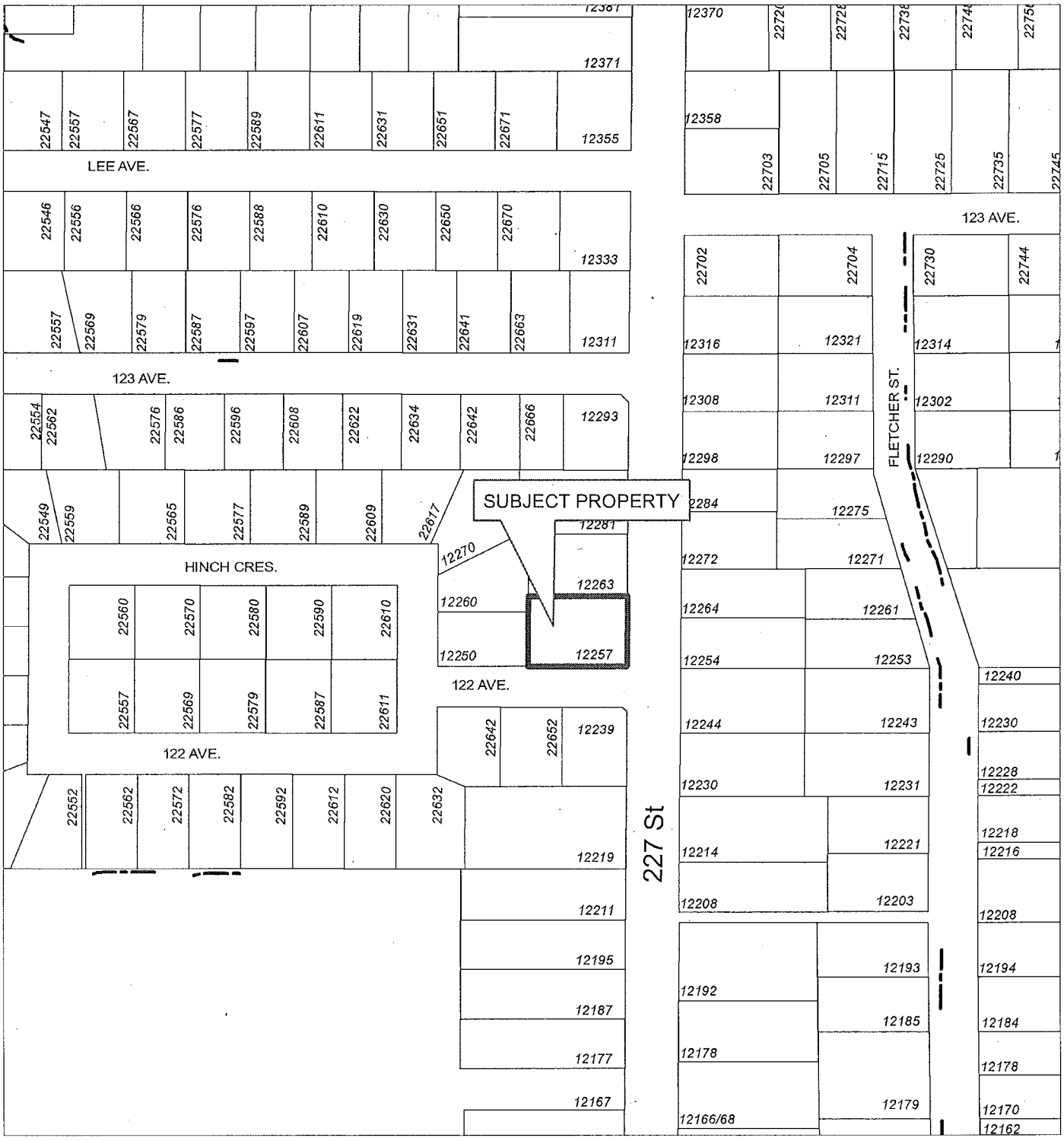
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-115272 BG.

CARRIED

Nicole Read

Nicole Read, Mayor
Chair

Ted Swabey, Chief Administrative Officer
Member



N

Scale: 1:2,000

Legend

- Canal Edge
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Edge of Flooded Area
- Indefinite Creek
- River Centreline
- Canal
- Marsh
- River
- Major Rivers & Lakes

12257-227 St
2011 Image

PLANNING DEPARTMENT

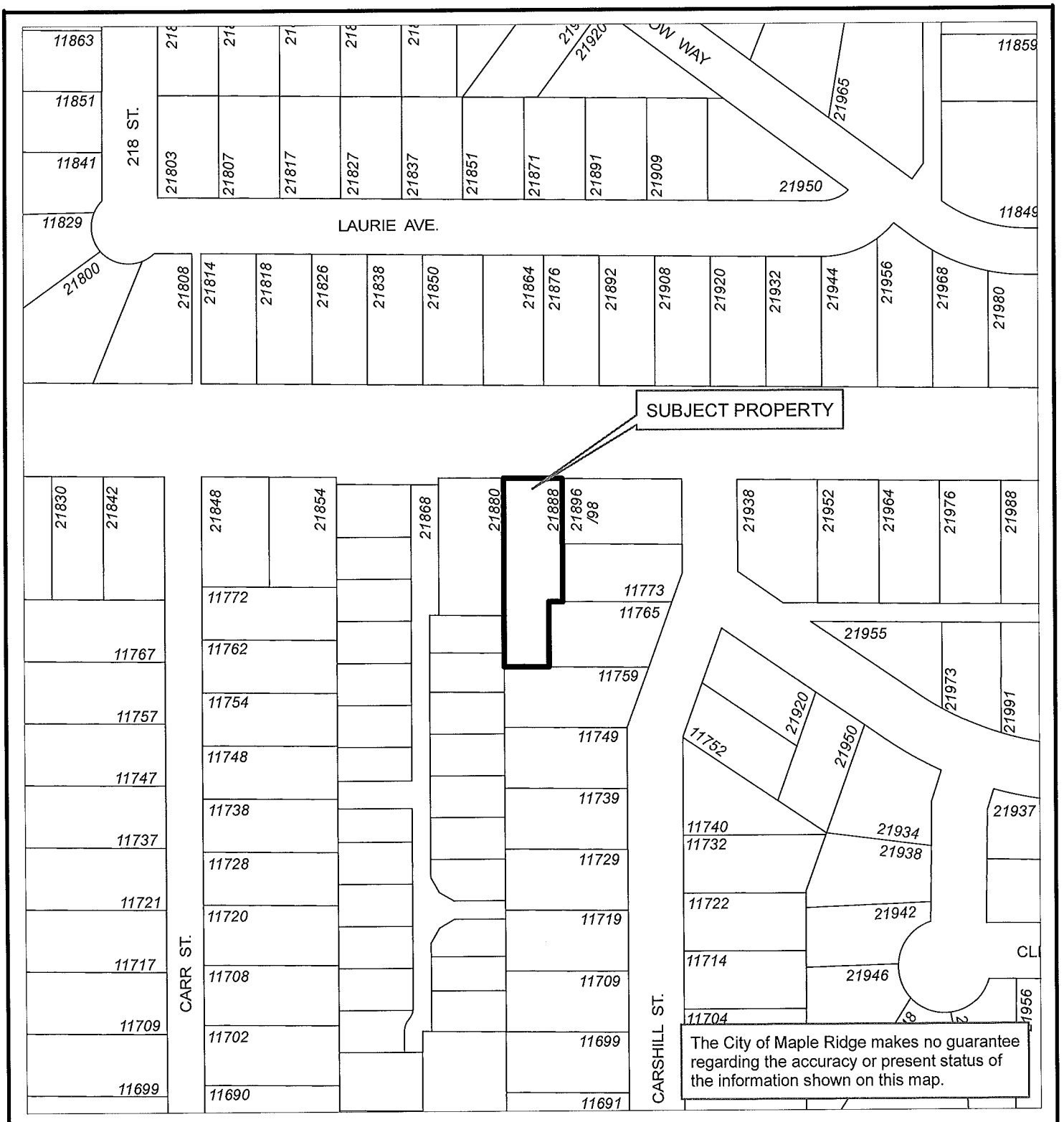
MAPLE RIDGE
British Columbia

mapleridge.ca

2011-137-RZ

DATE: Sep 16, 2015

BY: JV



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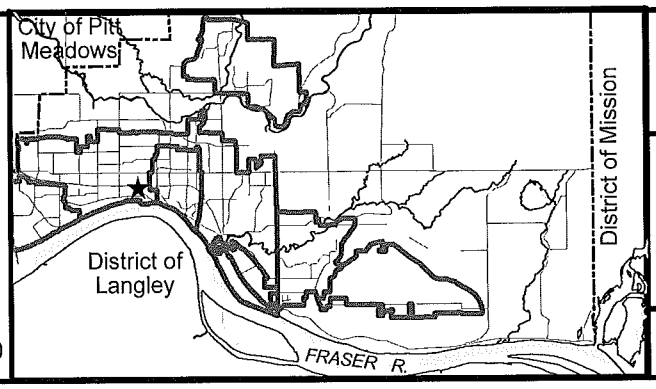


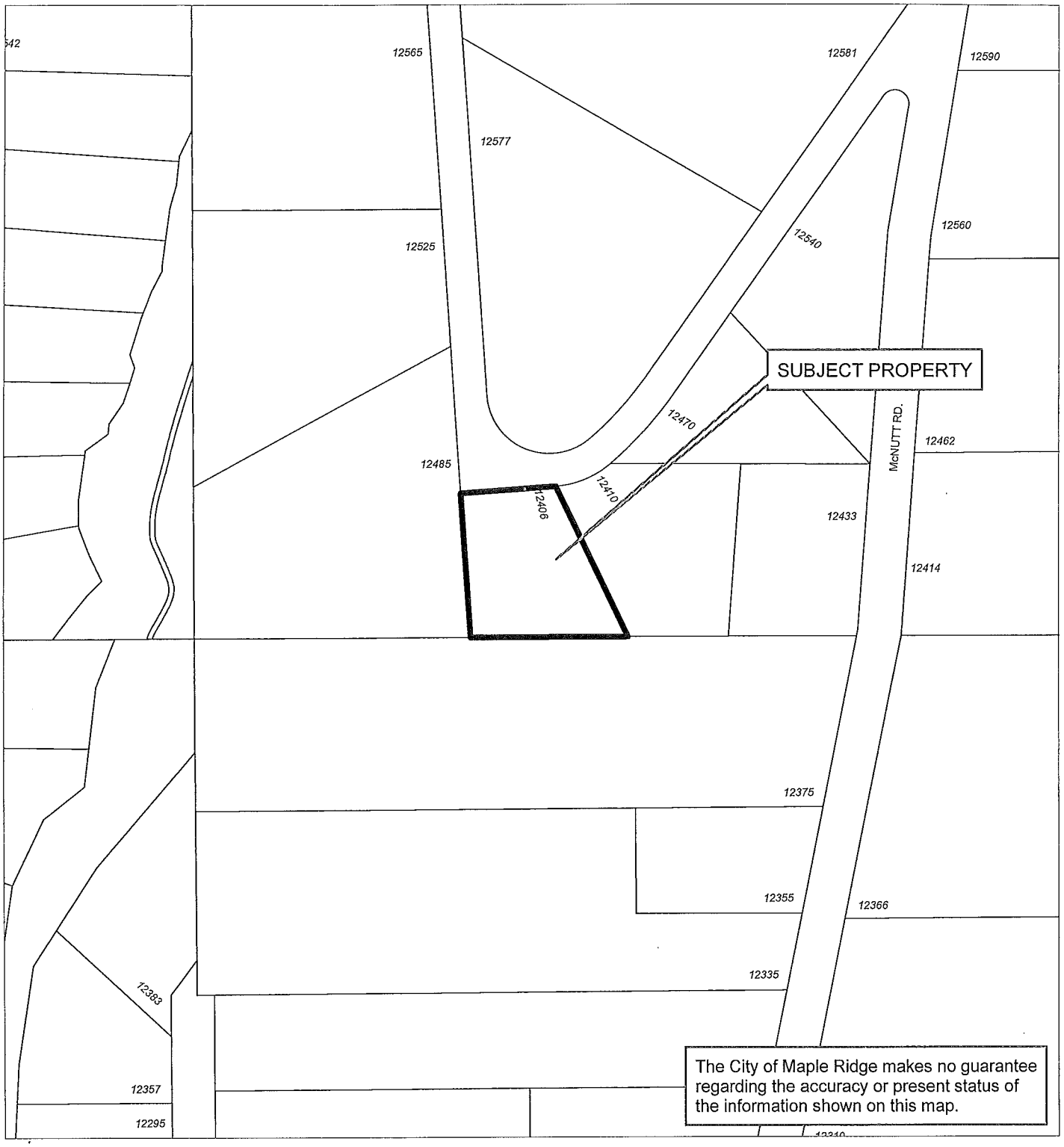
21888 Lougheed Hwy

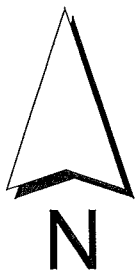
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 9, 2017
BY: NV





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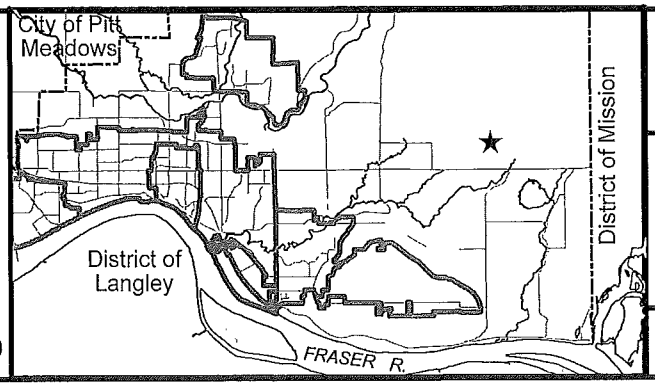


12406 Blue Mountain Crescent

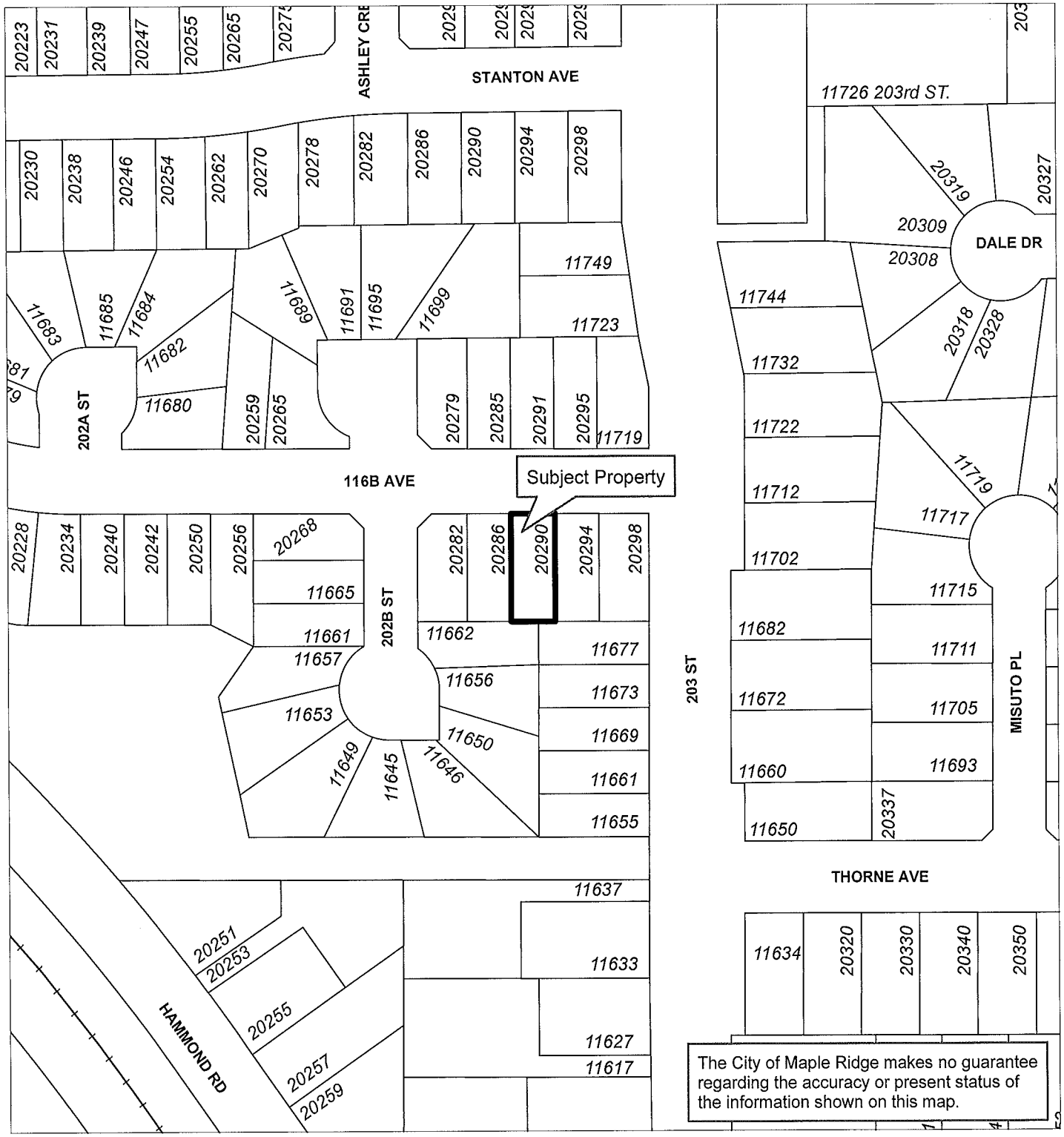
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 9, 2017

BY: NV



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

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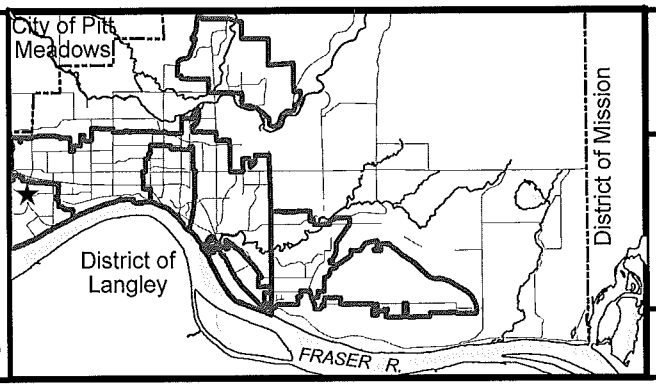
Scale: 1:1,500



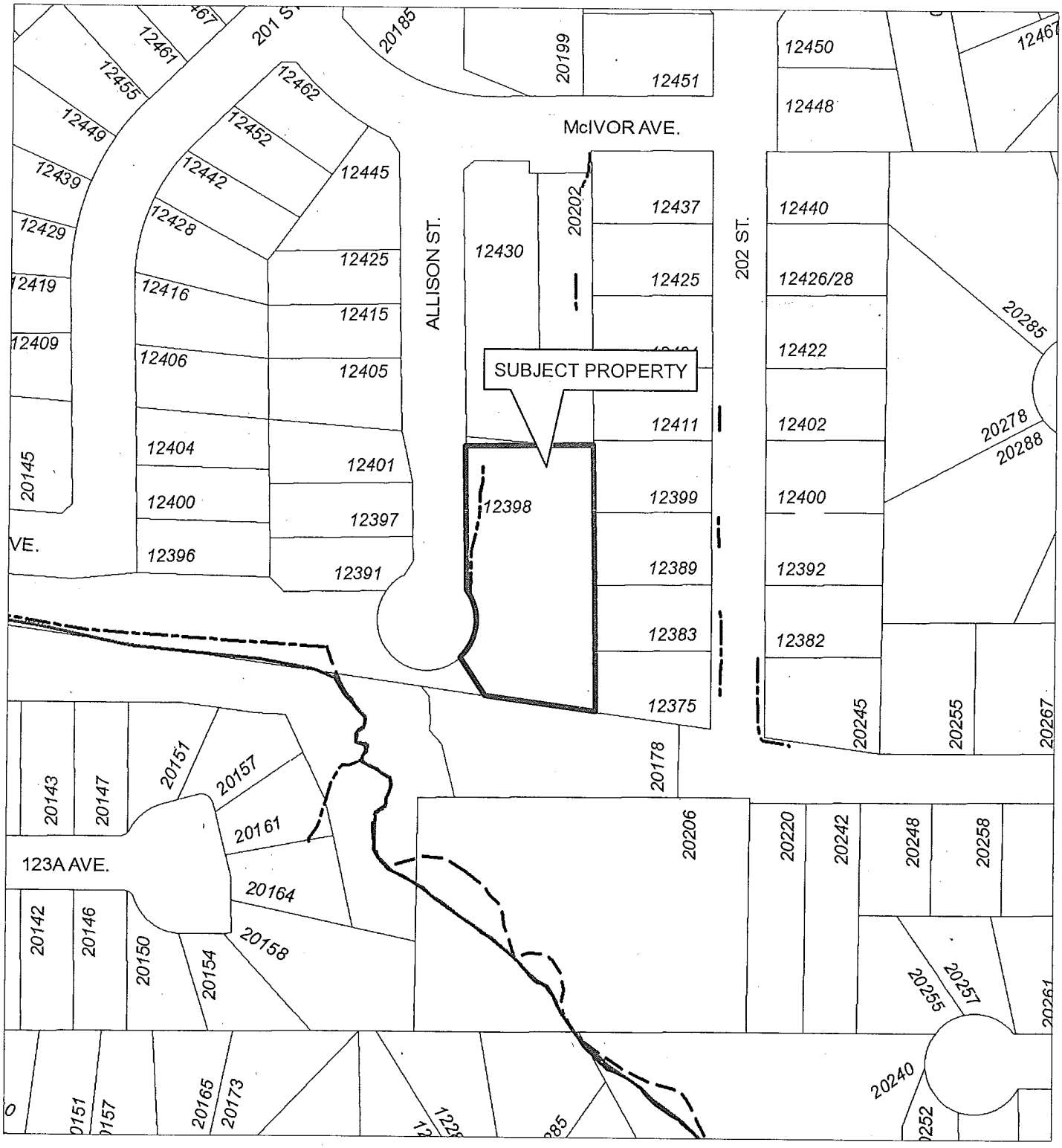
20290 116B Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 13, 2017
BY: MC



N

Scale: 1:1,500

Legend

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

12398 Allison St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2016-469-SD
DATE: Dec 23, 2016

BY: JV

N

Scale: 1:3,000

Legend

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

23083 132 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2013-085-SD
DATE: Jun 13, 2017 BY: PC

N

Scale: 1:2,500

Legend

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

23050 136 AVENUE

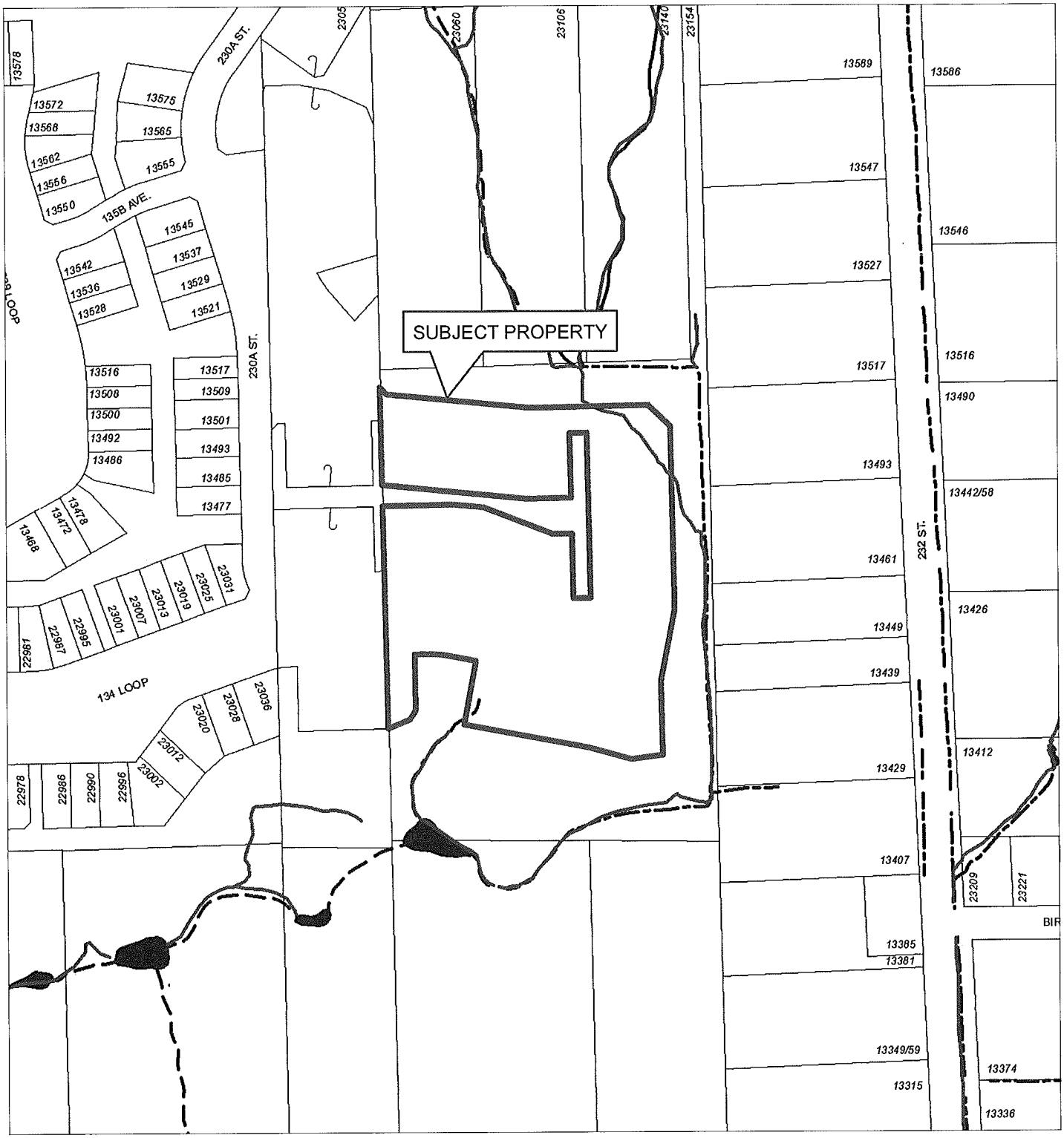
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2013-085-SD
DATE: Jun 13, 2017

BY: PC



N

Scale: 1:2,500

Legend

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

23154 136 AVENUE

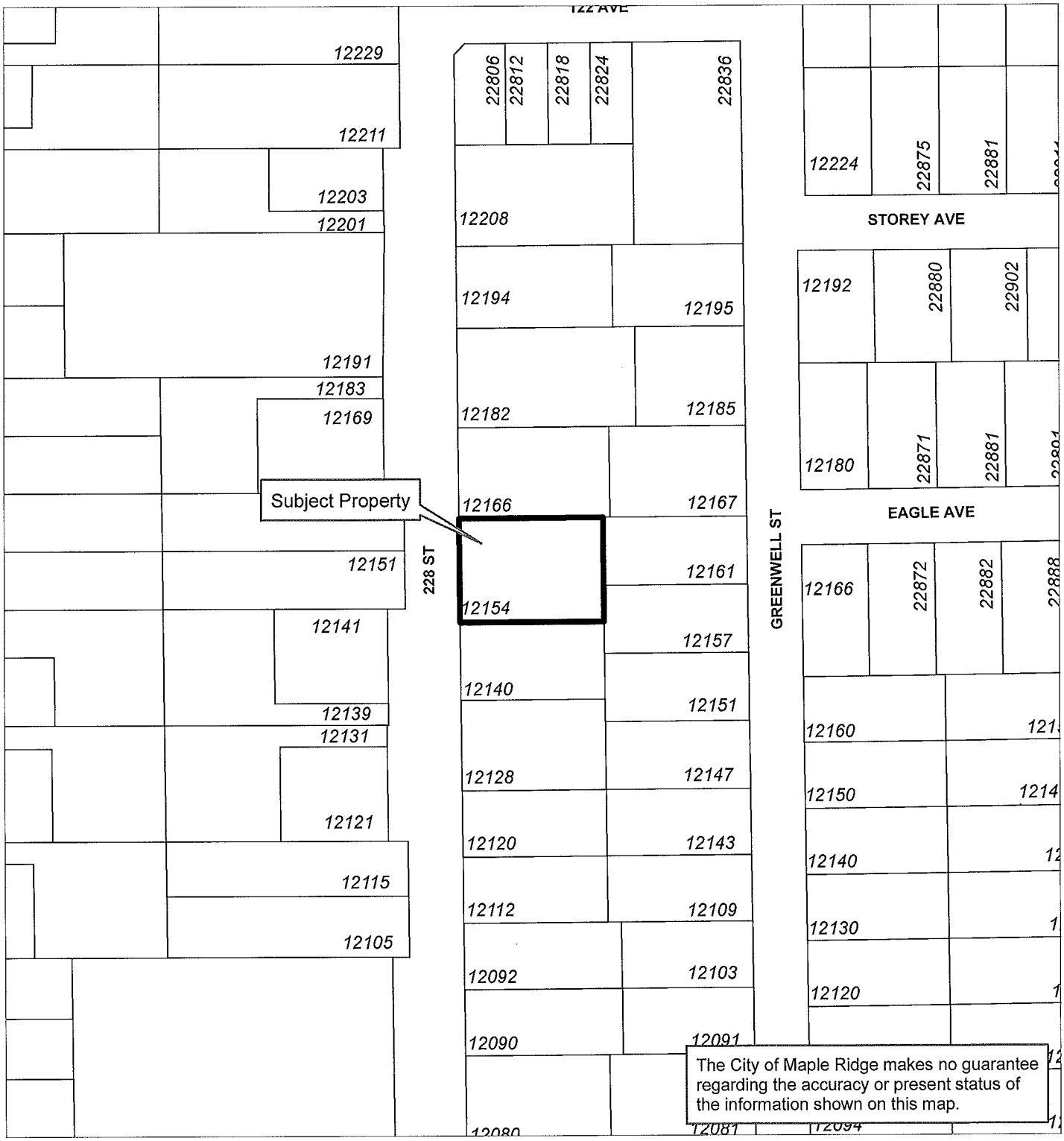
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2013-085-SD
DATE: Jun 13, 2017

BY: PC



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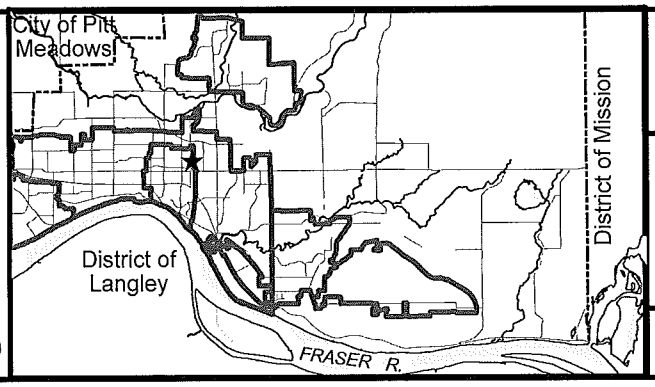


12154 228 St

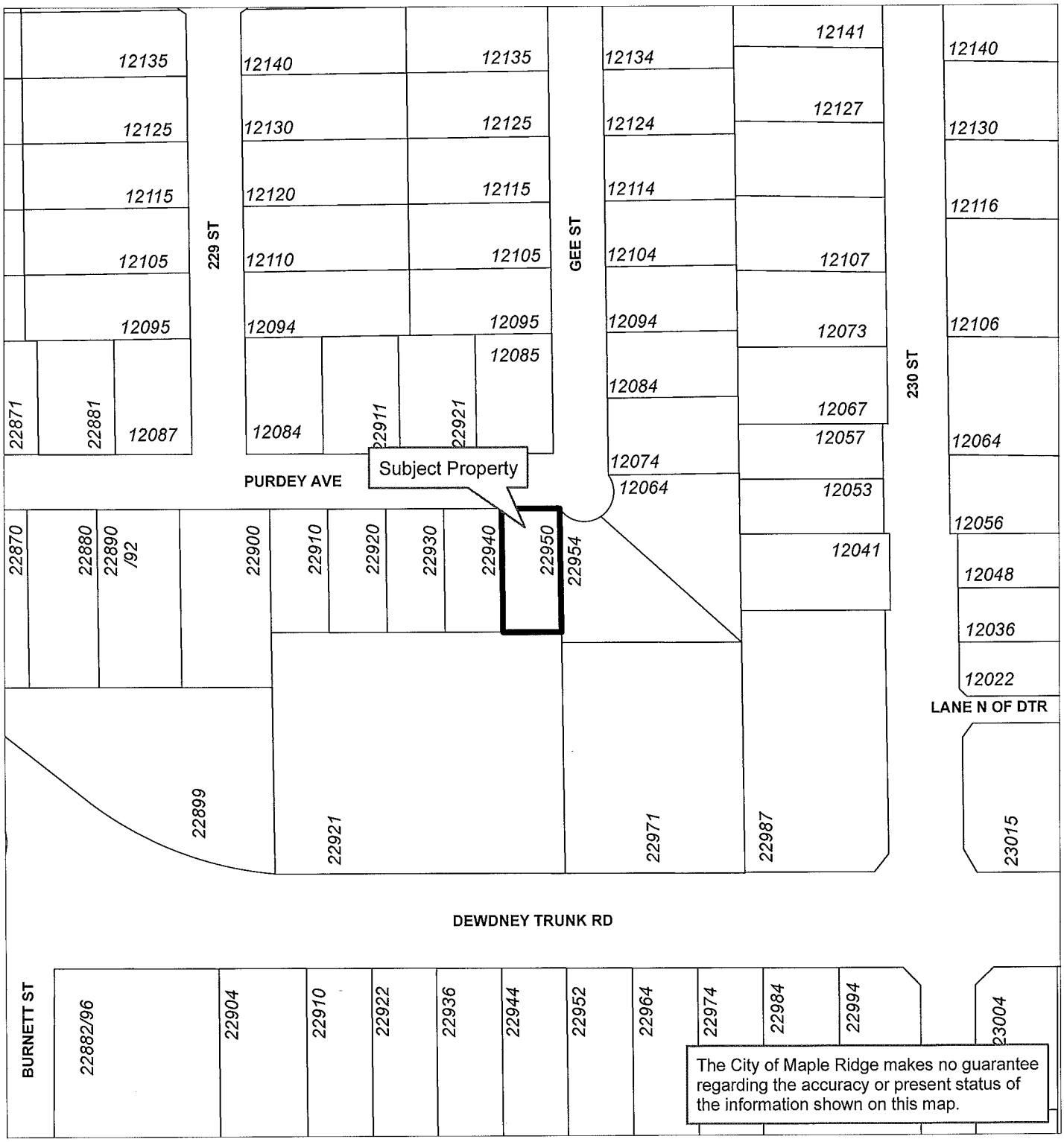
ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 13, 2017

BY: MC



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

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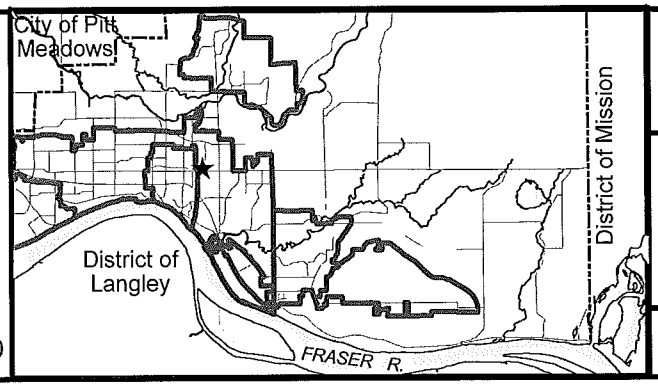

22950 Purdey Ave

ENGINEERING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jun 13, 2017

BY: MC

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	2017 Council Expenses		

EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses to the end of May 2017. 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:

Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 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.

"original signed by Paula Melvin"

Prepared by: Paula Melvin
Executive Assistant, Corporate Administration

"original signed by Paul Gill"

Approved by: Paul Gill, CPA, CGA
GM, Corporate and Financial Services

"original signed by Ted Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

702.1

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Bell, Corisa						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	17.12	17.12
Duncan, Kiersten						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Cell phone charges				43.10	
	Portable electronic device charges (e.g. Ipad)				4.28	
	High Ground Conference	528.48				
April	Cell phone charges				114.67	
	Portable electronic device charges (e.g. Ipad)				8.56	
May	Lower Mainland Local Government Association (LMLGA) Conference	360.00				
	Cell phone charges				42.96	
June						
July						
August						
September						
October						
November						
December						
		888.48	110.00	-	307.73	1,306.21

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Masse, Bob						
January						
February						
March	Ridge Meadows Chamber Business Excellence Awards		125.00			
April						
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		-	250.00	-	-	250.00
Read, Nicole						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February	Cell phone charges				42.80	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Cell phone charges				44.97	
	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				48.83	
	Portable electronic device charges (e.g. Ipad)				8.56	
May	Cell phone charges				43.85	
June						
July						
August						
September						
October	National Conference on Ending Homelessness	1,149.25				
November						
December						
		1,149.25	235.00	-	283.17	1,667.42

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Robson, Gordy						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Lower Mainland Local Government Association (LMLGA) Conference	908.70				
	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		908.70	360.00	-	17.12	1,285.82
Shymkiw, Tyler						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Attendance at meetings - parking			9.52		
	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
June						
July						
August						
September						
October						
November						
December						
		-	235.00	9.52	29.96	274.48

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
Speirs, Craig						
January	Cell phone charges				42.96	
	Portable electronic device charges (e.g. Ipad)				8.56	
February	Cell phone charges				48.29	
	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				8.56	
March	Cell phone charges				42.80	
	Ridge Meadows Chamber Business Excellence Awards		125.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
	High Ground Conference	240.31				
April	Cell phone charges				41.87	
	Haney Farmers Market Fundraiser		35.00			
	Ridge Meadows Multi Cultural Society Inaugural Gala		50.00			
	Portable electronic device charges (e.g. Ipad)				34.24	
May	Maple Ridge Community Foundation Citizen of the Year Award		125.00			
	Cell phone charges				42.80	
	Lower Mainland Local Government Association (LMLGA) Conference	425.00				
June						
July						
August						
September						
October						
November						
December						
		665.31	445.00	-	274.36	1,384.67
TOTALS		**3,611.74**	**1,635.00**	**9.52**	**929.46**	**6,185.72**

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	2017 Home Show		

EXECUTIVE SUMMARY:

The Ridge Meadows Home Show completed another successful event this year with the organizers estimating approximately 22,500 people attended the three-day event from May 5 to 7, 2017. They estimate approximately 75% of those visitors are residents of Maple Ridge and Pitt Meadows.

Staff work with the organizers of the event on matters of logistics involving other user groups for the Albion area. In addition, the City has rented its own show booth space. In the past, the booth served as a place where citizens could get information on a variety of services the City provides, including the Citizens Report, Parks, Recreation & Culture, Economic Development and Tourism. This year the City rented three booths with two dedicated to general City services and the other dedicated to the Emergency Preparedness program.

Over the years, more and more information is available through online channels, where the information is accessible at anytime and anywhere. This means the basic purpose of providing citizens with information at the City's Home Show booth, has evolved to now facilitating informal face-to-face interaction between City officials and members of our community. Council members and staff volunteer at the booth.

While most of the questions asked by citizens are answered right away, other questions require a more detailed response from the operating departments. This year there were 17 such questions which have been forwarded to the appropriate department for response. The questions are attached for reference.

Moving forward Council may wish to consider their expectations concerning the Home Show booths rented by the City.

RECOMMENDATION(S):

Receive for information

702.2

DISCUSSION:

a) Background Context:

The Ridge Meadows Home Show completed another successful event this year; with the organizers estimating approximately 22,500 people attended the three-day event from May 5 to 7, 2017. They estimate, approximately 75% of those visitors are residents of Maple Ridge and Pitt Meadows. There were approximately 400 exhibitors with about half of them being local, Maple Ridge and Pitt Meadows organizations. For some businesses, the Home Show represents a very significant and unique marketing and sales opportunity.

The City has been an active exhibitor in the Ridge Meadows Home Show for over twenty years. The City's space featured a video montage of Maple Ridge, offered the 2016 Citizens Report, information from Parks, Recreation & Culture, Economic Development and Tourism. The City's booth also provided an opportunity for residents to connect with the City's Emergency Preparedness program, which was well supported by volunteers. Maple Ridge Fire and Rescue, also participated in the City booth on the Saturday.

There were a total of 17 recorded questions and comments which are summarized in Appendix A. The summary indicates that 8 of the 17 questions and comments relate to roads and traffic matters. The questions have been forwarded to the appropriate department for response.

Most of the City's information is readily available online with new applications such as the crime map, the development application viewer, the GIS system, the online version of the Parks, Recreation & Culture Guide, Economic Development and Tourism information. The online information is richer than the handouts provided at the Home Show. With the development of more mobile apps the City's information is available anytime anywhere. Therefore, the City's basic purpose at the Home Show has changed from providing information, to offering an opportunity for informal face-to-face interaction between City officials and citizens.

Council may value the opportunity to reach out and meet citizens in person at the Home Show. The City of Pitt Meadows and Liberal, NDP and Green parties used the Home Show as a venue for elected officials and candidates to meet with constituents.

b) Business Plan/Financial Implications:

The City's budget for the Home Show was $6,000. Of this amount $4,000 is used for booth rental, design and furnishings and $2,000 is for supplies and transportation of materials. About three to four weeks of the time of the Admin. Assistant for Economic Development is required to support the Home Show.

c) **Alternatives:**

Options for participation in the 2018 Home Show range from:

1. No booth participation by the City of Maple Ridge.
2. The City to rent one booth only for the Emergency Preparedness program (approximate cost $1,500).
3. The City to rent one booth only for Council members so they may meet with the public (approximate cost $1,500).
4. The City to rent two booths, one for the Emergency Preparedness program and one for Council members to meet with the public (approximate cost $3,000).
5. The City to continue with the current three booth setup and multi-departmental approach (approximate cost $6,000).

CONCLUSIONS:

The Ridge Meadows Home Show is one of the most popular community events in Maple Ridge. The City has a long history of participating in this event. Information of services offered by the City, is now distributed effectively on-line. The purpose for the City's booth has evolved to now facilitating informal face-to-face interaction between citizens and City officials.

"Original signed by Lino Siracusa"

Approved by: Lino Siracusa, Manager, Economic Development

"Original signed by Ted Swabey"

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

Appendix A

2017 Homeshow Follow-up Requests from Citizens

Original filled out forms available in Economic Development office.

Department:	Assigned to:	Topic:	Question taken by:
Engineering	David Pollock	Why is the new Golden Ears Way 4 lane extension only 50 km/h?	
By-Laws	Robin McNair	Why are bylaw enforcement people not enforcing parking infractions around the city, especially in construction, hill areas, Silver Valley. People should have to pay an annual fee to park on the roads, in front of homes, a permit system, their garages are full of junk and their driveway sits empty and they park on teh roads. No room to drive safely.	G. Robson
Engineering	David Pollock	Brookes and Powell corner needs a sideswalk. Concern about paying $1000 to have a tree replaced. Sets a precedent to take healthy 30' tree down, not a good policy. We were told tree would be installed where stump is. Want tree in stump loation. Plant in the fall. Letter dropped off "not addressed - "suspect" Thurs of long weekend.	K. Swift
Economic Dev't	Lino Siracusa	Can I get a list of names and contacts for all Maple Ridge (companies?) in construction and certified trades? (Per Fact Sheet showing 1367 firms.	K. Swift
Engineering	David Pollock	What is the plan for 227-224 St. lougheed Hwy beautification, parking, etc.?	
Parks, Rec & Culture	Yvonne Chiu	Please contact me regarding volunteering for the BC Summer Games	G. Robson
Parks, Rec & Culture	David Boag	Can we give a discount if purchasing multiple burial plots at Maple Ridge Cemetary?	K. Swift
Engineering	David Pollock	287th, end of road, 84 acres, farm destroying water roads, etc.	G. Robson
Engineering	David Pollock	Road work on 203 now into its 12th month and there's no sign of completeion. Road has already been jack hammered 3 times. The road is now going to be too narrow and hae no parking. What is the ultimate plan for completion?	
Engineering	David Pollock	Maple Crescent needs left hand turn to 203 into Industrial. Back-up is horrible I have waited 6 lights.	
IT	Christina Crabtree	Interested in creating an on-line forum for citizens to participate in and provide feedback on local issues. Also intersted in development an app to report potholes.	K. Duncan
Engineering	David Pollock	Wants to know the details of what the Ministry of Transportation has proposed for Lougheed improvements (specifically whether the barriers will be implemented in the "Curve" by callaghan Avenue.	K. Duncan
Parks, Rec & Culture	Yvonne Chiu	Opportunity to partner with Royal Canadian Theatre Company or Light up the Night doing Hound at the Barkerville. Might want to do a daily event. Light up the night - late night show. Want to do summer Theatre Show.	
Engineering	David Pollock	Dangerous Intersection Abernethy and 231. Grass needs to be cut regularly to retain visibility. Currently, a senior is doing this because the city is not.	K. Hansen
Engineering	David Pollock	Speed limit on Telosky Hill - why is it 50 km/h?	G. Robson
Parks, Rec & Culture	David Boag	When is the horse shoe pit being changed to a playground? Why is washroom at Merkley not opened?	K. Hansen
Parks, Rec & Culture	David Boag	Washrooms at Hammond are not opened. Citizen's patrol needs them to be opened during the day.	

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Council
SUBJECT:	Update on Town Centre Animation Plan		

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with an update on the progress of key elements of the Town Centre Animation Plan presented at Council Workshop on May 16, 2016. The major elements of the Town Centre Animation plan covered in this report include:

1. the Mobile Food Vendor (Food Trucks) Pilot Program
2. the Street Entertainment (Busker) Pilot Program, and
3. the Sidewalk Café/Parklet program.

The Mobile Food Vendor (Food Truck) Pilot Program began on May 20 in Maple Ridge Park and June 7 in the Town Centre. The Street Entertainment (Busker) Program has been developed and is scheduled to be launched on June 23 with performances three days per week at three locations in the Town Centre. The locations and schedules for the Food Truck and Busker programs have been purposefully coordinated to create synergy between the two programs.

Staff have met with two downtown restaurant owners to support their plans to add new outdoor dining areas to their restaurants. The new patio at Big Smoke Alehouse is now open and staff have met the owner of Chameleon Café to review and support his plans to construct a patio in the parking space in front of the restaurant on 224th Street in early summer 2017.

RECOMMENDATION(S): Receive for information

DISCUSSION:

a) Background Context:

The Town Centre Animation Plan was developed to realize Council's goal of creating a more active, vibrant Town Centre for both residents and visitors. This plan envisions increasing the entertainment and food choices available in the Town Centre to encourage more residents and tourists to visit and shop in the Town Centre.

Staff from various departments have worked with the DMRBIA and local businesses to implement the first three elements of the Town Centre Animation Plan: the Mobile Food Vendor (Food Truck) Pilot Program, the Street Entertainment (Busker) Pilot Program and encouraging restaurants and cafés to add outdoor seating. Staff and the DMRBIA have worked together to create synergy between the Food Truck and Busker programs by coordinating their schedules and locations in the Town Centre.

Mobile Food Vendor (Food Truck) Pilot Program

On November 29, 2016 Council approved a bylaw amendment that permitted mobile food vendors to operate on public property including roadways and public park space. In March 2017, a Request for Expressions of Interest (RFEI) from mobile food vendors interested in participating in a pilot program was issued to determine the number of mobile food vendors who would be interested in participating in a pilot program that would allow these vendors to operate on public space on a rotational basis.

The RFEI was posted on BC BID, advertised in the local newspaper, sent to 12 mobile food vendors with current Maple Ridge business licences, and sent to the Fraser Valley Food Truck Association. It generated four qualified respondents (Hunger Management, Japadog, Meat Shop and Mr Frosty) who were interested in participating in the pilot program.

After meeting with the respondents, the final locations selected include Memorial Peace Park, Dewdney Trunk Road (by the Horse Clock), and in the Fern Crescent parking area in Maple Ridge Park. A schedule was developed that allows the vendors to operate at consistent locations and days beginning on May 20, 2017 in Maple Ridge Park and June 7 in the Town Centre.

The Economic Development Department will be supporting the Pilot Program using its social media channels.

Street Entertainment (Busker) Program

Parks, Recreation & Culture have developed a comprehensive "Busker Program Guide" that describes the program rules and requirements. This program will feature buskers at three locations in the Town Centre: Memorial Peace Park, The Horse Clock, and on 224th St in front of the Ridge Studios. Busker performances will be coordinated with the Food Truck Pilot Program and scheduled around existing events and performances.

The DMRBIA (Downtown Maple Ridge Business Improvement Association) has agreed to manage the program including selecting, scheduling and monitoring performers, and has obtained insurance for this initiative. The Busker program is scheduled to run Mondays, Wednesdays and Fridays beginning on June 23, 2017.

Sidewalk Cafes

The Economic Development and Engineering departments met with the owner of Big Smoke Alehouse to help develop the outdoor eating area now open in front of their restaurant.

The Economic Development and Engineering departments have also met with the owner of the Chameleon Café to discuss plans to develop a patio by combining a portion of the sidewalk with the parking space in front of the restaurant to create a 21-seat outdoor dining space. The planned patio will be designed to ensure the safety of diners while adding an attractive design element to 224th Street. Council has authorized staff to prepare a Licence to Occupy (LTO) agreement to allow the owners of the Chameleon Café to construct and operate this patio for a three-year term.

b) Desired Outcome(s):

The goal of the Town Centre Animation Plan is to create a more active and vibrant environment in the Town Centre that will attract both residents and visitors to the Town Centre and support local businesses. Although the initial results are modest, as the market develops for these amenities, more mobile food vendors, street performers and sidewalk cafes will be provided. Staff will continue to seek opportunities for increased participation and will promote these animations through the City's web site.

c) Citizen/Customer Implications:

The Mobile Food Vendor (Food Truck) Pilot Program will bring additional food choices for citizens in the Town Centre and Maple Ridge Park. It allows the vendors to test new markets and allows the City to gauge the impact that allowing additional mobile vendor has on existing restaurants.

The goal of the Street Entertainer (Busker) program is to create a lively, family friendly environment that attracts shoppers and diners in to Town Centre. It also provides local entertainers with additional opportunities to perform.

Sidewalk cafes help add a sense of ambience and liveliness to the streetscape, provide new dining options for citizens, and allow local restaurants to expand their business and add new staff.

d) Interdepartmental Implications:

Successful implementation of this plan will require on-going input and participation from Economic Development, Parks, Recreation and Culture, Engineering, Planning, Fire, Festivals and Events, and Licences, Permits and Bylaws. An inter-departmental team has been established to ensure ongoing co-ordination among the various aspects of this plan.

e) Business Plan/Financial Implications:

The Mobile Food Vendor (Food Truck) Pilot Program, the Street Entertainer (Busker) Pilot Program and the sidewalk café/parklet initiatives were identified in the Economic Development Department's annual Business Plan.

CONCLUSIONS:

Creating a vibrant Town Centre is one of Maple Ridge's key long-term economic development goals and a stated goal of the Town Centre Area Plan. Parks, Recreation & Culture has developed a strong calendar of festivals, events and activities that bring residents and visitors into the Town Centre. The goal of this plan is to leverage these strengths and initiatives by enhancing coordination with the DMRBIA and the Community Festival Network. Adding food trucks, buskers and sidewalk cafes helps build on this ambience brings more activity to the Town Centre, encouraging visitors to stay longer and support local businesses. Over the longer term, these efforts will lead to the emergence of the Town Centre as a shopping and entertainment destination for residents and visitors.

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"Original signed by Bruce Livingstone"

Prepared by: Bruce Livingstone, Business Retention and Expansion Officer

"Original signed by Lino Siracusa"

Approved by: Lino Siracusa, Manager, Economic Development

"Original signed by Ted Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
FROM:	Chief Administrative Officer	**MEETING:**	**Council**
SUBJECT:	Follow-up Report: Funding strategy for Leisure Centre Renovations, Synthetic Sports Fields, the Albion Community Centre and additional ice surface at Planet Ice		

EXECUTIVE SUMMARY:

On June 13, 2017, Council received a report on funding three community projects:

i) Leisure Centre Renovations
ii) Synthetic Sports Fields and
iii) The Albion Community Hall

The matter was referred back to staff to report on the implications of adding an additional sheet of ice at Planet Ice. The implications generally fall into two categories, though there is some overlap:

i) Legal
ii) Financial

The legal implications need to be discussed In-Camera. This report speaks only to the broad financial implications of adding another sheet of ice. It should also be noted that we do not have detailed cost information at this time so broad estimates have been used.

The initial proposal to expand the Planet Ice facility included several components, including an additional NHL size sheet of ice. Capital costs were estimated at between $32 - $36 million with annual operating costs of $500,000. The alternative of only adding one new NHL sheet of ice is estimated to cost about $20 million, though a detailed costing has not been done. This latter amount does not include conversion of the existing curling sheets, or changes to any of the public areas.

It should also be noted that while we don't have a current estimate for the Leisure Centre upgrades, the previous staff report identified $7.5 million that could go towards that project from Infrastructure funding. Indications are that that amount may need to be increased to closer to $10 million. If this is required, additional funding would be needed so for financial modeling purposes, the projected amount to be borrowed has been increased by $3 million to provide for this.

Model I that is attached reflects the information that was provided to Council on June 13, 2017. It shows that with the use of $10 million in Reserves upfront, debt of $10 million would be required, with repayment coming from a 0.4% increased annual levy (compounded) for 5 years. The debt would be amortized over 10 years.

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In Model II that is attached, the borrowing is increased by $31 million to $41 million for the following reasons:

i) $20 million is included for an additional ice rink
ii) $3 million is included for additional costs to be expected for the Leisure Centre Improvements
iii) Initial Reserve contributions are reduced by $8 million to $2 million in order to cover operating costs until the proposed tax increase generates sufficient cash flow

To support these borrowings, a tax increase of 0.5725% would be required for each of 7 years (compounded). The debt would now be retired over 25 years, as opposed to the 10 years that we were looking at earlier. If the borrowings are increased to $58 million (Model III), the work at Planet Ice can include the addition of a new lobby, reception area and public space, fitness space, office/meeting space, and upgrades to existing change rooms. The existing curling sheets would remain. The operating costs would be relatively equal to what was previously provided. A property tax increase of 0.725% would be required for each of 7 years (compounded).

Model IV is similar to Model II except that it includes additional borrowings to alleviate the need to use Reserves. This is important so that we maintain the current financial flexibility that we have to deal with emerging issues. Community Amenity Charges may be included in the financial models in the future but because the timing of those receipts is uncertain, they are not a reliable source of debt repayment and have been excluded from the models at this time.

There are a number of other projects of importance to the community. Many of these projects involve land acquisition, the costs of which will likely approach $35 million. The tax increases contemplated in Models II, III and IV apply for 7 years. This will put us within 3 years of the expiry of our existing debt for the town centre project. If Council wishes, a strategy around funding property acquisitions can also be developed. Staff have no direction on this at this time and that is why the recommendation below only speaks to the projects that were discussed on June 13, 2017 and the addition of a sheet of ice.

The bylaw to authorize the borrowing will require approval of the elector and as discussed with Council previously, this could be done in one of two ways:

i) Referendum
ii) Alternate Approval Process

In earlier conversations, Council had expressed a preference for the second option which is less expensive. Once Council receives approval of the elector, Ministerial approval is also required. Even with both of these approvals, Council is not obliged to spend all of the money that is authorized. Any excess can be cancelled by a Council resolution. That is why it will be important to make sure that the amount of borrowings that we ask the public to approve has a proper contingency built into it, because we are only using broad estimates at this time. If we don't do this and through the contracting process find the amounts to be inadequate, we will have to repeat the public approval process and/or find another source of funding, other than borrowing. This will be confusing for the public and will cause delays.

RECOMMENDATION:

That Funding Model IV outlined in the staff report dated June 27, 2017 be supported, subject to a Closed Council Meeting discussion on the legal implications of moving forward with these projects

DISCUSSION:

Four spreadsheets are attached, showing the financial modeling that has been done for each of following scenarios. The $7.5 million in Leisure Centre funding from Infrastructure is excluded from this analysis as it applies in all cases and does not affect the proposed borrowings.

i) **Model I: $10 million for Telosky Synthetic Sports Fields and $10 million for Albion Hall**
This model provides funding for projects totalling $20 million. A $10 million contribution from Reserves is being used upfront to reduce the amount to be borrowed. A tax increase of 0.40% is required for 5 years to build up the capacity to service the debt and cover operating costs. In the meantime, an additional $1.75 million in Reserves is being used to cover the shortfall. The debt is to be repaid over 10 years.

ii) **Model II: An additional $3 million for Leisure Centre Improvements, $10 million for Telosky Synthetic Sports Fields, $10 million for Albion Hall and $20 million for an additional sheet of ice.**
This model provides funding for projects totaling $43 million. A $2 million contribution from Reserves is being used upfront to reduce the amount to be borrowed. A tax increase of 0.5725% is required for 7 years to build up the capacity to service the debt and to cover operating costs. In the meantime, an additional $9.5 million in Reserves is being used to cover the shortfall. The debt is to be retired over 25 years.

iii) **Model III: An additional $3 million for Leisure Centre Improvements, $10 million for Telosky Synthetic Sports Fields, $10 million for Albion Hall and $35 million for improvements at Planet Ice.**
This model provides funding for projects totaling $58 million and $11.8 million in Reserves is being used for debt servicing. A tax increase of 0.725% is required for 7 years to build up the capacity to service the debt and to cover operating costs. The debt is to be retired over 25 years.

iv) **Model IV: Same as Model II but includes additional borrowing to alleviate the need for the use of Reserves**
In this model, the cost of the projects has been increased by an amount to cover operating costs in the early years of the program. A tax increase of 0.67% is required for 7 years to service the debt and cover operating costs. The debt is to be retired over 25 years. This model allows us to retain a measure of financial flexibility.

CONCLUSION:

Council has had several discussions around the community projects discussed in this report. The recommendations outlined herein allow staff to proceed with these projects in a timely manner. The need to borrow may be reduced over time as amenity charges are collected however the timing of the collection of those charges is uncertain and should not be relied upon as a source of debt repayment.

There are a number of other projects of importance to the community. Many of these projects involve land acquisition, the costs of which will likely approach $35 million. The tax increases contemplated in Models II, III and IV apply for 7 years. This will put us within 3 years of the expiry of our existing debt for the town centre project. If Council wishes, a strategy around funding property acquisitions or other priorities can also be developed. Staff have no direction on this at this time and that is why the recommendation in this report only speaks to the projects that were discussed on June 13, 2017 and the addition of a sheet of ice.

If we choose to proceed as recommended in this report, approval of the elector will be required and Council has previously expressed a desire to obtain this through the Alternate Approval Process. When we do this, we will want to make sure that the amount that the public is asked to approve is sufficient, as we are dealing with only broad cost estimates at this time.

"Original signed by Trevor Thompson"

Prepared by: Trevor Thompson
Manager of Financial Planning

"Original signed by Paul Gill"

Approved by: Paul Gill
General Manager, Corporate and Financial Services

"Original signed by Kelly Swift"

Approved by: Kelly Swift,
General Manager, Parks, Recreation & Cultural Services

"Original signed by Frank Quinn" for

Approved by: E.C. Swabey
Chief Administrative Officer

Model I: Funding Model for Albion Community Centre and Telosky Field

(in $thousands)

		2017	2018	2019	2020	2021	2022
Project							
Albion Community Centre - $10M		5,000	5,000	-	-	-	-
Telosky Field - $10M		7,500	2,500	-	-	-	-
Subtotal new year		**12,500**	**7,500**	**-**	**-**	**-**	**-**
Prior Years		-	12,500	20,000	20,000	20,000	20,000
Cumulative		**12,500**	**20,000**	**20,000**	**20,000**	**20,000**	**20,000**
Use of Reserves		**(10,000)**	**-**	**-**	**-**	**-**	**-**
Borrowing							
Short Term		2,500	10,000	10,000	-	-	-
Long Term		-	-	-	10,000	-	-
Debt Servicing Costs							
Short Term *		12	200	200	-	-	-
Annual Long Term (10 yr) debt costs			-	-	1,124	1,124	1,124
Debt Servicing		**12**	**200**	**200**	**1,124**	**1,124**	**1,124**
Operating							
Albion		-	600	600	600	600	600
Telosky		-	-	-	-	-	-
Total Operating		**-**	**600**	**600**	**600**	**600**	**600**
Total Requirements		**12**	**800**	**800**	**1,724**	**1,724**	**1,724**
Taxation Requirements							
Tax Increase 5 years	0.4000%	-	**320**	**651**	**994**	**1,350**	**1,718**
Reserves							
Annual Funding Shortfall		**12**	**480**	**149**	**729**	**374**	**6**
Use Reserves							
Cumulative Use of Reserves		**12**	**492**	**641**	**1,370**	**1,744**	**1,750**

Plus initial outlay	10,000
Max Draw Reserves	1,750
Total Reserve Draw Over Time	**11,750**

Model II: Funding Model for Albion Community Centre, Telosky Field, Ice Sheets & Leisure Centre Renovations

(in $thousands)

		2017	2018	2019	2020	2021	2022	2023	2024
Project									
Albion Community Centre - $10M		5,000	5,000	-	-	-	-	-	-
Telosky Field - $10M		7,500	2,500	-	-	-	-	-	-
Ice Rink - $20M		10,000	10,000	-	-	-	-	-	-
Leisure Centre Renovations - $3M		3,000	-	-	-	-	-	-	-
Subtotal new year		**25,500**	**17,500**	**-**	**-**	**-**	**-**	**-**	**-**
Prior Years		-	25,500	43,000	43,000	43,000	43,000	43,000	43,000
Cumulative		**25,500**	**43,000**	**43,000**	**43,000**	**43,000**	**43,000**	**43,000**	**43,000**
Use of Reserves		**(2,000)**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Borrowing									
Short Term		23,500	41,000	-	-	-	-	-	-
Long Term		-	-	41,000	-	-	-	-	-
Debt Servicing Costs									
Short Term *		116	820	-	-	-	-	-	-
Annual Long Term (25 yr) debt cost			-	2,278	2,278	2,278	2,278	2,278	2,278
Debt Servicing		**116**	**820**	**2,278**	**2,278**	**2,278**	**2,278**	**2,278**	**2,278**
Operating									
Albion		-	600	600	600	600	600	600	600
Telosky		-	-	250	250	250	250	250	250
Ice Rinks		-	-	500	500	500	500	500	500
Total Operating		**-**	**600**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**
Total Requirements		**116**	**1,420**	**3,628**	**3,628**	**3,628**	**3,628**	**3,628**	**3,628**
Taxation Requirements									
Tax Increase 7 years	0.5725%	-	**458**	**933**	**1,426**	**1,937**	**2,467**	**3,017**	**3,587**
Reserves									
Annual Funding Shortfall		**116**	**962**	**2,695**	**2,202**	**1,691**	**1,161**	**611**	**41**
Use Reserves									
Cumulative Use of Reserves		**116**	**1,078**	**3,773**	**5,975**	**7,666**	**8,826**	**9,437**	**9,478**

Plus initial outlay	2,000
Max Draw Reserves	9,478
Total Reserve Draw Over Time	**11,478**

Model III: Funding Model for Albion Community Centre, Telosky Field, Ice Sheets & Leisure Centre Renovations

(in $thousands)

		2017	2018	2019	2020	2021	2022	2023	2024
Project									
Albion Community Centre - $10M		5,000	5,000	-	-	-	-	-	-
Telosky Field - $10M		7,500	2,500	-	-	-	-	-	-
Ice Rink - $35M		10,000	25,000	-	-	-	-	-	-
Leisure Centre Renovations - $3M		3,000	-	-	-	-	-	-	-
Subtotal new year		**25,500**	**32,500**	**-**	**-**	**-**	**-**	**-**	**-**
Prior Years		-	25,500	58,000	58,000	58,000	58,000	58,000	58,000
Cumulative		**25,500**	**58,000**	**58,000**	**58,000**	**58,000**	**58,000**	**58,000**	**58,000**
Use of Reserves		**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Borrowing									
Short Term		25,500	58,000	-	-	-	-	-	-
Long Term		-	-	58,000	-	-	-	-	-
Debt Servicing Costs									
Short Term *		126	1,160	-	-	-	-	-	-
Annual Long Term (25 yr) debt cost			-	3,222	3,222	3,222	3,222	3,222	3,222
Debt Servicing		**126**	**1,160**	**3,222**	**3,222**	**3,222**	**3,222**	**3,222**	**3,222**
Operating									
Albion		-	600	600	600	600	600	600	600
Telosky		-	-	250	250	250	250	250	250
Ice Rinks		-	-	500	500	500	500	500	500
Total Operating		**-**	**600**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**
Total Requirements		**126**	**1,760**	**4,572**	**4,572**	**4,572**	**4,572**	**4,572**	**4,572**
Taxation Requirements									
Tax Increase 7 years	0.7250%	-	**580**	**1,182**	**1,808**	**2,458**	**3,134**	**3,835**	**4,564**
Reserves									
Annual Funding Shortfall		**126**	**1,180**	**3,390**	**2,764**	**2,114**	**1,439**	**737**	**9**
Use Reserves									
Cumulative Use of Reserves		**126**	**1,306**	**4,696**	**7,459**	**9,573**	**11,012**	**11,749**	**11,758**

Plus initial outlay	-
Max Draw Reserves	11,758
Total Reserve Draw Over Time	**11,758**

Model IV: Funding Model for Albion Community Centre, Telosky Field, Ice Sheets & Leisure Centre Renovations

(in $thousands)

		2017	2018	2019	2020	2021	2022	2023	2024
Project									
Albion Community Centre - $12M		5,884	5,884	-	-	-	-	-	-
Telosky Field - $12M		8,825	2,942	-	-	-	-	-	-
Ice Rink - $24M		11,767	11,767	-	-	-	-	-	-
Leisure Centre Renovations - $4M		3,530	-	-	-	-	-	-	-
Subtotal new year		**30,006**	**20,592**	**-**	**-**	**-**	**-**	**-**	**-**
Prior Years		-	30,006	50,598	50,598	50,598	50,598	50,598	50,598
Cumulative		**30,006**	**50,598**	**50,598**	**50,598**	**50,598**	**50,598**	**50,598**	**50,598**
Use of Reserves			**-**	**-**	**-**	**-**	**-**	**-**	**-**
Borrowing									
Short Term		30,006	50,598	50,598	-	-	-	-	-
Long Term		-	-	-	50,598	-	-	-	-
Debt Servicing Costs									
Short Term *		148	1,012	1,265		**-**	**-**	**-**	**-**
Annual Long Term (25 yr) debt cost			-	-	1,391	2,811	2,811	2,811	2,811
Debt Servicing		**148**	**1,012**	**1,265**	**1,391**	**2,811**	**2,811**	**2,811**	**2,811**
Operating									
Albion		-	600	600	600	600	600	600	600
Telosky		-	-	250	250	250	250	250	250
Ice Rinks		-	-	500	500	500	500	500	500
Total Operating		**-**	**600**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**	**1,350**
Total Requirements		**148**	**1,612**	**2,615**	**2,741**	**4,161**	**4,161**	**4,161**	**4,161**
Taxation Requirements									
Tax Increase 7 years	0.6700%	-	**536**	**1,092**	**1,670**	**2,270**	**2,893**	**3,539**	**4,210**

∗ Borrowing amounts are adjusted to compensate for interest costs.

∗ The amount of future property tax increases may be reduced with the use of Community Amenity Charges. However the timing of the collection of these charges is uncertain and should not be relied on for debt repayment.

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 13, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Regular Council

SUBJECT: Albion Community Centre – Design Contract Award

EXECUTIVE SUMMARY:
Three submissions were received for Architectural Design Services (RFP-PL17-16) for the Albion Community Centre on April 27, 2017. Staff reviewed the proposals in accordance with established evaluation criteria, and is recommending the best value submission for this contract.

RECOMMENDATION:
That the Architectural Design Services contract for the Albion Community Centre be awarded to Craven Huston Powers Architects (CHPA) at a contract price of $689,055 (excluding taxes); and;

That a contingency of 20% in the amount of $137,811 (excluding taxes) be established for the design project; and further,

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
On January 9, 2017, Council directed staff to issue a Request for Proposal (RFP) to conduct a detailed design process for the Albion Community Centre.

The RFP was issued to three design firms who were pre-qualified as a result of an RFQ process conducted by School District No. 42 which the City participated in. The RFP was issued by the City of Maple Ridge on March 31, 2017 and all three pre-qualified firms submitted proposals before the closing date of April 27, 2017.

The proposals were independently evaluated to the criteria disclosed in the RFP and scored accordingly. The evaluation team members included Messrs. Michael Millward, Chad Neufeld and Don Cramb. The evaluation panel completed its technical review of the proposals received and CHPA ranked highest. RFP submissions consisted of three proposals which ranged from $688,467 to $789,707. Each submission was evaluated for best value utilizing published evaluation criteria which considers qualifications, price, experience and value added.

b) Desired Outcome:

To initiate the detailed design process for the Albion Community Centre project in tandem with the new elementary school being developed by School District No. 42. This facility will meet the need for community services in the Albion area by developing a neighbourhood learning centre that includes an elementary school, community centre, sports fields, playground, natural areas and trails.

c) Strategic Alignment

This project aligns with the Strategic Facilities Plan produced in 2015 by School District No. 42, with the Parks, Recreation and Cultural Plan Master Plan, and the Master Agreement on the Cooperation for the Joint Use of Public Facilities and Coordination of Services. The project is also consistent with the City's Official Community and Albion Area plans. The programs and services that will be offered at the Albion Community Centre will encourage active and healthy living among citizens through the provision of a variety of recreational, educational and social activities.

d) Citizen/Customer Implications:

Parks, Recreation and Culture infrastructure supports citizens in maintaining healthy lifestyles through their participation in sport, recreation, arts, and culture in venues that allow them to connect with their neighbours and communities of common interest. Facility development partnerships and co-location opportunities like this help address local and neighbourhood infrastructure needs.

Staff from the City and School District No. 42 collaborated on a community consultation process on February 25, 2016 to gather feedback on the concept design of the school and community centre. Further stakeholder consultation will be initiated as part of the design process and will include the neighbourhood, School District No. 42, First Nations and other stakeholders.

e) Interdepartmental Implications:

Various departments and agencies provide support to Parks, Recreation and Culture in development of projects including Planning, Engineering, Building, Clerks, Communications, and Finance.

f) Business Plan/Financial Implications:

It is important to note that the construction cost for the Albion Community Centre Capital costs, totaling approximately $10 million and annual operating costs (approx. $600,000) is not currently budgeted for.

A report on the funding strategy for several projects, including the Albion Community Centre, also appears on this agenda. The financial implications of this project are included in financial envelope identified in that report.

The capital cost estimates will be further refined once the detailed design process is complete.

CONCLUSIONS:

Significant emphasis has been placed on planning for Parks, Recreation & Culture amenities over the past number of months. Council's endorsement of the resolution in this report will initiate a key step in the process to support our application for funding, establish accurate capital costing and ensure the City advances this project in tandem with School District No. 42.

Prepared by: Don Cramb, Senior Recreation Manager

Reviewed by: Wendy McCormick, Director Recreation and Community Services

Approved by: Trevor Thompson
Manager, Financial Planning

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

Concurrence: E.C. Swabey
Chief Administrative Officer

:dc

1000 Bylaws

CITY OF MAPLE RIDGE

BYLAW NO. 7321-2017

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7321-2017."

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

   Lot 1 Section 3 Township 12 New Westminster District Plan EPP68470

   and outlined in heavy black line on Map No. 1709 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

   READ a first time the 9th day of May, 2017.

   READ a second time the 9th day of May, 2017.

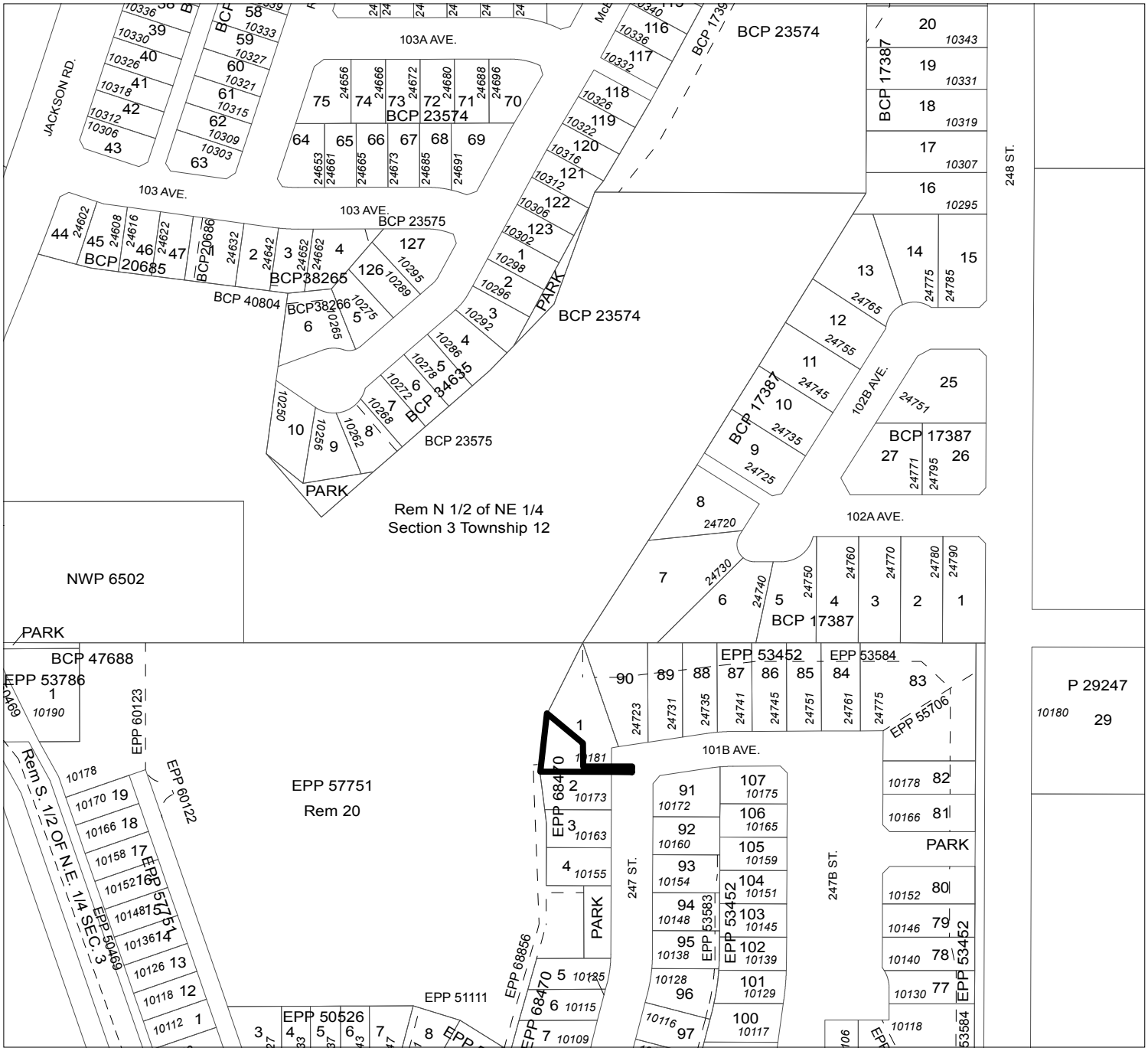
   PUBLIC HEARING held the 20th day of June, 2017.

   READ a third time the day of , 20

   ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7321-2017

Map No. 1709

From: R-1 (Residential District)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7326-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedules "A" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7326-2017."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and "Figure 1: Northeast Albion" is/are hereby amended for that parcel or tract of land and premises known and described as:

   North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   Lot 5 Section 10 Township 12 New Westminster District Plan17613

   and outlined in heavy black line on Map No. 939, a copy of which is attached hereto and forms part of this bylaw, are hereby designated as shown.

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

   North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   Lot 5 Section 10 Township 12 New Westminster District Plan17613

   and outlined in heavy black line on Map No. 940, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adjusting Conservation boundary.

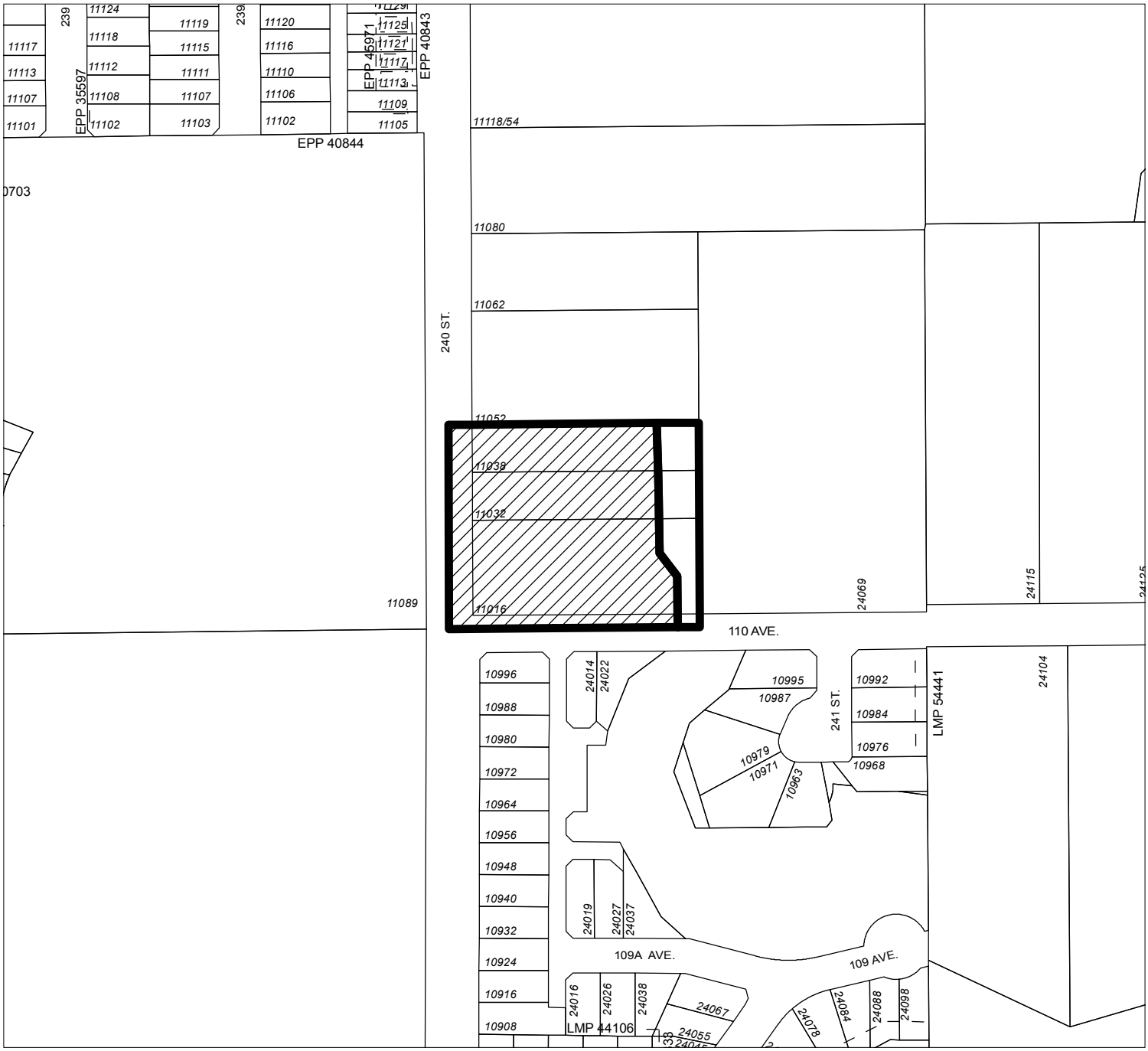
4. Maple Ridge Official Community Plan Bylaw No.7060-2014 is hereby amended accordingly.

   READ a first time the 9th day of May, 2017.
   READ a second time the 9th day of May, 2017.
   PUBLIC HEARING held the 20th day of June, 2017.
   READ a third time the day of , 20 .
   ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

1002.1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7326-2017

Map No. 939

Purpose: To Amend Albion Area Plan Schedule 1

From: Low/Medium Density Residential

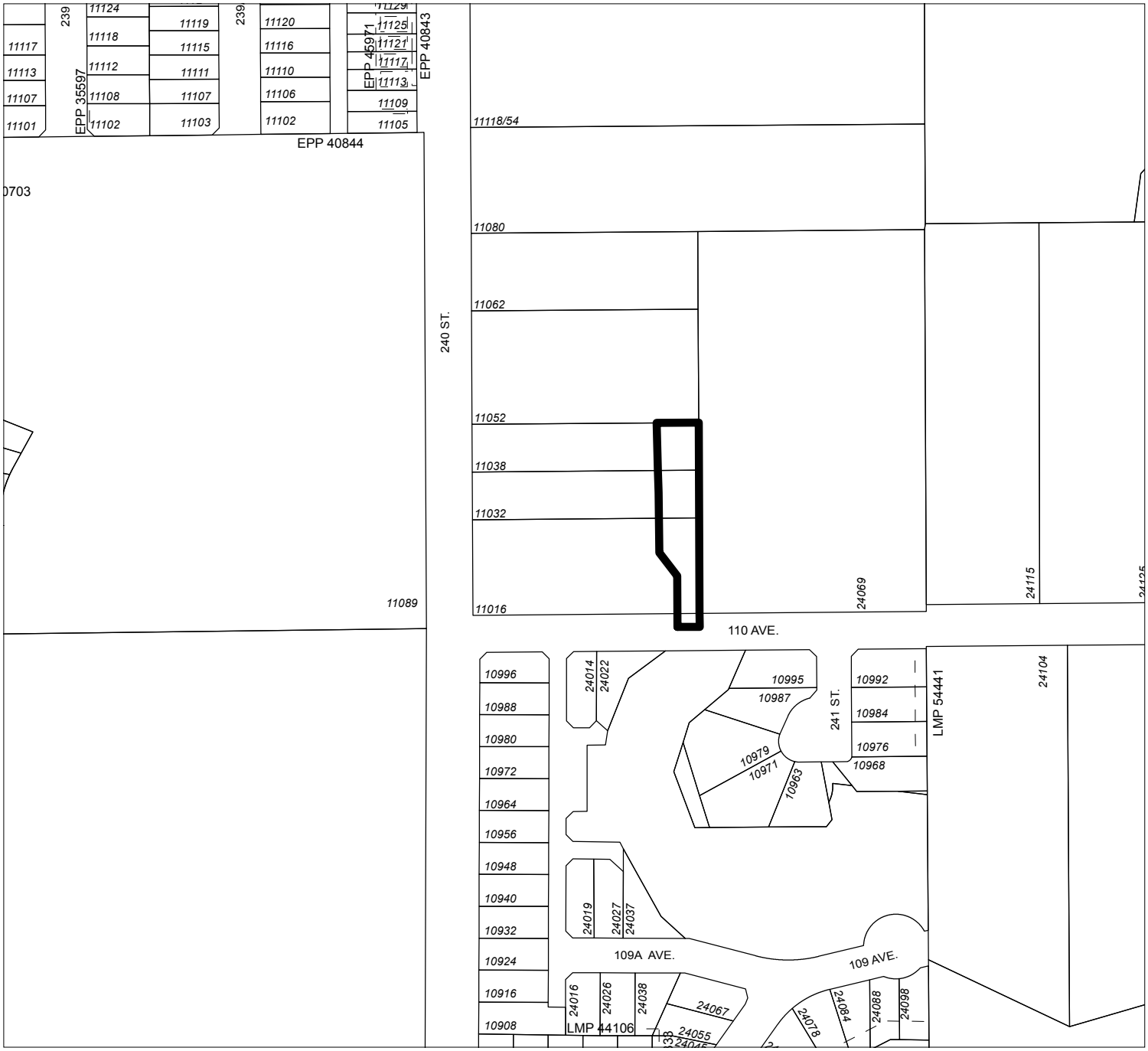
To: Conservation

Medium Density Residential

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7326-2017

Map No. 940

Purpose: To add to Conservation on Schedule C

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7218-2016

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7218-2016."

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

   North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   Lot 5 Section 10 Township 12 New Westminster District Plan17613

   and outlined in heavy black line on Map No. 1660 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the 12th day of April, 2016.

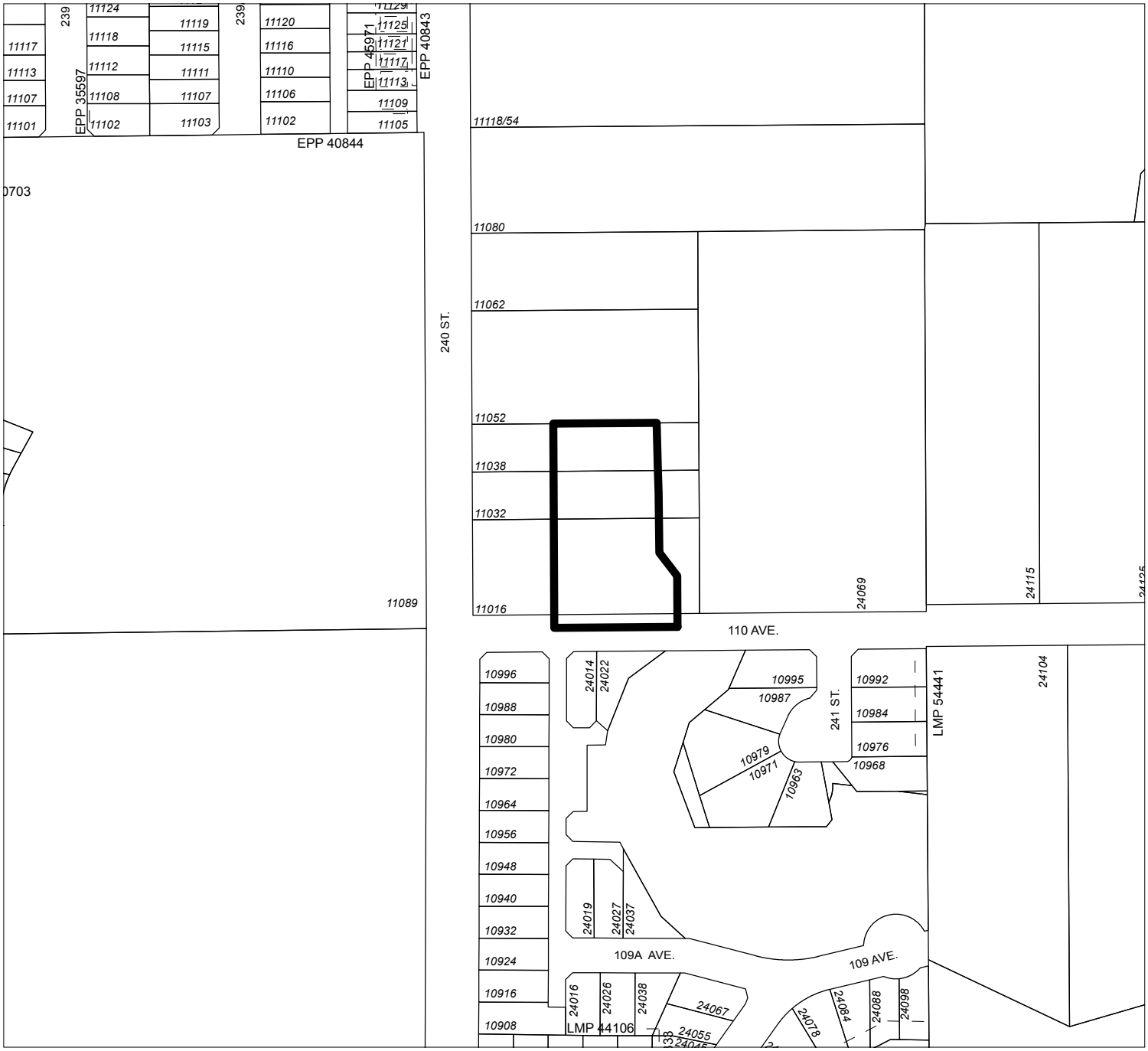
READ a second time the 9th day of May, 2017.

PUBLIC HEARING held the 20th day of June, 2017.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER	CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7218-2016

Map No. 1660

From: RS-3 (One Family Rural Residential)

To: RM-1 (Townhouse Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7219-2016

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7219-2016."

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

   North Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   South Half Lot 4 Section 10 Township 12 New Westminster District Plan17613
   Lot 5 Section 10 Township 12 New Westminster District Plan17613

   and outlined in heavy black line on Map No. 1661 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-3 (Special Amenity Residential District).

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

READ a first time the 12th day of April, 2016.

READ a second time the 9th day of May, 2017.

PUBLIC HEARING held the 20th day of June, 2017.

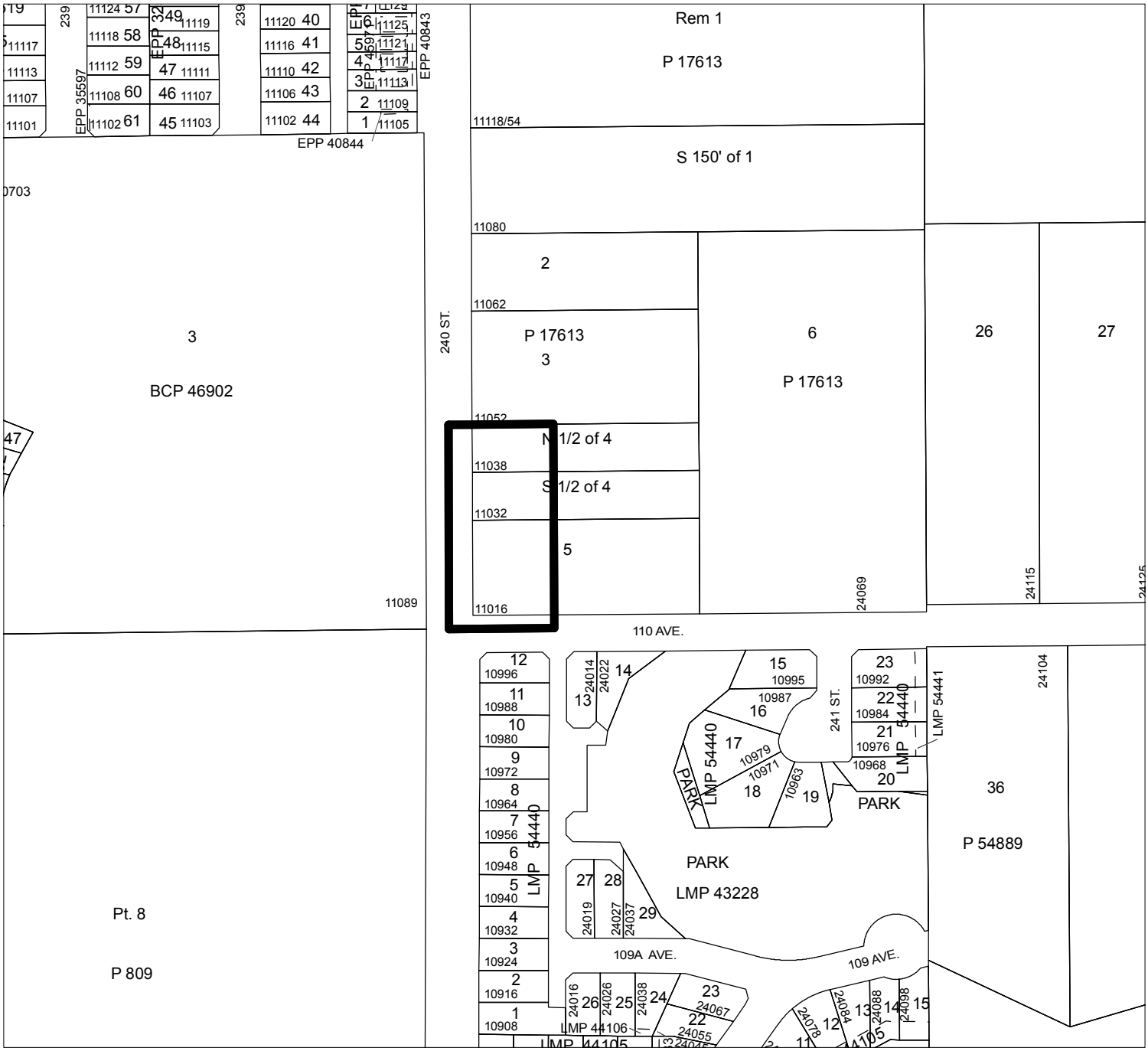
READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1002.3



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7219-2016

Map No. 1661

From: RS-3 (One Family Rural Residential)

To: R-3 (Special Amenity Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7333-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7333-2017."

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

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

   and outlined in heavy black line on Map No. 944, a copy of which is attached hereto and forms part of this Bylaw, by amending the Urban Area Boundary as shown.

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

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

   and outlined in heavy black line on Map No. 945, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating to “Urban Residential” as shown.

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

READ a first time the 23rd day of May, 2017.

READ a second time the 23rd day of May, 2017.

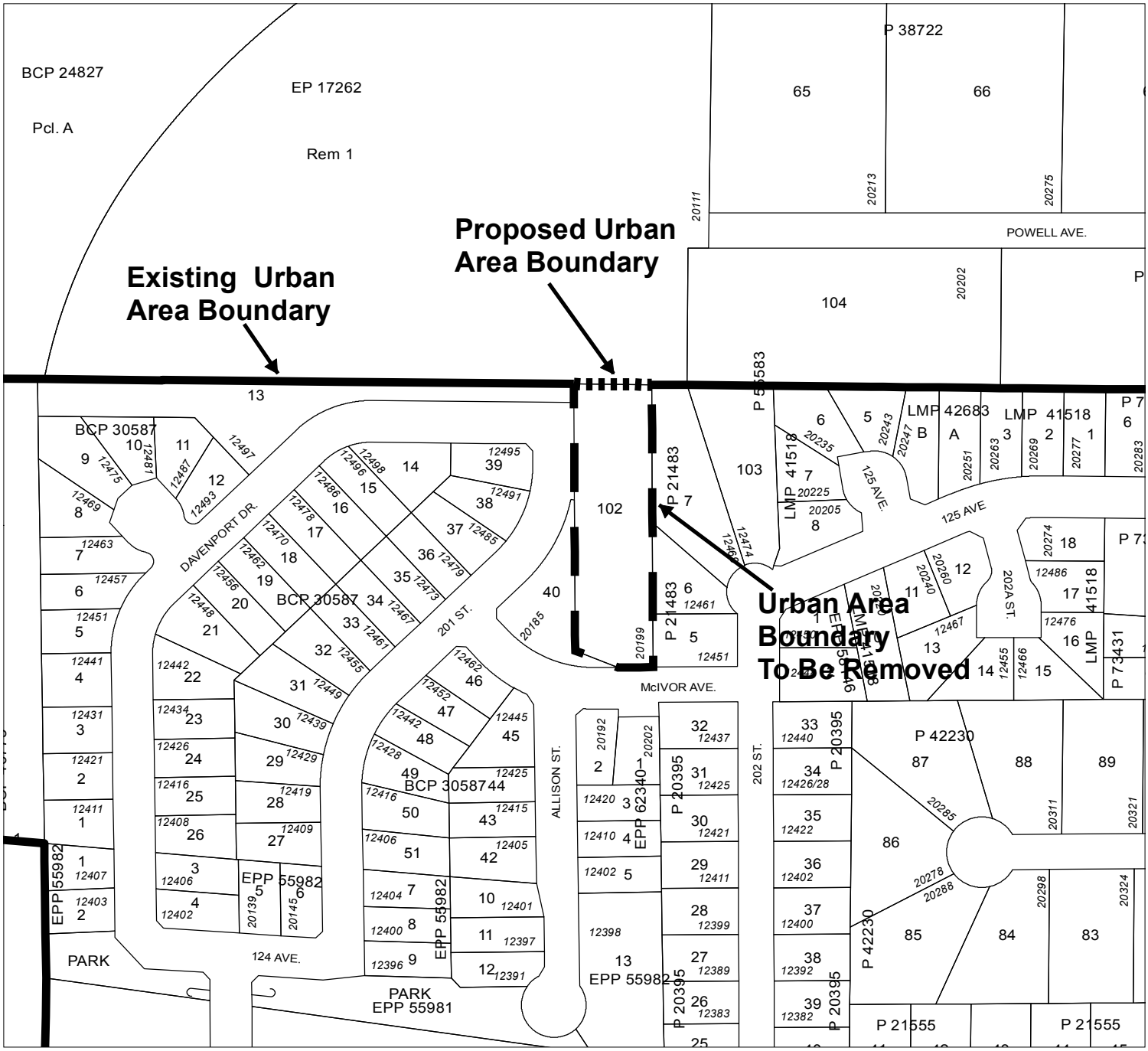
PUBLIC HEARING held the 20th day of June, 2017.

READ a third time the day of , 20

ADOPTED the day of , 20 .

PRESIDING MEMBER	CORPORATE OFFICER

1003.1



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7333-2017

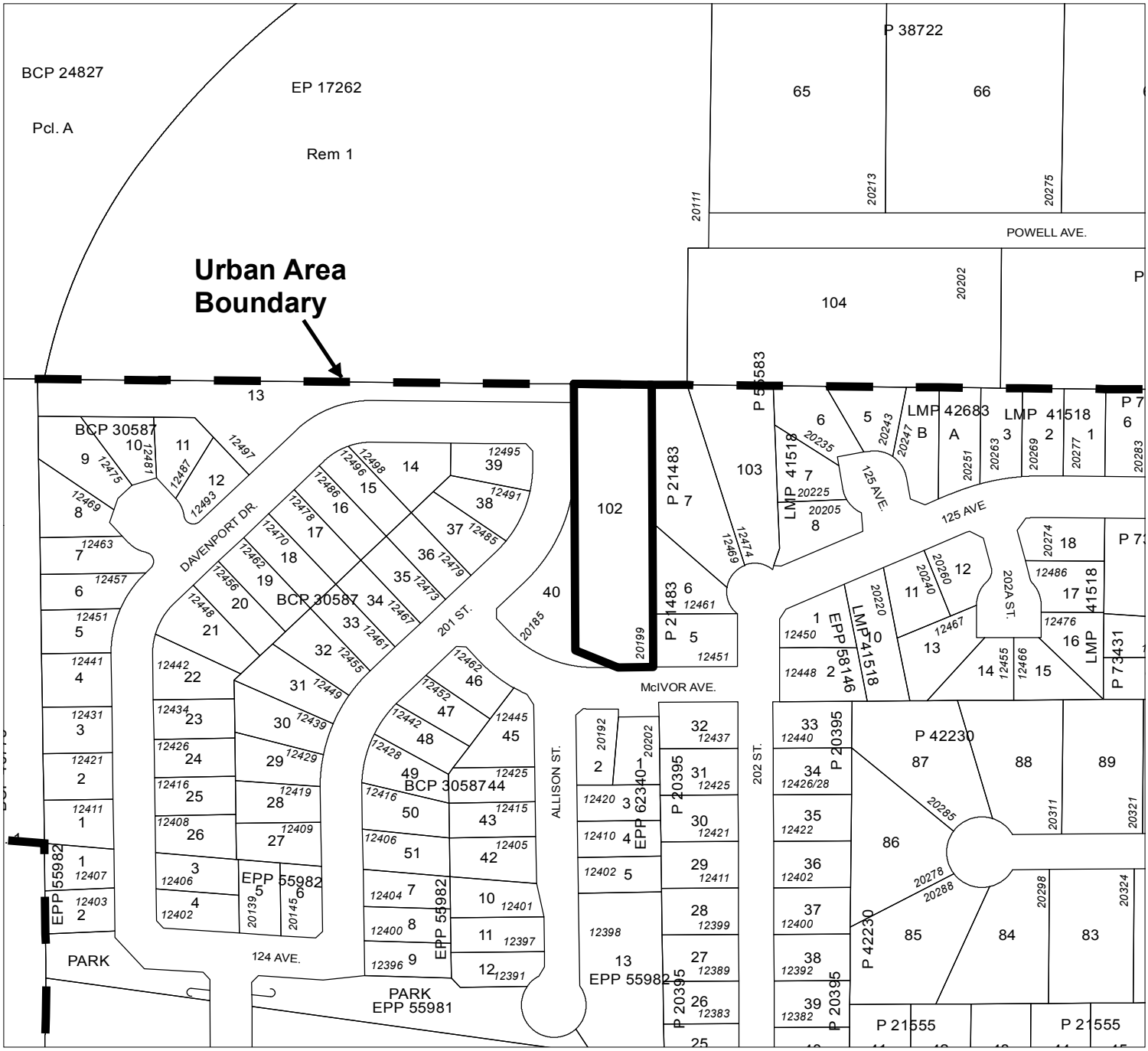
Map No. 944

Purpose: To Amend the Urban Area Boundary as shown

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7333-2017

Map No. 945

From: Agricultural

To: Urban Residential

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7308-2017

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7308-2017."

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

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

   and outlined in heavy black line on Map No. 1701 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

   READ a first time the 14th day of February, 2017.

   READ a second time the 23rd day of May, 2017.

   PUBLIC HEARING held the 20th day of June, 2017.

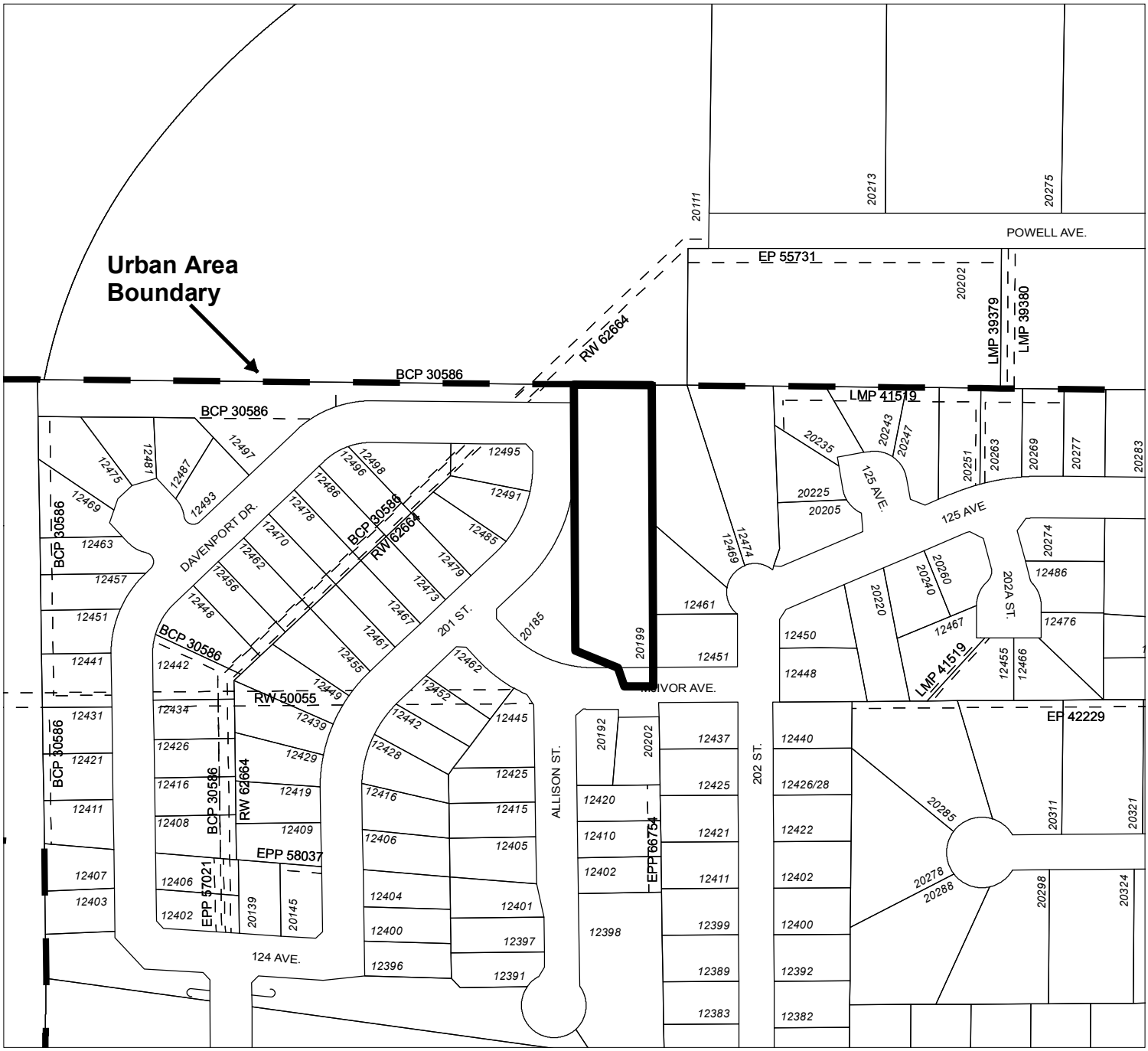
   READ a third time the day of , 20

   ADOPTED the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER

1003.2



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7308-2017

Map No. 1701

From: RS-1 (One Family Urban Residential)

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

MAPLE RIDGE
British Columbia

— — Urban Area Boundary

N

SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7331-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7331-2017.

2. That Chapter 6 Employment Section 6.3.6 Neighbourhood Commercial Centres Designations is amended by adding the following sentence at the end of the first point under Issues:

   The property designated on the south side of the Lougheed Highway between 116 Avenue and the Haney Bypass/Kanaka Way is suitable for development as a neighbourhood commercial centre with rental housing.

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

   - Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451);
   - Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595; (002-818-477); and
   - Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)

   and on Map No. 942, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

4. Schedule “C” is hereby amended for that parcel or tract of land and premises known and described as:

   - Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451)
   - Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-477)

- Lot 27 Except: Part on Statutory Right of Way Plan 71204; District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-621)
- Lot 28 Except Part in Highway Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-647)
- Lot 29, Except: Part on Statutory Right Of Way Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-655)
- Lot 3 Section 16 Township 12 New Westminster District Plan 17222 (010-263-071)
- Parcel "M" (Reference Plan 681) District Lot 403 Group 1 New Westminster District (012-943-908)
- Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 And 403 Group 1 New Westminster District (012-944-157)
- Parcel "D" (Reference Plan 1017) South West Quarter Section 16 Township 12 New Westminster District (013-301-080)
- Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397) and
- Part (.015 Acres Plan 3041) of Parcel J (Reference Plan 3829) District Lot 403 Group 1 New Westminster District (023-360-488)

and outlined in heavy black line on Map No. 943, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation as shown.

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

READ a first time the 23rd day of May, 2017.

READ a second time the 23rd day of May, 2017.

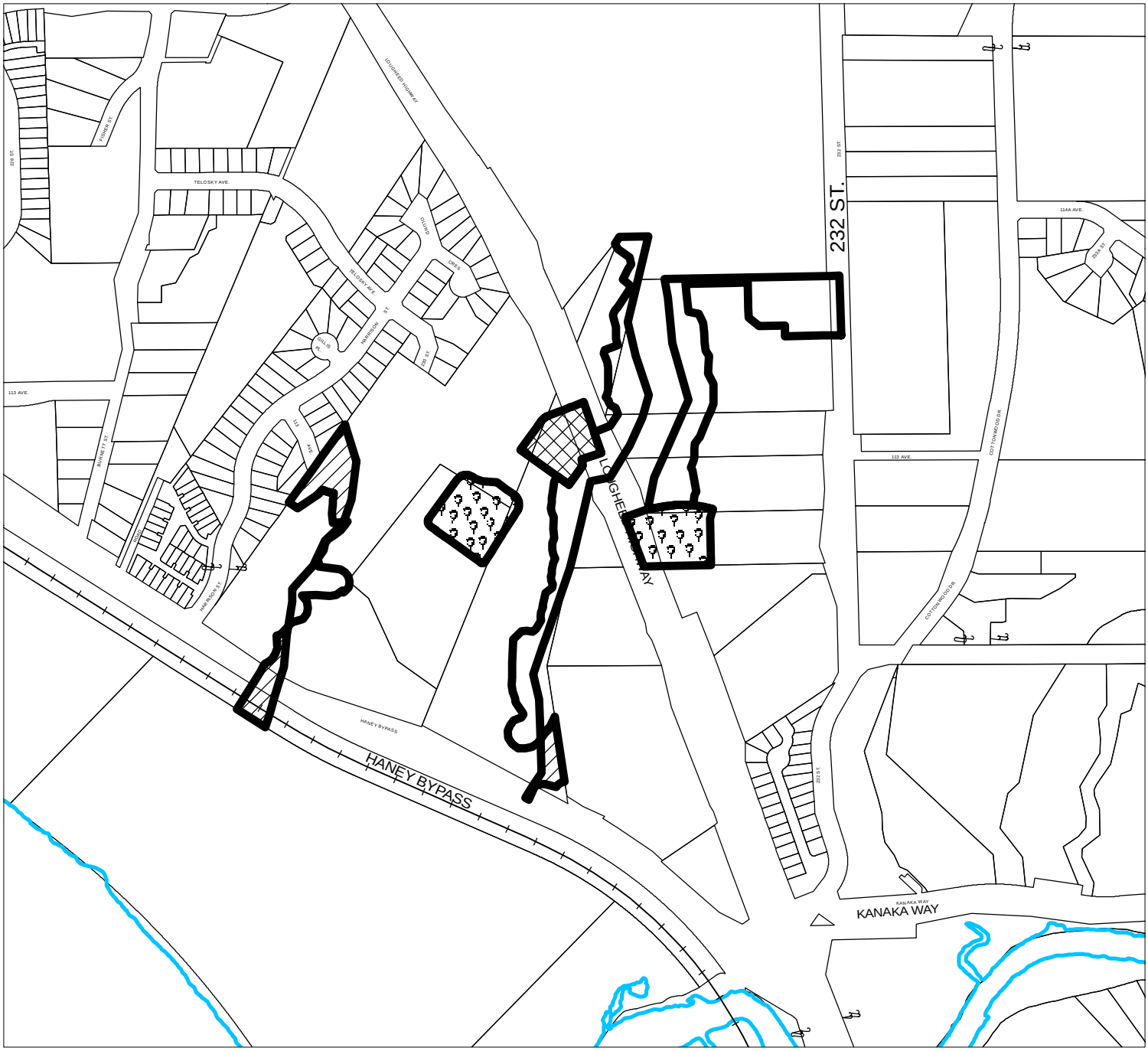
PUBLIC HEARING held the 20th day of June, 2017.

READ a third time the day of , 20

ADOPTED the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7331-2017

Map No. 942

From: Conservation and Urban Residential

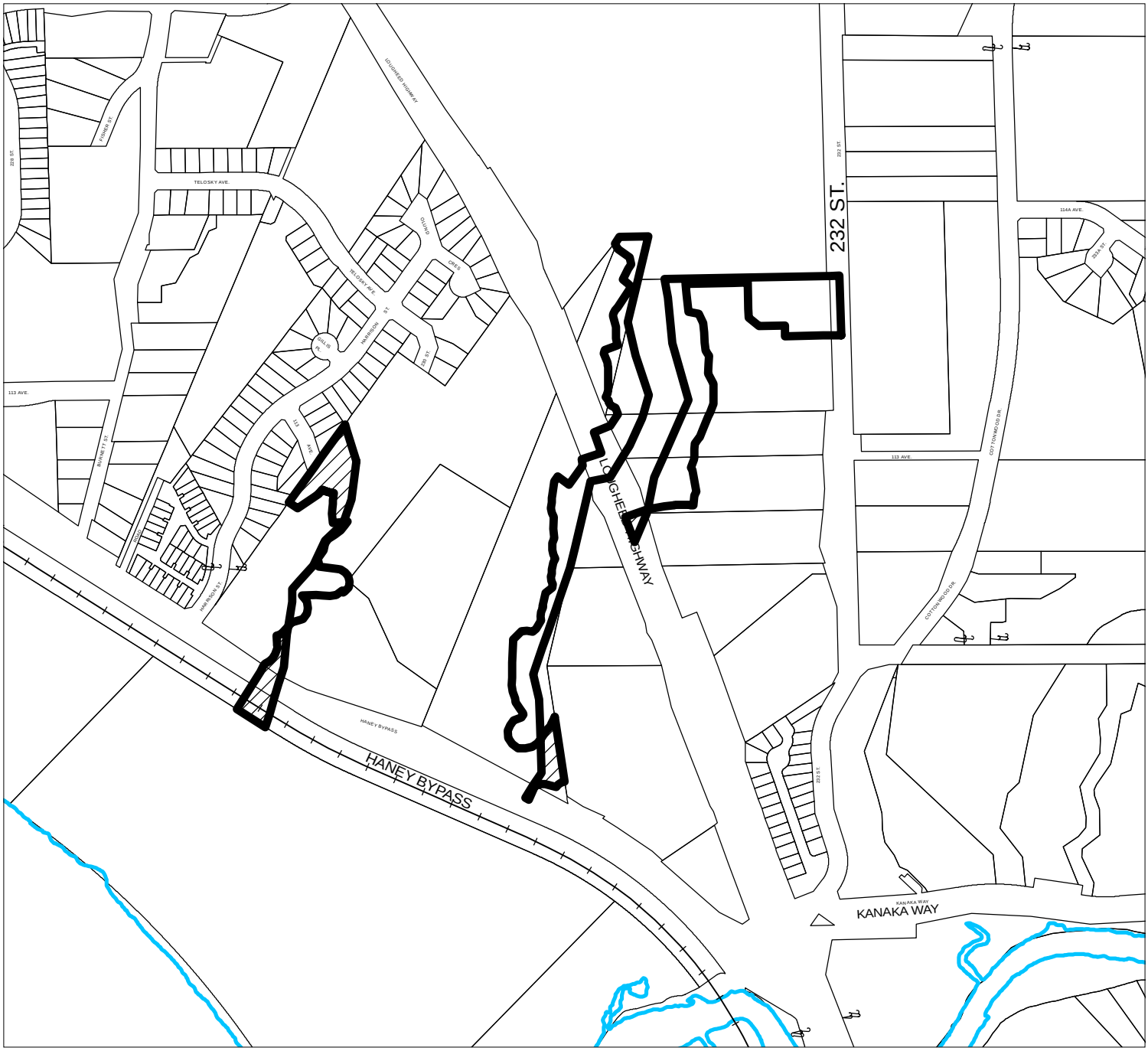
To:

- Urban Residential
- Commercial
- Conservation
- Park

MAPLE RIDGE
British Columbia

N

SCALE 1:6,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7331-2017

Map No. 943

Purpose: To Amend Schedule C as shown

To Remove from Conservation

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:6,000

CITY OF MAPLE RIDGE
BYLAW NO. 7183-2015

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7183-2015."

2. PART 7 COMMERCIAL ZONES, SECTION 701 NEIGHBOURHOOD COMMERCIAL: C-1, SUB-SECTION 1. PERMITTED PRINCIPAL USES is amended by adding the new clause i) as follows:

   i) The following uses are permitted specific to the area outlined in heavy black line on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw:
      i. Apartment Use;
      ii. Assembly, including Daycare;
      iii. Business Services;
      iv. Civic;
      v. Financial Services;
      vi. Indoor Commercial Recreation;
      vii. Liquor Primary Establishments;
      viii. Professional Services; and
      ix. Retail Sales, excluding Highway Commercial Use.

3. PART 7 COMMERCIAL ZONES, SECTION 701 NEIGHBOURHOOD COMMERCIAL: C-1, SUB-SECTION 8. OTHER REGULATIONS is amended by adding the new Section following section numbered sequentially as follows:

   Notwithstanding the regulations contained in this part, the area outlined in heavy black line on Schedule "A" a copy of which is attached hereto and forms part of this Bylaw, the following regulations apply:
   i. Lot coverage of all buildings and structures shall not exceed 50%;
   ii. No building or structure shall exceed a height of 12.0 metres or 3 storeys;
   iii. Subject to Section 403 (7) Visual Clearance at Intersections, no building or structure hall be sited less than 3.0 metres from any lot line;
   iv. The gross floor area of:
      (a) all principal buildings and structures together shall not exceed 3,350 square metres; and
      (b) all ground floor commercial uses shall not exceed 1,093 square metres;
   v. Apartment residential use:
      (c) shall be limited exclusively to the storeys above the first storey;
      (d) shall be the only use in a storey so used;
      (e) shall be located within a building above all storeys which are used for a non-residential principal use;
      (f) shall have separate and independent access;
      (g) shall provide indoor amenity space in the amount of 3.0 square metres per unit; and

(h) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas, on the first storey or underground.

4. Those parcel (s) or tract (s) of land and premises known and described as:

- Lot 31 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-451)
- Lot 32 District Lots 402 and 403 Group 1 New Westminster District Plan 61595 (002-818-477)
- Lot 27 Except: Part on Statutory Right of Way Plan 71204; District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-621)
- Lot 28 Except Part in Highway Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-647)
- Lot 29, Except: Part on Statutory Right Of Way Plan 71204, District Lot 403 Group 1 New Westminster District Plan 44493 (007-476-655)
- Lot 3 Section 16 Township 12 New Westminster District Plan 17222 (010-263-071)
- Parcel "M" (Reference Plan 681) District Lot 403 Group 1 New Westminster District (012-943-908)
- Parcel "One" (Explanatory Plan 8328) of Parcel "J" (Reference Plan 3829) Except: Part on Statutory Right of Way Plan 71204; District Lots 402 And 403 Group 1 New Westminster District (012-944-157)
- Parcel "D" (Reference Plan 1017) South West Quarter Section 16 Township 12 New Westminster District (013-301-080)
- Parcel "L" (Reference Plan 3957) of Parcel "J" (Reference Plan 3829), Except: Firstly : Part on Statutory Right of Way Plan 4834; Secondly: Part Lying South of Road Shown on Statutory Right of Way Plan 4834; Thirdly : Part on Statutory Right of Way Plan 71204; District Lots 402 and 403 Group 1 New Westminster District (014-508-397)
- Part (.015 Acres Plan 3041) of Parcel J (Reference Plan 3829) District Lot 403 Group 1 New Westminster District (023-360-488)

and outlined in heavy black line on Map No. 1649 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-2 (Urban Residential District), RM-1 (Townhouse Residential), P-1 (Park & School) and C-1 (Neighbourhhood Commercial); and

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

READ a first time the 24th day of November, 2015.

READ a second time the 23rd day of May, 2017.

PUBLIC HEARING held the 20th day of June, 2017.

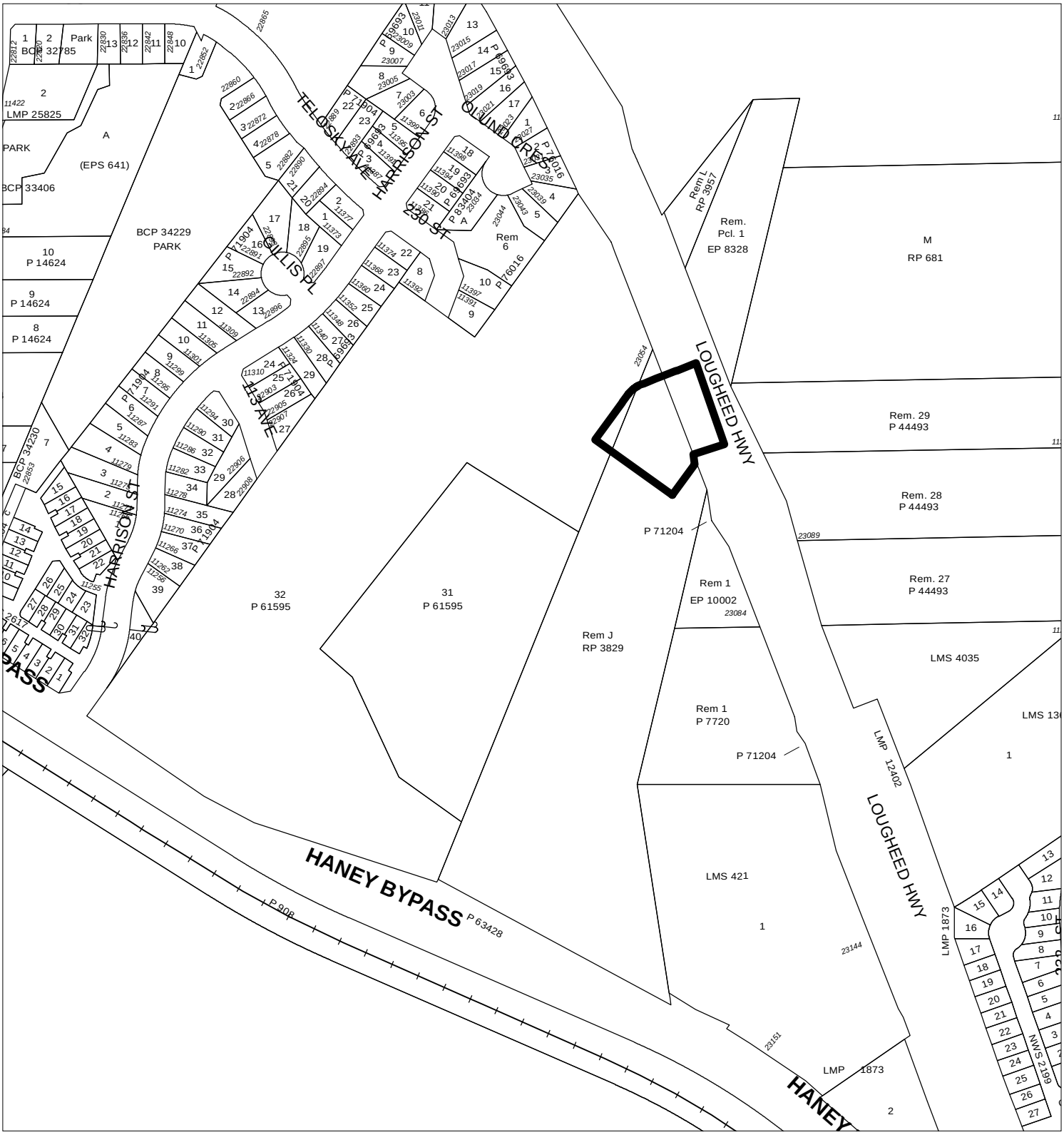
READ a third time the day of , 20

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

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



N

Scale: 1:3,500

C-1 (Neighbourhood Commercial)

Bylaw No. 7183-2015
Schedule "A"

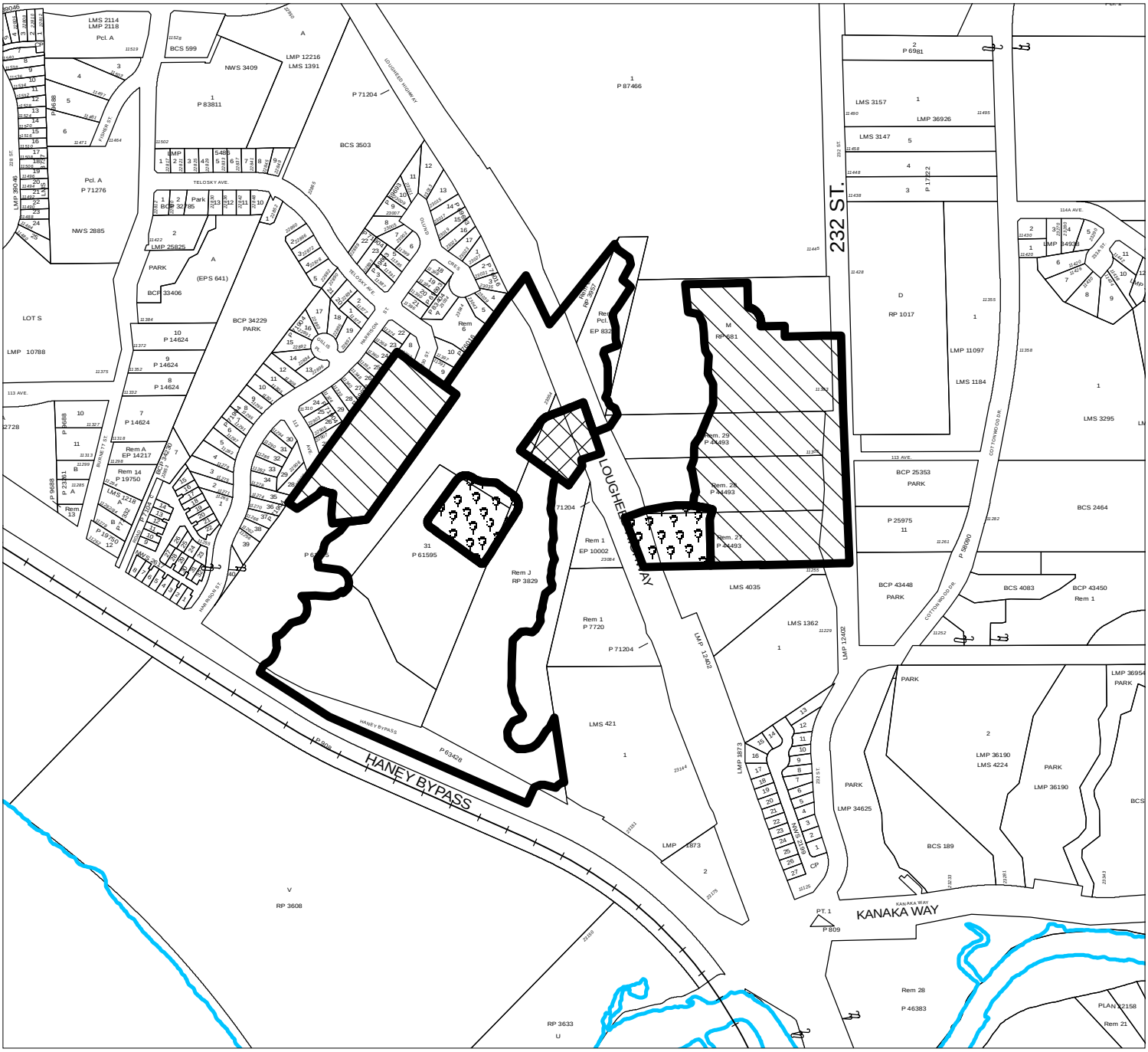
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

Shcedule A

DATE: May 10, 2017

BY: DT



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7183-2015

Map No. 1649

From: RS-3 (One Family Rural Residential)

To:

- RM-1 (Townhouse Residential)
- R-2 (Urban Residential District)
- C-1 (Neighbourhood Commercial)
- P-1 (Park and School)

MAPLE RIDGE
British Columbia

N

SCALE 1:6,000

CITY OF MAPLE RIDGE
BYLAW NO. 7339-2017

A Bylaw to amend 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. 7339-2017."

2. That Part 2 INTERPRETATION is amended by inserting the following between "ASSEMBLY USE" and "AUTOMOBILE ACCESSORY":

   Assisted Living Residence: means a facility that provides up to 2 prescribed services as defined by the *Community Care and Assisted Living Act,* to 3 or more persons who are not related by blood or marriage who can live independently but require a supportive environment due to physical and functional health challenges and may also include hospitality services and personal care services. Assisted Living Residences must be registered with the provincial government's Assisted Living Registrar and are subject to the *Community Care and Assisted Living Act*.

3. That Part 2 INTERPRETATION is amended by inserting the following between "COMMON ACTIVITY AREA" and "COMMUNITY GAMING FACILITY":

   Community Care Facility: means a facility that provides 3 or more prescribed services as defined by the *Community Care and Assisted Living Act*, to 3 or more persons who are not related by blood or marriage for the purpose of providing care and may also include hospitality services and personal care services. Community Care Facilities must be licensed by the applicable regional health authority and are subject to the *Community Care and Assisted Living Act*. It is noted that Section 20 of the *Community Care and Assisted Living Act* exempts from zoning those facilities that are licensed as a residence that have no more than six persons in care.

4. That Part 2 INTERPRETATION is amended by inserting the following between "STRUCTURE" and "TEMPORARY RESIDENTIAL":

   Supportive Recovery Home: means a facility that provides a supportive and structured environment including housekeeping services and up to 2 prescribed services for individuals recovering from drug and alcohol addiction.

5. That Part 2 INTERPRETATION is amended by inserting the following between "TOWNHOUSE(S)" and "TWO-FAMILY RESIDENTIAL":

   Transitional Housing: means a facility that provides housing for persons in transition from short-term emergency housing to permanent housing.

6. THAT PART 2 INTERPRETATION the definition of "ELDERLY CARE RESIDENTIAL:" is amended by adding the words identified in bold text:

   ELDERLY CITIZENS RESIDENTIAL: means a use specifically providing for the residential accommodation of elderly persons **and includes Assisted Living Residences.**

7. THAT PART 2 INTERPRETATION the definition of "FAMILY" is amended by adding the words identified in bold text:

Family: means the persons sharing a household, consisting of: (a) two or more persons related by blood, marriage, adoption, or foster parenthood; or (b) three or fewer unrelated persons **and does not include Assisted Living Residences, Community Care Facilities, Supportive Recovery Homes, and Transitional Housing**.

8. THAT PART 2 INTERPRETATION the definition of "PRIVATE HOSPITAL" is amended by adding the words identified in bold text:

PRIVATE HOSPITAL - means a use providing for the care of the sick, injured, or aged other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, **assisted living residences, supportive recovery homes, transitional housing,** multi-level care facilities, congregate care facilities and adult daycare centres.

9. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by addition the following section:

(16) Assisted Living Residences, Community Care Facilities, Supportive Recovery Homes and Transitional Housing

i. Where permitted in Residential zones, a Supportive Recovery Home, Transitional Housing, Assisted Living Residence or Community Care Facility with 10 or fewer residents in care is subject to the following provisions:

a) Shall have a maximum of 10 residents including staff;
b) Shall be contained within the same building as the One Family Residential Use;
c) Be not less than 250m from other Supportive Recovery Homes, Transitional Housing, Assisted Living Residences, or Community Care Facilities, a school both public or private, child care centres and a family day care;
d) Shall not be permitted where there is a Secondary Suite, Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot;
e) Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
f) Shall not be strata-titled;
g) Shall not be permitted on property situated within a floodplain;
h) Shall not be permitted unless permitted by the provisions of section 601 A. of the Zoning Bylaw; and
i) Shall be permitted on the condition that the operator enters into a Housing Agreement with the Corporation of the City of Maple Ridge under Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit for the land in relation to which the use is permitted.

ii. Where permitted, an Assisted Living Residence with greater than 10 residents in care is subject to the following provisions:

a) Shall be permitted on the condition that the operator enters into a Housing Agreement with the Corporation of the City of Maple Ridge under Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit for the land in relation to which the use is permitted.

b) require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
c) Shall not be strata-titled; and
d) Shall not be permitted on property situated within a floodplain

iii. Where permitted , a Community Care Facility with greater than 10 residents in care is subject to the following provisions:

a) Shall be permitted on the condition that the operator enters into a Housing Agreement with the Corporation of the City of Maple Ridge under Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit for the land in relation to which the use is permitted
b) Be licenced as per the Community Care and Assisted Living Act
c) Shall not be strata-titled; and
d) Shall not be permitted on property situated within a floodplain.

10. That PART 6 RESIDENTIAL ZONES SECTION 601 A. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by inserting the following uses after "Medical Marihuana, Commercial Production" and permitted in the RS-1, RS-1a,RS-1b, RS-1c, RS-1d, RS-2, RS-3:

Supportive Recovery Homes, Transitional Housing, Assisted Living Residences, and Community Care Facilities

11. That PART 9 INSTITUTIONAL ZONES SECTION 902 is amended by inserting the following in correct numerical order:

5) Private Hospital Use

Pursuant with Section 402 (16) those facilities providing drug and alcohol treatment and counselling to residents shall enter into a Housing Agreement.

12. Maple Ridge Zoning Bylaw No. 3510 – 1985 is amended accordingly.

READ a first time the 6th day of June, 2017.

READ a second time the 6th day of June, 2017.

PUBLIC HEARING held the 20th day of June, 2017.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	2014-003-CU
FROM:	Chief Administrative Officer	**MEETING:**	COUNCIL

SUBJECT: **Final Reading:**
Official Community Plan Amending Bylaw No. 7064-2014
19975, 19989, 19997 Dunn Avenue

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7064-2014 has been considered by Council and at Public Hearing, and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the Temporary Use Permit is to allow the applicant, Maple Ridge Chrysler, temporary vehicle inventory storage on the three subject properties at 19975, 19989, and 19997 Dunn Avenue. The Temporary Use Permit is valid for three years following the date of adoption of the OCP amending bylaw. A one-time three year extension may be granted by Council should the applicant choose to apply for an extension.

Council granted first reading for the Official Community Plan Amending Bylaw No. 7064-2014 on March 25, 2014, and second reading on March 8, 2016. This application was presented at Public Hearing on April 19, 2016, and Council granted third reading on April 26, 2016.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7064-2014 be adopted; and,

That the Corporate Officer be authorized to sign and seal 2014-003-CU respecting the properties located at 19975, 19989, and 19997 Dunn Avenue.

DISCUSSION:

a) Background Context:

The purpose of the Temporary Use Permit is to allow the applicant, Maple Ridge Chrysler, temporary vehicle inventory storage on the three subject properties at 19975, 19989, and 19997 Dunn Avenue (see Appendices A, B and C). Council granted third reading to Official Community Plan Amending Bylaw 7064-2014 (see Appendix D) on April 26, 2016, with the stipulation that the following conditions be addressed:

1) Amendment to Official Community Plan Appendix D – Temporary Use Permits to add the subject properties to the list of Temporary Use Permit locations;

2) Provision of a landscape security for fencing and perimeter hedge planting; and,

3) Issuance of a Highway Use Permit to restore the existing boulevard along Maple Meadows Way and provision of a security as outlined in the Highway Use Permit.

Note that when third reading was granted to this application in April 26, 2016, the Temporary Use Permit Area location was cited as number 4. However, since that time, two other temporary use permits were granted. Therefore, the Temporary Use Permit Area Location for this OCP Amending Bylaw 7064-2014 is now location number 6.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7064-2014. Furthermore, it is recommended that the Corporate Officer be authorized to sign and seal 2014-003-CU.

"Original signed by Chee Chan"

Prepared by: Chee Chan
Planner

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

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

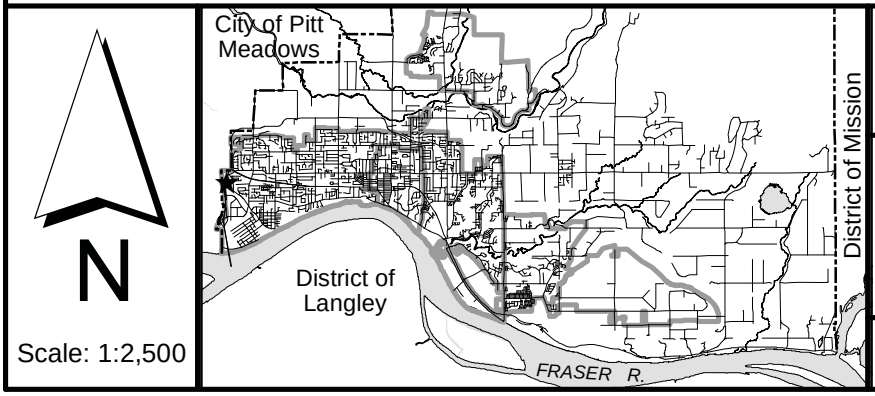
"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – OCP Amending Bylaw No. 7064-2014

APPENDIX A



19975/89/97 DUNN AVENUE

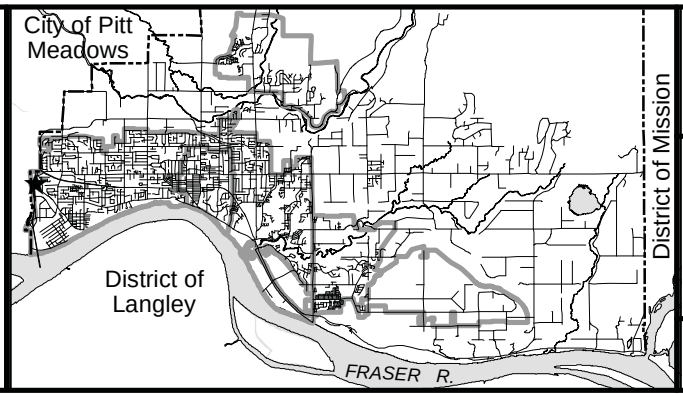
CORPORATION OF THE DISTRICT OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Jan 13, 2014 FILE: 2014-003-CU BY: PC

APPENDIX B

Scale: 1:2,500



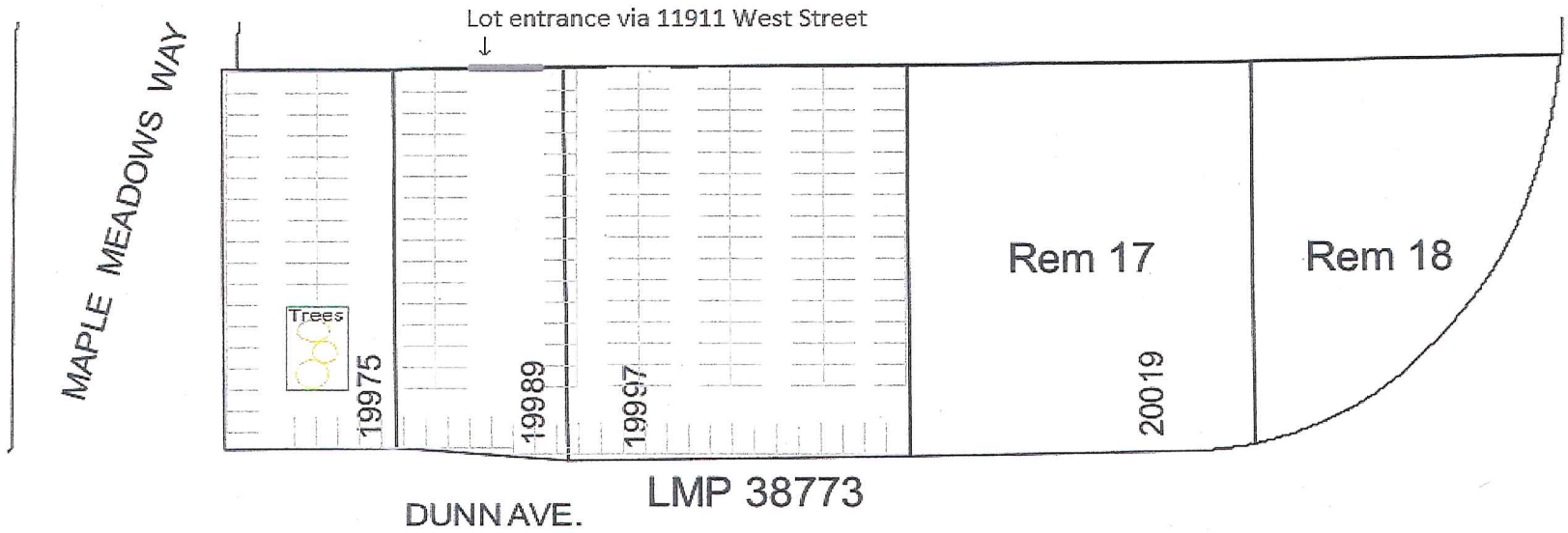
19975/89/97 DUNN AVENUE

MAPLE RIDGE
British Columbia

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Jan 13, 2014 FILE: 2014-003-CU BY: PC

APPENDIX C


Lot entrance via 11911 West Street
MAPLE MEADOWS WAY
Trees
19975
19989
19997
Rem 17
20019
Rem 18
DUNN AVE.
LMP 38773

APPENDIX D

CITY OF MAPLE RIDGE
BYLAW NO. 7064-2014

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

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

AND WHEREAS it is deemed desirable to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No.7064-2014."

2. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following:

   "TEMPORARY INDUSTRIAL USE PERMIT AREA LOCATION No. 6"

   Purpose:

   To permit outdoor storage of vehicles.

   Location:

   Those parcels or tracts of land and premises shown on Temporary Industrial Use Permit Area Location No. 4 map, and known and described as:

   - Lot 15 Except: Firstly; the West Half Secondly; Parcel 11 (Bylaw Plan LMP34902) Thirdly Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194

   - West Half Lot 15 Except First: Parcel 7 (Bylaw Plan LMP34902) Secondly; Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194

   - Lot 16 Except Firstly: Parcel 8 (Bylaw Plan LMP34902) Secondly: Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194"

   are hereby designated to permit a temporary industrial use for outdoor storage of vehicles, for a three-year period, effective upon adoption of this bylaw.

3. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Industrial Use Permit Area Location No. 6 map in sequential numeric order after Temporary Industrial Use Permit Area Location No. 5.

4. Maple Ridge Official Community Plan Bylaw No. 6425-2006 is hereby amended accordingly.

READ A FIRST TIME the 25th day of March, 2014.

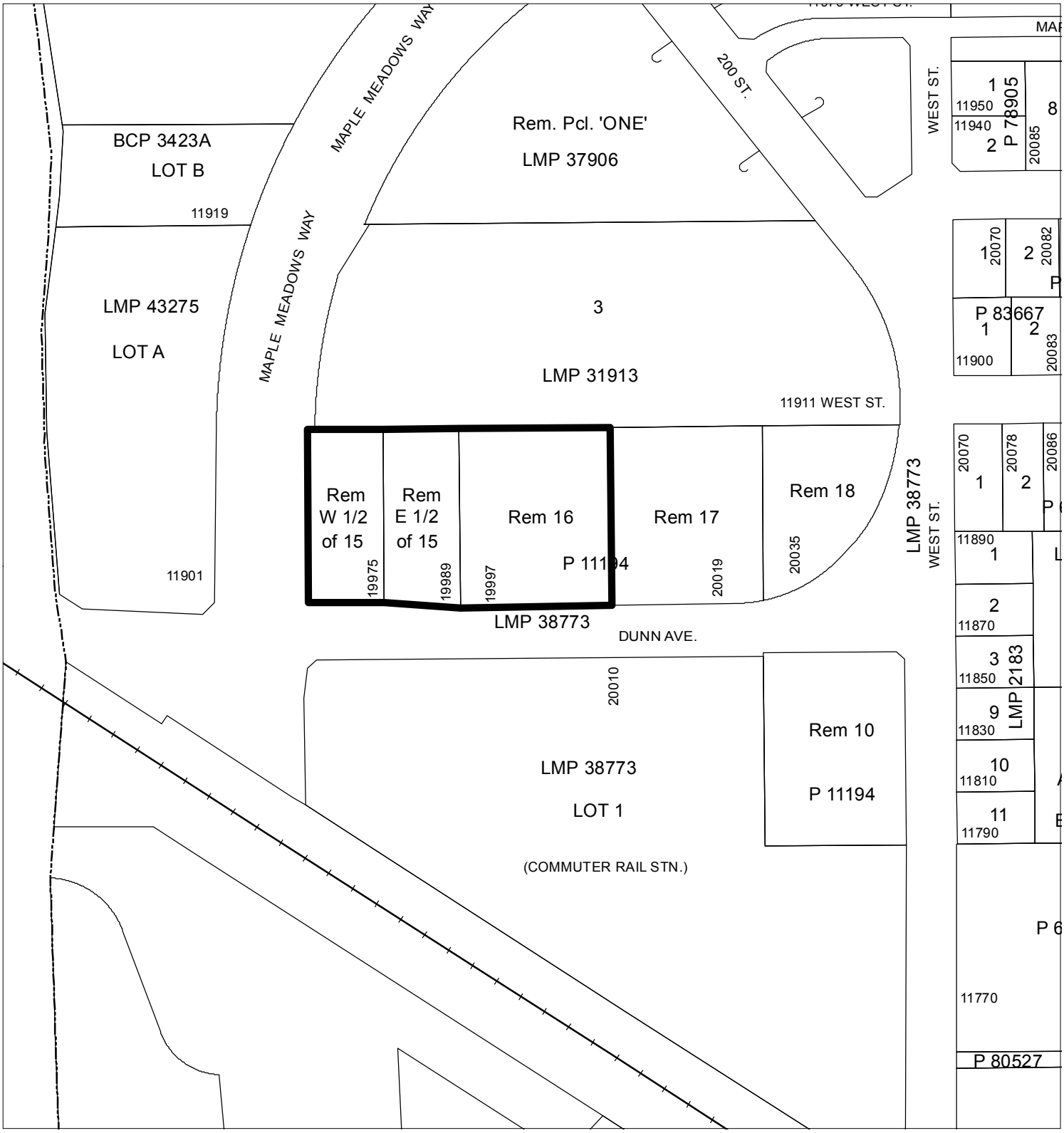
READ A SECOND TIME the 8th day of March, 2016.

PUBLIC HEARING HELD the 19th day of April, 2016.

READ A THIRD TIME the 26th day of April, 2016.

ADOPTED the day of , 20 .

PRESIDING MEMBER	CORPORATE OFFICER



N

Scale: 1:2,000

TEMPORARY INDUSTRIAL USE PERMIT AREA
Location No. 6

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: June 7, 2017

BY: DT

1100 *Reports and Recommendations*

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	2014-070-RZ
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7157-2015
10470 245B Street and 24589 104 Avenue

EXECUTIVE SUMMARY:

An application has been received for the subject properties, located 10470 245B Street and 24589 104 Avenue, to rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a subdivision of approximately 16 lots.

This application went to the Council Meeting of September 8, 2015 and was deferred until Council had a discussion on amenity contributions. Council has since adopted Council Policy 6.31 on Community Amenity Contribution Program on April 11, 2016.

In addition to that discussion, the larger development application to the east has been working on resolving water run-off concerns. These two applications will need to coordinate their developments accordingly. The subject application has since revised their application to reduce the number of proposed lots from 16 to 11 lots, with additional land being dedicated for watercourse protection and compensation requirements. Environmental approvals have yet to be provided for this subject proposal; however, the applicant would like to proceed to first reading for the land use, acknowledging that the proposed layout is subject to change. The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes of 371 m^2 (3,993 ft^2). The required amenity fee of $3,100.00 for each lot with an area less than 557 m^2 (5,995 ft^2) will be collected by the Approving Officer at the subdivision approval stage. Pursuant to Council Policy, this application is also subject to the Community Amenity Contribution Program at a rate of $5,100.00 per lot.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. **In respect of Section 475 of the *Local Government Act,* requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
   iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
   iv. **First Nations;**
   v. **Boards of Education, Greater Boards and Improvements District Boards; and**
   vi. **The Provincial and Federal Governments and their agencies.**

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

2. That Zone Amending Bylaw No. 7157-2015 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:		Matthew and Paul Hayes
Legal Descriptions:		Lots 9 and 10, Section 10 and 11, Township 12, New Westminster District Plan 72100
OCP:		
Existing:		Low/Medium Density Residential
Proposed:		Low/Medium Density Residential, Conservation
Zoning:		
Existing:		RS-2 (One Family Suburban Residential)
Proposed:		RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus through the Albion Community Amenity Program
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
South:	Use:	Albion Park
	Zone:	P-1 (Park and School)
	Designation:	Park
East:	Use:	Vacant, under application 2017-154-SD for Single Family Lots
	Zone:	RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus through the Albion Community Amenity Program
	Designation:	Low/Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
Existing Use of Property:		Single Family (Suburban) Residential
Proposed Use of Property:		Single Family (Urban) Residential
Site Area:		1.2 hectares (2.97 acres)
Access:		245B Street
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject properties are located on the northeast corner of 104 Avenue and 245B Street, at 10470 245B Street and 24589 104 Avenue (see Appendices A and B), and have a total site area of 1.2 hectares (2.97 acres). The lots have a gradual slope from east to west down towards 245B Street and there are some areas of steep slopes adjacent to the east property line. There are saturated wetland areas, channelized flows and riparian habitats located on the subject properties with water that flows onto this land from the lands to the east (see Appendix C). Stormwater management plans and habitat protection and restoration plans for this site must be coordinated with development plans for the adjacent property to the east, a former gravel pit, under application 2017-154-SD, for a similar development of RS-1b (One Family Urban (Medium Density) Residential) zoned lots.

c) Project Description:

The applicant has submitted a proposal to rezone the subject properties from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix D) and subdivide the lands into approximately 11 lots (see Appendix E). The applicant intends to choose the Density Bonus option within the RS-1b (One Family Urban (Medium Density) Residential) zone, which is specific to the Albion Area, enabling single-family lot sizes with a minimum area of 371 m^2 (3,993 ft^2).

The proposed development consists of approximately 10 R-1 (Residential District) zone sized lots, amounting to an Albion Amenity Contribution of approximately $31,000.00. The remainder lot (Lot 11) is greater than 557 m^2 (5,995 ft^2) therefore an Albion Amenity Contribution would not be collected for it. The final number of lots and amenity contribution will be determined at the time of approval of the subdivision.

The proposed development will be accessed from 245B Street and will provide a new on-site road and lane which will connect with the road and lane proposed on the adjacent site to the east (2017-154-SD). Vehicle access for lots fronting onto 104 Avenue will be limited to the rear lane. Park dedication is proposed for protection of watercourses and wetland areas. The current owners intend to keep their house and accessory buildings on the remainder lot, with the intent to further subdivide it in the future.

This application is tied to the larger development application to the east, which has been working on resolving water run-off concerns. These two applications will need to coordinate their developments accordingly. The subject application has revised their application to reduce the number of proposed lots from 16 to 11 lots, with additional land being dedicated for watercourse protection and compensation requirements. Environmental approvals have yet to be provided for this subject proposal and the proposal for the development application to the east; however, the applicant would like to proceed to first reading for the land use, acknowledging that the proposed layout is subject to change.

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 a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations, and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The subject properties are located within the Albion Area Plan and are currently designated *Low/Medium Density Residential*. The *Low/Medium Density Residential* designation allows for single detached or duplex housing with lot sizes ranging from 891 m^2 (9,590 ft^2) to 557 m^2 (5,996 ft^2). For the proposed development, an OCP amendment will be required to re-designate a portion of the subject properties to *Conservation* for the protection of watercourses and riparian areas.

The application is in compliance with the following Albion Area Plan Community Amenity Program policies:

10 - 4 A Density Bonus through the Community Amenity Program will be permitted on lands designated Low Density Residential, Low-Medium Density Residential and Medium Density Residential in the Albion Area Plan.

10 - 5 Where a Density Bonus option is utilized in a single-family subdivision, an Amenity Contribution is to be applied to all of the single-family lots in the subdivision that exceed the base density permitted in the zone.

10 - 7 Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

10 - 8 A Density bonus will only be permitted on those lands that are located entirely within the boundaries of the Albion Area Plan and Urban Area Boundary.

The application is also in compliance with the Zone Amending Bylaw No. 6996–2013 that permits a Density Bonus option in the *Residential Low/Medium Density* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description section.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus to permit a subdivision of approximately 11 lots.

The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (One Family Urban (Medium Density) Residential) base density of 557 m^2 (5,995 ft^2) to 371 m^2 (3,993 ft^2). An Albion Amenity Contribution of $3,100 per lot for each lot that is less than 557 m^2 (5,995 ft^2) is required, as discussed in the Project Description section above.

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

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Advisory Design Panel:

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

Development Information Meeting:

A Development Information Meeting is required for this application as greater than 5 lots are proposed.

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) Licenses, Permits and Bylaws Department;
d) Fire Department;
e) Parks Department;
f) School District;
g) Fisheries & Oceans Canada;
h) Ministry of Environment; and
i) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Watercourse Protection Development Permit Application (Schedule F); and
4. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to add *Conservation* for the protection of the environmentally sensitive areas. It is therefore recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

Once complete information is received, Zone Amending Bylaw No. 7157-2015 may be amended. The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the City of Maple Ridge's Approving Officer.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, AScT, MA
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

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

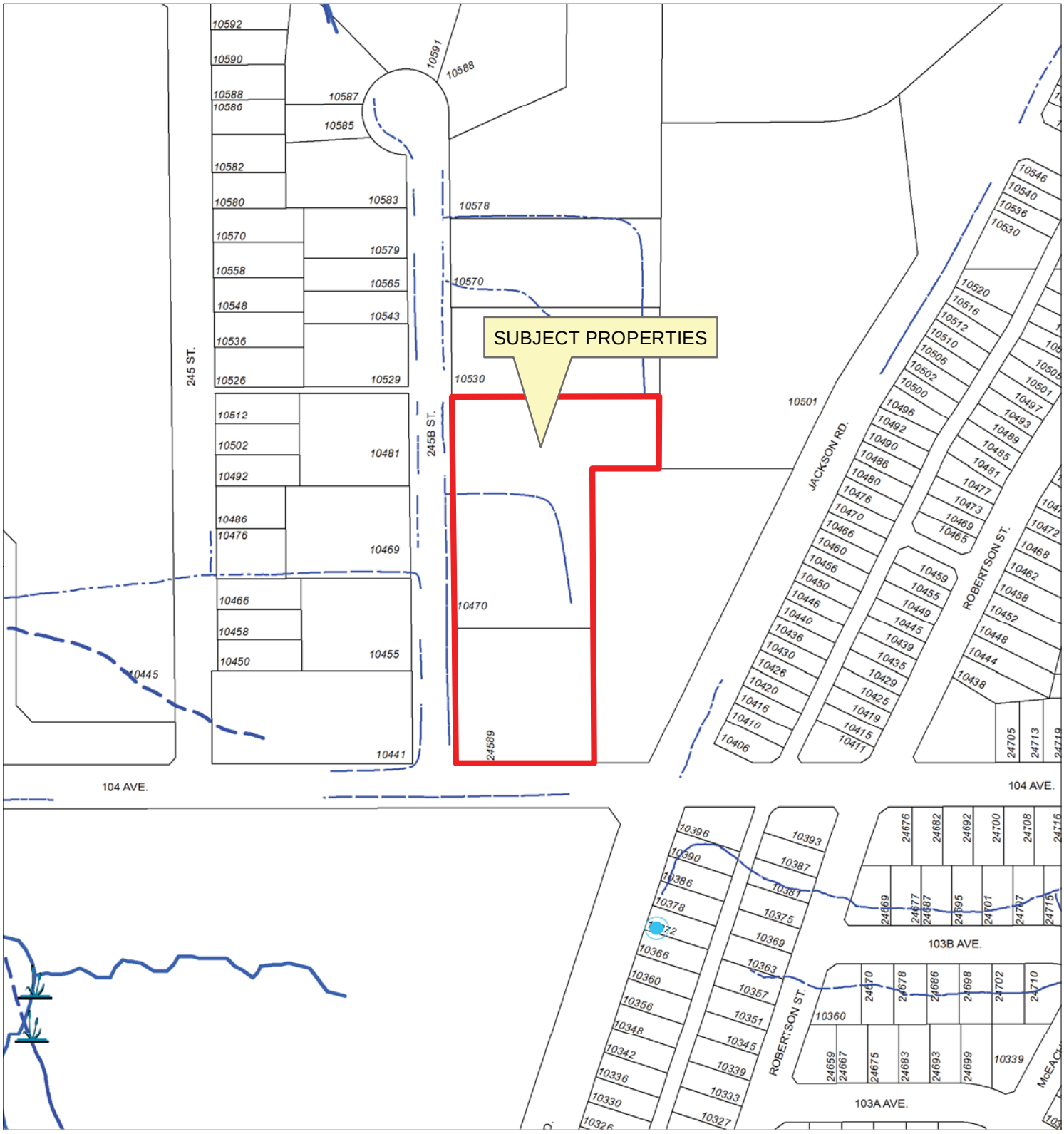
"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Environmental Site Context Map
Appendix D – Zone Amending Bylaw No. 7157-2015
Appendix E – Proposed Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

Ponds

Wetlands

GPS Creek Centrelines

Streams & Rivers (Topographic)

Feature Type

Indefinite Creek Centreline

Ditch Centreline

River Centreline

Rivers & Lakes (Topographic)

Feature Type

Canal

Flooded Land

Lake/Reservoir

Marsh

River

10470 245B St/24589 104 Ave

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

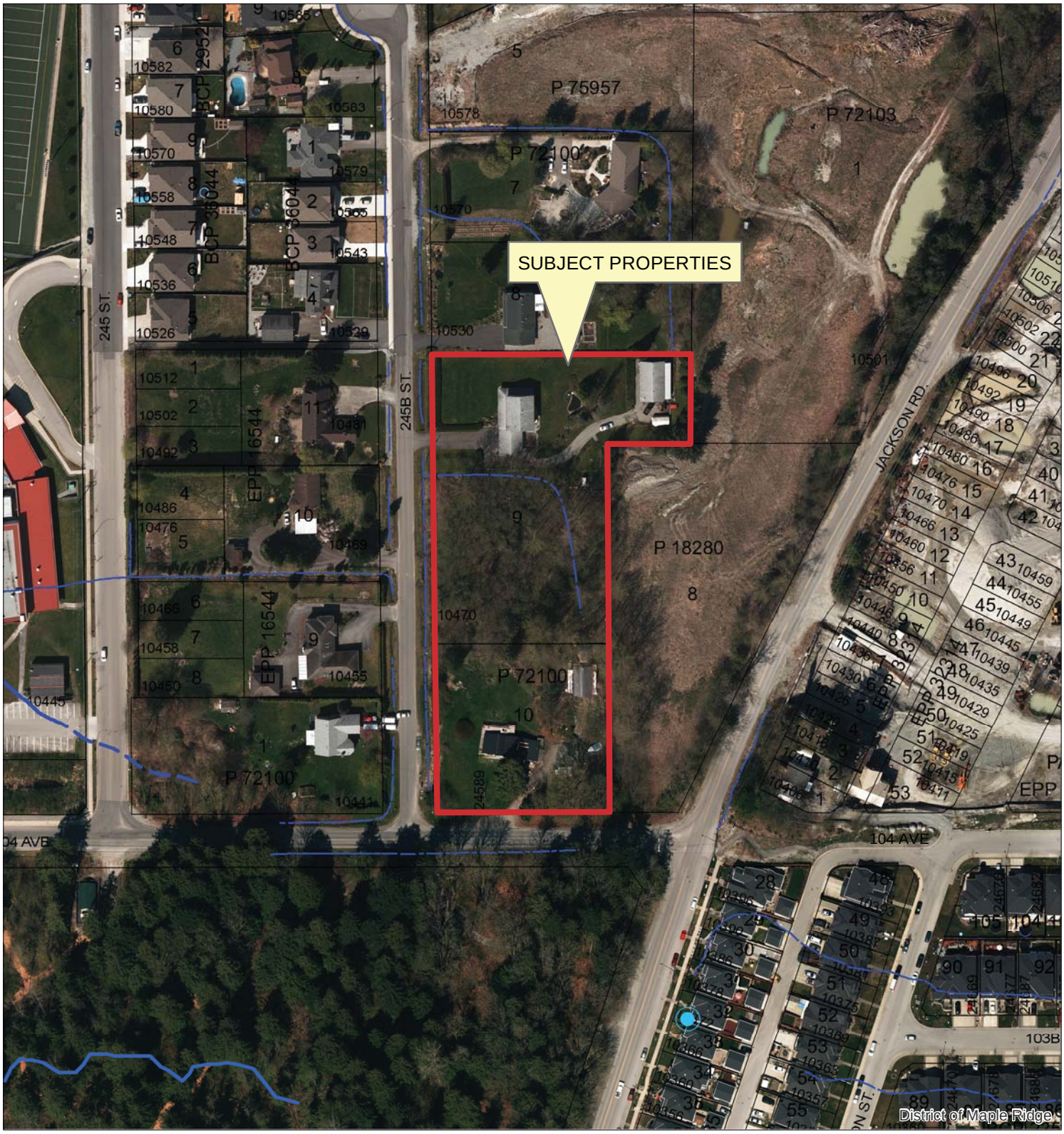
mapleridge.ca

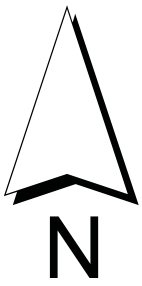
2014-070-RZ

DATE: Aug 21, 2015

BY: JV

APPENDIX B





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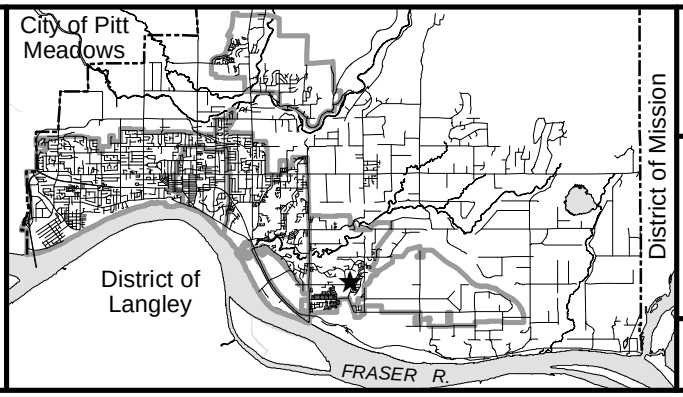


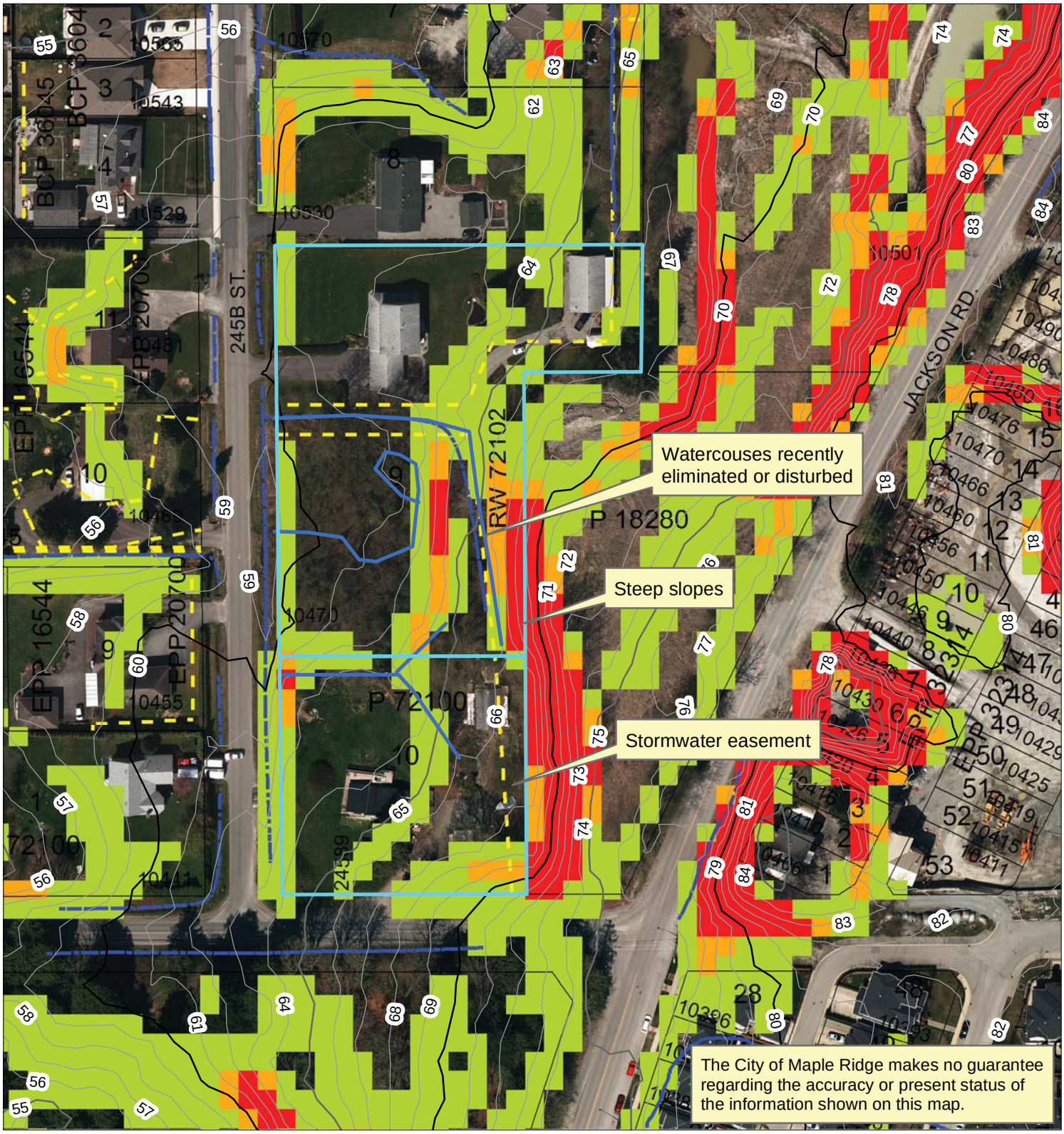
24589 104 AVENUE & 10470 245B STREET

MAPLE RIDGE
British Columbia

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Aug 20, 2014 FILE: 2014-070-RZ BY: PC

APPENDIX C



N

Scale: 1:1,411

Legend

- Ponds
- Wetlands
- GPS Creek Centrelines

Slope

Percent

- 0 - 14
- 15 - 25
- 26 - 30
- 30+

10470 245B and 24589 104 Ave
Site Context Map

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Oct 7, 2014 FILE: Untitled BY: RS

APPENDIX D

CITY OF MAPLE RIDGE

BYLAW NO. 7157-2015

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7157-2015."

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

   Lot 9 Section 10 and 11 Township 12 New Westminster District Plan 72100
   Lot 10 Section 10 and 11 Township 12 New Westminster District Plan 72100

   and outlined in heavy black line on Map No. 1639 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

   READ a first time the day of , 20

   READ a second time the day of , 20

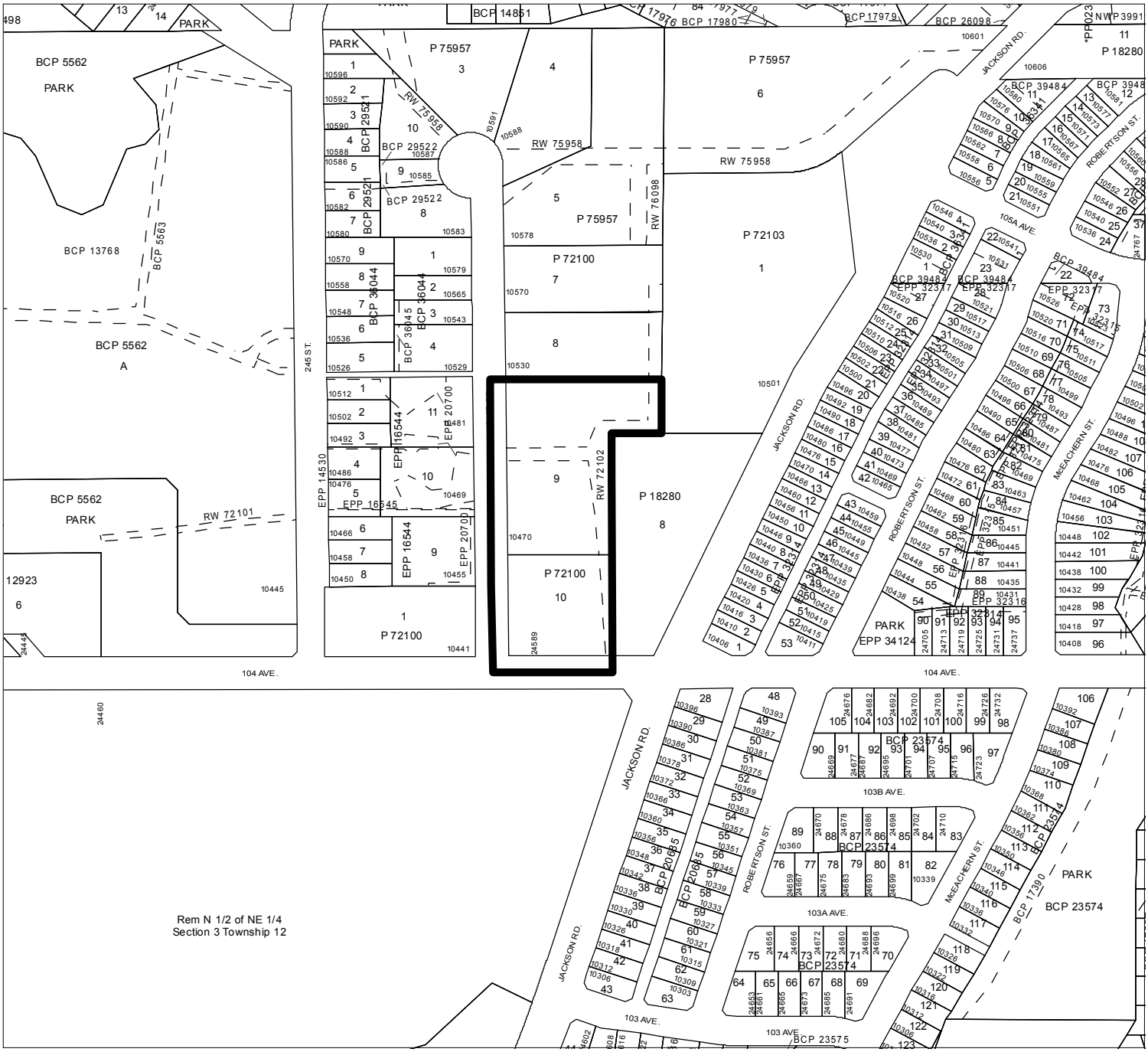
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

_____ _____

PRESIDING MEMBER CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7157-2015

Map No. 1639

From: RS-2 (One Family Suburban Residential)

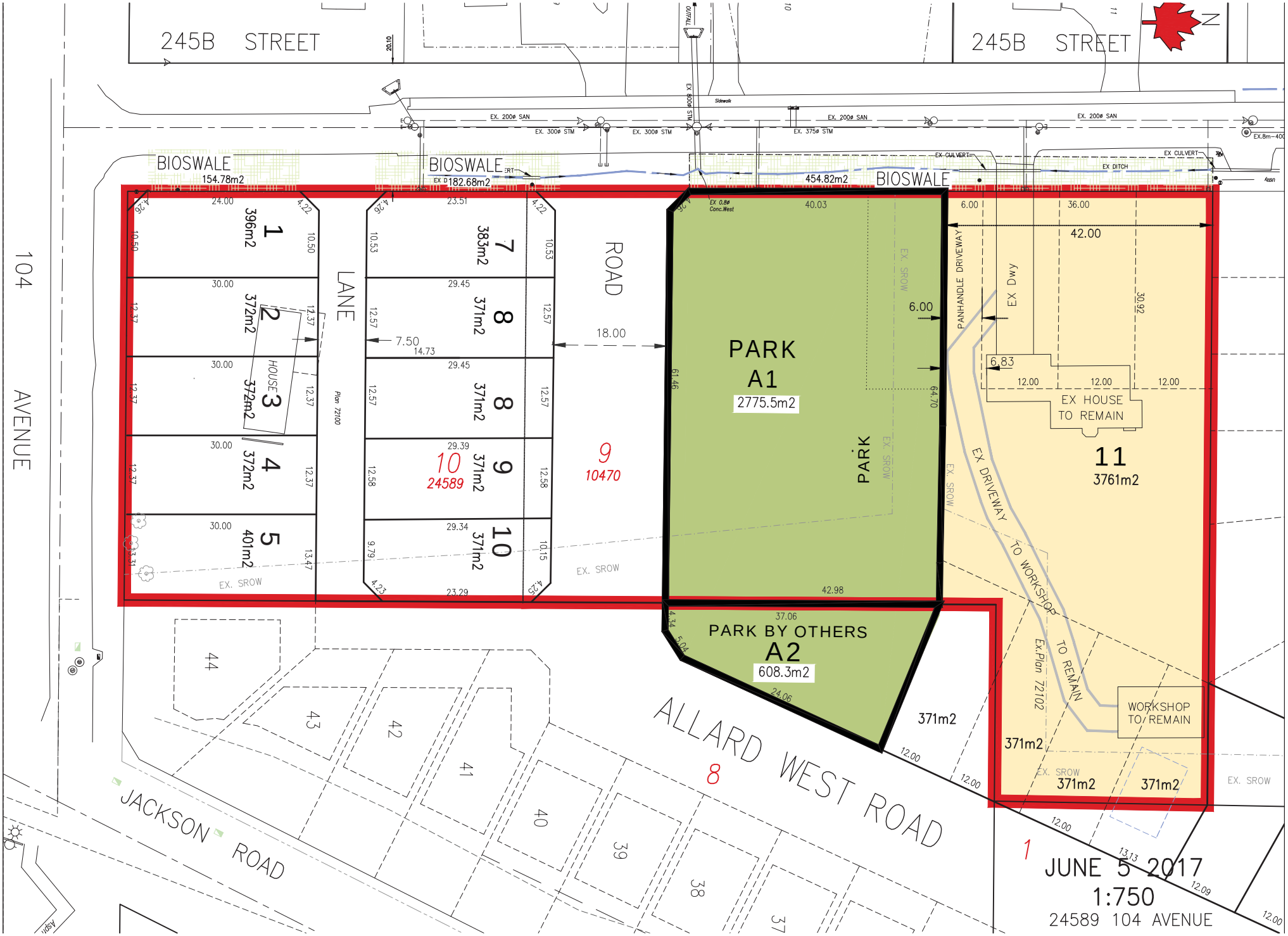
To: RS-1b (One Family Urban (Medium Density) Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,565

APPENDIX E


245B STREET
245B STREET
104 AVENUE
JACKSON ROAD
ALLARD WEST ROAD
BIOSWALE
154.78m2
BIOSWALE
182.68m2
454.82m2
BIOSWALE
EX. 200ø SAN
EX. 300ø STM
EX. 375ø STM
EX CULVERT
EX DITCH
Sidewalk
LANE
Plan 72100
ROAD
18.00
PARK
A1
2775.5m2
PARK
PARK BY OTHERS
A2
608.3m2
PANHANDLE DRIVEWAY
EX Dwy
EX HOUSE
TO REMAIN
11
3761m2
EX DRIVEWAY
TO WORKSHOP
TO REMAIN
Ex.Plan 72102
WORKSHOP
TO REMAIN
EX. SROW
HOUSE
1
396m2
2
372m2
3
372m2
4
372m2
5
401m2
7
383m2
8
371m2
8
371m2
9
371m2
10
371m2
9
10470
10
24589
8
1
371m2
371m2
371m2
371m2
JUNE 5 2017
1:750
24589 104 AVENUE

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	2016-448-CP
FROM:	Chief Administrative Officer	**ATTN:**	Council

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7335-2017
Second Reading
Official Community Plan Amending Bylaw No. 7299-2016

EXECUTIVE SUMMARY:
The 2012-2014 Commercial and Industrial Strategy identified that an additional 69-93 ha (170-230 ac) of industrial land would need to be redesignated within the City by 2040 to accommodate industrial demand and to respond to the growing shortage of industrial land in the Metro Vancouver region. In pursuit of this direction, Council has directed staff to investigate a number of sites to determine if they could suitably support employment generating land uses. Area 1: 256th Street Lands and Area 2: Lougheed Lands were identified through this iterative and analytical process and have been pursued as potential future employment sites.

Considering the employment potential and challenges within these areas, Council directed staff to move forward with amending bylaws, but to bring forward additional information for further contemplation. Questions were raised by Council on the financial impacts to the City as well as possible wider economic implications should these areas be redesignated for employment purposes. The intent of this report is to bring forward these considerations as well as explore how additional synergies could be generated.

The report also recommends that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017, that second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 and that both Bylaws be forwarded to Public Hearing.

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 the public and stakeholder engagement process, as outlined in the Employment Lands Consultation Outcomes and Next Step Options Report, dated May 2, 2017, and Council considers it unnecessary to provide any further consultation opportunities except by holding a Public Hearing on both bylaws;**

2) **That Official Community Plan Amending Bylaw No. 7299-2016 to redesignate Area 1: 256th Street Lands from Suburban Residential, Rural Resource and Institutional to Conservation, Industrial, Park, Estate Suburban Residential, Suburban Residential and Industrial Reserve be given second reading and be forwarded to Public Hearing;**

1102

3) That Official Community Plan Amending Bylaw No. 7335-2017 to redesignate Area 2: Lougheed Lands from Suburban Residential to Industrial (Business Park category), Commercial and Rural Residential be given first and second reading and be forwarded to Public Hearing;

BACKGROUND:
As part of the on-going work following the 2012-2014 Commercial and Industrial Strategy, Council received an update on the status of several potential future employment sites in early 2016. Through an iterative and analytical process, two areas were identified and further pursued: the lands surrounding the existing employment areas of 256th Street north of 128th Avenue and along the Lougheed corridor east and west of the Kwantlen First Nation lands.

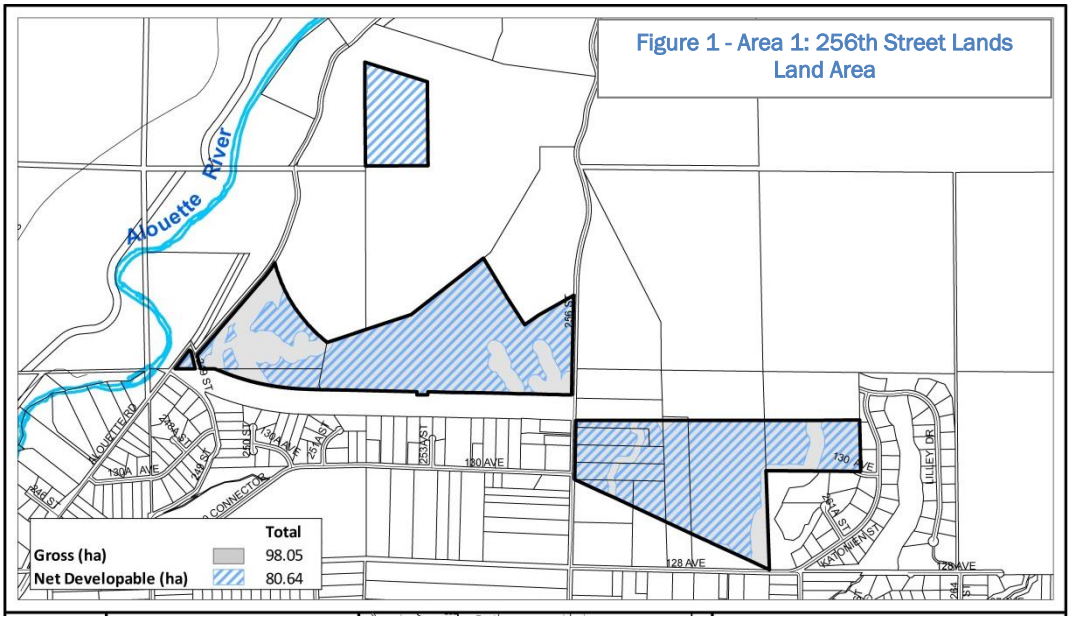
On September 19, 2016, Council authorized staff to begin preparing an OCP Amending Bylaw to redesignate certain identified properties in the 256th Street and 128th Avenue area to *Rural Resource* from *Suburban Residential* and *Institutional*. This Bylaw received first reading on December 5, 2016.

On October 17, 2016 an employment land use suitability assessment for the lands west and east of the Kwantlen First Nation lands was presented to Council. Council then authorized staff to begin preparing an OCP Amending Bylaw to redesignate these lands to *Industrial (Business Park category)*.

These two areas, now called Area 1: 256th Street Lands and Area 2: Lougheed Lands, were the focus of a public consultation program in early 2017. The outcomes were summarized and presented to Council on May 2, 2017. At the same session, Council provided direction on the next steps in the employment lands conversation, with the following resolutions:

> *That staff be directed to amend the OCP Bylaw No. 7299-2016 to designate lands in Area 1: 256th Street Lands as outlined in the report "Employment Lands Consultation Outcomes and Next Step Options" dated May 2, 2017 as Industrial Reserve and that the policies include criteria to establish requirements for future development.*
>
> and
>
> *That staff be directed to prepare an OCP Amending Bylaw to designate as Industrial and Rural Residential those lands in Area 2: Lougheed Lands, as outlined in the report "Employment Lands Consultation Outcomes and Next Step Options" dated May 2, 2017.*

Area 1 Summary
The Area 1: 256th Street Lands are located to the east and west of 256th Street and to the north of 128th Avenue. The Area 1: 256th Street Lands consists of approximately 98 gross ha (242 ac). These lands are relatively level, however future development will be impacted by the setbacks associated with the watercourses and topography of the area. Based on the previously reported high level analysis which takes into account the limiting environmental impacts, Area 1 could represent 80 net developable ha (198 ac) of future employment land, as shown on the following page on Figure 1.

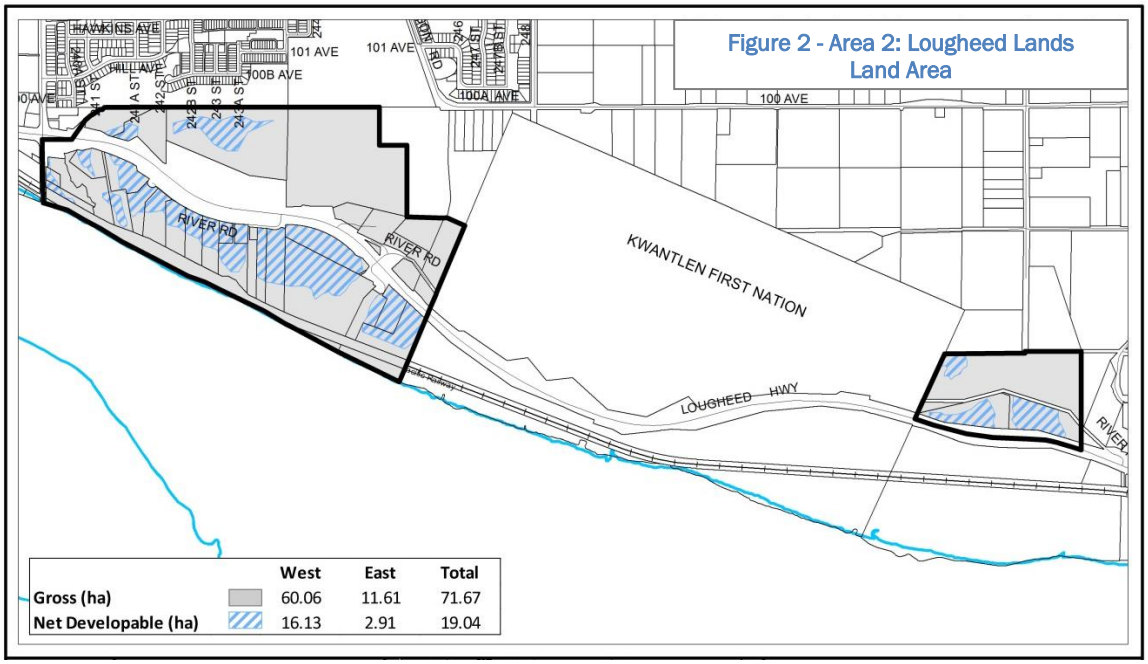


The surrounding community's support for Area 1: 256th Street Lands was limited; community dialogue raised some concerns that would benefit from further assessment. Notable amongst the issues raised by the public is the matter of access, with many of the identified issues related to traffic, noise and road design. Issues with environmental contamination and drainage were also identified. Furthermore, there are concerns that more intensive utilization of the employment lands could exacerbate issues already perceived to exist by the neighbouring residents. These community comments led staff to re-evaluate the originally proposed *Rural Resource* designation, and instead recommend that an *Industrial Reserve* be considered for these lands. Such a designation would identify the long term goal of creating future industrial lands while respecting the community's interests of undertaking further planning prior to permitting expanded industrial activities.

Area 2 Summary

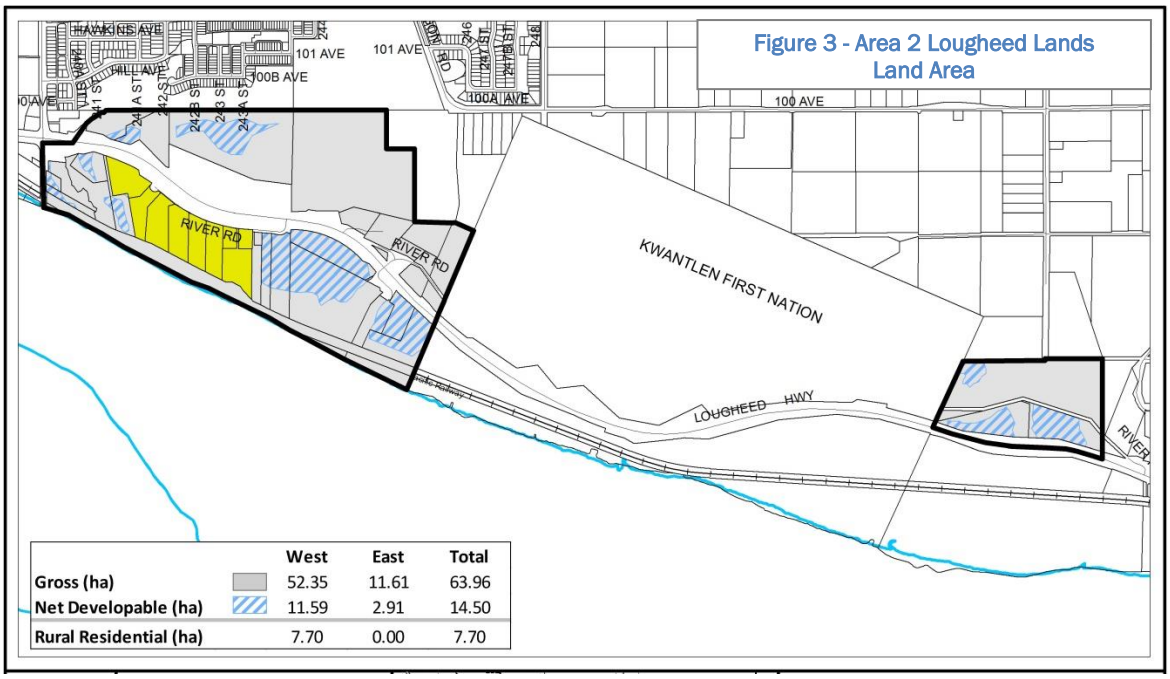
The Area 2: Lougheed Lands are located to the west and east of the Kwantlen First Nation lands along Lougheed Highway east of 240th Street.

Area 2 constitutes approximately 72 gross ha (178 ac) of possible future employment land. As part of a high-level land use analysis, staff examined the impacts and requirements from various environmental factors, most notably, topography and the presence of known watercourses. These factors reduce the net developable areas of the land by approximately 75%. That is, and as illustrated in Figure 2 for the sites west of the Kwantlen First Nation the approximate 60 gross ha (148 ac) is reduced to roughly 16 ha (40 ac), with that portion located to the north of Lougheed Highway representing approximately 28 gross ha (69 ac) and 2 net developable ha (5 ac) while south of the Highway there is an estimated 32 gross ha (79 ac) and 14 net developable ha (35 ac). For the sites east of the Kwantlen First Nation, the 11 gross ha (27 ac) is reduced to approximately 3 ha (7 ac). All together, the potential area that could be available for future employment purposes is estimated at 19 ha (47 ac). Staff view these 19 ha (47 ac) as an extension of the Albion Industrial Area, which is located immediately to the west.



For Area 2: Lougheed Lands, the public consultation process identified general support for the redesignation of these lands given it's location on a major transportation corridor and proximity to an already existing employment node. Concerns were also expressed, namely, with the impacts future industrial development may have on environmentally sensitive areas and the significant level of local infrastructure improvements that would be necessary to support future development. There was also noted concern over the perceived loss of the rural lifestyle currently enjoyed by residents south of Lougheed in this area

Based on the feedback received from the public consultation process, staff reconsidered the originally proposed *Industrial* (Business Park category) designation for the 7.7 gross ha (19 ac) of residential properties located along River Road. Instead, acknowledging the existing interests of the residents on these lands and the high improvement values currently observed, staff suggested that these *Suburban Residential* properties be redesignated as *Rural Residential*. Redesignating these lands would however reduce the lands available for an *Industrial* (Business Park category) designation west of the Kwantlen First Nation to 52 gross ha (128 ac) and further reduce the net developable area of the westerly-oriented lands to approximately 11.6 ha (29 ac). This brings the total possible net developable area for the lands west and east of the Kwantlen First Nation for employment purposes to 14.5 ha (36 ac). These resulting changes to the possible gross and net developable yield are presented on the following page in Figure 3



DISCUSSION:

In light of both the employment potential and challenges within these areas, Council directed staff to move forward with the amending bylaws. However, Council discussed several issues that warranted further consideration and exploration. Questions were raised on the wider economic implications of redesignating land towards an employment future. Specifically, it was asked how the financial considerations of the existing land uses compare to those anticipated from an employment future and how additional synergies could be generated within the Area 2: Lougheed Lands. Questions were also raised on the implications to the wider economy should additional lands be created for employment purposes.

City Financial Implications

Throughout the City, properties contribute ongoing tax revenue to the City. Whenever land is developed, one-time Development Cost Charges (DCC's) are collected to offset related infrastructure costs that are anticipated by the City due to expected growth. Development may also translate to other costs that may impact the City (e.g. on-going infrastructure maintenance), however some of these costs can be expected to be covered by the anticipated tax revenues while other costs (e.g. unplanned water or sewer extension) may be shared or borne entirely by the developers.

In response to Council's prior questions, the below fiscal narrative captures the contrasts between the redesignation scenarios and the option to leave the land use designation unchanged. Staff have prepared high-level outlines of the various financial implications in order to provide Council with a 'snap shot' of ongoing tax revenue and one-time development-related charges (e.g. DCCs), where applicable. Employment land conversion is a long-term process, with a lengthy transition time, so focus was placed on how such financial considerations would appear at a future build-out point in time.

Area1: 256th Street Lands
For Area 1, there are two possible land use designation scenarios under consideration: A) maintain the existing land use of *Suburban Residential* and *Institutional*; and B) redesignate as *Industrial Reserve* for a long-term employment future.

Under Scenario A, just over 100 new *Suburban Residential* lots could be created on the 41 net developable ha (101 ac) currently designated as Suburban Residential. This rough estimate of possible lot-yield is based on current policies that permit 1 acre lot subdivision where community water is available. The examples provided below do not reflect the ongoing and undecided possibility that the minimum lot size for subdivision under the *Suburban Residential* designation may increase. Noting that, future residential development could generate approximately $1,300,000 in associated development charges leading to build out. Development charges are not currently applied to institutional development occurring in the rural areas, as identified in the City's DCC Bylaw. Using 2017 assessed values, Scenario A could generate approximately $34,000 from residential property taxes and $74,000 from light industry or business property taxes, resulting in a conservative $108,000 in tax revenue per annum at full build out. Staff acknowledge that these are based on current tax levels and that tax revenues could increase if land improvements are made.

Scenario B forecasts are based on future build out at a general business / light industrial level under the proposed *Industrial Reserve* redesignation. A future involving major industry has not been included at this time. Working with the Finance Department, staff estimate a conservative $15,000 per gross hectare as a proxy to capture development cost charges for industrial development. Therefore, should the entire net developable area of 80 ha (198 ac) be developed as employment land, the associated development cost charges could represent approximately $1,200,000 leading up to build out. At build out, the City could anticipate approximately $181,000 per annum in on-going tax revenues.

Table 1 - Estimated Revenues for Area 1 by Scenario

	Development Cost Charges (One-time, Up to Build Out)	Tax Revenue (Per Year, at Build Out)
Scenario A	$1,300,000	$108,000
Scenario B	$1,200,000	$181,000

Based on 2017 assessed values and property tax rates

Area 2: Lougheed Lands
As an extension of the Albion Industrial Area, Area 2 has three possible land use designation scenarios are under consideration: A) entire net developable area of 19 ha (47 ac) is subdivided to the highest residential density possible under current policy and regulations for *Suburban Residential*; B) entire net developable area of 19 ha (47 ac) is re-designated to *Industrial* (Business Park category); and C) the prior identified 14.5 ha (36 ac) of net developable area is re-designated to *Industrial* (Business Park category) and the remaining 7.7 gross ha (19 ac) of residential land is re-designated as *Rural Residential.*

If lot consolidation took place, under Scenario A, an additional 21 *Suburban Residential* lots could be created on the 19 ha (47 ac) of net developable area. With 26 existing lots with developable area, a total of 47 residential lots would be possible. The residential development would generate approximately $185,000 in one-time development cost charges leading up to build-out. The City would anticipate approximately $91,000 per year in tax revenue at full-build out.

Under Scenario B, it is assumed the 19 net developable ha (47 ac) are re-designated as *Industrial* (Business Park category), therefore the City could anticipate approximately $285,000 in one-time

development cost charges using the $15,000 per gross hectare estimate developed with the Finance Department, over the period until build-out is achieved. In terms of on-going tax revenue, the City could anticipate approximately $297,000 annually at build out.

Under Scenario C, no new residential lots would be created, as the existing 7.7 gross ha (19 ac) of residential land would not be able to subdivide given the proposed *Rural Residential* designation. The remaining 14.5 ha (36 ac) of net developable industrial area could result in a conservative $217,500 in development cost charges leading up to build out. In terms of on-going tax revenue, the residential portion could generate approximately $36,000 while the industrial land could contribute $179,000. The City could therefore anticipate approximately $215,000 in tax revenue per year, post build out.

Table 2 - Estimated Revenues for Area 2 by Scenario

	Development Cost Charges (One-time, Up to Build Out)	Tax Revenue (Per Year, at Build Out)
Scenario A	$185,000	$91,000
Scenario B	$285,000	$297,000
Scenario C	$217,500	$215,000

Based on 2017 assessed values and property tax rates

Wider Economic Implications

To better understand the wider benefits to the local economy stemming from the creation of new employment lands, City staff worked with BC Stats to estimate the economic impact that could be generated from businesses locating on a proposed newly created 230 acres of industrial land within the City. BC Stats used an inter-provincial input-output model to generate the projections. The analysis used information about the current land base, industrial structure and employment in the City of Maple Ridge.

The model-based projections estimate that the businesses that could locate on the newly-available land are anticipated to support 1,587 jobs and contribute an estimated $125 million to the provincial GDP. In addition to the on-site jobs, it is estimated that 676 jobs will be supported in region-wide supplier industries with another 244 regional jobs in industries that benefit from spending by workers. With a projected 2,500 total direct or indirect potential jobs possible from the proposed 230 acres, the model indicates that additional employment lands would support local job growth within the City.

Table 3 – Total Impact of Industrial Land Development (Annual Operation)

	Industrial Lands	Supplier Industries	Induced	Total Impact
Employment (#)	1,587	676	243	2,506
Average annual household income ($)	$60,852	$59,167	$46,617	$61,620

BC Statistics

Of the possible jobs created, the model projects 6.9 jobs per acre. Staff feel that this is a conservative estimate noting that the current job densities of the Ruskin/Fraser River Area, Albion Industrial Area and Maple Meadows are 4.5, 6.25 and 36 jobs per acre, respectively. While the assessment was undertaken at a high level, the job estimates of the BC Stats model points to an attainable future in potential creation of new employment opportunities in the City.

REDESIGNATION CONSIDERATIONS

Area 1: 256th Street Lands

The OCP outlines a long-term vision for identifying additional employment generating lands, yet equally places an emphasis on the suitability of any lands contemplated for new opportunities. The OCP Policy 6-45 provides a set of evaluation parameters for potential lands being considered for employment: the land is relatively flat; conducive to industrial development; contiguous to a full range of municipal services; and strategically located near the Regional transportation network. OCP Policy 6-48 further reinforces the emphasis on compatibility as *Maple Ridge will implement strategies to accommodate industrial growth that is compatible with other land uses in the District*.

Area 1: 256th Street Lands offers potential for future employment uses and job creation as well as augmenting an existing employment node within the City For Area 1: 256th Street Lands, staff continue to recommend an *Industrial Reserve* designation, where the designation identifies the lands in the OCP for a long-range industrial future.

That said, based on on-going correspondence, staff have reconsidered one of the properties previously identified as *Industrial Reserve,* and recommend that it now be redesignated to *Rural Resource*. The property is currently split-designated with an "island" of *Institutional,* zoned for correction and rehabilitation uses, and is encompassed by the existing *Rural Resource* designation. This suggested amendment would simplify the property's land use designation and permit the industrial operations under *Rural Resource* for the entire property. More information regarding the ongoing correspondence received by staff is presented in the following section. The revised and recommended land use redesignation for Area 1 is summarized in Figure 4 on the following page.

The *Reserve* approach addresses many of the community concerns and provides a greater level of certainty regarding the conditions under which future redevelopment might occur. The creation of an *Industrial Reserve* designation would be similar in nature to the Thornhill Urban Reserve and provides the City with time to properly plan for increased demand for industrial land.

Staff propose that the following policy base and criteria form the possible triggers for the *Industrial Reserve* designation. The more detailed policy language is provided in Appendix A in Bylaw 7299-2016.

- Further intensification of the existing employment lands is encouraged prior to redeveloping the lands identified as *Industrial Reserve*.
- Before industrial development will be permitted on the *Industrial Reserve* land, several initiatives must have taken place, including determining a transportation alignment option to accommodate industrial traffic through the City to minimize community and environmental impacts; conducting a servicing analysis to identify possible servicing impacts; and a gravel supply assessment. In addition, Council will need to determine if sufficient levels of development have taken place on the existing employment lands to approve the lifting of the *Industrial Reserve* designation.
- At the time when *Industrial Reserve* designated lands will be considered for development, several items must be completed before permitting industrial development. Items include an OCP Amendment identifying the lands as *Industrial* or *Rural Resource* rather than *Industrial Reserve*, an amended Regional Growth Strategy and Regional Context Statement, and the removal of any identified gravel reserves from the land.
- In addition, certain activities must be fulfilled by the owner or applicant before development or industrial activities may take place. These tasks include an environmental assessment, an agriculture impact assessment, an aquifer groundwater management study and a noise

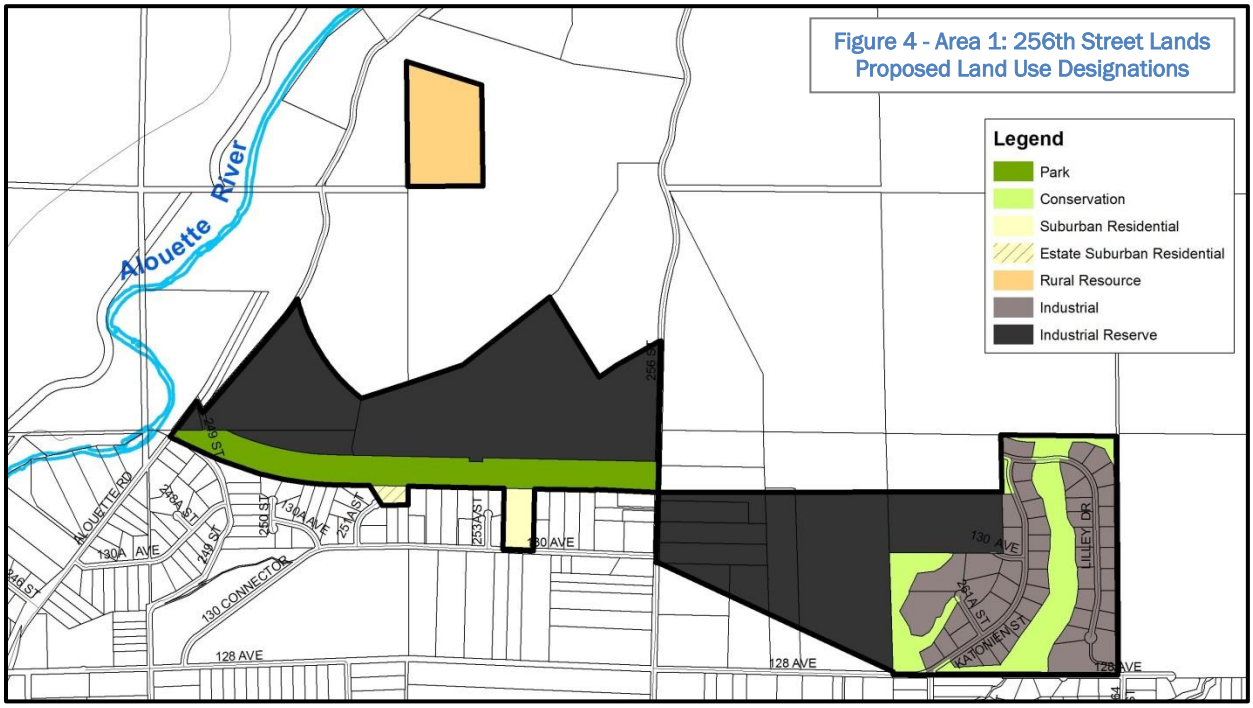
attenuation study in order to mitigate the impacts of development on the environment and nearby residential neighbourhoods.

Other Considerations:
In addition to the *Industrial Reserve* and *Rural Resource* designations, five other land use amendments are proposed under OCP Amending Bylaw No. 7299-2016: *Conservation*, *Industrial*, *Park*, *Estate Suburban Residential*, and *Suburban Residential*.

One of the properties that is proposed to be redesignated to *Industrial Reserve* is hooked to two smaller parcels. These two parcels currently abut existing residential properties. It is therefore recommended that these properties be designated *Estate Suburban Residential* and *Suburban Residential* to accommodate and align with the adjacent residential uses.

An existing city right-of-way adjacent to the subject lands is proposed to be redesignated to *Park*. This right-of-way is not anticipated to be constructed as a road and, in discussion with Parks, Recreation and Culture Department staff, it was identified as a desirable trail connection. Identifying this right-of-way as park for the purpose of accommodating future greenways will help create a buffer between residential and future employment uses in this area.

Lastly, the Kanaka Business Park is included under OCP Amending Bylaw No. 7299-2016 to be redesignated to *Industrial* and *Conservation* from *Suburban Residential* and *Rural Resource*. This housekeeping redesignation will bring the existing zoning into alignment with the appropriate land use designation.



Gravel Extraction
Regardless of intended land use, the *Local Government Act* dictates gravel related requirements for municipalities. Current City bylaws, as well as the proposed *Industrial Reserve* policy, satisfy and are aligned with provincial requirements. Specifically, the proposed *Industrial Reserve* policies require that gravel deposits be identified and, if available, be removed prior to any industrial redevelopment.

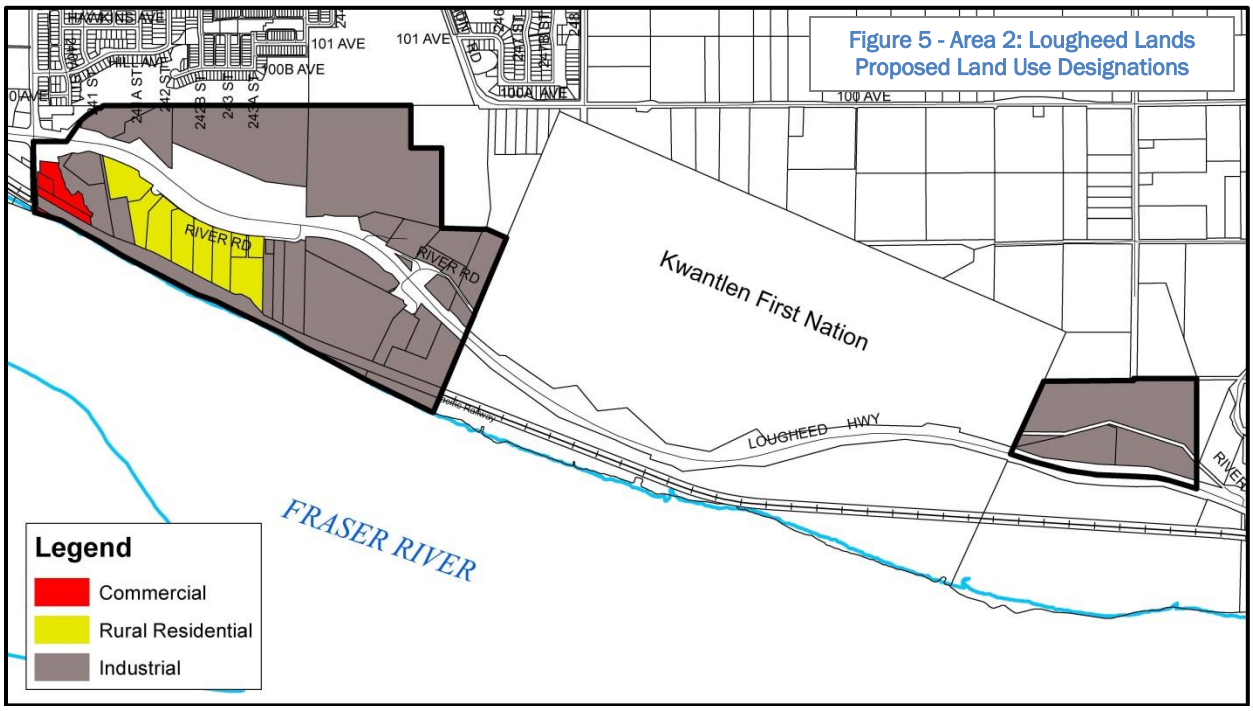
Area 2: Lougheed Lands
The Area 2: Lougheed Lands present the potential for future job creation as an expansion of the already established Albion Industrial Area. Through the public consultation process, staff heard stronger support for Area 2 as a potential employment node, as it is located along a major transportation corridor which is felt to be more suitable. Recognizing the opportunity Area 2: Lougheed Lands provides for expanding an existing employment node as well as the possible synergies with the development of Kwantlen Indian Reserve #5, staff recommend redesignating the majority of the Area 2 lands to an *Industrial* (Business Park category) designation to encourage future employment opportunities. As well, staff maintain that the 7.7 ha (19 ac) area that is currently developed as residential be redesignated to *Rural Residential* in reflection of resident interests.

Historic Commercial Node Expansion
Public comments, and supported by Council discussion, raised the potential for commercial synergies around the intersection of 240th Street and Lougheed Highway. Current surrounding land uses for this area includes the Albion Growth Area to the north, a historic commercial node to the west at the corner of Lougheed Highway and 240th Street, and the Albion Industrial Area further west of 240th Street along Lougheed Highway. Reflecting on the comments from Council and the public, staff propose expanding the historic commercial node at Lougheed Highway and 240th Street to include four properties at the western edge of Area 2.

Redesignating these properties as *Commercial* provides an opportunity for the synergistic expansion of a small-scale historic commercial node and is supported by the OCP. OCP Policy 6-41 identifies Albion as a historic commercial centre, while OCP Policy 6-42 identifies the City's support for limited infill or expansion of a historic commercial center provided the proposed development is sensitive to the historic character of the centre and is compatible in use and form with the surrounding area. The proposed area is well-situated along the Fraser River, and from a use perspective the extension of the existing historic commercial node is reflective of the area's active employment past. The extension of the historic node also offers an opportunity to introduce greater public interest and awareness in the area. With attractive viewscapes, the proposed area could provide a potential public space animated by a range of service-oriented commercial and recreational opportunities.

Rural Residential
Given the public dialogue and discussion with Council, staff continue to recommend that the 7.7 ha (19 acres) of residential property located along River Road be redesignated as *Rural Residential*. This approach provides current land owners with certainty regarding their properties; namely that the established residential properties would remain residential and rural in nature.

In summary, Figure 5 on the following page illustrates the proposed land use designations that are anticipated through OCP Amending Bylaw No. 7335-2017. The full text of OCP Amending Bylaw No. 7335-2017 is available in Appendix B.



EARLY AND ONGOING CONSULTATION:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required, noting that Council already directed the early engagement with the community and other agencies, which took place in early 2017. The Employment Lands Consultation Outcomes and Next Step Options Report, dated May 2, 2017, provides a summary of the public consultation process as well as the interdepartmental and intergovernmental referral comments.

ONGOING CORRESPONDENCE:

Since the last discussion with Council and following the conclusion of the recent community engagement process, on-going correspondence was received from interested and concerned community members and land owners about the proposed redesignation of employment lands.

Two submissions have been received by concerned land owners in the Area 1: 256th Street Lands who have reservations about the proposed redesignation to *Industrial Reserve*. One land owner is concerned over the impact to the residential neighbourhood, citing impacts from future industrial traffic as well as on-going drainage concerns. The other, a local business owner and land owner, is concerned that the changes will affect the value and opportunities available for their land, stemming from the change of land use designation for their existing *Institutional* designation. These letters are available for review in Appendix C.

Conversely staff facilitated one request for a meeting from an enthusiastic supporter of the redesignation of Area 1: 256th Street lands. Through the discussion that ensued the business owner reiterated their interest in working with the City to pursue an employment future for this area.

In addition, a land owner from the Area 2: Lougheed Lands met with staff to express their support for the future employment land use designation proposed for Area 2 although reservations were expressed should industrial development immediately take place.

INTERDEPARTMENTAL IMPLICATIONS:

Economic Development Department

The Economic Development Department supports the *Industrial Reserve* redesignation for Area 1: 256th Street Lands. Economic Development Staff are interested in conducting a further engagement process with existing business operations north of 256th to address business needs, but also to heighten the identity for the overall employment area. A similar initiative has recently been conducted for the Albion Industrial Area, and could be helpful for businesses, land owners and area residents. Economic Development Staff will bring forward for Council consideration an engagement process at a future date.

For Area 2: Lougheed Lands, the Economic Development Department supports the employment land redesignation as well as the expansion of the Albion historic commercial node. Recognizing the opportunities that this commercial node could have, Economic Development would also support strengthening this commercial node with properties to the west of 240th Street, along River Road.

Parks, Recreation and Culture

The Parks, Recreation and Culture Department evaluated the proposed redesignation of both areas to determine potential impacts on the Parks Master Plan. The Parks Master Plan identifies desired trail networks in these areas, and the development of these routes would be required at the time of redevelopment regardless of the land use designation.

Engineering Department

The Engineering Department reviewed the servicing requirements for both areas. As Area 1: 256th Street Lands is partially in the Fraser Sewerage Area, a sanitary service analysis is required to determine the capacity limit for industrial development. An assessment of the Strategic Transportation Plan and the possible access routes for Area 1 are included as part of the Engineering Department's 2017 Business Plan. Such further assessments are identified in the draft policies and criteria under the proposed *Industrial Reserve* designation for Area 1 and would provide the needed time to complete such studies prior to the permitting of any industrial redevelopment activities.

Provision of sanitary services to Area 2: Lougheed Lands is not possible without amendments by Metro Vancouver and the Greater Vancouver Sewerage and Drainage District to the Regional Containment Boundary and Fraser Sewerage Area boundaries. In the meantime, small-scale industrial development would need to be based on in-ground septic systems in this area. More significant industrial activities would require the servicing costs associated with development to be born by the developer.

INTERGOVERNMENTAL COMMENTS:

Metro Vancouver

Area 1: 256th Street Lands and Area 2: Lougheed Lands are currently designated *Industrial* and *Rural* in Metro Vancouver's Regional Growth Strategy (RGS). The *Industrial* land use designation aligns with both heavy and light industrial uses that have access to municipal water and sanitary sewer services. The *Rural* land use designation is a non-urban land use designation that allows a range of small scale low density uses, including industrial uses that do not require the provision of urban services. As a result, industrial activity can proceed within Area 1 and Area 2 without an amendment to Metro Vancouver's land use designation or the Greater Vancouver Sewerage and Drainage District's Fraser Sewerage Area boundary.

However, should a more intensive scale of industrial development take place, or an expansion of the Fraser Sewerage Area be desired in this area in the future, an amendment to the Fraser Sewerage Area boundary and Regional Growth Strategy would be required. Metro Vancouver has expressed a desire to see Area 1 and Area 2 redesignated entirely as *Industrial* under Metro 2040 even though small-scale industrial land uses are aligned with the current designations. Such a redesignation would require an amendment to the Region's Urban Containment Boundary in addition to the land use designation amendment. Metro Vancouver has expressed an interest in supporting Maple Ridge's long term vision throughout such regional processes for both areas under consideration.

Staff note that Metro Vancouver's interests are reflected in the draft policies that form the proposed *Industrial Reserve* designation proposed for Area 1. However, with Metro Vancouver's comments, staff believe there are benefits to pursuing a regional change in land use designation for Area 2 as part of this process. Further, given the proximity of Area 2 to the City's Urban Area Boundary, there are also merits to extending the Urban Area Boundary to include the westerly portion of Area 2. Such further steps will be brought forward for Council consideration following a public hearing, if held, and if the amending Bylaw No. 7335-2017 be given a third reading.

Ministry of Transportation and Infrastructure

Lougheed Highway east of 240th Street falls under the jurisdiction of the Ministry of Transportation and Infrastructure. The Ministry has indicated that a concrete barrier will divide Lougheed highway east of 240th Street in the future, which will restrict traffic movement on both sides of the highway to right-in and right-out movements.

First Nations

Representatives from the Kwantlen and Katzie First Nations have been contacted to provide comments on the proposed redesignation. Staff have met with representatives of the Kwantlen First Nation to discuss the proposed redesignations. Kwantlen First Nation representatives have expressed interest in strengthening environmental protection and remediation opportunities in the vicinity of Area 1. For Area 2, Kwantlen First Nation representatives identified the potential synergies between the Kwantlen First Nation interests' in the development of IR #5 and the City's proposed redesignation.

While comments were sought from the Katzie First Nation, no formal comments have been received at this time.

CONCLUSION:

Preparing to meet the anticipated future demand for employment generating lands within the City requires that existing land use designations be reassessed. In response to direction from Council, staff have undertaken high-level land use analyses, public consultation, interdepartmental and intergovernmental referrals and gathered additional information to assess the suitability of the needed 69-93 ha (170-230 ac) of future employment lands.

Collected information suggests that the lands under consideration are suitable for redesignation under certain circumstances. For Area 1: 256th Street Lands, the introduction of an *Industrial Reserve* designation is key to preserving land for employment purposes while also being able to appropriately plan for an employment future, including working to mitigate identified community concerns. For Area 2: Lougheed Lands, expanding the historic commercial node at the intersection of 240th and Lougheed Highway, and redesignating the residential properties along River Road as *Rural Residential*, reflects public and Council interests. The remaining net developable land would be redesignated for future employment purposes.

It is therefore recommended that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017 (Area 2: Lougheed Lands) and that second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016 (Area 1: 256th Street Lands) and that both Bylaws be forwarded to the same Public Hearing.

"Original signed by Amanda Grochowich"

Prepared by:	Amanda Grochowich, MCIP, RPP Planner 1

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by E.C. Swabey"

Concurrence:	E. C. Swabey Chief Administrative Officer

The following appendices are attached hereto:

Appendix A:	Official Community Plan Amending Bylaw No. 7299-2016 (Area 1: 256th Street Lands)
Appendix B:	Official Community Plan Amending Bylaw No. 7335-2017 (Area 2: Lougheed Lands)
Appendix C:	Letters from the Public

APPENDIX A

CITY OF MAPLE RIDGE
BYLAW NO. 7299-2016

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A", "B" and "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016."

2. Schedule "A", Table of Contents is hereby amended as follows:

   a) To add the following after 6.4.2 Business Parks:

      "6.4.3 Industrial Reserve"

3. Schedule "A", Chapter 2, Growth Management sub-section 2.2 Land Use Designations is hereby amended as follows:

   a) To add the following after 14. Urban Reserve and re-paginate the remaining pages of Chapter 2 in correct numerical order:

   15. Industrial Reserve
   The Industrial Reserve designation identifies land identified by the City for a long term industrial future.

4. Schedule "A", Chapter 6, Employment sub-section 6.4 Industrial Opportunities is hereby amended as follows:

   a) To add the following after sub-section 6.4.2 Business Parks; renumber all subsequent policies and re-paginating the remaining pages of Chapter 6 in correct numerical order:

   6.4.3 Industrial Reserve

   Issues

   - The Commercial and Industrial Strategy identifies that, in an effort to foster ongoing growth amongst the City's approximately 7,700 industry-based jobs, an additional

69-93 hectares (170-230 acres) of industrial land by 2040 would need to be redesignated.

- Identifying additional suitable employment lands is a priority for the City of Maple Ridge. The City prefers land that is relatively flat, serviceable by municipal services, and is strategically located near or accessible by a major transportation corridor.
- Gravel resources at the north end of 256th Street will need to be extracted before other employment uses may occur within the 256th Street Industrial Area.

Objective

- To preserve capacity for future employment uses, including local investment and job creation opportunities.

Policies

6-54 Maple Ridge will expand the 256th Street Industrial Area, generally located north of 128th and east / west of 256th Street, by retaining certain lands as Industrial Reserve in order to supply industrial lands for long term industrial uses while preserving such lands from competing uses.

6-55 The ongoing intensification of the lands designated Rural Resource, Industrial and Institutional in the 256th Street Industrial Area is encouraged prior to the redevelopment of lands identified as Industrial Reserve.

6-56 As well, prior to industrial development occurring on the Industrial Reserve designated land within the 256th Street Industrial Area, the following must have been fulfilled:

a) A right-of-way and alignment option, potentially extending the 128th Avenue / Abernethy Way corridor or other alternative routes to the 256th Street Industrial Area, has been established to accommodate industrial traffic through the City, minimizing community and environmental impacts; and
b) A servicing analysis has been completed to identify any possible servicing impacts and, if required, approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board is achieved; and
c) Completion of a gravel supply assessment to identify gravel resources within the 256th Street Industrial Area; and
d) Council has determined that under policy 6-55 sufficient utilization of the land designated Rural Resource, Industrial and Institutional in the 256th Street Industrial Area has been achieved to warrant consideration of further industrial development.

6-57 Until Policy 6-56 has been satisfied, the minimum parcel size for subdivision of land designated Industrial Reserve is 4 hectares, noting that such advance subdivision is strongly discouraged unless the Issues and Objectives of Section 6.4.3 are advanced.

6-58 At the time when the Industrial Reserve designated lands will be considered for development, the following must have been satisfied prior to permitting industrial development:

a) Completion of an OCP Amendment identifying the lands as 'Industrial' or 'Rural Resource' rather than 'Industrial Reserve'; and
b) Approval by the Metro Vancouver Board of an amended Regional Growth Strategy and Regional Context Statement identifying the lands regionally as 'Industrial' rather than 'Rural' is provided; and
c) Removal of identified gravel reserves, unless the subject property is identified in Figure 3 of the Official Community Plan, which identifies potential sources of gravel in the City, in which case gravel removal may take place prior to the need for the OCP Amendment outlined in 6-58(a).

6-59 While not a requirement of Policy 6-58, at the time when the Industrial Reserve designated land will be considered for development, the creation of a new zone that would permit general mixed employment uses may be warranted, in order to accommodate a mix of light industrial, institutional and heavy industrial zones.

6-60 Notwithstanding policies 6-56 and 6-58, Institutional proposals that align with existing zoning on 'Industrial Reserve' or 'Rural Resource' land, showing demonstrable benefits to the community, may be encouraged.

6-61 Prior to any development or industrial activities, the following must be fulfilled by the Owner or Applicant:

a) Completion of environmental assessments to identify environmentally sensitive areas, ecosystems and the impact of development;
b) Completion of an agriculture impact assessment to minimize the impact of development on adjacent farm lands;
c) Completion of an aquifer groundwater management study; and
d) Completion of a noise attenuation study and plan to mitigate the impacts of development on nearby residential neighbourhoods.

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

Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107
Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779
Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779
Part Southwest ¼ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124
Part Southwest ¼ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124
Part Southwest ¼ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107
Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124
Parcel 1 Part Southwest ¼ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD
Parcel A Part Southwest ¼ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD
Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)
Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431
Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391
Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610
PID 000-947-261
Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels
Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 926, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107
Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779
Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779
Part Southwest ¼ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124
Part Southwest ¼ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124
Part Southwest ¼ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107
Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Parcel 1 Part Southwest ¼ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD
Parcel A Part Southwest ¼ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD
Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)
Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431
Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391
Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610
PID 000-947-261
Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels
Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 926, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Park and Conservation.

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

READ a first time the 6th day of December, 2016.

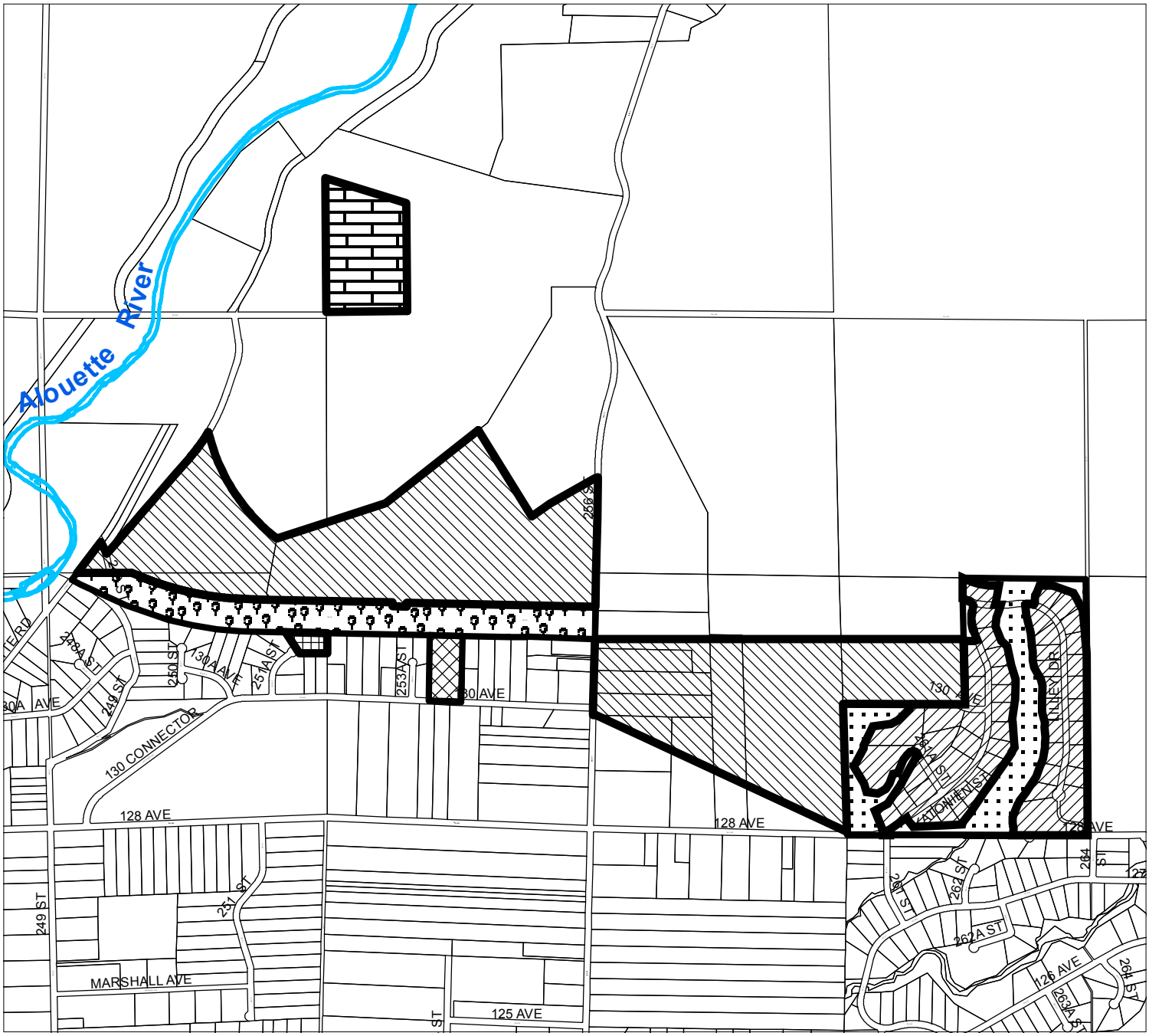
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER	**CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016

Map No. 926

Purpose: To Amend Schedule B

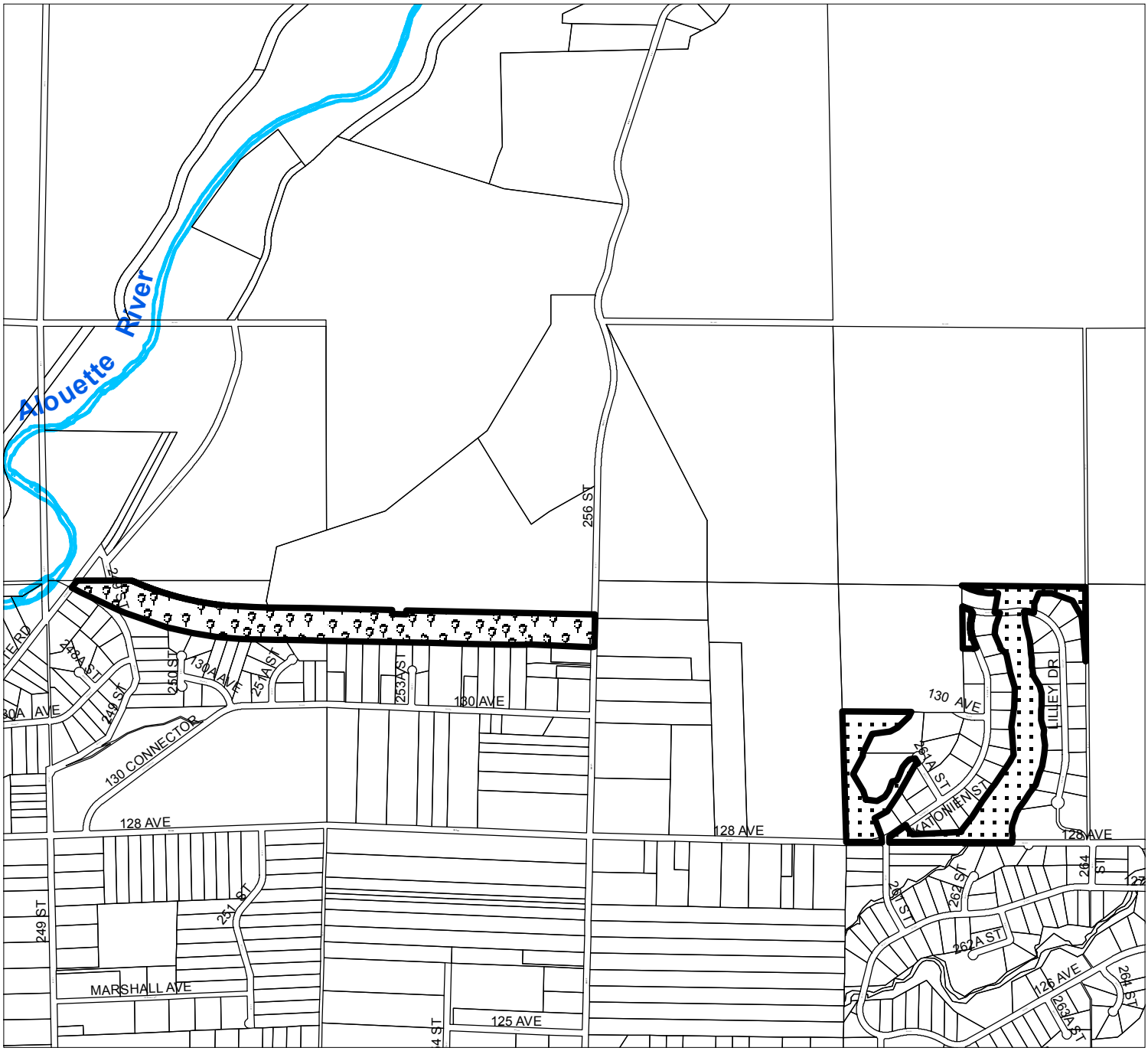
From: Institutional, Rural Resource, and Suburban Residential

To:
- Industrial
- Industrial Reserve
- Rural Resource
- Estate Suburban Residential
- Suburban Residential
- Park
- Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:18,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016

Map No. 927

Purpose: To Amend Schedule C as shown

To Add to Park

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:18,000

APPENDIX B

CITY OF MAPLE RIDGE
BYLAW NO. 7335-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7335-2017."

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

   Lot 1 District Lot 407 New Westminster District Plan NWP 23833 Group 1 Except Plan 71204, LMP28055 & BCP5328
   Lot 1 District Lot 407 New Westminster District Plan NWP6053 Group 1 Except Plan 48367 & LMP38502
   Lot 8 District Lot 407 New Westminster District Plan NWP48367 Group 1 Except Plan LMP27793
   Lot A District Lot 407 New Westminster District Plan NWP22477 Group 1
   Lot 1 District Lot 407 New Westminster District Plan NWP6254 Group 1
   Lot 2 District Lot 407 New Westminster District Plan NWP6254 Group 1
   Lot 3 District Lot 407 New Westminster District Plan NWP6254 Group 1 Except Plan 71204 & LMP6676
   District Lot 407 New Westminster District Plan 11208F Parcel B Group 1
   Lot 1 District Lot 409 New Westminster District Plan NWP12820 Group 1 Except Plan LMP4241
   Lot 2 District Lot 409 New Westminster District Plan NWP12920 Group 1 Except Plan LMP4770
   Lot 3 District Lot 409 New Westminster District Plan NWP12820 Group 1 Except Plan LMP4241
   Lot3 Except Plan LMP4241 (EP12245) District Lot 409 New Westminster District Plan NWP11584 Parcel A Group 1 Portion
   District Lot 409 New Westminster District Group 1 Portion W 60.5 AC Except Plan 908, 4697, 5016, 11584 & 29062
   Lot 1 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan 85847
   Lot 2 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan HWY GAZ PL8131
   Lot 3 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan HWY GAZETTED 341284 & LMP29047
   Lot 4 District Lot 409 New Westminster District Plan NWP12328 Group 1 EXC PART 642 SQUARE METERS ON SRW PLAN LMP39422 & EXC PART 685.6 SQUARE METERS ON SRW PLAN EPP7181 (HWY GAZ 348109)

Lot 5 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan LMP4108
Lot 7 District Lot 409 New Westminster District Plan NWP12328 Group 1 Except Plan RP14005,HWY GAZ 348109 & LMP28238
Lot 409 New Westminster District Plan NWP8151 Parcel B Group 1 Except Plan LMP39099
District Lot 409 New Westminster District Parcel D Group 1 Except Plan LMP39099 REF PL 6401; & EXC SRW PL 4697 District
Lot B District Lot 409 New Westminster District Plan NWP2624 Group 1
District Lot 409 New Westminster District Plan LMP39102 Parcel 1 Group 1
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930
Lot 2 District Lot 409 New Westminster District Plan NWP15438 Group 1 Except Plan LMP5615
District Lot 409 New Westminster District Parcel C Group 1 REF PL 3150
District Lot 409 New Westminster District Parcel A Group 1 Except Plan EPP36690, REF PL 9605; OF PCL 1 REF PL 8128 OF PCL B REF PL 3150
Lot 8 District Lot 326 New Westminster District Plan NWP26573 Group 1 Except Plan 64901, & PTN LYING S OF LOUGHEED HWY P4697
Lot 9 District Lot 326 New Westminster District Plan NWP64901 Group 1
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930
Lot 1 District Lot 409 New West District Plan NWP15438 Group 1 Except Plan LMP32930
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Lot 2 District Lot 409 New Westminster District Plan NWP15438 Group 1 Except Plan LMP5615
Lot 1 District Lot 407 New Westminster District Plan BCP5328 Group 1
District Lot 409 New Westminster District Group 1 Portion W 60.5 AC, Except Plan 908, 4697, 5016, 11584, & 29062
Lot 7 District Lot 407 New Westminster District Plan NWP33984 Group 1 Except Plan LMP28323
Lot 1 District Lot 407 New Westminster District Plan NWP72047 Group 1 Except Plan LMP36929
Lot 2 District Lot 407 New Westminster District plan NWP72047 Group 1 Except Plan LMP36928
Lot 1 District Lot 409 New Westminster District plan NWP11584 Group 1 Except Plan NWP17205, & EXC PL 38288; LMP28354

Lot 15 District Lot 409 New Westminster District Plan NWP37674 Group 1 Except Plan LMP37558
Lot 16 District Lot 409 New Westminster District Plan NWP37674 Group 1 Except Plan LMP28324
Lot 18 District Lot 409 New Westminster District Plan NWP66644 Group 1 Except Plan LMP28335
Lot 19 District Lot 409 New Westminster District NWP66644 Group 1 Except Plan LMP38171
Lot 20 District Lot 409 New Westminster District Plan NWP66644 Group 1 Except Plan LMP28349
Group 1 MAIN TRACK MAPLE RIDGE 98.93 TO 106.26 MILE New Westminster District
Group 1 REF PL 1503 District Lot 277 New Westminster District
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District
Group 1 LIGHT GUIDE WEST OF LANGLEY IR NO 5 TO WEST MAPLE RIDGE BOUNDARY New Westminster District
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District
Group 1 FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District
FIBREOPTICS 98.93 TO 106.26 MILE New Westminster District

and outlined in heavy black line on Map No. 946 and 947, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

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

READ a first time the day of , 20

READ a second time the day of , 20

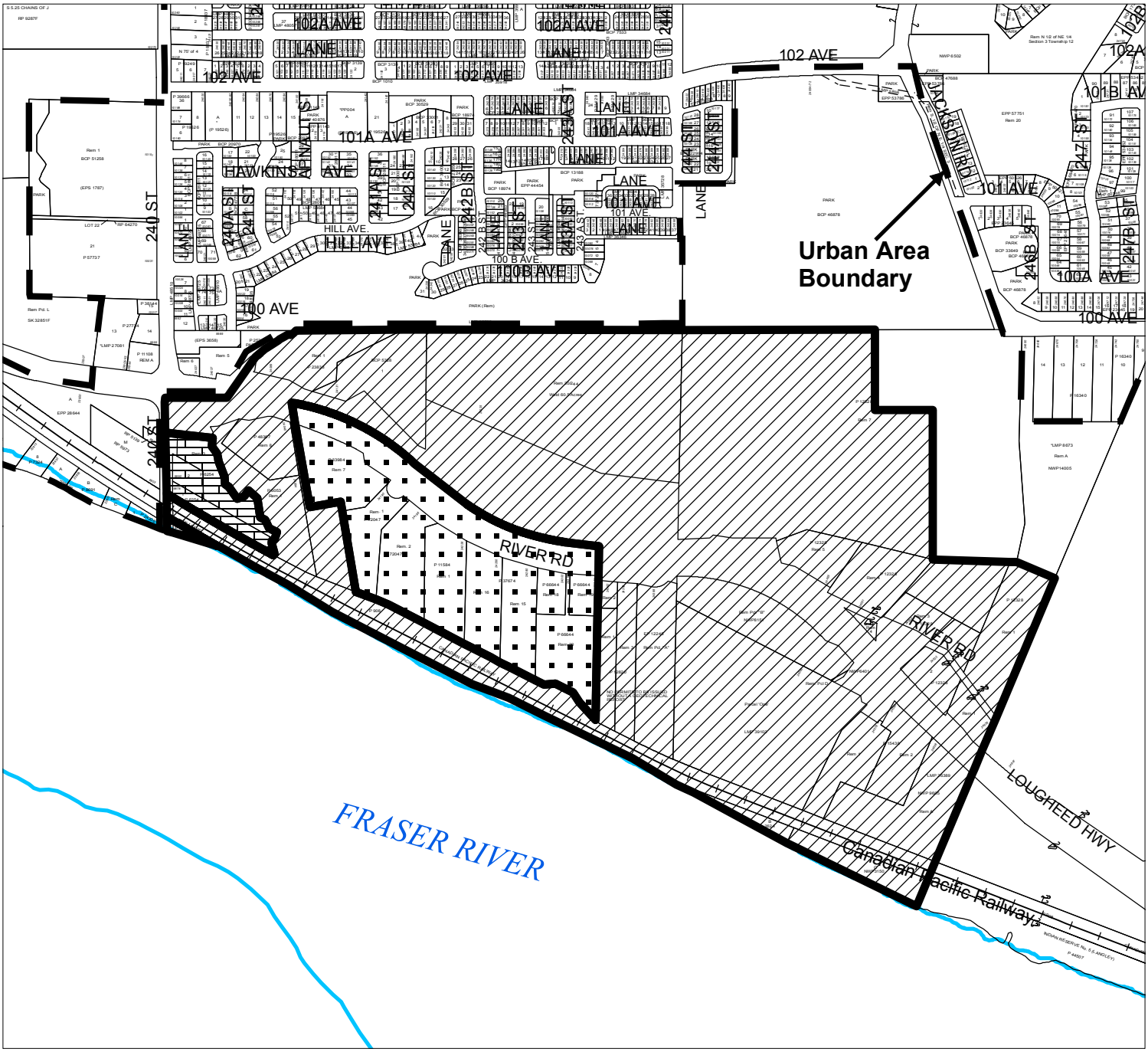
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7335-2017

Map No. 946

Purpose: To Amend Schedule B

From: Suburban Residential

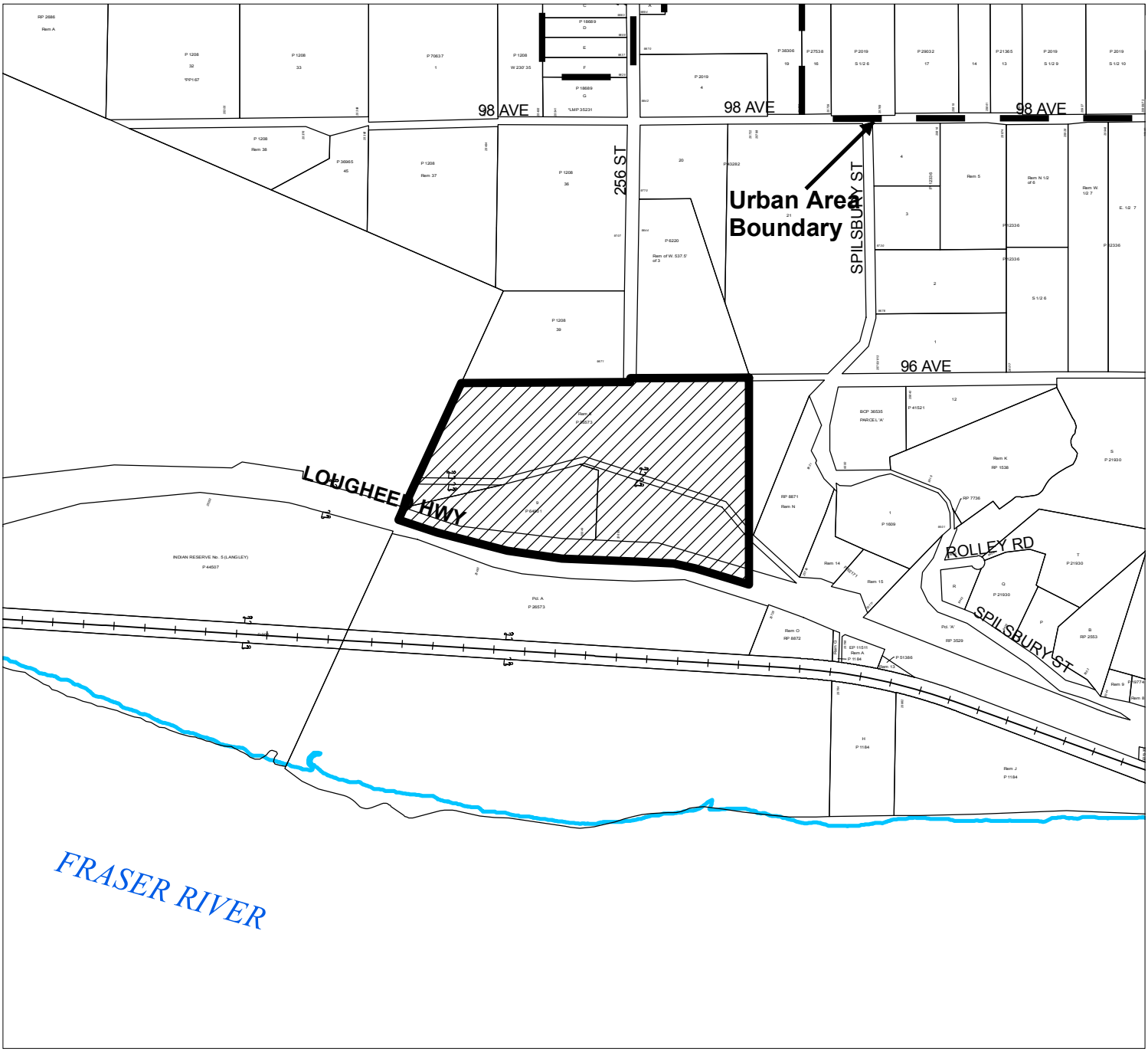
To: Rural Residential, Commercial, Industrial

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:9,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7335-2017
Map No. 947
Purpose: To Amend Schedule B
From: Suburban Residential

To: Industrial

MAPLE RIDGE
British Columbia

Urban Area Boundary

N

SCALE 1:9,000

APPENDIX C

Amanda Grochowich

From:
Sent: Thursday, May 18, 2017 11:59 AM
To: Employment Lands
Cc: City of Maple Ridge Enquiries
Subject: RE: Employment Land Redesignation Project Update

Thanks for this update Amanda. I attended the May 2nd Workshop when this was brought forward to Council. I also attended the Open House. As a resident that will be directly affected by this OCP change, I along with many others that I talked with at the Open House remain very concerned about the impact this designation change will have. The workshop presentation didn't bring forward the concerns expressed by the people at the Open House. It was like the Open House didn't happen and no one gave their opinion. Here again are some of the concerns expressed in point form. It would be good if these and others could be considered by Maple Ridge.

- We purchased our home on the strength of the OCP exhibiting neighbouring properties with Estate Residential, Suburban Residential and Institutional designations. A change to 'Industrial Reserve' is a dramatic shift and will have a negative impact on market value.
- We are already impacted by noise from the Operating Engineer's site north of these 'Employment Lands'. We're okay with that as it was there before we were. HOWEVER, transitioning to resource removal (gravel pits) and then 'Industrial' does not bode well for the future enjoyment of our home. It's not what we bought into.
- Our properties currently deal with tremendous water movement off the hillside and that seems to be increasing as Industrial development occurs up the 256th Street corridor. Thousands of dollars have been spent on extraordinary drainage measures to keep water out of our crawlspace that is coming down the hill. I am GREATLY concerned that impending changes will increase the difficulty we currently face.

I could nickel and dime the many other issues that were brought up at the Open House that were not presented at the Workshop on May 2nd. It would be good if Maple Ridge could give some serious thought to the impacts these drastic OCP changes will have on residents. There is great potential for a 'win-win' outcome here, but only if residents voices are heard, rather than run over.

Sincerely,

From: Employment Lands [mailto:employmentlands@mapleridge.ca]
Sent: Thursday, May 18, 2017 10:00 AM
To: Undisclosed recipients:
Subject: Employment Land Redesignation Project Update

Hello,

In the effort to keep everyone up to date, Staff brought forward the Employment Lands Consultation Outcomes and Next Step Options Report for Council consideration on May 2, 2017. The May 2, 2017 Report summarized the outcomes of the public consultation process, as well as the interdepartmental and intergovernmental referral comments and sought direction relating to the next steps in the Employment Lands redesignation process. The Report (with and without appendices) and PowerPoint Presentation are available on the project webpage. Council meeting agenda and minutes will be available here and the on demand video of the May 2, 2017 Council Workshop meeting is available here.

The meeting minutes will capture the directions provided by Council. However, for the details of the conversation with Council it is best to watch the recording of the meeting or contact City staff. In brief, Council moved forward with the following resolutions:

- Area 1: 256th Street Lands – for Staff to revise and move forward with OCP Amending Bylaw No. 7299 – 2016 to designate Area 1 as *Industrial Reserve* and to develop policies with criteria that would establish requirements for future development.
- Area 2: Lougheed Lands – for Staff to move forward with the preparation of an OCP Amending Bylaw for Area 2 that would incorporate the *Industrial* and *Rural Residential* designation as outlined in the May 2, 2017 Report.

At the present time, staff anticipate returning to Council with these amending bylaws this summer. Once the meeting date has been set, an email will be provided notifying everyone of the meeting.

As the project evolves, future updates will be provided online as well as via e-mail. You are receiving this email because you indicated to us that you are interested in Employment Land Redesignation project updates. Should you wish to be removed from the Employment Land Redesignation Mailing List, please let us know.

Thank you,

Amanda Grochowich
Planner 1

MAPLE RIDGE
British Columbia

City of Maple Ridge
11995 Haney Place, Maple Ridge, BC V2X 6A9
Tel: 604-467-7493 Fax: 604-466-4327
Web Facebook Twitter YouTube

Our service commitment: fair, friendly, helpful.
Survey Email Comments

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JUN - 8 2017
MAPLE RIDGE
PLANNING DEPARTMENT

677560 BC LTD
Unit 210, 12899 – 80th Avenue
Surrey, BC V3W 0E6
Tel: (604) 599-0506 Fax: (604) 599-0556

June 08, 2017

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

Attn: Brent Elliot

Dear Mr. Elliot:

RE: Commercial & Industrial Strategy Implementation – Employment Land Redesignation
Our property address: 13655 – 256 Street; 24800 Aloutte Road

This in regards to the Employment Land Redesignation Project Update.

We previously wrote a letter in regards to our opposition to the proposed changes affecting our property. Our property is currently designated for Institutional, Industrial Reserve and Suburban Residential. We oppose the current changes being proposed by council as our Institutional usage is being removed. When we purchased this property, in order to get the zoning in place, the District of Maple Ridge was given lands by the Province of BC. It is our opinion that the change will affect the value of our property and will limit the opportunities to develop the property. This will lead to job losses in the immediate vicinity contrary to council's position in preserving industrial employment goals. We further believe that leaving the decisions of the zoning as per the requirements of private development applications would lead to better and a more varied job atmosphere rather than restricting employment to only one industry. There have been a lot of changes to the industry in the past ten years and the District of Maple Ridge should consider employment opportunities from other lad usages.

We are willing to hold a further meeting with the District of Maple Ridge's representatives to discuss our position in regards to the proposed changes. Any further questions can be directed to Joe Dhaliwal at or via email at joe@mainlanddevlopments.com.

Yours truly,

Joe Dhaliwal

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	2014-106-RZ
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7125-2014
23882 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23882 Dewdney Trunk Road, from RS-1b (One Family Urban (Medium Density) Residential) to R-2 (Urban Residential District), to permit a future subdivision of approximately 11 lots. Council granted first reading to Zone Amending Bylaw No. 7125-2014 on January 27, 2015. The minimum lot size for the current RS-1b (One Family Urban (Medium Density) Residential) zone is 557m² and the minimum lot size for the proposed R-2 (Urban Residential District) zone is 315 m². This application is in compliance with the Official Community Plan (OCP).

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $5,100.00 per single family lot, for an estimated amount of $56,100.00.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7125-2014 be given second reading, and be forwarded to Public Hearing;**

2) **That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,**

3) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Restrictive Covenant for Stormwater Management**

   ii) **In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.**

   iii) **That a voluntary contribution, in the amount of $56,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

DISCUSSION:

1) Background Context:

Applicant: Foremost Development Corporation

Legal Description: Lot A Except: Part Subdivided by Plan LMP1144 Section 16 Township 12 New Westminster District Plan LMP806

OCP:
Existing: Urban Residential

Zoning:
Existing: RS-1b (One Family Urban (Medium Density) Residential)
Proposed: R-2 (Urban Residential District)

Surrounding Uses:

North:	Use:	School Board Works Yard
	Zone:	P-6 (Civic Institutional)
	Designation:	Institutional
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	R-2 (Urban Residential District)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	0.52 ha (1.30 acres)
Access:	New Local Road and Lane
Servicing requirement:	Urban Standard

2) Project Description:

The applicant proposes to rezone the subject property from RS-1b (One Family Urban (Medium Density) Residential) to R-2 (Urban Residential District) to permit future subdivision into eleven single family residential lots. Lots fronting Dewdney Trunk Road will be accessed via a rear lane, while remaining lots will be accessed from a new local road, both of which will be extended from the east. The subject property's road pattern will align with the development to the east, located at 23908 and 23920 Dewdney Trunk Road (2014-016-RZ), which has received final reading. The subject property is dependent on the approval of the recently rezoned neighbouring development getting subdivision approval, in order for the subject property to gain access and the required servicing. The adjacent development was rezoned to R-2 (Urban Residential District) for twelve single family residential lots, and is expected to receive subdivision approval in the near future.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $5,100.00 per single family lot, for an estimated amount of $56,100.00.

3) Planning Analysis:

Official Community Plan:
The subject property is designated *Urban Residential* in the OCP, and is subject to the *Major Corridor Infill* policies. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area. The proposed rezoning to R-2 (Urban Residential District) is in conformance with the *Urban Residential* designation and infill policies.

Zoning Bylaw:
The applicant proposes to rezone the property located at 23882 Dewdney Truck Road from RS-1b (One Family Urban (Medium Density) Residential) to R-2 (Urban Residential District) to permit future subdivision into eleven single family lots. The minimum lot size for the current RS-1b (One Family Urban (Medium Density) Residential) zone is 557m^2 and the minimum lot size for the proposed R-2 (Urban Residential District) zone is 315 m^2.

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

Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:

- To waive the requirement to convert overhead utilities on Dewdney Trunk Road to underground wiring, in accordance with *Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring.*

The requested variances to waive the requirement to convert overhead utilities will be the subject of a future Council report.

Advisory Design Panel:
A Form and Character Development Permit is not required and therefore this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:
A Development Information Meeting was not required for this development as it does not require an OCP amendment.

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

For this project, there is no suitable land for park dedication on the subject property(ies) and it is therefore recommended that Council require the developer to to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's

expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

4) School District No. 42 Comments:

The School District website has noted that the subject properties fall within the Alexander Robinson Elementary and Garibaldi Secondary school catchment areas. Actual numbers for 2016 indicate that Alexander Robinson Elementary is at 118% utilization, with 553 students. For secondary school enrollment capacity, actual numbers for 2016 indicate that Garibaldi Secondary is at 71% utilization, with 748 students.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7125-2014, and that application 2014-106-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

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

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

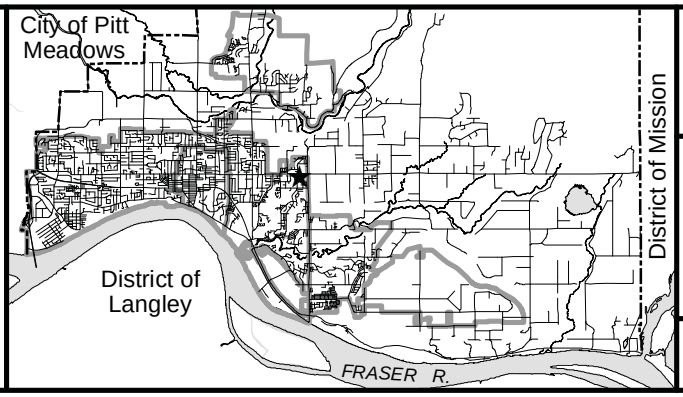
The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7125-2014
Appendix D – Proposed Subdivision Plan

APPENDIX A

N

Scale: 1:2,000



23882 DEWDNEY TRUNK ROAD

CITY OF MAPLE RIDGE

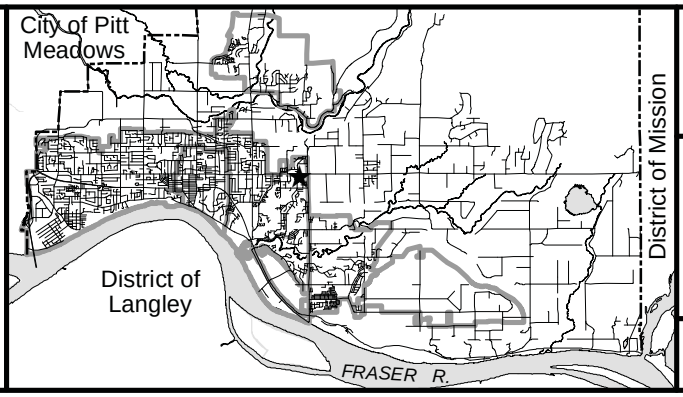
PLANNING DEPARTMENT

DATE: Nov 3, 2014 FILE: 2014-106-SD BY: PC

APPENDIX B

N

Scale: 1:2,000



23882 DEWDNEY TRUNK ROAD

CITY OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Nov 3, 2014 FILE: 2014-106-SD BY: PC

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7125-2014

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. 7125-2014."

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

   Lot A Except: Part subdivided by Plan LMP1144 Section 16 Township 12 New Westminster District Plan LMP806

   and outlined in heavy black line on Map No. 1633 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-2 (Urban Residential District).

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

READ a first time the 27th day of January, 2015.

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

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7125-2014

Map No. 1633

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

To: R-2 (Urban Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

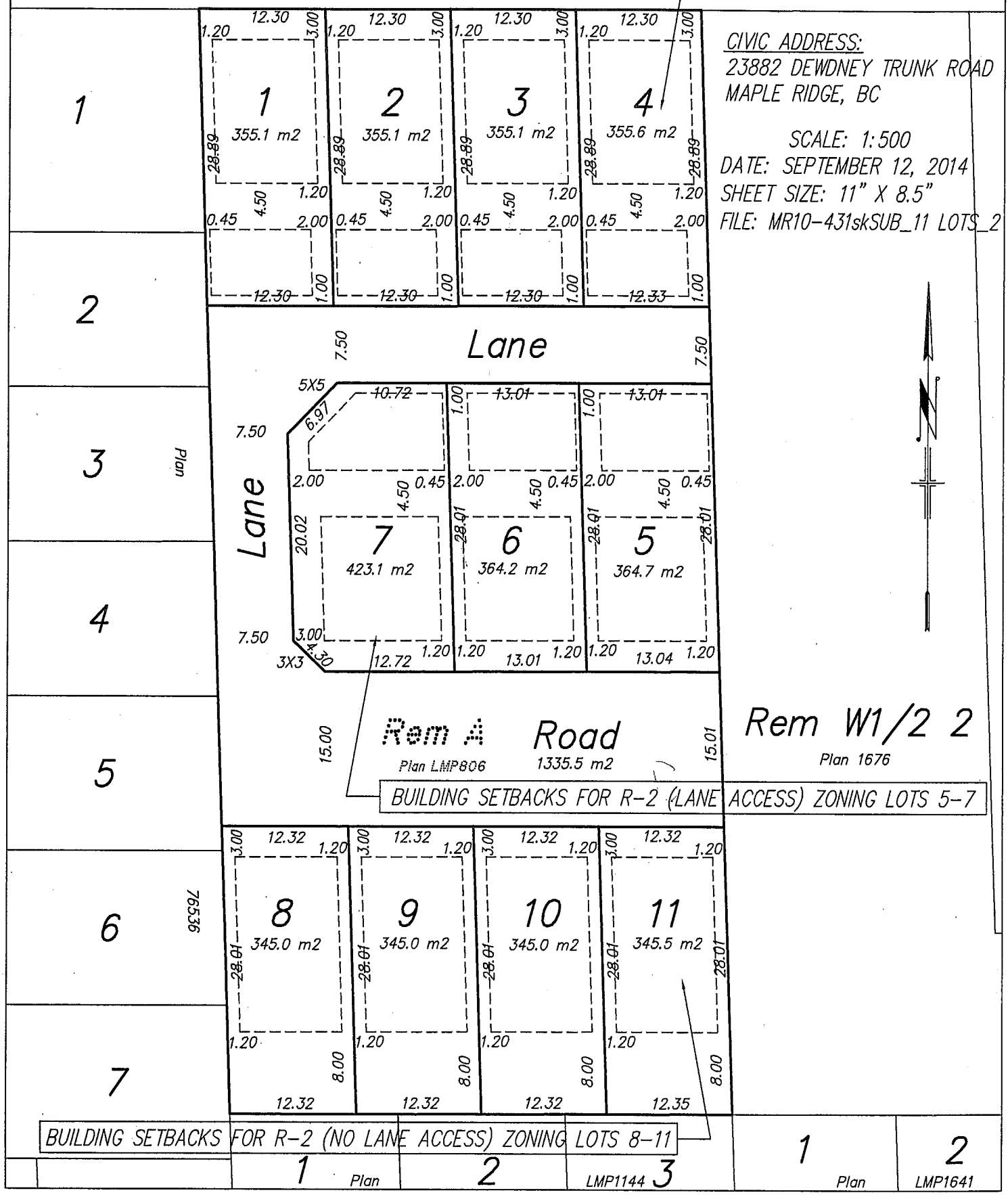
APPENDIX D

Terra Pacific Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC

0 25 50 m

SKETCH OF PROPOSED HAYES 11 LOT SUB

Dewdney Trunk Road



CIVIC ADDRESS:
23882 DEWDNEY TRUNK ROAD
MAPLE RIDGE, BC

SCALE: 1:500
DATE: SEPTEMBER 12, 2014
SHEET SIZE: 11" X 8.5"
FILE: MR10-431skSUB_11 LOTS_2

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	2016-223-RZ
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7273-2016
20434 Chigwell Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 20434 Chigwell Street from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of 2 lots. Council granted first reading to Zone Amending Bylaw No.7273-2016 on September 6, 2016. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 681 m^2.

The land use designation of the subject property has been revised with the adoption of the Hammond Area Plan. The land use designation is Single-Family & Compact Residential, which aligns with a number of single family zones, including the proposed R-1 (Residential District). This application is therefore in compliance with the Official Community Plan.

The current use of the property is non-conforming with respect to its current RS-1 Zoning, as there are 2 existing houses on the property. The owner intends to retain both residential structures. Municipal records indicate that in 1991 the applicant applied for and received approval from Inspection Services to place and to use the second structure to accommodate a relative. The structure was inspected before and after it was moved. The applicant received a variance to retain the structure as an overheight detached accessory structure.

RECOMMENDATIONS:

1) **That Zone Amending Bylaw No. 7273-2016, as amended, be given second reading, and be forwarded to Public Hearing; and**

2) **That the following terms and conditions be met prior to final reading:**

   i) **Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property for the proposed development;**
   ii) **Demonstration of B.C Building Code and Fire Safety compliance of existing structures, or demolition;**
   iii) **Demolition or relocation of encroaching structures.**

DISCUSSION:

1) Background Context:

Applicant:	Bert G Pogany
Legal Description:	D.L.: 279, Plan: NWP114

OCP:

Existing:	SFCR (Single-Family & Compact Residential)
Proposed	SFCR (Single-Family & Compact Residential)

Zoning:

Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Single Family Urban Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Single-Family & Compact Residential
South:	Use:	Single Family Urban Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Single-Family & Compact Residential
East:	Use:	Sawmill
	Zone:	M-2 General Industrial
	Designation:	Industrial
West:	Use:	Single Family Urban Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Single-Family & Compact Residential

Existing Use of Property:	Urban Residential
Proposed Use of Property:	Urban Residential
Site Area:	0.133 HA. (14, 316 square feet)
Access:	Chigwell Street
Servicing requirement:	Urban Standard

2) Background:

The subject property is within the Hammond Area Plan, in a precinct identified as Lower Hammond. The historic subdivision plan of this area shows that this parcel was once two properties that were later consolidated into one. To its east, the property is adjacent to the Hammond Mill. A tall cedar hedge buffers between residential and the industrial uses. This portion of Hammond is within the floodplain of the Fraser River. As a result, flood construction levels for human habitation would apply to any new construction for habitation.

The unique aspects of this application relate to its development history. In 1991, the applicant and current owner relocated an existing structure on the site for use as a residence for his mother. A principle dwelling was already in existence at that time. Inspection Services for building, plumbing, gas, and electrical permits were applied for and received. A Board of Variance application waived the requirement to connect this building to the principle dwelling, resulting in an overheight accessory structure that was understood to also be used for residential purposes.

These structures were approved under the BC Building Code at the time, and conformed to municipal requirements (with a variance). For this reason, the Building Standards of 1991 will be used to determine code compliance.

The site survey provided with this application indicates encroachments across the property line. These include a retaining wall at the front of the property and two accessory buildings that encroach into the unconstructed lane at the rear of the property.

3) Project Description:

The proposal is to rezone and subdivide the subject property in the Lower Hammond Area. The existing dwellings on site are proposed to be retained, with one on each of the proposed lots. The original proposal to rezone the property to RS-1b has since been revised. Since first reading was granted, it has become clear that the Hammond Area Plan would support rezoning the property to R-1 (Residential District), which has a smaller minimum parcel size of 371 square metres. Although no change to the land use or lot yield will occur with this application, this proposed change in zone will allow for future development potential. Under R-1 zoning and demolition of the existing structure, the larger of the 2 proposed lots could be further subdivided at a later date. This change in the proposed zone is reflected in the amended bylaw as attached to this report.

Since first reading was granted, municipal records have been received demonstrating compliance with municipal requirements at the time of the placement of the second dwelling on the property. In addition, outstanding permits noted in the first reading report have since been resolved by the applicant.

4) Planning Analysis:

i) Official Community Plan:

The subject property was given first reading to rezone to RS-1b in compliance with the Urban Residential land use designation that existed prior to the adoption of the Hammond Area Plan. The adoption of the Hammond Area Plan changed the land use designation of the subject property to Single-Family & Compact Residential. The intent of this designation change was to foster development that achieved multiple objectives of respecting neighbourhood character, allowed incremental increases in residential density and provided more diversity in housing types to meet individual needs, such as aging in place.

This amended designation provided additional development options, including rezoning to the R-1 (Residential District) Zone. It is due to this amended land use designation that the proposed zone has been amended from RS-1b to R-1. Based on these considerations, this proposal is in compliance with the Official Community Plan.

ii) Zoning Bylaw:

The minimum lot size for the current RS-1 zone is 681 m^2. As noted earlier in this report, the adoption of the Hammond Area Plan allows the R-1 Zone to be used for this application. This change is reflected in the amended bylaw, attached as Appendix C

iii) Off-Street Parking And Loading Bylaw:

The Off-Street Parking and Loading Bylaw requires off street parking spaces per dwelling unit for one family residential uses. This requirement can readily be accommodated on-site. A secondary suite in permitted in the proposed R-1 Zone, and requires that an additional parking space be provided. This consideration could become pertinent as a redevelopment option on the subject property, once rezoned and subdivided, when the existing structures are at the end of their useful life.

iv) Proposed Variances:

The survey plan provided by the applicant demonstrates compliance with siting requirements in the R-1 (Residential District) Zone. However, the Engineering Department notes current servicing requirements that could be waived with a Development Variance Permit. An application for this purpose has been received for this project and involves the following relaxations to the *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993:*

- *Vary the requirement for concrete curb and gutter, street trees and boulevard treatment in order for existing hedging to remain.*
- *Vary the diameter of water service pipe from 38 mm to 20 m.*
- *Waive the requirement to underground BC Hydro and Telus infrastructure.*

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

5) Environmental Implications:

The subject property is within floodplain, which generally would trigger the requirement for a Natural Features Development Permit. As this is already a developed site that historically had been 2 separate lots that were later consolidated, there is little benefit to be realized by making this requirement a condition of final approval. For the future, any new construction that would occur with the redevelopment of these properties would be subject to these requirements.

However, Council has the option to direct that a Natural Features Development application be obtained prior to final approval of this application.

Interdepartmental Implications:

Engineering Department:

The Engineering Department notes that there will be required works at the subdivision stage including a separate sanitary connection, a street light, and road widening in front of the proposed new lot. Other requirements have been noted earlier in this report that could be waived with a Development Variance Permit.

License, Permits and Bylaws Department:

The applicant has been working with the Building Department towards redress of outstanding permits. This work has now been completed. Further works may be required as inspection services are provided on the second dwelling to identify required upgrades, if any.

i) Fire Department:

The Fire Department will review and assess the structures prior to final reading.

6) Citizen/Customer Implications:

This application is in compliance with the Hammond Area Plan, and will not involve an apparent land use change in the short term, as both residential structures will be retained with this two lot subdivision. Opportunities for public input will occur with the Public Hearing and with the notification process required for the Development Variance Permit.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7273-2016, and that application 2016-223-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

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

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7273-2016
Appendix D – Subdivision Plan prepared by surveyor

APPENDIX A

N

Scale: 1:2,500

Legend

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

20434 Chigwell St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2016-223-RZ
DATE: Jun 17, 2016 BY: JV

APPENDIX B

N

Scale: 1:2,500

Legend

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

20434 Chigwell St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2016-223-RZ
DATE: Jun 17, 2016 BY: JV

APPENDIX C

CITY OF MAPLE RIDGE

BYLAW NO. 7273-2016

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7273-2016."

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

   Lot “A” District Lot 279 Group 1 New Westminster District Plan 114

   and outlined in heavy black line on Map No. 1691 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

   READ a first time the 6th day of September, 2016.

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7273-2016

Map No. 1691

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

APPENDIX D

DRAFT PLAN OF PROPOSED SUBDIVISION ON LOT "A" (W165034E) DISTRICT LOT 279 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 114

CITY OF MAPLE RIDGE FILE: 2016-223-RZ

B.C.G.S. 92G.028
This plan lies within the
Greater Vancouver Regional District
City of Maple Ridge
Scale 1:250

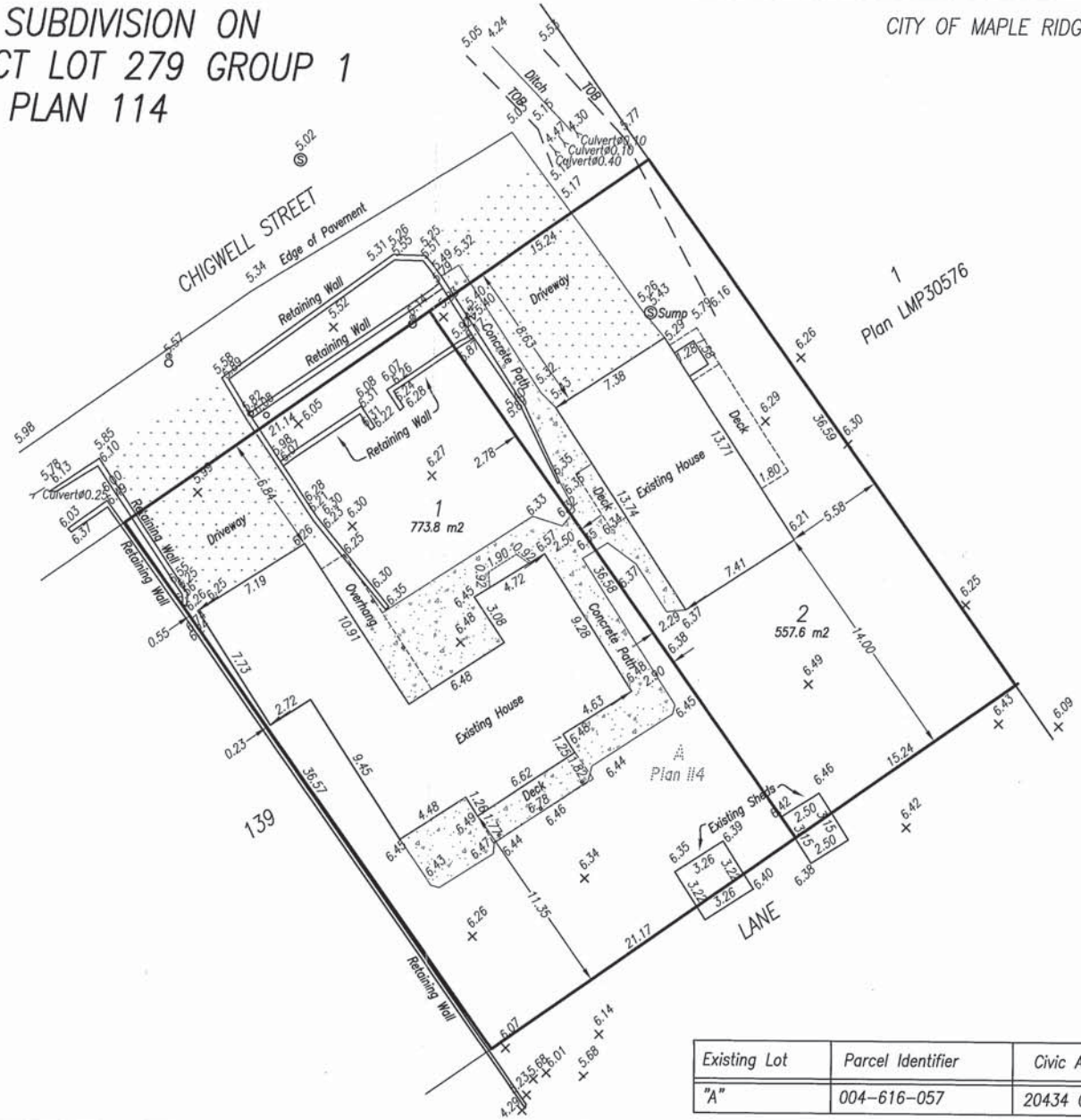
All distances are in metres except where otherwise noted

5 2.5 0 5.0 10.0

Applicant: Bert Pogany

LEGEND

Symbols	Description
	ANCHOR WIRE
	BORE HOLE
	BOLLARD
	CLEANOUT
	CATCH BASIN
	CULVERT
	GAS METER
	GAS VALVE
	HYDRANT
	JUNCTION BOX
	MANHOLE – UNKNOWN
	MANHOLE – DRAIN/STORM
	MANHOLE – SANITARY
	MANHOLE – TELEPHONE
	MANHOLE – CATCH BASIN
	PERCOLATION HOLE
	POWER POLE
	STREETLIGHT
	TEST PIT
	UTILITY POLE
	WELL
	WATER SERVICE/METER
	WATER VALVE



Lot Dimensions According to Plan 114
Date of Survey: February 6th, 2017

Wade & Associates Land Surveying Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File: H256-01 Phone 604-463-4753

Existing Lot	Parcel Identifier	Civic Address	Area
"A"	004-616-057	20434 Chigwell Street	0.13 ha

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	11-5255-40-202
FROM:	Chief Administrative Officer	**MEETING:**	**Council**

SUBJECT: **Award of Contract ITT-EN-17-47: 117 Avenue Multi-Use Path (Burnett Street –231 Street)**

EXECUTIVE SUMMARY:

The 117 Avenue Multi-Use Path Project from Burnett Street to 231 Street is in the City's approved Financial Plan, is identified in the Strategic Transportation Plan, and is part of the City's cycling network. The project objectives are to improve multi-modal transportation for the corridor by providing improvements to pedestrian and cycling facilities to and from Golden Ears Elementary School. The project will also replace and improve the storm sewer system on 117 Avenue.

The project builds on synergies combining the planned replacement of the storm sewer on the street and the re-paving of the roadway into a single project. As well it ties in with plans by a private developer to re-develop and improve infrastructure on the corner of Burnett and 117 Avenue.

The project generally consists of constructing a 3m asphalt multi-use path on the north side of 117 Avenue, road widening and asphalt pavement rehabilitation, concrete curb and gutter, street lighting, catch basins, storm drainage, storm service connections and pavement markings.

An Invitation to Tender was issued on May 15, 2017 and closed on June 13, 2017. Four tenders were received and the lowest compliant bid was submitted by Triahn Enterprises Ltd. in the amount of $682,638.00, excluding taxes. A contract contingency of $70,000 has been allowed for unforeseen items. Funding will be allocated from Pedestrian Improvements and Drainage Upgrade Program to reflect actual construction costs, which was planned for at the initial scoping of the project in the fall of 2016.

Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

THAT Contract ITT-EN17-47: 117 Avenue Multi-Use Path (Burnett Street - 231 Street), be awarded to Triahn Enterprises Ltd. in the amount of $682,638.00 excluding taxes; and

THAT a contract contingency of $70,000 be approved for unforeseen items; and further

THAT the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The 117 Avenue Multi-Use Path Project from Burnett Street to 231 Street is in the City's approved Financial Plan, is identified in the Strategic Transportation Plan, and is part of the City's cycling network. The project objectives are to improve multi-modal transportation for the corridor by providing improvements to pedestrian and cycling facilities to and from Golden Ears Elementary School. The project will also replace and improve the storm sewer system on 117 Avenue.

The project builds on synergies combining the planned replacement of the storm sewer on the street and the re-paving of the roadway into a single project. As well it ties in with plans by a private developer to re-develop and improve infrastructure on the corner of Burnett and 117 Avenue.

The project generally consists of constructing a 3m asphalt multi-use path on the north side of 117 Avenue, road widening and asphalt pavement rehabilitation, concrete curb and gutter, street lighting, catch basins, storm drainage, storm service connections and pavement markings.

Tender Evaluation

An Invitation to Tender issued on May 15, 2017 and closed June 13, 2017. Four tenders were received and opened in public on June 13, 2017. These are listed below from lowest to highest price.

	Tender Price (excluding taxes)
Triahn Enterprises Ltd.	$682,638.00
Arsalan Construction Ltd.	*$904,275.00
LaFarge Canada Ltd.	$927,225.00
TAG Construction Ltd.	$1,058,175.00

***Note:** The tender total was revised from tender opening to reflect arithmetic corrections.

The lowest compliant bid was $682,638.00 (excluding taxes) from Triahn Enterprises Ltd. The City has worked with Triahn Enterprises Ltd. on the 108 Avenue Watermain Replacement Project in 2016 where they completed the project on schedule and on budget. Staff have checked and analyzed the tenders and recommend the contract be awarded to Triahn Enterprises Ltd.

b) Desired Outcome:

The desired outcome of this report is to obtain Council approval to award the contract, improve the multi-modal system and construct during the summer school break to minimize the impact on the public.

c) **Strategic Alignment:**

The improvements on 117 Avenue will contribute to the development of a multi-modal transportation system and provide enhanced pedestrian and cycling facilities.

d) **Citizen/Customer Implications:**

An Open House for all impacted residents and stakeholders was held on April 11, 2017. The comments from the Open Houses were generally positive. Most of the comments were property specific such as impacts to driveway access and hedges. Some residents also commented on the traffic and parking challenges during school drop-off and pick-up times. On-street parking will be maintained on the north side of 117 Avenue.

Construction will commence promptly after the project is awarded. Construction will be during the summer break and is anticipated to be substantially complete before school starts, weather permitting.

e) **Interdepartmental Implications:**

The Engineering and Operations Departments have provided input during the design stage and City resources have been utilized where possible in the interests of cost effectiveness and efficiencies. A City staff inspector will provide inspection services during construction.

f) **Business Plan/Financial Implications:**

The projected expenditures (excluding taxes) are as follows:

Consultants Fee (DMD & Braun)	$	22,000
Construction Contract Cost (Triahn Enterprises)	$	682,638
Utility Replacement Estimate by Ops	$	35,362
Contract Contingency	$	70,000
Total Projected Project Cost	**$**	**810,000**

The project funding sources are as follows:

117 Avenue Multi-Use Path (LTC 017018)	$	300,000
Allocated from Drainage Upgrade Program (LTC 002333)	$	100,000
Allocated from Pedestrian Improvements (LTC 016022)	$	410,000
Total Funding Sources	**$**	**810,000**

The project expenditures include a contract contingency of $70,000 that will only be utilized if required to address unforeseen issues throughout construction.

Property Owners were notified that they have the option to connect to the storm sewer system at their cost.

CONCLUSIONS:

The tender price of $682,638.00 excluding taxes by Triahn Enterprises Ltd. for the 117 Avenue Multi-Use Path (Burnett Street – 231 Street) is the lowest tendered price. It is recommended that Council approve the award of the contract to Triahn Enterprises Ltd. It is also recommended that a contract contingency of $70,000 be approved.

"Original signed by Jeff Boehmer"

Prepared by: **Jeff Boehmer, PEng.**
Manager of Design & Construction

"Original signed by Trevor Thompson"

Financial Concurrence: **Trevor Thompson, BBA, CPA, CGA**
Manager of Financial Planning

"Original signed by Jeff Boehmer" for

Reviewed by: **David Pollock, PEng.**
Municipal Engineer

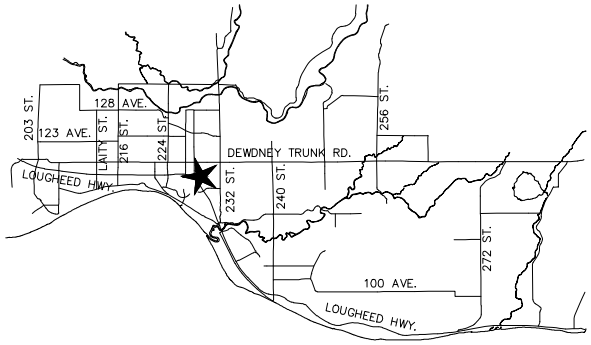
"Original signed by Frank Quinn"

Approved by: **Frank Quinn, MBA, PEng.**
General Manager: Public Works & Development Services

"Original signed by Frank Quinn" for

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

228 ST.
BURNETT ST.
229 ST.
GEE ST.
230 ST.
STEPHENS ST.
118 AVE.
CLIFF AVE.
231 ST.
117 AVE.
228 ST.
GILLEY AVE.
229 ST.
GILLEY AVE.
ADAIR ST.
230B ST.
BURNETT ST.
116 AVE
116 AVE.



N

SCALE:
N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING DEPARTMENT

117 AVENUE MULTI–USE PATH
BURNETT STREET – 231 STREET
PROJECT 11–5255–40–202

DATE: JUNE 2017

FILE/DWG No 117Ave–Cover

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	**Council**

SUBJECT: **Municipal Equipment Purchase, Four (4) Half Ton Trucks**

EXECUTIVE SUMMARY:

The approved Financial Plan includes funding for the replacement of four (4) half ton trucks for the Fire Department. A public Invitation to Quote to supply four (4) trucks resulted in four (4) submissions being received. Following a detailed evaluation of the quotes, it is recommended that the contract to supply the trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge.

RECOMMENDATION:

That the contract for the purchase of four (4) half ton trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge in the amount of $150,932.00 excluding tax; and further, that the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

An Invitation to Quote (ITQ-OP17-36) for the supply of four (4) half ton trucks was publicly advertised on April 11, 2017 and closed May 3, 2017. Four (4) quotes were received and evaluated. The results of the detailed evaluations recommend award to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge.

b) Financial Implications:

The cost of the trucks is within the approved budget for replacement. Total purchase price for the units is $150,932.00 plus applicable taxes of approximately $7546.60 and includes a trade in value of $31,500.00

CONCLUSION:

Following a public Invitation to Quote and analysis of the received submissions, it is recommended that the contract to supply four (4) half ton trucks be awarded to MR Motors LP DBA Maple Ridge Chrysler Jeep Dodge and that the Corporate Officer be authorized to execute the contract.

"Original signed by Walter Oleschak"

Prepared by: Walter Oleschak
Superintendent Roads and Fleet

"Original signed by Daniela Mikes"

Reviewed by: Daniela Mikes
Manager of Procurement

"Original signed by Walter Oleschak" for

Approved by:: James Storey
Director of Engineering Operations

"Original signed by Frank Quinn"

Approved by: Frank Quinn
General Manager, Public Works and Development Services

"Original signed by Frank Quinn" for

Concurrence: E.C. Swabey
Chief Administrative Officer

??:??

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: 2016 Annual Report and 2016 Statement of Financial Information

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EXECUTIVE SUMMARY:
The 2016 Annual Report has been prepared in accordance with Section 98 of the Community Charter and Municipal Council is required to formally receive this report before June 30. A major component of the report is the 2016 Audited Consolidated Financial Statements. These statements were presented to Council at the April 24 Audit & Finance Committee meeting and Council passed a resolution formally accepting the statements at the April 25 Council meeting. The 2016 Annual Report will be submitted to the Government Finance Officers Association for consideration for the Canadian Award for Financial Reporting, an award the City has received for the past twenty six years.

Under the Financial Information Act, the City is required to file a Statement of Financial Information with the Province of British Columbia prior to June 30 each year. This report must approved by Council and the Corporate Financial Officer.

RECOMMENDATION:

That the 2016 Annual Report be received as required by the Community Charter.

That the Statement of Financial Information be approved as required by the Financial Information Act.

DISCUSSION:
The 2016 Annual Report has been prepared in accordance with Section 98 of the Community Charter. As required in the Charter, the report contains our Audited Consolidated Financial Statements; a Progress Report detailing municipal objectives and progress toward their achievement; a Development Cost Charges report showing collections and expenditures for each component; information about the services provided by Municipal Departments; and lists the Permissive Tax Exemptions awarded for the 2016 fiscal year. The report was made available for public inspection on June 5 and notice posted in the local newspaper as required by Section 94 of the Charter indicating that the report is being presented at the Council meeting of June 27.

The City of Maple Ridge has been a recipient of the Canadian Award for Financial Reporting for the past twenty six years. This award is presented by the Government Finance Officers Association (GFOA) to recognize Municipalities that publish high quality financial reports that are easily readable, efficiently organized and clearly communicate the government's financial picture. The 2016 Annual Report will be submitted to the GFOA for consideration for this year's award.

In addition to the Annual Report required by the Community Charter, the City of Maple Ridge is required to publish an annual Statement of Financial Information (SOFI) under the Financial Information Act. This report must be approved by Council and the Corporate Financial Officer, and filed with the Province of British Columbia prior to June 30, 2017.

The SOFI is attached for your review and approval. The package consists of:

- The City's Audited Financial Statements
- A schedule of guarantee and indemnity agreements
- A schedule of remuneration and expenses
- A statement of severance agreements
- A schedule of payments made for the provision of goods or services

Citizen/Customer Implications:
The Annual Report and the SOFI provide additional information to the residents of Maple Ridge and the general public, contributing to Council's commitment to transparency.

CONCLUSIONS:
Prior to June 30 of each year council is required to receive the City's Annual Report in accordance with Section 98 of the Community Charter and to approve the Statement of Financial Information in accordance with the Financial Information Act. It should be noted that a detailed presentation on our 2016 Audited Consolidated Financial Statements was provided at the April 24 Audit & Finance meeting and Council passed a resolution formally accepting the statements at the April 25 Council meeting.

The Statement of Financial Information is attached and the Annual Report is available for viewing on the City of Maple Ridge website.

"original signed by Catherine Nolan"

Prepared by: Catherine Nolan, CPA, CGA
Manager of Accounting

"original signed by Paul Gill"

Approved by: Paul Gill, CPA, CGA
GM: Corporate and Financial Services

"original signed by Ted Swabey"

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

City of Maple Ridge

Statement of Financial Information

2016

MAPLE RIDGE
British Columbia

June 13, 2017

Notice to Reader

The Financial Information Act requires municipalities and other Government organizations to prepare annual financial information and make it available to the public within six months of their fiscal year end.

The information required by the Act for a municipality encompasses audited financial statements and schedules disclosing guarantee and indemnity agreements, employee remuneration and amounts paid to suppliers for the provision of goods and services.

A detail extract of the regulations accompanies this introduction and explains in some detail the nature of this information.

Paul Gill, CPA, CGA
GM, Corporate & Financial Services

Compliance with the Financial Information Regulation

The Financial Information Act (the Act) identifies organizations that must prepare financial information and make it available to the public within six months of their fiscal year end. The City of Maple Ridge (the City) is one of the organizations identified and therefore the attached **Statement of Financial Information** has been prepared in order to comply with this legislation.

The Financial Information Regulation specifies the required content for these statements and schedules. As such the City's Statement of Financial Information includes the following:

- The **2016 Consolidated Financial Statements**, including a Schedule of Debt (Schedule 4). The statements are prepared in accordance with generally accepted accounting principles and include the accounting policies followed in preparing the financial statements.

- The **2016 Schedule of Guarantee and Indemnity Agreements** includes a list of financial guarantees and indemnity agreements in force at December 31, 2016. The list includes the names of the entities and the amount of money involved.

- The **2016 Schedule of Remuneration and Expenses** for elected officials and employees. For elected officials the Schedule includes an alphabetical list of each member of Council, the total amount of remuneration paid, the value of benefits received and the total amount of expenses paid to or on behalf of that Council member during 2016. For employees, the schedule includes an alphabetical list of each employee earning in excess of $75,000, the total amount of remuneration paid and the total amount of expenses paid to or on behalf of that employee during 2016. The total amount of expenses recorded includes only expenses reimbursed with City funds. Expenses reimbursed by other organizations are excluded. In addition, the schedule includes a total paid to all other employees during 2016 where the amounts paid are less than the $75,000 threshold.

- The **2016 Statement of Severance Agreements** includes the number of severance agreements made during 2016 by the City in respect of non-union employees and the number of equivalent months' gross salaries represented by these agreements.

- The **2016 Schedule of Payments for the Provision of Goods or Services** includes an alphabetical list of the individuals or corporations where the total amount paid during 2016 exceeds $25,000. In addition, the schedule includes a total of all amounts paid to all other suppliers during 2016 where the amounts paid are less than the $25,000 threshold.

City of Maple Ridge
2016 Statement of Financial Information
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City of Maple Ridge

Consolidated Financial Statements

For the year ended December 31, 2016

Management's Responsibility for Financial Reporting

The information in this Annual Report is the responsibility of management. The consolidated financial statements have been prepared in accordance with Canadian Public Sector accounting guidelines as outlined under "Significant Accounting Policies". These include some amounts based on management's best estimates and careful judgment.

Management maintains a system of internal accounting controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded, and reported properly. Management also administers a program of proper business compliance.

BDO Canada LLP, the Municipality's independent auditors have audited the accompanying financial statements. Their report accompanies this statement.

Council carries out its responsibility for the consolidated financial statements jointly with its Audit and Finance Committee. The Committee meets with management on a scheduled basis and at least semi-annually with BDO Canada LLP to review their activities and to discuss auditing, internal control, accounting policy, and financial reporting matters.

BDO Canada LLP has unrestricted access to the Municipality, the Audit and Finance Committee, and Council. Council approves the consolidated financial statements, the Audit and Finance Committee reviews the recommendations of the independent auditors for improvements to controls and as well as the actions of management to implement such recommendations.

Paul Gill, CGA
General Manager: Corporate & Financial Services

E.C. Swabey
Chief Administrative Officer

INDEPENDENT AUDITOR'S REPORT

To the Mayor and Council of the City of Maple Ridge

We have audited the accompanying consolidated financial statements of the City of Maple Ridge, which comprise the Consolidated Statement of Financial Position as at December 31, 2016, and the Consolidated Statements of Operations, Change in Net Financial Assets and Cash Flow for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly in all material respects, the financial position of the City of Maple Ridge as at December 31, 2016 and its results of operations, changes in net financial assets and cash flows for the year then ended, in accordance with Canadian public sector accounting standards.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
April 25, 2017

Consolidated Statement of Financial Position
as at December 31, 2016

	2016	2015
Financial Assets		
Cash and cash equivalents (Note 1)	$ 19,542,094	$ 10,146,294
Portfolio investments (Note 2)	158,579,174	159,495,941
Accounts receivable (Note 3)	16,981,661	18,923,067
Recoverable local improvements (Note 4)	1,211,936	1,573,096
Other assets (Note 5)	779,296	758,106
Inventory available for resale	4,304,688	4,251,189
	201,398,849	195,147,693
Liabilities		
Accounts payable and accrued liabilities (Note 6)	18,649,403	17,918,881
Deferred revenue (Note 8)	11,238,972	10,667,777
Restricted revenue (Note 9)	33,401,914	41,686,047
Refundable performance deposits and other	15,853,204	13,850,225
Employee future benefits (Note 10)	4,704,700	4,908,000
Debt (Note 11, Schedule 4)	31,204,532	34,063,639
	115,052,725	123,094,569
Net Financial Assets	86,346,124	72,053,124
Non Financial Assets		
Tangible capital assets (Note 12, Schedule 5)	960,396,101	910,891,167
Undeveloped land bank properties (Note 13)	15,526,529	15,580,027
Supplies inventory	355,162	350,805
Prepaid expenses	1,277,835	948,925
	977,555,627	927,770,924
Accumulated Surplus (Note 14)	$ 1,063,901,751	$ 999,824,048

Nicole Read

Paul Gill, CPA, CGA
General Manager, Corporate & Financial Services

Nicole Read
Mayor, City of Maple Ridge

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Operations

For the year ended December 31, 2016

		Actual 2016	Budget 2016 (Note 17)	Actual 2015
Revenue (Segment Report, Note 20)				
Taxes for municipal purposes (Note 15)		$ 77,452,203	$ 77,377,354	$ 74,042,945
User fees and other revenue		43,211,346	41,197,154	41,699,739
Government transfers (Note 16)		2,775,735	5,991,875	3,637,552
Development revenue		17,893,281	39,560,375	12,855,808
Interest and investment income				
Investment Income	350,914			
Interest Income	2,539,619			
Less: Restricted amount	(412,145)			
Interest and investment income		2,478,388	1,882,980	2,417,402
Gaming revenues		1,338,678	1,050,000	1,161,956
Gain (loss) on disposal of assets		(3,833,337)	1,500,000	(1,668,305)
Contributed tangible capital assets (Note 12)		39,062,791	16,499,996	36,744,306
		180,379,085	185,059,734	170,891,403
Expenses (Segment Report, Note 20)				
Protective services		35,844,566	38,805,939	34,452,583
Transportation services		15,835,722	20,121,816	17,651,339
Recreation and cultural		21,584,478	23,316,336	21,562,840
Water utility		12,628,882	14,263,929	15,615,936
Sewer utility		10,068,307	10,387,576	9,837,523
General government		14,821,099	18,198,317	14,357,496
Planning, public health and other		5,518,328	6,117,476	5,914,820
		116,301,382	131,211,389	119,392,537
Annual Surplus		64,077,703	53,848,345	51,498,866
Accumulated Surplus - beginning of year		999,824,048	999,824,048	948,325,182
Accumulated Surplus - end of year (Note 14)		$ 1,063,901,751	$1,053,672,393	$ 999,824,048

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2016

	Actual 2016	Budget 2016 (Note 17)	Actual 2015
Annual Surplus	**$ 64,077,703**	$ 53,848,345	$ 51,498,866
Add (Less):			
Change in Tangible Capital Assets			
Acquisition of tangible capital assets	**(71,729,097)**	(108,747,589)	(57,610,515)
Amortization	**18,209,180**	19,780,000	19,935,997
Proceeds from disposal of tangible capital assets	**181,645**	1,500,000	1,279,143
(Gain) loss on disposal of tangible capital assets	**3,833,337**	(1,500,000)	1,318,228
	(49,504,935)	(88,967,589)	(35,077,147)
Change in Other Non Financial Assets			
Decrease (increase) in supplies inventory	**(4,357)**	-	(13,908)
Reclassification of undeveloped land bank	**53,499**	-	-
Reclassification of tangible capital assets	**-**	-	4,226,923
Decrease (increase) in prepaid expenses	**(328,910)**	-	(380,475)
	(279,768)	-	3,832,540
Increase (decrease) in Net Financial Assets	**14,293,000**	$ (35,119,244)	20,254,259
Net Financial Assets beginning of the year	**72,053,124**	72,053,124	51,798,865
Net Financial Assets end of the year	**$ 86,346,124**	$ 36,933,880	$ 72,053,124

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement

Consolidated Statement of Cash Flow

For the year ended December 31, 2016

	Actual 2016	Actual 2015
Operating transactions		
Annual surplus	**$64,077,703**	$51,498,866
Items not utilizing cash		
Amortization	**18,209,180**	19,935,997
Loss on disposal of tangible capital assets	**3,833,337**	1,668,305
Contributed tangible capital assets	**(39,062,791)**	(36,744,306)
Restricted revenues recognized	**(17,026,027)**	(12,455,022)
	(34,046,301)	(27,595,026)
Change in non-cash operating items		
Increase in prepaid expenses	**(328,909)**	(380,475)
Decrease (increase) in supplies inventory	**(4,357)**	(13,908)
Decrease (increase) in accounts receivable	**1,941,406**	(12,680)
Decrease (increase) in recoverable local improvements	**361,160**	199,290
Decrease (increase) in other assets	**(21,190)**	(18,926)
Increase (decrease) in accounts payable and accrued liabilities	**730,522**	703,805
Increase (decrease) in deferred revenue	**571,194**	1,151,736
Increase (decrease) in refundable performance deposits	**2,002,979**	1,843,301
Increase (decrease) in employee future benefits	**(203,299)**	(178,600)
	5,049,506	3,293,543
Cash provided by operating transactions	**35,080,908**	27,197,383
Capital transactions		
Proceeds on disposal of assets	**181,645**	1,279,143
Acquisition of tangible capital assets	**(32,666,306)**	(20,866,209)
Cash applied to capital transactions	**(32,484,661)**	(19,587,066)
Investing transactions		
Decrease (increase) in portfolio investments	**916,766**	(18,743,908)
	916,766	(18,743,908)
Financing transactions		
Debt repayment	**(2,859,107)**	(2,764,386)
Collection of restricted revenues	**8,741,894**	9,945,636
Cash applied to financing transactions	**5,882,787**	7,181,250
Increase (decrease) in cash and cash equivalents	**9,395,800**	(3,952,341)
Cash and cash equivalents - beginning of year	**10,146,294**	14,098,635
Cash and cash equivalents - end of year	**$19,542,094**	$10,146,294
Supplementary information:		
Non-cash transactions:		
Transfer from tangible capital assets to undeveloped land bank	$ -	$ 1,194,867
Transfer from tangible capital assets to inventory available for sale	$ -	$ 4,226,923

The accompanying summary of signficant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement

Summary of Significant Accounting Policies
For the year ended December 31, 2016

The City of Maple Ridge (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

(a) Reporting Entity and Basis of Consolidation

These financial statements have been prepared in accordance with Canadian Public Sector accounting standards using guidelines developed by the Public Sector Accounting Board ("PSAB") of the Chartered Professional Accountants of Canada.

They consolidate the activities of all of the funds of the City and the City's wholly owned subsidiaries C.D.M.R. Developments Ltd. and Maple Ridge Municipal Holdings Ltd. Transactions between the City's funds and wholly owned subsidiaries have been eliminated and only transactions with outside entities are reported.

(b) Basis of Accounting

The basis of accounting followed in these financial statements is the accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services were acquired and a liability was incurred.

(c) Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of business.

(d) Tangible Capital Assets

Tangible capital assets are a special class of non-financial assets and are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at fair value at the time of the contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Buildings (including building components)	7 to 50 years
Transportation network	10 to 75 years
Storm sewer system	10 to 75 years
Fleet and equipment	8 to 20 years
Technology	3 to 25 years
Water system	10 to 85 years
Sanitary sewer system	30 to 75 years
Furniture and fixtures	3 to 20 years
Structures	15 to 75 years

Tangible capital assets do not include works of art or historical treasures. Costs related to the acquisition of such items are expensed in the year in which they are acquired.

(e) Liability for Contaminated Sites

Liabilities for contamination are recognized when an environmental standard exists, contamination exceeds the standard, the City has responsibility for remediation, future economic benefits will be given up and a reasonable estimate can be made.

Management has assessed its potential liabilities for contamination, including sites that are no longer in productive use and sites for which the City accepts responsibility. There were no such sites that had contamination in excess of an environmental standard requiring remediation at this time, therefore no liability was recognized at December 31, 2016 or December 31, 2015.

(f) Revenue Recognition

Taxation

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxes for municipal services in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for sewer and water usage are recorded as user fees and other revenue.

Government transfers

Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Government transfers are recorded as deferred revenue when transfer stipulations give rise to a liability and are recognized in the statement of operations as the stipulated liabilities are settled.

Development revenues

Receipts that are restricted by the legislation of senior governments or by agreement with external parties are a liability of the municipality and are reported as Restricted Revenues at the time they are received. When qualifying expenditures are incurred Restricted Revenues are brought into revenue as development revenue. Restricted Revenues are comprised of the amounts shown in Note 9.

Investment income

Investment income is recorded on the accrual basis and recognized when earned. Investment income is allocated to various reserves and operating funds on a proportionate basis.

To the extent that financial instruments have no stated rate of return, investment income is

recognized as it is received.

Contributed tangible capital assets
Subdivision developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion these assets are turned over to the City. Tangible capital assets received as contributions are recorded at their fair value at the date of receipt and are also recorded as revenue.

(g) Use of estimates/measurement uncertainty
The preparation of financial statements in accordance with Canadian Public Sector Accounting Standards requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring use of management estimates relate to the useful lives of tangible capital assets, determination of employee future benefits, the outcome of litigation and claims, and the percentage of completion of buildings and subdivision inspections. Actual results could differ from those estimates.

(h) Budget figures
The budget figures reported in the Consolidated Financial Statements represent the 2016 component of the Financial Plan Bylaw adopted by Council on May 10, 2016.

(i) Financial instruments
The City's financial instruments consist of cash and cash equivalents, portfolio investments, accounts receivable, recoverable local improvements, other assets, accounts payable and accrued liabilities, refundable performance deposits and debt. Unless otherwise indicated, it is management's opinion that the City is not exposed to any significant interest, credit or currency risks arising from these financial instruments.

(j) Cash and cash equivalents
Cash and cash equivalents are comprised of the amounts held in the City's bank accounts and investments with an original maturity date of three months or less.

(k) Portfolio Investments
Investments with an original maturity date of more than three month are reported as portfolio investments. Investments and pooled investments are reported using the cost method. Provisions for declines in the market value of investments are recorded when they are considered to be other than temporary. Declines in the market values of investments are considered to be other than temporary when the carrying value exceeds market value for more than three years.

(l) Cost share agreement
The City participated in a cost share agreement with the City of Pitt Meadows to provide all of the recreation and cultural services and maintain all of the parks in both municipalities until October 31, 2016. The City recognized expenses at their gross value and recorded the City of Pitt Meadows' contribution as revenue.

(m) **Basis of segmentation (Segment Report, Note 20)**

Municipal services have been segmented by grouping services that have similar service objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest expense is allocated to functions based on the purpose of specific borrowings.

(n) **Employee future benefits**

The City and its employees make contributions to the Municipal Pension Plan, and the employees accrue benefits under this plan based on service. The City's contributions are expensed as incurred. (Note 19)

Sick leave benefits and retirement severance benefits are also available to the City's employees. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefit plans are accrued based on projected benefits prorated as the employees render services necessary to earn the future benefits. (Note 10)

Notes to the Consolidated Financial Statements
For the year ended December 31, 2016

1. Cash and cash equivalents

Cash and cash equivalents as at December 31, 2016 were comprised as follows:

	Dec 31, 2016	Dec 31, 2015
Cash	$ 11,443,946	$ 5,146,294
Cash equivalents	8,098,148	5,000,000
	$ 19,542,094	$ 10,146,294

Cash equivalents are comprised of BC Credit Union term deposits with effective interest rates of **1.5% - 1.6%** (1.6% for 2015). Additionally, the City holds cash and cash equivalents of **$2,633,511** ($2,825,191 for 2015) and agreements receivable of **$160,559** ($131,626 for 2015) for trusts which are not reported elsewhere in the financial statements. They are held for the following trusts:

	Balance Dec 31, 2015	Interest Earned	Receipts	Disbursements	Balance Dec 31, 2016
Latecomer Fees	$ 200,003	$ -	$ 93,801	$ 253,260	$ 40,544
Cemetery Perpetual Care	1,033,713	54,116	56,798	54,116	1,090,511
Greater Vancouver Sewer & Drainage District	808,954	-	811,061	1,084,868	535,147
Albion Dyking District	940,292	515	215,125	1,278	1,154,654
	$ 2,982,962	$ 54,631	$ 1,176,785	$ 1,393,522	$ 2,820,856

2. Portfolio Investments

Portfolio investments include Canadian bank notes and BC Credit Union term deposits with effective interest rates of 1.6% - 2.92%. A portion of the bank notes held have interest payments linked to the performance of a set of equities or a financial index without stated or certain interest rates. For these investments, income is recognized as it is received; in 2016 returns were positive and ranged to 1.48%. The City does not hold any asset backed commercial paper or hedge funds.

The carrying value of securities is based on the cost method whereby the cost of the security is adjusted to reflect investment income that is accruing and any permanent decline in market value. During the term of individual investments there will be fluctuations in market values. Such fluctuations are considered normal, and if held to maturity, market value will be equal to face value.

The carrying value of Portfolio Investments at December 31, 2016 was **$158,579,174** ($159,495,941 for 2015). The market value at December 31, 2016 was **$158,703,643** ($158,991,241 for 2015).

3. Accounts Receivable

	2016	2015
Property Taxes	$ 5,025,022	$ 5,896,045
Other Governments	4,197,992	4,347,016
General and Accrued Interest	3,920,849	3,729,438
Development Cost Charges	3,877,516	5,006,365
	17,021,379	18,978,864
Less: Allowance for Doubtful Accounts	(39,718)	(55,797)
	$ 16,981,661	$ 18,923,067

4. Recoverable Local Improvements

The City provides interim financing for certain geographically localized capital projects. It recovers these amounts from benefiting property owners. Interest rates are established at the outset of the process and are a function of borrowing rates at the time. Repayment is typically made over fifteen years.

5. Other Assets

Debt Reserve Fund:

The Municipal Finance Authority of British Columbia provides capital financing for regional districts and their member municipalities. The Authority is required to establish a Debt Reserve Fund. Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the debt agreements. The Authority pays into the Debt Reserve Fund these monies from which interest earned thereon less administrative expenses becomes an obligation to the regional districts. It must then use this fund, if at any time there are insufficient funds, to meet payments on its obligations. If this occurs, the regional districts may be called upon to restore the fund.

Upon the maturity of a debt issue the unused portion of the Debt Reserve Fund established for that issue will be discharged to the City. The City has estimated that there is only a remote possibility that these funds will not be paid to it and therefore these funds have been included in Other Assets of **$779,296** ($758,106 for 2015).

6. Accounts Payable and Accrued Liabilities

	2016	2015
Accounts Payable:		
General	$ 8,334,403	$ 7,171,026
Other Governments	7,341,118	8,064,961
Salaries and Wages	1,659,815	1,334,623
	17,335,336	16,570,610
Accrued Liabilities:		
Vacation Pay	368,785	477,583
Other Vested Benefits	945,282	870,688
	1,314,067	1,348,271
	$ 18,649,403	$ 17,918,881

7. Contingencies, Commitments and Unrecognized Liabilities:

(a) Third Party Claims

Where losses related to litigation are possible and can be reasonably estimated management accrues its best estimate of loss. For 2016 this estimate is **$522,834** ($412,657 for 2015). These amounts are included in accounts payable and accrued liabilities.

There are various other claims by and against the City, the outcome of which cannot be reasonably be estimated. Any ultimate settlements will be recorded in the year the settlements occur.

(b) Contractual Obligations

(i) Water

The City has entered into a cost share agreement with the Greater Vancouver Water District for the construction of infrastructure. Under this agreement the City expects to incur costs of approximately **$785,000** by the time of project completion. The expense is recorded as the related costs are incurred.

(ii) Recreation and Cultural Services

In 1998 the City entered into an agreement to purchase ice sheet time for five years commencing in 1999, with three five-year renewal options. In 2013, the agreement was renewed for an additional five-year period. The minimum annual payment due for the provision of ice time is $686,225. These payments are recorded as expenses when the ice time is provided.

(c) Unrecognized Liability

The City holds shares in a non-profit organization that provides protective services to its members. Should the organization dissolve or management choose to withdraw from the organization the City would be liable for a proportionate share of any debt the organization held at that time. The liability is expected to be discharged over time through payments by the City and others for the provision of these services by the organization. Due to the ongoing operations of the organization the liability could only be quantified if the City chose to withdraw. Consequently no liability has been recognized in these financial statements.

8. Deferred Revenues

Deferred revenues held by the City were comprised as follows:

	Prepaid Taxes		Connection Revenues	
	2016	2015	2016	2015
Beginning balance	$ 6,118,372	$ 5,825,403	$ 629,820	$ 467,503
Deferred during the year	12,673,842	12,231,715	1,042,486	757,465
Revenue recognized	(12,355,008)	(11,938,746)	(947,431)	(595,148)
Ending balance	$ 6,437,206	$ 6,118,372	$ 724,875	$ 629,820

	Other		Total Deferred Revenues	
	2016	2015	2016	2015
Beginning balance	$ 3,919,585	$ 3,223,136	$ 10,667,777	$ 9,516,042
Deferred during the year	2,262,634	2,383,950	15,978,962	15,373,130
Revenue recognized	(2,105,328)	(1,687,501)	(15,407,767)	(14,221,395)
Ending balance	$ 4,076,891	$ 3,919,585	$ 11,238,972	$ 10,667,777

9. Restricted Revenues

Restricted revenues held by the City were comprised as follows:

	Development Cost Charges		Parkland Acquisition Charges	
	2016	2015	2016	2015
Beginning Balance	$ 33,971,866	$ 37,155,173	$ 1,203,400	$ 1,028,090
Collections and interest	7,923,252	9,117,048	209,463	175,310
Disbursements - operating	(406,180)	(2,989,265)	-	-
Disbursements - capital	(15,469,910)	(9,311,090)	(1,000,834)	-
Ending Balance	$ 26,019,028	$ 33,971,866	$ 412,029	$ 1,203,400

	Other Restricted Revenues		Total Restricted Revenues	
	2016	2015	2016	2015
Beginning Balance	$ 6,510,781	$ 6,012,171	$ 41,686,047	$ 44,195,434
Collections and interest	609,179	653,277	8,741,894	9,945,635
Disbursements - operating	(42,268)	(40,297)	(448,448)	(3,029,562)
Disbursements - capital	(106,835)	(114,370)	(16,577,579)	(9,425,460)
Ending Balance	$ 6,970,857	$ 6,510,781	$ 33,401,914	$ 41,686,047

10. Employee Future Benefits

The City provides employee future benefits in the form of severance benefits and vested and non-vested sick leave to qualifying employees. These benefits are not separately funded.

Severance benefits are cash settlements paid to employees who cease their employment with the City after a specified period of time. Employees hired before February 11, 1999 qualify for five days pay per year of employment, provided they either work a minimum of 20 years with the City or retire as defined by the Public Sector Pension Plan Act. Full time employees hired after February 11, 1999 qualify for 20 days pay provided they work a minimum of 10 years with the City and retire as defined by the Public Sector Pension Plan Act.

The City permits regular employees to accumulate up to 18 days per year of service for future illnesses up to a maximum of 250 days. For certain qualifying employees a portion of this benefit vests; for the balance, this benefit does not vest and cannot be converted to any other type of benefit.

An actuarial valuation of these benefits was performed to determine the City's liability and accrued benefit obligation as at December 31, 2015 and updated for December 31, 2016. The valuation resulted in an unamortized actuarial loss of **$398,200** ($463,400 for 2015) at December 31, 2016. Actuarial gains or losses are amortized over the expected average remaining service life of employees. The benefit liability at December 31, 2016 was **$4,704,700**, ($4,908,000 for 2015) comprised as follows:

		2016	2015
Benefit Liability - Beginning of the year		$ 4,908,000	$ 5,086,600
Add:	Current service costs	374,500	337,900
	Interest on accrued benefit obligation	150,200	140,800
	Plan amendment costs	-	471,700
Less:	Amortization of actuarial loss (gain)	35,600	(335,500)
	Benefits paid during the year	(763,600)	(793,500)
Benefit Liability - End of the year		4,704,700	4,908,000
Add (Less):	Unamortized actuarial loss	398,200	463,400
Accrued benefit obligation - End of the year		5,102,900	5,371,400

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2016	2015
Discount rate (long-term borrowing rate)	2.90 %	2.80 %
Expected future inflation rate	2.00 %	2.00 %
Merit and inflationary wage and salary increases averaging	3.04 %	3.04 %
Estimated average remaining service life of employees (years)	13.0	13.0

11. Debt (Schedule 4)

The City obtains debt instruments through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of Sinking Fund balances and interest expense is reported net of Sinking Fund earnings.

The City carries no debt for others.

The following debenture debt amounts plus related interest and sinking fund contributions are payable over the next five years:

	Debt Payments
2017	$ 2,582,492
2018	2,129,744
2019	2,172,036
2020	2,215,521
2021	2,260,235
Thereafter	14,559,328
Debt principal repayments	$ 25,919,356

The City has the following authorized but un-issued long term debt as at December 31, 2016:

L/A Bylaw	L/A Amount
#6558	$ 6,000,000
#6560	275,000
#6679	1,100,000
	$ 7,375,000

12. Tangible Capital Assets

	Net book value	
	2016	2015
Land	$ 215,898,649	$ 201,911,387
Buildings	45,632,627	45,860,878
Transportation network	223,230,279	213,240,440
Storm sewer system	201,919,428	185,891,409
Fleet and equipment	13,625,491	14,043,631
Technology	4,751,490	4,801,939
Water system	113,622,225	107,827,624
Sanitary sewer system	126,551,687	122,486,319
Other	15,164,227	14,827,541
	$ 960,396,101	$ 910,891,167

For additional information, see the Schedule of Tangible Capital Assets (Schedule 5)

During the year there were no write-downs of assets (2015 - $Nil) and no interest was capitalized (2015 - $Nil). In addition, roads and related infrastructure, underground networks and land contributed to the City totaled **$39,062,791** ($36,744,306 for 2015) and were capitalized at their fair value at the time of receipt.

Works of art, artifacts, cultural and historic assets are not recorded as assets in the financial statements. The City controls various works of art and historical treasures including artifacts, paintings, sculptures and mosaics located at City sites and public display areas.

13. Undeveloped Land Bank

The City owns property in various areas identified for future growth in the Official Community Plan. These properties are not currently used in the provision of service to the citizens of Maple Ridge. The properties represent a strategic, non-renewable resource available for the advancement of Council's strategic plan.

14. Accumulated Surplus

Accumulated Surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus for 2016 is **$1,063,091,751** ($999,824,048 for 2015) and is distributed as follows:

		2016	2015
Operating surplus (Schedule 1)	General	$ 9,285,688	$ 9,859,165
	Sewer	8,144,538	6,413,897
	Water	11,296,039	8,354,639
		28,726,265	24,627,701
Equity in the capital funds (Schedule 2)	General	709,048,629	665,279,594
	Sewer	127,032,307	124,012,680
	Water	114,453,816	108,872,543
		950,534,752	898,164,817
Reserves (Schedule 3)	Funds	38,755,844	36,211,526
	Accounts	45,884,890	40,820,004
		84,640,734	77,031,530
Accumulated Surplus		$ 1,063,901,751	$ 999,824,048

15. Property Tax Levies

In addition to its own tax levies, the City is required to levy taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, incorporated dyking districts located within the City and, organizations providing regional services in which the City has become a member. Taxes levied for other agencies are not included in City revenues. Total tax levies were comprised as follows:

	2016	2016 Budget	2015
Municipal Tax Levies	$ 77,452,203	$ 77,377,354	$ 74,042,945
Levies for other authorities			
School taxes	32,805,061	32,855,944	32,226,532
Greater Vancouver Transit Authority	5,397,878	5,398,623	5,562,484
British Columbia Assessment	925,179	925,272	935,092
Greater Vancouver Regional District	892,390	892,747	885,216
Dyking Districts	558,943	523,716	873,426
Municipal Finance Authority	3,272	3,270	3,041
Total Collections for Others	40,582,723	40,599,572	40,485,791
Total Tax Levies	$ 118,034,926	$ 117,976,926	$ 114,528,736

16. Government Transfers

Government transfers received during the year were comprised of the following:

	2016		2015	
	Capital	Operating	Capital	Operating
Federal Gov't	$ 5,141	$ 289,215	$ -	$ 354,582
Provincial Gov't	233,219	1,167,396	29,263	1,442,185
TransLink	371,777	497,800	779,171	854,532
Other	160,802	50,385	109,500	68,319
Total	$ 770,939	$ 2,004,796	$ 917,934	$ 2,719,618

17. Budget

Budget amounts represent the Financial Plan Bylaw adopted by Council on May 10, 2016. The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues.

The following shows how these amounts were combined:

	Financial Plan Bylaw	Financial Statement Budget
Revenue		
Taxation	$ 77,377,354	$ 77,377,354
User fees and other revenue	41,197,154	41,197,154
Other	49,985,230	49,985,230
Contributed subdivision infrastructure	16,499,996	16,499,996
Total Revenue	185,059,734	185,059,734
Expenses		
Protective services	38,805,939	38,805,939
Transportation services	20,121,816	20,121,816
Recreation and cultural	23,316,336	23,316,336
Water utility	14,263,929	14,263,929
Sewer utility	10,387,576	10,387,576
General Government	18,198,317	18,198,317
Planning, public health and other	6,117,476	6,117,476
Total expenses	131,211,389	131,211,389
Annual Surplus	$ 53,848,345	$ 53,848,345
Less:		
Capital expenditures	108,747,589	
Debt repayment	3,476,403	
Add:		
Interfund transfers	31,549,549	
Amortization	19,780,000	
Borrowing proceeds	7,046,098	
	$ -	

18. Expenditures and Expenses by Object

	Operations	Capital Acquisitions	2016 Total	2016 Budget	2015 Total
Goods and services	$ 54,224,116	$ 31,743,301	$ 85,967,417	$ 157,852,867	$ 75,901,704
Wages and salaries	42,018,791	923,005	42,941,796	43,855,739	42,445,784
Interest	1,849,295	-	1,849,295	1,970,376	1,975,261
Total Expenditures	98,092,202	32,666,306	130,758,508	203,678,982	120,322,749
Amortization expenses	18,209,180	-	18,209,180	19,780,000	19,935,997
Contributed tangible capital assets	-	39,062,791	39,062,791	16,499,996	36,744,306
Total Expenditures and Expenses	$ 116,301,382	$ 71,729,097	$ 188,030,479	$ 239,958,978	$ 177,003,052

19. Pension Plan

The employer and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31. 2015, the plan has about 189,000 active members and approximately 85,000 retired members. Active members include approximately 37,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. The rate is then adjusted to the extent there is amortization of any funding deficit.

The most recent valuation for the Municipal Pension Plan as of December 31, 2015, indicated a $2,224 million funding surplus for basic pension benefits on a going concern basis.

The City paid **$3,440,174** (2015 $3,302,393) for employer contributions while employees contributed **$2,778,065** (2015 $2,680,523) to the plan in fiscal 2016.

The next valuation will be as at December 31, 2018, with results available in 2019.

Employers participating in the plan record their pension expense at the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

20. Segmented Information

The City is a diversified municipal government entity in the province of British Columbia that provides a wide range of services to its citizens. Municipal services have been segmented by grouping activities that have similar service objectives (by function) and separately disclosed in the segment report. Where certain activities cannot be attributed to a specific segment they have been reported as unallocated. The segments and the services they provide are as follows:

Protective Services

Protective Services is comprised of the Ridge Meadows RCMP detachment, the Maple Ridge Fire Department, bylaw enforcement, inspection services and emergency services. Services provided by the segment are focused on protecting the citizens of Maple Ridge.

Transportation Services

Transportation Services is comprised of Engineering, Operations, Drainage and Roads. Services provided by the segment include the construction and maintenance of transportation related infrastructure.

Recreation and Cultural

Recreation and cultural services provides library services, access to recreation facilities and maintains and operates City parks.

Water Utility

The Water Utility, in conjunction with Metro Vancouver, provides safe, clean, reliable water to the residents and businesses of the City of Maple Ridge.

Sewer Utility

The Sewer Utility collects waste water and transports it to treatment plants operated by Metro Vancouver in addition to maintaining the sanitary sewer infrastructure.

General Government

General Government provides administrative, legislative and support services for the City. Functions include financial planning and reporting, information technology, economic development and communications.

Planning, Public Health and Other

This segment is comprised of Planning, Recycling, Cemetery and Social Planning. Activities include land use guidelines, development of the City's official community plan, management of the recycling contract and improving the social well-being of the community.

Unallocated

Unallocated includes revenues and expenses that cannot be directly attributed to the activities of an identified functional segment.

Intentional Blank

Consolidated Report of Segmented Revenue and Expenses

For the year ended December 31, 2016

	Protective Services	Transportation Services	Recreation and Cultural	Water Utility	Sewer Utility
Revenue					
Tax revenue	$ -	$ -	$ -	$ 139,992	$ 891,135
Other revenues	6,175,248	757,903	5,476,262	15,545,102	9,470,352
Government transfers	100,530	1,523,174	187,121	-	-
Development revenue	1,569	9,086,684	5,610,106	2,838,919	121,088
Interest and investment income	-	-	-	-	-
Gaming Revenues					
Refinancing and other gains	-	-	-	-	-
Loss on disposal of capital assets	(4,068)	(636,810)	(11,588)	(187,958)	(2,959,406)
Contributed infrastructure	-	21,379,869	5,405,623	3,292,211	8,985,088
Total Revenue	6,273,279	32,110,820	16,667,524	21,628,266	16,508,257
Expenses					
Operating:					
Goods and services	18,747,607	2,802,426	9,324,296	9,223,928	7,050,689
Labour	15,753,713	5,572,234	8,370,799	1,229,348	575,625
Debt Servicing	13,886	(12,228)	935,302	-	-
Sub total	34,515,206	8,362,432	18,630,397	10,453,276	7,626,314
Amortization	1,329,360	7,473,290	2,954,081	2,175,606	2,441,993
Total Expenses	35,844,566	15,835,722	21,584,478	12,628,882	10,068,307
Excess (deficiency) of revenue over expenses	$ (29,571,287)	$ 16,275,098	$ (4,916,954)	$ 8,999,384	$ 6,439,950

General Government	Commercial Tower	Planning Public Health & Other	Unallocated	Total 2016 Actual	Total Budget	Total 2015 Actual
$ -	$ -	$ 1,940,726	$ 74,480,350	**$ 77,452,203**	$ 77,377,354	$ 74,042,945
1,719,398	1,445,025	2,622,056	-	**43,211,346**	41,197,154	41,699,739
964,910	-	-	-	**2,775,735**	5,991,875	3,637,552
213,865	-	21,050	-	**17,893,281**	39,560,375	12,855,808
-	-	-	2,478,388	**2,478,388**	1,882,980	2,417,402
			1,338,678	**1,338,678**	1,050,000	1,161,956
-	-	-	-	-	1,500,000	-
(33,507)	-	-	-	**(3,833,337)**	-	(1,668,305)
-	-	-	-	**39,062,791**	16,499,996	36,744,306
2,864,666	1,445,025	4,583,832	78,297,416	**180,379,085**	185,059,734	170,891,403
3,771,630	541,404	2,762,136	-	**54,224,116**	65,605,274	55,862,092
8,065,402	-	2,451,670	-	**42,018,791**	43,855,739	41,619,187
279,897	575,297	57,141	-	**1,849,295**	1,970,376	1,975,261
12,116,929	1,116,701	5,270,947	-	**98,092,202**	111,431,389	99,456,540
1,587,469	-	247,381	-	**18,209,180**	19,780,000	19,935,997
13,704,398	1,116,701	5,518,328	-	**116,301,382**	131,211,389	119,392,537
$ (10,839,732)	$ 328,324	$ (934,496)	$ 78,297,416	**$ 64,077,703**	$ 53,848,345	$ 51,498,866

Schedule 1

Schedule of Change in Operating Accumulated Surplus

For the year ended December 31, 2016

	Actual 2016	Budget 2016	Actual 2015
Revenue			
Taxes for municipal purposes	$ 77,452,203	$ 77,377,354	$ 74,042,945
User fees and other revenues	43,211,346	41,197,154	41,699,739
Government transfers	2,004,796	2,421,056	2,719,618
Development Revenue	1,003,410	1,198,498	3,328,337
Interest and investment income	1,717,684	1,307,984	1,684,002
Gaming revenues	1,338,678	1,050,000	1,161,956
Refinancing and other gains	181,645	1,500,000	1,279,143
	126,909,762	126,052,046	125,915,740
Expenses			
Protective services	34,515,206	37,455,939	32,916,751
Transportation services	8,362,432	10,161,816	7,827,639
Recreation and cultural	18,630,397	21,106,336	19,288,737
Water utilities	10,453,276	12,243,929	13,753,846
Sewer utilities	7,626,314	7,997,576	7,226,611
General government	13,233,630	16,608,317	12,771,543
Public and environmental health	5,270,947	5,857,476	5,671,413
	98,092,202	111,431,389	99,456,540
Annual Surplus	28,817,560	14,620,657	26,459,200
Internal transfers			
Transfers to capital funds	(7,851,339)	(9,470,487)	(5,584,821)
Transfers to reserves	(16,867,657)	(2,027,693)	(15,168,801)
Increase in operating accumulated surplus	4,098,564	3,122,477	5,705,578
Operating accumulated surplus-beginning of year	24,627,701	24,627,701	18,922,123
Operating accumulated surplus-end of year (Note 14)	$ 28,726,265	$ 27,750,178	$ 24,627,701

Schedule 2

Schedule of Change in Capital Funds
For the year ended December 31, 2016

	Actual 2016	Budget 2016	Actual 2015
Revenue			
Subdivision infrastructure contributions	$ 39,062,791	$ 16,499,996	$ 36,744,306
Government transfers	770,939	3,570,819	917,934
Development fees	16,470,744	36,627,061	9,311,090
Other capital contributions	419,127	1,734,816	216,381
Disposal of tangible capital assets	(4,014,982)	-	(2,947,448)
Total Revenue	52,708,619	58,432,692	44,242,263
Expenses			
Amortization	18,209,180	19,780,000	19,935,997
Total Expenses	18,209,180	19,780,000	19,935,997
Annual Surplus	34,499,439	38,652,692	24,306,266
Internal Transfers			
Transfers and principal payments from revenue funds	7,851,339	9,470,487	5,584,821
Transfers from reserves	10,019,157	37,274,741	7,614,277
Increase in capital funds	52,369,935	85,397,920	37,505,364
Capital funds - beginning of the year	898,164,817	898,164,817	860,659,453
Capital funds - end of the year (Note 14)	$ 950,534,751	$ 983,562,737	$ 898,164,817

Schedule 3

Schedule of Change in Reserves

For the year ended December 31, 2016

	Actual 2016	Budget 2016	Actual 2015
Revenue and Transfers			
Revenue			
Interest and investment income	$ 760,704	$ 574,996	$ 733,399
Add (less)			
Internal transfers			
Transfers from revenue funds	16,867,657	2,027,693	15,168,801
Transfers to capital funds	(10,019,157)	(37,274,741)	(7,614,277)
Increase (decrease) in Reserved Accumulated Surplus	7,609,204	(34,672,052)	8,287,923
Reserved Accumulated Surplus - Beginning of the Year	77,031,530	77,031,530	68,743,607
Reserved Accumulated Surplus - End of Year (Note 14)	$ 84,640,734	$ 42,359,478	$ 77,031,530

Intentional Blank

Schedule 4

Continuity Schedule of Debenture Debt

For the Year Ended December 31, 2016

	Date of Issue/Maturity	Bylaw/MFA	Function/Purpose	Interest Rate
Long Term Debts				
	Apr 2005/2027	6246/93	Recreation/Downtown Civic Properties	5.7 %
	Apr 2005/2027	6246/93	General Government/Downtown Office Complex	5.7 %
	Dec 2006/2026	6246/99	General Government/Downtown Office Complex	5.0 %
	Oct 2012/2017	6562/121	General Government/River Road Drainage	2.1 %
	Oct 2012/2027	6560/121	Protective Services/Animal Shelter	2.9 %
	Oct 2012/2037	6559/121	Public Health/Cemetery Expansion	2.9 %
	Oct 2012/2037	6679/121	Public Health/Cemetery Expansion	2.9 %
			Subtotal	
LESS:				
Sinking Funds				
	Dec 2006/2026	6246/99	General Government/Downtown Office Complex	5.0 %
	Oct 2012/2017	6562/121	General Government/River Road Drainage	2.1 %
	Oct 2012/2027	6560/121	Protective Services/Animal Shelter	2.9 %
	Oct 2012/2037	6559/121	Public Health/Cemetery Expansion	2.9 %
	Oct 2012/2037	6679/121	Public Health/Cemetery Expansion	2.9 %
			Subtotal	
Net Amount				

Dec 31, 2015 Balance Outstanding	New Debt Issued During the year	Principal/ Sinking Fund Payments	Sinking Fund Earnings	2016 Balance Outstanding	Interest Paid/ Earned For The Year
$ 17,481,309	$ -	$ 1,244,182	$ -	$ 16,237,127	$ 935,302
2,424,274	-	172,529	-	2,251,745	129,697
16,300,000	-	-	-	16,300,000	813,370
2,675,000	-	-	-	2,675,000	54,838
625,000	-	-	-	625,000	18,125
1,520,000	-	-	-	1,520,000	44,080
700,000	-	-	-	700,000	20,300
41,725,583	-	1,416,711	-	40,308,872	2,015,712
5,839,056	-	547,383	238,073	6,624,512	238,073
1,556,515	-	493,877	67,066	2,117,458	67,066
98,372	-	31,213	4,239	133,824	4,239
115,028	-	36,498	4,956	156,482	4,956
52,973	-	16,809	2,282	72,064	2,282
7,661,944	-	1,125,780	316,616	9,104,340	316,616
$ 34,063,639	$ -	$ 2,542,491	$ 316,616	$ 31,204,532	$ 1,699,096

Schedule 5

Schedule of Tangible Capital Assets

For the year ended December 31, 2016

	Land[2]	Building	Transportation Network	Storm System
Historical Cost [1]				
Opening cost	$ 201,911,387	$ 89,743,990	$ 323,036,059	$ 244,265,123
Additions	13,987,262	2,481,920	16,459,885	17,122,643
Disposals	-	(129,893)	(525,233)	(497,526)
	215,898,649	92,096,017	338,970,711	260,890,240
Accumulated Amortization				
Opening balance	-	43,883,112	109,795,619	58,373,714
Amortization expense	-	2,696,585	6,183,554	770,505
Effect of disposals	-	(116,307)	(238,741)	(173,407)
	-	46,463,390	115,740,432	58,970,812
Net Book Value as at December 31, 2016	$ 215,898,649	$ 45,632,627	$ 223,230,279	$ 201,919,428
Net Book Value as at December 31, 2015	$ 201,911,387	$ 45,860,878	$ 213,240,440	$ 185,891,409

[1] Historical cost includes work in progress at December 31, 2016 of **$13,675,368** ($- for 2015) comprised of: Land $24,177 ($202,240 for 2015); Buildings $2,716,945 ($532,501 for 2015); Transportation network $10,162,075 ($8,375,477 for 2015); Storm system $46,711 ($48,431for 2015); Fleet and equipment $3,448 ($8,563 for 2015); Technology $3,000 ($9,531 for 2015); Water system $440,517 ($195,180 for 2015); Sanitary system $73,575 ($- for 2015); and Other $204,919 ($- for 2015). Work in progress is not amortized.

[2] Additions to land are net of $- ($4,226,923 for 2015) of land reclassified to inventory available for sale.

[3] "Other" at net book value includes Furniture and Fixtures at $495,795 ($630,730 for 2015) and structures at $14,668,431 ($14,196,810 for 2015)

Fleet and Equipment	Technology	Water System	Sanitary System	Other[3]	Total
$ 27,175,107	$ 10,404,167	$ 139,209,369	$ 164,705,575	$ 28,760,734	$ 1,229,211,509
1,022,177	794,892	8,261,778	9,501,728	2,096,812	71,729,097
(554,664)	(339,301)	(493,244)	(3,396,283)	(245,136)	(6,181,280)
27,642,620	10,859,758	146,977,903	170,811,020	30,612,410	1,294,759,326
13,131,476	5,602,228	31,381,745	42,219,256	13,933,193	318,320,343
1,315,184	796,641	2,246,237	2,468,325	1,732,149	18,209,180
(429,531)	(290,601)	(272,304)	(428,248)	(217,159)	(2,166,298)
14,017,129	6,108,268	33,355,678	44,259,333	15,448,183	334,363,225
$ 13,625,491	$ 4,751,490	$ 113,622,225	$ 126,551,687	$ 15,164,227	$ 960,396,101
$ 14,043,631	$ 4,801,939	$ 107,827,624	$ 122,486,319	$ 14,827,541	$ 910,891,167

Schedule 6

Continuity Schedule of Reserves

For the year ended December 31, 2016

	Balance Dec. 31, 2015	Interest Allocated
Reserve Funds		
Local Improvements	$ 2,550,517	$ 14,753
Equipment Replacement	13,093,289	190,700
Capital Works	11,623,295	153,897
Fire Department Capital Acquisition	7,054,422	104,276
Sanitary Sewer	1,614,769	21,470
Land	275,235	3,661
Total Reserve Funds	36,211,527	488,757
Reserve Accounts		
Specific Projects - Capital	6,143,821	-
Specific Projects - Operating	8,397,216	-
Self Insurance	830,351	11,227
Police Services	6,735,888	87,554
Core Development	1,720,419	21,791
Recycling	1,513,787	20,645
Community Development	1,349	1
Building Inspections	2,494,848	31,411
Gravel Extraction	727,831	10,141
Community Works (Gas Tax)	-	-
Facility Maintenance	1,840,198	31,061
Snow Removal	686,015	-
Cemetery Maintenance	30,781	-
Infrastructure Sustainability (Town Centre Buildings)	329,415	-
Infrastructure Sustainability (Road Network)	1,710,679	26,485
Infrastructure Sustainability (Drainage)	-	13,729
Drainage Improvements	1,522,548	15,232
Critical Infrastructure	200,923	2,670
Infrastructure Grants Contribution	3,557	-
Gaming Revenues	779,954	-
Self Insurance (sewer utility)	134,873	-
Self Insurance (water utility)	113,228	-
Specific Projects (sewer utility)	2,155,690	-
Specific Projects (water utility)	2,746,632	-
Total Reserve Accounts	40,820,003	271,947
Total Reserves	$ 77,031,530	$ 760,704

Transfers Revenue Funds	Transfers Capital Funds	Balance Dec 31, 2016
$ -	$ -	$ 2,565,270
2,684,023	(824,815)	15,143,197
487,090	(1,536,304)	10,727,978
1,458,390	(212,824)	8,404,264
-	-	1,636,239
-	-	278,896
4,629,503	(2,573,943)	38,755,844
4,606,290	(2,422,351)	8,327,760
(562,856)	-	7,834,360
7,393	-	848,971
552,078	(76,430)	7,299,090
107,897	(69,772)	1,780,335
614,553	-	2,148,985
(1,350)	-	-
593,285	-	3,119,544
24,316	-	762,288
280,465	(280,465)	-
660,379	(89,740)	2,441,898
(212,954)	-	473,061
86,825	-	117,606
43,870	(79)	373,206
2,232,547	(2,296,544)	1,673,167
1,878,509	(580,363)	1,311,875
(22,612)	(708,060)	807,108
-	(82)	203,511
-	-	3,557
517,570	39,267	1,336,791
6,504	-	141,377
6,504	-	119,732
577,951	(414,261)	2,319,380
240,990	(546,334)	2,441,288
12,238,154	(7,445,214)	45,884,890
$ 16,867,657	$ (10,019,157)	$ 84,640,734

City of Maple Ridge
Financial Information Act

Schedule of Guarantee and Indemnity Agreements
for 2016

"This organization has no guarantees or indemnities under the Guarantees and Indemnities Regulation."

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 1 (1) (d)

City of Maple Ridge
Financial Information Act

Schedule Showing the Remuneration and Expenses
Paid to or on Behalf of Each Employee
for 2016

1 Elected Officials

Name	Position	Remuneration	Benefits	Expenses
Bell, Corisa	Councillor	$ 42,762.36	$ 8,209.92	$ 4,550.28
Duncan, Kiersten	Councillor	39,709.02	5,748.82	5,990.64
Masse, Robert	Councillor	40,561.11	6,633.22	2,519.62
Read, Nicole	Mayor	99,435.96	9,812.11	6,425.18
Robson, Gordy	Councillor	39,709.02	5,996.51	3,465.52
Shymkiw, Tyler	Councillor	54,265.66	7,747.29	3,968.40
Speirs, Craig	Councillor	39,709.02	1,242.91	8,763.12
Total All Elected Officials		$ 356,152.15	$ 45,390.78	$ 35,682.76

2 Employees

Name	Job Title		Remuneration	Expenses
Albrecht, Michael	Tradesperson 2 Plumber		$ 77,148.99	$ 1,836.65
Andre, Colin	Network Analyst		79,998.34	1,121.67
Armour, Douglas	Fire Fighter	*	159,490.46	4,860.31
Armstrong, Fred	Manager of Corporate Communications		116,581.69	2,197.03
Baird, Kathryn	Coordinator Volunteer & Special Events		76,788.71	1,976.19
Balatti, Christa	Manager of Health & Wellness		114,751.16	1,264.37
Barrett, Kevin	Fire Fighter	*	113,468.65	2,770.43
Baski, Michelle	Planner 1		79,256.01	345.00
Baski, Sebastian	Fire Fighter	*	105,224.11	-
Bastaja, John	Director of Corporate Support	**	105,012.55	-
Bayley, Christopher	Fire Captain	*	138,438.42	20.00
Bean, Joshua	Fire Fighter	*	107,710.44	-
Benson, Laura	Manager of Sustainability & Corporate Planning		114,402.49	4,298.75
Bevilacqua, Jim	Fire Captain	*	151,243.66	128.00
Bhandari, Anita	Manager of Health Safety & Employee Development		103,631.13	3,191.51
Billard, Aaron	Parks Operation Supervisor-Horticulture Arborculture Sports Field		77,611.28	4,016.48
Bitcon, Stan	Supervisor 2 Engineering Operations		75,552.16	1,150.71
Blakeway, Alexander	Foreman 3	**	79,842.98	246.88
Boag, David	Director of Parks & Facilities		146,025.93	538.72
Boehmer, Jeffrey	Manager of Construction & Design		127,755.69	3,050.73
Bonderud, Edward	Fire Fighter	*	87,337.09	-
Bonifazi, Marco	Fire Fighter	*	105,079.14	190.00
Bruce, Robert	Fire Fighter	*	111,035.46	-
Brummer, Russell	Business Operations Coordinator		76,671.09	3,022.32
Carmichael, Rhys	Fire Fighter	*	102,410.63	-
Carmichael, Russ	Director of Engineering Operations	**	81,459.14	1,465.67
Carter, Christine	Director of Planning		153,990.98	595.15
Christensen, Robert	Fire Captain	*	138,010.32	-
Christiansen, Mark	Tradesperson 2 Carpenter		75,588.10	513.60
Chui, Yvonne	Recreation Manager of Arts & Community Connections		106,013.85	1,469.55
Cillis, Paul	Engineering Inspector 3		83,086.61	759.62
Clarke, Terry	Equipment Operator 4	**	80,524.05	-
Clelland, James	Assistant Fire Chief	*	117,022.71	2,400.00
Collard, Shaun	Fire Fighter	*	115,114.46	150.00
Cooke, David	Manager of Business Solutions		99,837.17	2,685.90
Cote-Rolvink, Stephen	Manager of Inspection Services		131,732.59	1,887.85
Cotroneo, Tony	Recreation Manager of Youth & Neighbourhood Services		99,141.21	1,857.92
Cotter, Steve	Fire Fighter	*	110,807.77	-
Crabtree, Christina	Director of Information Services		143,644.09	2,274.97
Cramb, Donald B.	Senior Recreation Manager		139,401.13	515.29
Crapo, Ryan	Tradesperson 2 Electrical		79,386.54	2,031.81
Cullen, Patrick	Emergency Program Coordinator		87,907.98	2,433.37
Cummings, Travis	Fire Fighter	*	104,657.83	-
Dale, Cindy	Executive Assistant		76,284.09	19.17
Daunais, Don	Electrical Inspector		84,598.90	589.61
Davis, Craig	Fire Fighter	*	125,903.27	-

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

Schedule Showing the Remuneration and Expenses
Paid to or on Behalf of Each Employee
for 2016

Davis, Jeffery	Fire Fighter	*	106,466.24	60.00
Delmonico, Jordan	Fire Fighter	*	107,448.04	-
Denton, Darrell	Property & Risk Manager		100,499.29	1,827.99
Dingwall, William J.	Manager of Utility Engineering		127,755.74	1,543.63
Dipalo, David J.	Tradesperson 2 Mechanic		76,864.00	162.50
Dorrell, Robert	Trades Supervisor		86,696.29	100.00
Dyer, Robert	Trades Inspector		79,126.69	2,576.19
East, Robert	Tradesperson 2 Carpenter		76,758.53	749.57
Eng, Michael	Traffic & Transportation Technician		87,803.88	1,676.03
Ennis, Cheryl	Executive Assistant, Administration		76,796.09	701.01
Ettinger, Glenn	Fire Fighter	*	132,215.31	-
Exner, Howard	Fire Chief, Director of Community Fire Safety		150,677.21	1,659.76
Forsyth, Janice	Coordinator Aquatics		77,329.35	999.14
Foster, Mary	Fire Fighter	*	113,402.92	115.00
Franklin, Steven	Fire Captain	*	137,095.79	-
Frederick, Petra	Coordinator, Leisure Access		76,984.29	516.02
Friesen, Jesse	Fire Fighter	*	87,247.06	125.00
Gaudette, Christopher	Fire Fighter	*	110,321.76	-
Gibson, Timothy	Research Technician		76,923.74	42.80
Gill, Paul	General Manager, Corporate & Financial Services	**	349,025.88	6,433.04
Gjaltema, Michael	Manager of Electro Mechanical		92,752.51	1,973.12
Glasgow, Ian	Fire Fighter	*	108,681.10	1,166.37
Goddard, Charles	Manager of Development & Environmental Services		135,394.41	213.07
Gordon, Thomas	Engineering Technologist		75,905.30	335.00
Gormley, Kathleen	Manager of Business Systems	**	148,302.92	513.60
Guerra, Maria	Senior Project Engineer		114,002.49	1,252.04
Guingcangco, Teresa	Plan Checker 2		79,872.65	2,027.41
Guy, Ronald	Engineering Inspector 3		83,801.60	766.06
Hall, Diane	Planner 2		93,770.38	573.56
Hampton, Warren	Fire Fighter	*	110,323.01	-
Hansen, Damon	Fire Fighter	*	104,865.63	80.00
Harcus, David	Fire Captain	*	135,839.69	80.00
Harrison, Caroline	Network Analyst		79,295.90	6,024.79
Harwood, Kevin	Fire Captain	*	132,295.83	-
Haydu, John	Fire Fighter	*	116,989.78	-
Hewson, Glen	Trades Inspector		79,126.70	968.67
Hopper, Clinton	Fire Fighter	*	108,037.20	178.00
Jonat, Cameron	Fire Fighter	*	114,174.30	148.00
Jones, Cameron	Fire Fighter	*	104,434.68	-
Jones, Maureen	Senior Manager of Police Services		120,056.74	531.41
Judd, Stephen	Manager of Infrastructure Development		127,755.69	1,297.63
Juurakko, Timo	Assistant Fire Chief, Community & Administrative Services		139,959.69	2,825.81
Kabanov, Andrey	Fire Fighter	*	86,464.82	-
Kelleher, Jonathan T.	Fire Fighter	*	110,715.03	20.00
Kelly, Paul	Electrical Inspector		81,059.33	693.22
King, Frances	Director of Human Resources		157,355.21	1,365.10
Kopystynski, Adrian	Planner 2		96,341.07	1,123.77
Kovach, Natalie	Systems Analyst 2		80,701.06	1,126.48
Kozlik, Mark	Building Inspector 1		130,334.38	1,357.71
Lackner, Andrew	Engineering Technologist 1		75,905.29	1,510.77
L'Arrivee, Michael	Building Inspector 1		94,394.67	2,644.42
Laxton, Shannon	Accountant 3		76,528.11	1,702.50
Lee, Chin-Kuan	Financial Analyst		76,317.73	2,026.98
Lee, Joo Young	Systems Analyst 2		79,865.11	1,696.46
Livingstone, Bruce	Business Retention & Expansion Officer		80,179.77	5,102.92
MacDonald, Robert	Fire Fighter	*	108,505.62	85.00
MacNair, Robin	Manager of Bylaw & Licencing Services		116,563.19	1,381.48
Mah, Edwin	Building Inspector 1		90,916.63	1,586.94
Marfleet, William	Fire Fighter	*	103,558.85	70.00
Marlo, Ceri	Manager of Legislative Services		127,405.69	290.00
Matthewson-Schober, Shawn	Social Planning Analyst		91,467.33	2,599.18
McAusland, Andrew S.	Facilities Operations Supervisor		80,007.08	1,145.80
McCormick, Wendy	Director of Recreation		146,081.43	1,279.95
McCurry, Aaron	Supervisor 2 Engineering Operations		87,182.21	584.91
McDougall, Malcolm	Parks Operation Supervisor-Horticulture Arborculture Sports Field		75,639.74	3,511.20
McKee, Christopher J.	Fire Lieutenant	*	122,623.61	-

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

Schedule Showing the Remuneration and Expenses
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for 2016

McLeod, Bruce	Manager of Parks Planning & Development	**	91,526.40	940.32
McLeod, Kirk	Engineering Inspector 2		77,280.38	851.94
Messam, Erica	Engineering Technologist 1		76,117.26	798.61
Mikes, Daniela	Manager of Procurement		114,838.33	5,107.24
Millward, Michael	Facilities Operations Manager		118,586.55	3,794.11
Moerman, Andrew	Electrical Inspector 1		76,708.82	175.00
Moore, Kelly	Fire Lieutenant	*	121,344.68	-
Murphy, Siobhan	Planner 2		93,543.51	2,261.92
Nagra, Dhaminder	Human Resources Advisor		87,013.13	169.18
Nairn, Cale	Tradesperson 2 Electrical		76,099.88	1,652.22
Narayan, Sureshwar	Senior Analyst Programmer		99,934.71	4,556.09
Nikula, Matthew	Fire Fighter	*	90,445.72	-
Nolan, Catherine	Manager of Accounting		114,620.41	2,607.71
Ogilvie, Ralph	Fire Fighter	*	97,491.07	125.00
Oleschak, Walter	Superintendent of Public Works		115,730.59	317.13
Patel, Brian	Coordinator, Core Area		78,030.84	755.40
Perkin, Kevin	Fire Lieutenant	*	125,183.06	-
Pollock, David	Municipal Engineer		152,356.01	7,007.66
Pope, Danielle	Manager of Business Operations		114,133.93	2,314.84
Porter, Gary	Fire Training Officer	*	136,659.60	195.60
Quinn, Frank	General Manager, Public Works and Development Services		195,453.94	6,677.92
Ramsay, Devin	Fire Fighter	*	113,623.93	37.50
Ramsay, Robert	Fire Captain	*	142,446.60	100.00
Richmond, Calvin	Supervisor 3 Engineering Operations		87,533.45	898.72
Rule, James	Chief Administrative Officer	**	77,753.26	-
Rutledge, Silvia	Manager of Revenue and Collections		112,734.09	1,404.69
Schmidt, Kristofer	Water Maintenance Worker		75,912.19	70.00
Schramm, Aaron	Supervisor 3 Engineering Operations		83,910.53	588.56
Schurer, Oliver	Business Systems Analyst		98,854.54	597.97
Schwaiger, Harry	Building Inspector 1		79,380.49	924.56
Senchyna, Jacqueline	Facility Support Programmer	**	86,745.69	1,696.34
Serediuk, Sean	Manager of Infrastructure and Security Services		103,196.31	3,072.57
Seward, Adam	Fire Lieutenant	*	121,845.31	3,198.00
Siracusa, Lino	Manager of Economic Development		119,203.19	4,527.67
Smitton, Mark	Assistant Fire Chief, Fire Prevention and Communications		128,005.69	2,516.55
Snow, Roy	Fire Fighter	*	125,638.19	3,233.58
Speers, David	Coordinator Health Wellness		76,700.49	548.12
Spence, Dane	Fire Chief, Director of Community Fire Safety	**	183,012.04	850.36
Stetin, Velimir	Engineering Technician - Projects		79,126.72	1,277.74
Stewart, Michael	Fire Captain	*	143,478.30	155.00
Storey, James	Director of Engineering Operations		120,987.50	1,542.18
Stott, Rodney	Environmental Planner		93,595.69	-
Stripp, Mitchell	Supervisor Electrical Mechanical		101,150.00	3,172.57
Swabey, Edward	Chief Administrative Officer		244,743.33	16,116.09
Swift, Kelly	General Manager, Parks Recreation & Culture		206,503.54	3,163.61
Taylor, Adam	Fire Fighter	*	102,256.78	100.00
Teboekhorst, Dennis	Fire Lieutenant	*	128,295.62	-
Thompson, Trevor	Manager of Financial Planning		114,402.49	4,557.20
Todd, Thomas	Supervisor 3 Engineering Operations		92,703.87	624.65
Ulrich, Cynthia	Manager of Compensation		107,834.74	1,935.26
Van Dop, Michael J.	Deputy Fire Chief	*	131,755.13	31,438.25
Vanderjagt, Ryan	Fire Fighter	*	106,888.12	-
Varcoe, Thomas	Supervisor 2 Engineering Operations		85,887.11	513.82
Veasey, Daryl	Meter Maintenance Worker		80,797.09	262.60
Veltin, George	Tradesperson 2 Mechanic		79,182.98	625.53
Vinje, Brock	Fire Fighter	*	116,255.30	-
Vinje, Bryan	Assistant Fire Chief, Training & Safety	*	136,976.29	10,657.67
Virs, Nicholas	Fire Fighter	*	92,550.76	-
Walsh, Nichole	Purchasing Supervisor		76,708.48	1,708.84
Wetherill, Michelle	Manager of Human Resources		115,187.00	2,288.95
Wilson, Davin	Superintendent of Waterworks		101,499.26	2,260.97
Wilson, Samuel	Water System Operator		82,435.74	434.41
Wing, Graham	Fire Fighter	*	107,990.67	75.00
Yan, Angela	Systems Analyst 2		76,929.56	4,675.86
Zezchuk, Edward	Trades Inspector		80,201.59	978.20
Zosiak, Lisa	Planner 2		95,232.16	1,021.91

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

Schedule Showing the Remuneration and Expenses
Paid to or on Behalf of Each Employee
for 2016

Subtotal	$ 19,056,920.94	$ 285,181.63
Consolidated Total of Employees with remuneration less than $75,000	16,862,712.46	111,928.49
Total All Employees	$ 35,919,633.40	$ 397,110.12

3 **Reconciliation**

Total remuneration

Elected Officials		$ 356,152.15
Other Employees		35,919,633.40
Subtotal		$ 36,275,785.55
Other reconciling Items		
	CPP	$ 1,131,896.53
Employer portion of:	EI	603,347.19
	Accruals	110,959.03
	WCB	401,449.65
	Pension	3,440,174.00
	Other employer costs (Medical, Dental, etc.)	1,270,164.19
Wages & Salaries per Consolidated Financial Statements, Annual Report, Page 63		$ 42,941,796

* Remuneration includes the effect of retroactive contract settlements.
** Remuneration includes payment of previously accrued amounts.

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

City of Maple Ridge
Financial Information Act

Statement of Severance Agreements for 2016

There was one severance agreement under which payment commenced between the City of Maple Ridge and its non-unionized employees during the fiscal year 2016

The agreement represents 18 months of compensation*

*"Compensation" was determined based on salary

Prepared under the Financial Information Regulation, Schedule 1, Section 6 (7) (a, b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision
of Goods or Services for 2016

1) Alphabetical list of suppliers who received aggregate payments exceeding $25,000

Supplier Name	Aggregate amount paid to supplier
0780659 BC Ltd	$ 1,826,717.28
0946235 BC Ltd	157,964.62
A & G Supply Ltd	27,822.58
A O K Tree Service Ltd	37,859.85
Absolute Industrial Mechanical	59,930.34
AC Paving Company Ltd	413,245.80
Accent Glass & Locksmith	29,133.45
Ace INA Life Insurance	26,879.44
Action Data Communications	77,685.02
Active Earth Engineering Ltd	30,139.18
AECOM Canada Ltd	38,923.51
Alliance Painting	26,250.00
Alouette River Management Society	59,790.60
Andrew Sheret Ltd	47,874.87
Ansan Industries Ltd	28,311.06
Antiquus Archaeological Consultants Ltd	30,678.63
Aptean Inc	109,830.48
ATS Traffic	57,361.92
AW Fire Guard & Supplies Ltd	54,724.68
B & B Contracting Ltd	5,411,933.69
BA Blacktop	2,210,188.37
Bartle & Gibson Co Ltd	64,375.07
Bay Hill Contracting Ltd	37,726.50
BC Hydro	1,732,375.75
BC Institute Of Technology	35,274.21
BC SPCA	361,508.59
BDO Canada LLP	73,486.64
Berto Contractors Ltd	35,404.95
Black Press Group Ltd	63,636.88
Blue Pine Enterprises Ltd	172,283.35
Boileau Electric & Pole Ltd	782,304.27
Braun Geotechnical Ltd	25,109.49
Cambie Roofing	33,657.32
Campton Services Corporation	55,745.00
Canada Pipe Company Ltd	40,105.77
Canadian Pacific Railway	34,955.58
Canco Crane And Equipment Ltd	44,811.56
Cansel Survey Equipment	48,590.07
Canstar Restorations	58,863.47
Cel-Com Systems Ltd	39,468.25
Chairlines	25,222.40
Chem-Aid Services Inc	34,393.89
Chevron Canada Ltd	710,346.37
City Of Pitt Meadows	175,059.82
Civicplus	26,928.06
Coastal Roofing Ltd	25,100.25
Cobing Building Solutions	82,429.19
Commercial Aquatic Supplies	51,739.91
Co-Pilot Industries Ltd	96,702.90
Corix Control Solutions	49,540.96
Corix Water Products	190,479.77
Cover Star Structures Ltd	45,908.80
CSDC Systems Inc	71,292.75
Dams Ford Lincoln Sales Ltd	125,669.45

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision
of Goods or Services for 2016

Supplier Name	Aggregate amount paid to supplier
Dell Canada Inc	47,599.41
Donald Flooring Contract Sales	31,332.00
Dougness Holdings Ltd	125,766.94
DTM Systems Corporation	94,615.61
Eagle West Crane & Rigging	30,569.41
Ecotainer Sales Inc	35,946.44
EECOL Electric Corporation	47,971.53
EMCO Corporation	54,167.61
Emergency Communications For British Columbia Inc	1,019,595.00
Empire Signworks Inc	31,305.90
ESRI Canada Limited	70,911.75
Eurovia British Columbia Inc	2,900,440.35
FDM Software Ltd	29,420.30
Finning International Inc	155,172.98
First Truck Centre Vancouver Inc	36,497.53
Fitness Edge	197,721.54
Flocor Inc	27,911.07
Fortis BC	172,874.16
Fraser Valley Regional Library	2,668,377.00
Frazer Excavation Ltd	110,609.97
Fred Surridge Ltd	159,817.81
Gibson Waterworks Supply Inc	41,835.66
Golden Ears Ortho & Sports	94,820.29
Golden Ears Winter Club	62,609.45
GOtraffic Management Inc	357,567.97
Grant Hill (GP) Ltd	93729.03
Great North Engineering Consultants Inc	28,226.65
Greater Vancouver Regional District	25,659.42
Greater Vancouver Sewerage & Drainage District	73,060.65
Greater Vancouver Water District	8,626,074.76
Green Cut Contracting	28,394.92
Green Landscape Experts Ltd	42,370.90
Guillevin International Inc	245,534.44
Hallmark Facility Services Inc	366,177.82
Hanks Trucking And Bulldozing	41,573.21
HCMA Architecture & Design	38,603.81
High Performance Climbing Wall	48,260.85
Hincks, Linda	47,408.04
Homewood Health Inc	42,560.01
Horizon Landscape Contractors	248,156.78
Hub International Insurance Brokers	192,257.00
Iaci, Frank	1,033,747.49
IDRS	38,171.59
Image Painting & Restoration Ltd	108,957.58
Imperial Paving	68,469.58
Infinite Roadmarking Ltd	133,448.81
Interprovincial Traffic Services	55,879.21
ISCMV - Invasive Species Council of Metro Vancouver	35,137.70
ISL Engineering & Land Services Ltd	345,999.18
Jacks Automotive & Welding	182,466.48
Johnston Meier Insurance Agency	35,806.00
Justice Institute Of BC	30,440.63
Kal Tire	27,739.51
Kerr Wood Leidal Associates	112,539.90
King Hoe Excavating Ltd	3,511,429.16
Kirk & Co. Consulting Ltd	29,773.81

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision
of Goods or Services for 2016

Supplier Name	Aggregate amount paid to supplier
Kone Inc	27,823.05
Lafarge Canada Inc	453,418.53
Letts Environmental Consultants	47,356.95
Life Fitness International Sales Inc	37,768.99
Lordco Parts Ltd	77,846.18
Mainland Sand & Gravel ULC	73,584.06
Manulife Financial	1,176,415.88
Maple Ridge & PM Arts Council	875,194.99
Maple Ridge Carpet One	68,474.74
Maple Ridge Historical Society	146,887.00
Mar-Tech Underground Services	137,886.97
McElhanney Consulting Services	215,724.46
Medical Services Plan	357,187.42
Merkley, Blake Ralston	1,630,419.32
Mertin Nissan Ltd	71,819.88
Micro Com Systems Ltd	32,614.93
Microsoft Corporation	141,948.78
Mills Printing & Stationery	88,035.46
MMM Group Limited	30,525.34
Modern Ground Maintenance Ltd	32,972.45
MODUS	24,940.67
Municipal Insurance Association of British Columbia	1,007,088.08
Municipal Pension Plan	3,551,133.03
Murphy, Amanda	50,906.35
N.Wallace & Company Ltd	1,964,105.19
No 265 Seabright Holdings Ltd	62,965.73
Noble British Columbia	25,522.00
North Of 49 Enterprises Ltd	112,229.32
NOW Solutions	138,699.68
Nustadia Recreation Inc	446,397.50
Oakcreek Golf & Turf Inc	60,209.70
Open Storage Solutions	271,767.17
Opus International Consultants	266,134.81
Oracle Corporation Canada Inc	54,351.87
P & L Speed Print Ltd	30,790.11
Pace Group Communications Inc	65,109.67
Pacific Flow Control Ltd	70,398.30
Pacific Surrey Construction	27,983.21
Panorama LMS 4011	148,794.96
Paul Bunyan Tree Services	140,506.80
Pilgrim Consulting & Services	31,002.66
Pitney Works	54,271.03
Pitt Meadows Heritage & Museum	82,687.00
Platinum Stone Contracting Ltd	50,514.74
Polycrete Restorations Ltd	25,326.00
Popular Landscaping & Gardening	32,298.00
Precision Service & Pumps Inc	27,012.24
Progressive Waste Solutions Inc	71,580.92
Promix Concrete Ltd	30,789.78
PW Trenchless Construction Inc	162,973.28
Quantum Murray LP	35,338.13
RCMP - Receiver General	15,447,314.01
Receiver General For Canada	1,709,481.36
RG Arenas (Maple Ridge) Ltd	730,608.30
RGH Pacific Emergency Services	27,755.84
Ricoh Canada Inc	239,945.43

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision
of Goods or Services for 2016

Supplier Name	Aggregate amount paid to supplier
Ridge Meadows Recycling Society	2,352,201.60
Ridge Meadows Seniors Society	286,380.00
Road Warrior Cutting	27,431.35
Rogers	232,927.92
Safe Vac Environmental Services Ltd	41,901.36
Sandpiper Contracting Ltd	416,556.20
Sanscorp Products Ltd	37,351.64
School District #42	27,917.11
Shamrock Consulting Services	34,781.27
Shaw Cablesystems	57,425.03
SHI Canada ULC	48,866.19
Smithrite Portable Services	34,197.56
Softchoice LP	82,914.05
SPARC BC	76,929.02
Spyders Inc	70,268.41
Stantec Consulting Ltd	206,229.00
SURD-BA Robinson Co Ltd	39,828.52
Surrey Fire Service	95,099.50
Swing Time Distributors Ltd	51,524.48
Tag Construction Ltd	29,337.00
Telus	126,417.14
Tempest Development Group	176,799.54
Tetra Tech EBA Inc	65,391.89
Thrifty Foods	32,474.50
Timbro Contracting	1,500,984.84
Total Energy Systems Ltd	60,087.62
Total Power Ltd	78,697.50
Trevor Jarvis Contracting Ltd	49,734.30
Triahn Enterprises	271,389.86
Trotman, Lindsay & Sumner	1,984,313.56
Tundra Plumbing Ltd	89,523.61
Union Of BC Municipalities	36,604.06
Urban Systems	155,444.29
Vimar Equipment Ltd	92,128.56
Warrington PCI Management	946,908.46
Westcoast Fitness Fixations Inc	30,815.68
Westridge Security Ltd	123,908.50
Westview Sales Ltd	38,714.74
Williams, A. J.	50,299.44
Workers Compensation Board	496,163.47
Xylem Canada Company	61,007.36
Young, Anderson - Barristers	198,662.44
Zone West Enterprises Ltd	34,817.40
	$ 84,711,449.43

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision
of Goods or Services for 2016

2) Consolidated total paid to suppliers who received aggregate payments of $25,000 or less

	$ 4,899,610.75

3) Total payments to suppliers for grants and contributions exceeding $25,000

Consolidated total of grants exceeding $25,000	40,000.00
Consolidated total of contributions exceeding $25,000	-
Consolidated total of all grants and contributions exceeding $25,000	40,000.00

4) Reconciliation

Total of aggregate payments exceeding $25,000 paid to suppliers	$ 84,711,449.43
Consolidated total of payments of $25,000 or less paid to suppliers	$ 4,899,610.75
Consolidated total of all grants and contributions exceeding $25,000	40,000.00
Reconciling items	*Explanation below*
Total per Financial Statements, Expenditures & Expenses, Good & Services including Capita	$ 85,967,417.00
Variance	$ (3,683,643.18)

Expenditures in the statements are on an accrual basis, whereas amounts paid are on a cash basis. It is important to note that not all payments are expenditures and that not all expenditures are payments. It is not practical to reconcile to those sets of data.

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
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Maple Ridge, BC V2X 6A9
Canada
Tel: 604-463-5221
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City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	**MEETING DATE:**	June 27, 2017
		FILE NO:	
FROM:	Chief Administrative Officer	**MEETING:**	Council

SUBJECT: Municipal Advisory Committee on Accessibility Issues (MACAI) - Name Change and Bylaw No. 7344-2017.

EXECUTIVE SUMMARY:
On December 6, 2016, staff presented a report on Municipal Advisory Committee on Accessibility Issues (MACAI) which included a recommendation that MACAI continue its work in partnership with the City of Pitt Meadows and, that staff work with the City of Pitt Meadows and MACAI members to develop an updated Terms of Reference (attached as Bylaw # 7344-2017). At that meeting, Council passed the following resolutions.

> *That the Municipal Advisory Committee on Accessibility Issues continues as a joint committee with the City of Pitt Meadows sharing all associated costs equally; and further,*
>
> *That staff be directed to work with Pitt Meadows City staff representative and the committee to establish an updated committee Terms of Reference and bylaw and report back to Council.*

Staff has worked with the current MACAI members and Pitt Meadows staff to develop the attached draft bylaw for Council's consideration. The Terms of Reference are embedded in the Bylaw. Staff is recommending that Council adopt the updated bylaw in order to continue to enhance accessibility and inclusiveness within our community.

RECOMMENDATION:
That the Municipal Advisory Committee on Accessibility Issues be renamed to the Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI) and;

That Bylaw No. 7344-2017 be given first, second and third readings.

DISCUSSION:

a) **Background Context:**
The Municipal Advisory Committee on Accessibility Issues (MACAI) has been a long standing Committee of Council, operating since 1989. The current MACAI Bylaw was established in 1996.

In 1999, MACAI became a joint advisory committee to both the City of Maple Ridge and the City of Pitt Meadows.

Since its inception, MACAI has had a number of successes benefiting citizens in both communities. MACAI continues to inform and address initiatives that will better meet the needs of community members with diverse abilities. Examples include:

- In 2007, applied for a 2010 Legacy Now grant and received $20,000 for the development and publication of the "Plan and Design for Choice - Universal Design Guidelines for Outdoor Spaces".
- In 2015, supported the Seniors Network to apply for Age Friendly Initiative funding for $20,000.
- In October 2016, applied for and received Age Friendly Status.
- Developed and hosted the Annual Accessibility Awards since 2003.

Current Structure:

Currently, MACAI is known as the Municipal Advisory Committee on Accessibility Issues and is comprised of fifteen members representing government agencies, service providers and members-at-large from both communities.

MACAI's current mandate states: The purpose of the Committee is to advise Councils, and inform and educate the municipal departments, community agencies, and general public on accessibility and disability issues.

Additionally, the current bylaw states that MACAI meets monthly, September to June, excluding December.

Recommended Structure:

Recently, MACAI members had the opportunity to evaluate the past work of the committee and ensure alignment with the proposed bylaw changes. Through this review, MACAI identified additional stakeholders and duties that will enhance the quality of life within the City of Maple Ridge and Pitt Meadows for all residents.

As a result, staff and MACAI members are recommending that the attached updated bylaw, inclusive of the following points, be adopted in its entirety.

- Change the Committee mandate to, "The purpose of the Committee is to advise and/or inform the Councils, municipal departments, community agencies and general public on accessibility and inclusiveness."
- Increase Committee membership from fifteen to twenty-three voting members, to ensure representation in the areas of accessibility and inclusiveness as stated in the Committee mandate. The presence of a majority of voting members shall constitute a quorum.

- Alter the meeting schedule to one meeting every two months from September through June excluding the month of December.
- Redefine Committee duties as outlined in the proposed draft bylaw.

Additionally, MACAI members are recommending that the committee name be changed from the Municipal Advisory Committee on Accessibility Issues to Municipal Advisory Committee on Accessibility and Inclusiveness to better represent the committee's mandate, duties and stakeholders.

b) Desired Outcome:
That the updated bylaw be endorsed to provide clear direction to MACAI and to achieve enhanced accessibility and inclusiveness within our community.

c) Strategic Alignment:
This recommendation aligns with the 2010 Parks, Recreation and Culture Master Plan with goal areas focusing on seniors and the hard to reach providing opportunities for greater engagement with community. Additionally, this recommendation aligns with the 2016 Age Friendly Initiative that endorsed a number of strategic goals around improving outdoor spaces and buildings, transportation, inclusion and community participation.

d) Citizen/Customer Implications:
All citizens and particularly those facing barriers to accessing municipal and community based services will benefit from the broader mandate and focus on inclusion. The additional committee members will provide representation from many sectors of the community.

e) Interdepartmental Implications:
MACAI will continue to require support from the Clerks Department including additional potential support for subcommittee work. In addition, MACAI participates in interdepartmental information sharing and has developed a close working relationship with Engineering and other internal departments.

f) Business Plan/Financial Implications:
No additional funding or resources are required.

g) Policy Implications:
Policy No. 3.11 guides Committees of Council which provide opportunities for citizens to become more actively involved in their community, and for issues to be considered in depth.

CONCLUSIONS:
The Municipal Advisory Committee on Accessibility Issues has been integral to the success of several community initiatives as outlined in the report. As our community continues to grow, so does the need to become more inclusive. This proposed new structure will allow for a clear mandate and direction from Council as well as an effective and efficient reporting framework and will ensure that all community members have the opportunity to participate in all aspects of community living.

"Original signed by Shawn Matthewson for Petra Fredrick"

Prepared by: Petra Frederick, Recreation Coordinator, Community Services

"Original signed by Tony Cotroneo"

Prepared by: Tony Cotroneo, Manager of Community Services

"Original signed by Wendy McCormick"

Approved by: Wendy McCormick, Director of Recreation and Community Services

"Original signed by Kelly Swift"

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

"Original signed by Frank Quinn for E.C. Swabey"

Concurrence: E.C. Swabey
Chief Administrative Officer

Att: Bylaw No. 7344-2017 – Municipal Advisory Committee on Accessibility and Inclusiveness

CITY OF MAPLE RIDGE

BYLAW NO. 7344-2017

A Bylaw to establish a Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness

---

WHEREAS the Councils of the City of Maple Ridge and City of Pitt Meadows considers that it is in the public interest to have a Municipal Advisory Committee on Accessibility and Inclusiveness to advise Council on the enhancement of accessibility and inclusivity for present and future citizens of Maple Ridge and Pitt Meadows.

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

CITATION

1. This Bylaw shall be cited for all purposes as "Maple Ridge and Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness, Bylaw No. 7344-2017".

DEFINITIONS

2. For the purpose of this Bylaw, unless the context otherwise requires,

   "Maple Ridge" means the City of Maple Ridge;

   "Pitt Meadows" means the City of Pitt Meadows;

   "Council" means the Councils of Maple Ridge and of Pitt Meadows;

   "Committee" means Municipal Advisory Committee on Accessibility and Inclusiveness.

MANDATE

3. The purpose of the Committee is to advise and/or inform the Council of Maple Ridge and Pitt Meadows, municipal departments, community agencies and general public on accessibility and inclusiveness.

COMMITTEE COMPOSITION AND APPOINTMENT

4. The Committee shall be comprised of the following voting members:
   - One Council liaison from the City of Maple Ridge
   - One Council liaison from the City of Pitt Meadows
   - One member nominated by School District No. 42 School Board
   - One member nominated by Fraser Health
   - One member nominated by Ministry of Children and Family Development
   - One member nominated by Ministry of Social Development and Innovation

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- One member nominated by Ridge Meadows Association for Community Living
- One member nominated by Maple Ridge and Pitt Meadows Community Services
- One member nominated by Maple Ridge and Pitt Meadows Family Education and Support Centre
- One member nominated by BC Special Olympics (local representative)
- One member representing service provision in the area of poverty reduction
- One member representing Maple Ridge Youth
- One member representing Pitt Meadows Youth
- One member representing Ridge Meadows Seniors Society
- One member representing the LGBTQ2S Community
- A minimum of two members at large from each community, to a maximum of eight members at large

5. The members at large shall be appointed by resolution of the Council of the City in which the member resides. They shall serve for a term of two years commencing on January 1 and terminating two years later on December 31. In order to stagger the terms of appointment to the Committee, four of the first members-at-large will be appointed for a term of one year commencing on January 1 and terminating on December 31 of the same year. Subsequent appointments shall be for a term of two years.

6. Council may choose to appoint members in a different configuration than listed if an applicant meeting the specific membership description cannot be found to fill a vacancy, or if an application is received from an alternate applicant without the specific membership description but who would be considered an asset to the Committee.

7. Council may choose to remove a member from the Committee for consecutive non-attendance at three meetings (unless previously approved by the Committee) or for any other reason Council believes warrants such removal.

8. The Chairperson shall advise Council immediately in writing of any member who has been absent from meetings of the Committee for three consecutive meetings without prior leave of absence having been granted by the Committee. A leave of absence greater than three consecutive meetings may through a majority vote from the Committee be granted; when the request for the leave of absence is received in writing, prior to the said leave taking place.

9. The members of the committee shall serve without remuneration.

PROCEDURES

10. The Committee will:

    a) Appoint one of their members to act as Chair of the Committee and another member to act as Vice-Chair of the Committee on an annual basis;
    b) Hold bi-monthly meetings, with no meetings in July or August, with additional meetings called at the discretion of the Chair;
    c) Hold subcommittee meetings between regular committee meetings;

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d) Operate in accordance with the standard operating procedures applicable to all Committees and Commissions of Council with regard to records keeping, holding closed meetings, conflict of interest, financial management and such other practices, policies and procedures which may be established by Council from time to time (including the Council Procedure Bylaws of each City).

11. The presence of a majority of voting members shall constitute a quorum.

12. Meetings are open to the public.

DUTIES

13. The Committee will:

a) Advise and/ or inform Council, City departments, community agencies and organizations and the communities on accessibility and inclusiveness by:
   a. Identifying best practices;
   b. Implementing a community wide survey on accessibility and inclusiveness once every three years (or as directed by Council);
   c. Advising and/or informing Council of relevant legislation.

b) Provide leadership and advocacy through City and community partnerships which emphasize community awareness of accessibility and inclusiveness by:
   a. Responding and/or directing community enquiries and/or concerns;
   b. Recognizing existing and/or future community barriers and advise Council accordingly.

c) Recognize leadership, innovation and champions within the City, agencies and organizations and the community by:
   a. Hosting annual " Accessibility and Inclusiveness Awards";
   b. Providing annual community promotions pertaining to the MACAI committee and accessibility and inclusiveness best practices.

SUBCOMMITTEES

14. Time duration subcommittees can be established by the Chair focused on a specific purpose and is inclusive of individuals and representatives that bring an informed voice (local and external experts) to the subject matter being explored. The subcommittees will be designed to support specific bodies of work of the Committee and will report to the Committee on a regular basis.

MEDIA CONTACT

15. Staff Liaison or Chairperson, or designate shall act as the spokesperson.

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REPEAL

16. Municipal Advisory Committee on Accessibility Issues Bylaw No. 5845-1999, as amended, is repealed.

READ a first time the day of , 2017.
READ a second time the day of , 2017.
READ a third time the day of , 2017.
ADOPTED the day of , 2017.

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