

City of Maple Ridge

***COUNCIL MEETING AGENDA***

***September 25, 2018***

***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](http://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 OF MINUTES – Nil***

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

600      ***DELEGATIONS***

601      **Arts Council Update**

- Curtis Pendleton, Executive Director

650      ***QUESTIONS FROM THE PUBLIC***

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1    Minutes of the Development Agreements Committee Meetings of September 12 and September 18, 2018

701.2    Minutes of Meetings of Committees and Commissions of Council

- Environmental Advisory Committee – July 16, 2018
- Community Heritage Commission – June 14, 2018

702      ***Reports***

703      ***Correspondence***

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

800      ***UNFINISHED BUSINESS***

801      **Motion by Councillor Bell**

“That staff be directed to prepare a discussion paper on recent amendments to the Local Government Act which give municipalities new authority to establish Residential Rental Tenure Zoning, and options for the application of this zoning for existing and new developments in Maple Ridge.”

900      ***CORRESPONDENCE***

1000 **BYLAWS**

*Note: Items 1001 to 1007 are from the September 18, 2018 Public Hearing*

**Bylaws for Third Reading**

1001 **2013-117-RZ, 12182 228 Street**

**Maple Ridge Zone Amending Bylaw No. 7055-2014**

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

Third reading

1002 **2017-233-RZ**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017**

To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms

Third reading

1002.2 **Maple Ridge Zone Amending Bylaw No. 7312-2017**

To amend the Maple Ridge Zoning Bylaw to create a new RT-2(Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms

Third reading

1002.3 **Off Street Parking and Loading Amending Bylaw No. 7350-2017**

To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms. The current application is to create a new RT-2 (Ground-Oriented Residential Infill) zone.

Third reading

1003 **2017-221-RZ, 22032 119 Avenue**

**Maple Ridge Zone Amending Bylaw No. 7355-2017**

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex.

Third reading

1004 **2017-331-RZ, 12260 Laity Street**

**Maple Ridge Zone Amending Bylaw No. 7385-2017**

To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit the future subdivision of approximately 3 lots.

Third reading

- 1005     **2017-031-RZ, 21333 River Road**  
          **Maple Ridge Zone Amending Bylaw No. 7348-2017**  
          To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit future construction of approximately 4 units.  
          Third reading

- 1006     **2012-023-RZ, 11240 238 Street**

- 1006.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018**  
          To amend Schedule "B" from Park and Conservation to Institutional and Conservation and to amend Schedule "C" to Add to Conservation  
          Third reading

- 1006.2   **Maple Ridge Zone Amending Bylaw No. 7313-2017**  
          To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit the future construction of Fire Hall No. 4  
          Third reading

- 1007     **2015-373-RZ, 23616 132 Avenue**

- 1007.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018**  
          To amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, from Medium/High Density Residential and Conservation to Conservation/Low Density Urban and Medium/High Density Residential; and to amend Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space to add to Conservation and to remove from Conservation  
          Third reading

- 1007.2   **Maple Ridge Zone Amending Bylaw No. 7195-2015**  
          To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.  
          Third reading

**Bylaws for Adoption**

- 1008     **2017-527-RZ, 21322 121 Avenue**  
          **Maple Ridge Zone Amending Bylaw No. 7429-2018**  
          Staff report dated September 25, 2018 recommending adoption  
          To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a subdivision of approximately 2 single family lots not less than 462 m<sup>2</sup>.  
          Adoption

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101     **2018-310-AL, 25237 112 Avenue, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated September 25, 2018 providing options for consideration pertaining to Application 2018-310-AL to exclude approximately 1.19 hectares (2.75 acres) of land from the Agricultural Land Reserve.

1102     **2017-061-RZ, 22255 Dewdney Trunk Road, Housing Agreement**

Staff report dated September 25, 2018 recommending that 22255 Dewdney Trunk Housing Agreement Bylaw No. 7497-2018 to enter into a Housing Agreement for 49 units of market rental apartments in a mixed use commercial/apartment building to be constructed fronting Dewdney Trunk Road be given first, second and third readings.

1103     **2017-061-DVP, 22255 Dewdney Road**

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DVP to standardize and reduce setbacks for all buildings, restrict commercial storefronts to Dewdney Trunk Road and to allow residential uses at ground level along Plaza Street or Brown Avenue.

1104     **2017-061-DP, 22255 Dewdney Trunk Road**

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DP to permit a mixed use commercial/apartment development at 22255 Dewdney Trunk Road.

***Financial and Corporate Services (including Fire and Police)***

1131     **2019 Permissive Tax Exemptions**

Staff report dated September 25, 2018 recommending that Maple Ridge Tax Exemption Bylaw No. 7458-2018 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

**1132 Trade Retired Fire Engine for Justice Institute of BC (JIBC) Training**

Staff report dated September 25, 2018 recommending that retired Fire Engine 3-2 be donated to the Justice Institute of BC (JIBC) in exchange for training time at the JIBC Training Centre.

**Parks, Recreation & Culture**

**1151 Award of Contract for Telosky Stadium/Thomas Haney Secondary School Synthetic Fields Carpeting**

Staff report dated September 25, 2018 recommending that Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

**Administration**

1171

**Other Committee Issues**

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500     ***ADJOURNMENT***

***QUESTIONS FROM THE PUBLIC***

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](mailto:clerks@mapleridge.ca).

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_

700     *ITEMS ON CONSENT*



## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

September 12, 2018  
Mayor's Office

CIRCULATED TO:

Gordon Robson, Acting Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 18-116453 BG**

LEGAL: Parcel "3" (Reference Plan 15397) Lot 1 Section 21 Township 12  
New Westminster District Plan 4886

LOCATION: 23741 123 Avenue

OWNER: Christopher Sheppard

REQUIRED AGREEMENTS: Stormwater Management Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-116453 BG.**

**CARRIED**

**2. 17-118288 BG**

LEGAL: Lot 38 Section 14 Township 12 New Westminster District Plan 34157

LOCATION: 11380 248 Street

OWNER: Jeffrey and Deanna Howell

REQUIRED AGREEMENTS: Sanitary Sump Pump Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-118288 BG.**

**CARRIED**

**3. 2015-370-SD**

LEGAL: Lot 1 to 5, all of: Section 28 Township 12 New Westminster District  
Plan EPP58888

LOCATION: 13316 235 Street

OWNER: Landmark Enterprises Ltd.

REQUIRED AGREEMENTS: Release (CA5553199) and Slope Protection Covenant  
Modification

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 2015-370-SD.**

**CARRIED**

**4. 2017-122640 BG**

LEGAL: Strata Lot 88 Section 11 Township 12 New Westminster District Plan  
EPS234

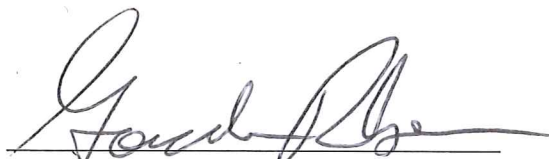
LOCATION: 11043 Carmichael Street


OWNER: Jagvinder and Pawanjit Boparai

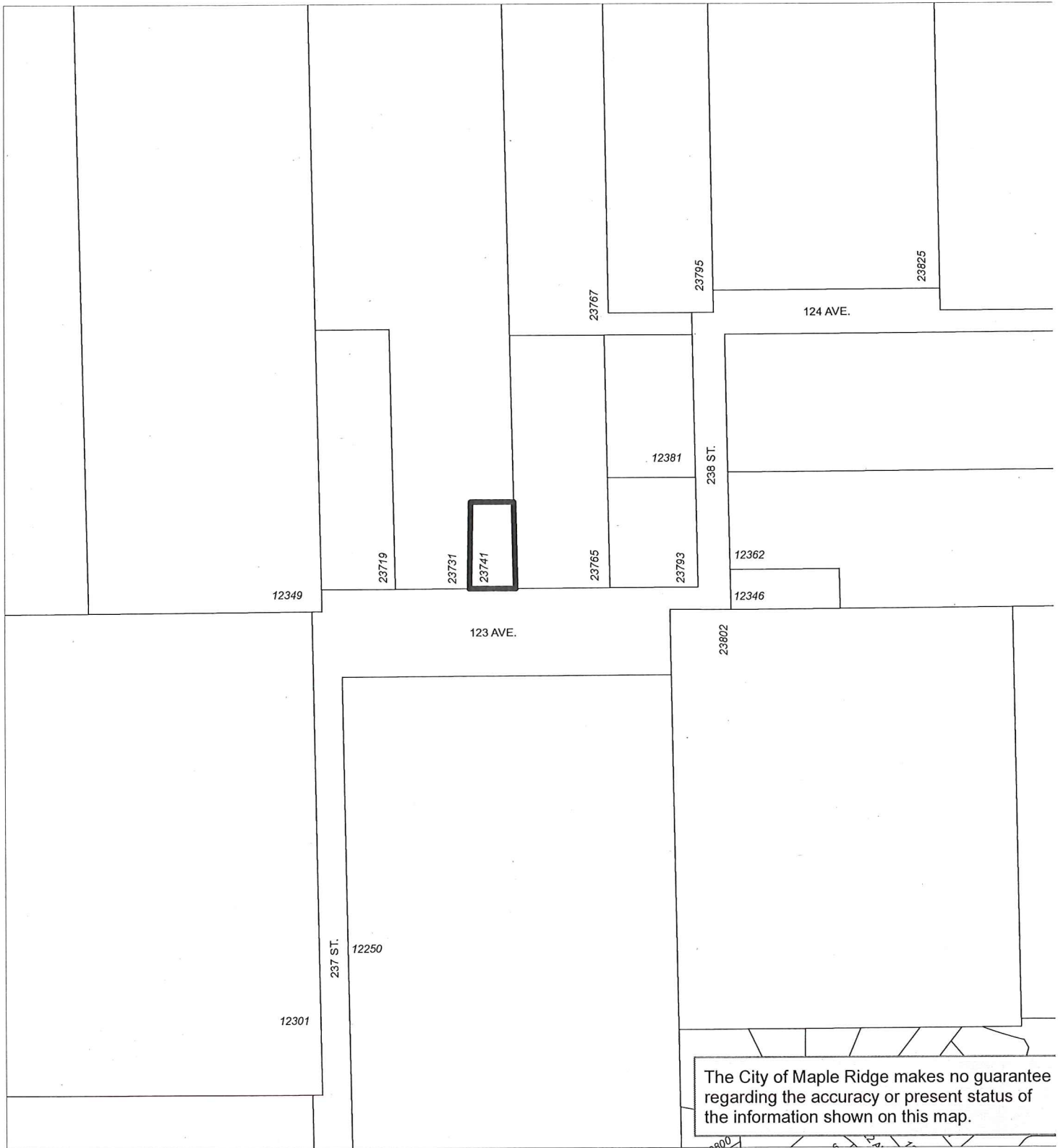
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 2017-122640 BG.**

**CARRIED**

  
Gordon Robson, Acting Mayor  
Chair

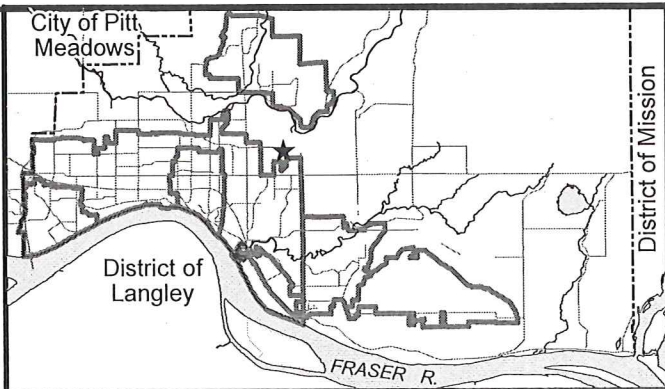
  
Paul Gill, Chief Administrative Officer  
Member



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

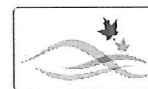


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23741 123 AVE

LICENCES, PERMITS & BYLAWS DEPT.



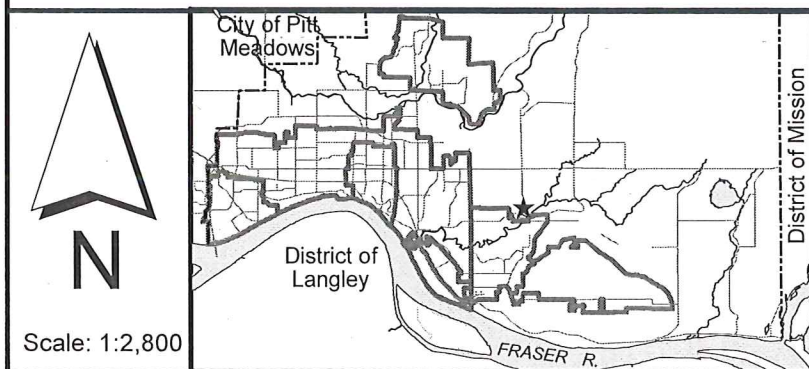
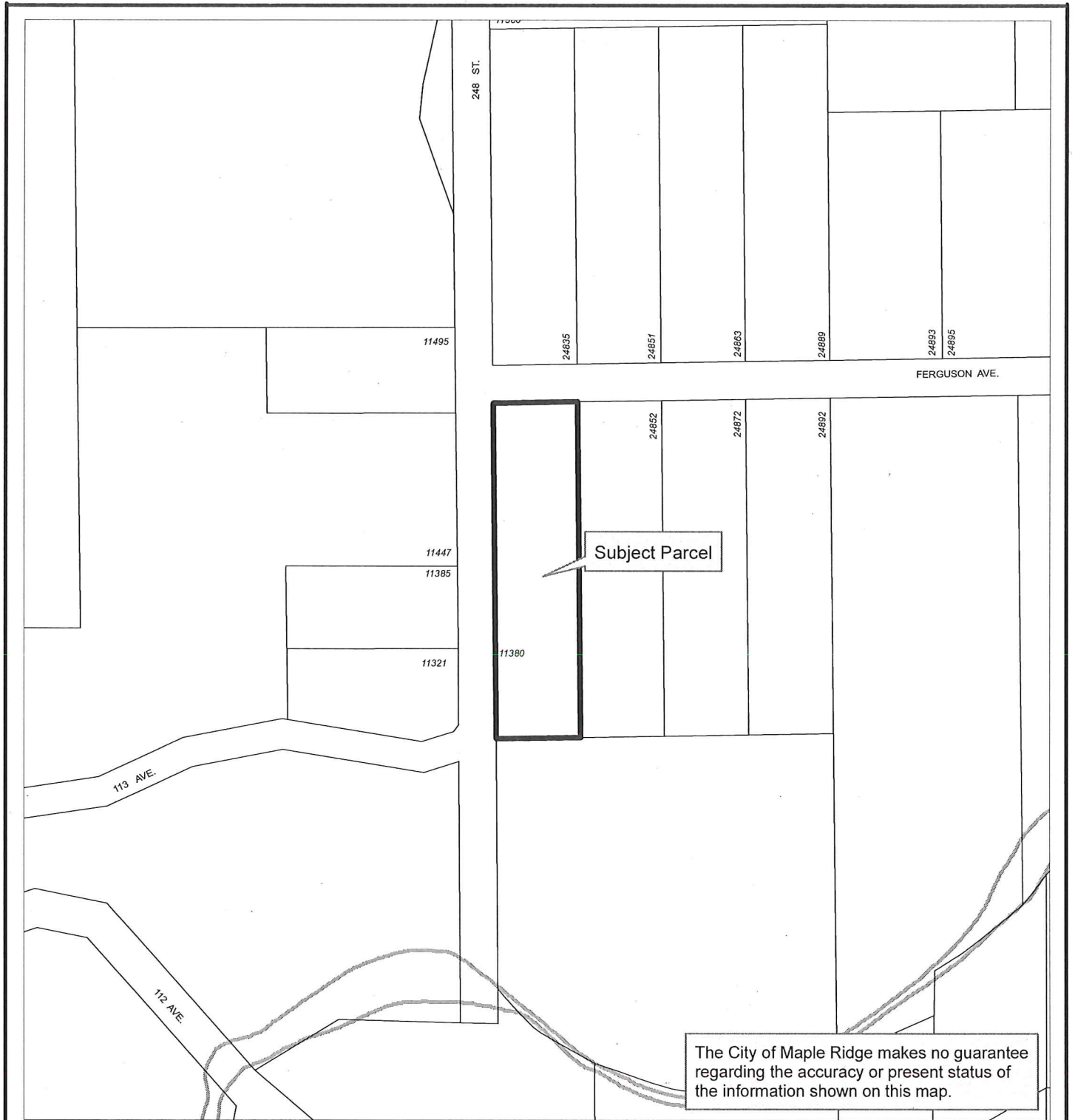
MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: Subject\_Map10.4.1  
DATE: Aug 29, 2018

BY: AA



**11380 248 St.**  
**Section 219 Sanitary Sump/  
 Pump Covenant**

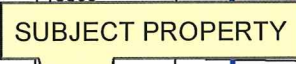
LICENCES, PERMITS & BYLAWS DEPT.

 **MAPLE RIDGE**  
 British Columbia

**mapleridge.ca**

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 DATE: Aug 27, 2018

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## Legend

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

13316 235 St  
2011 Image



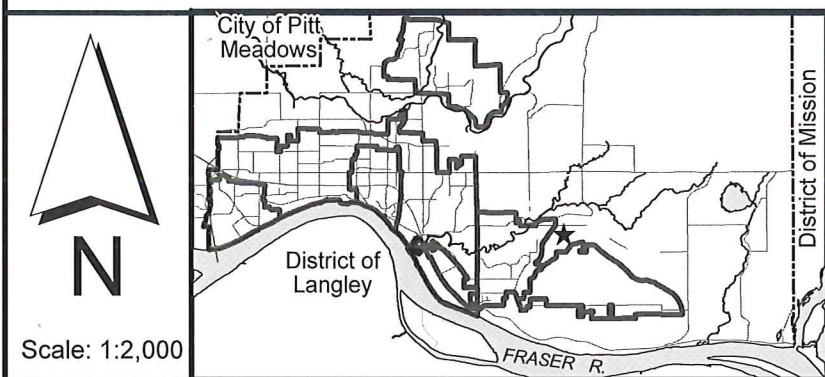
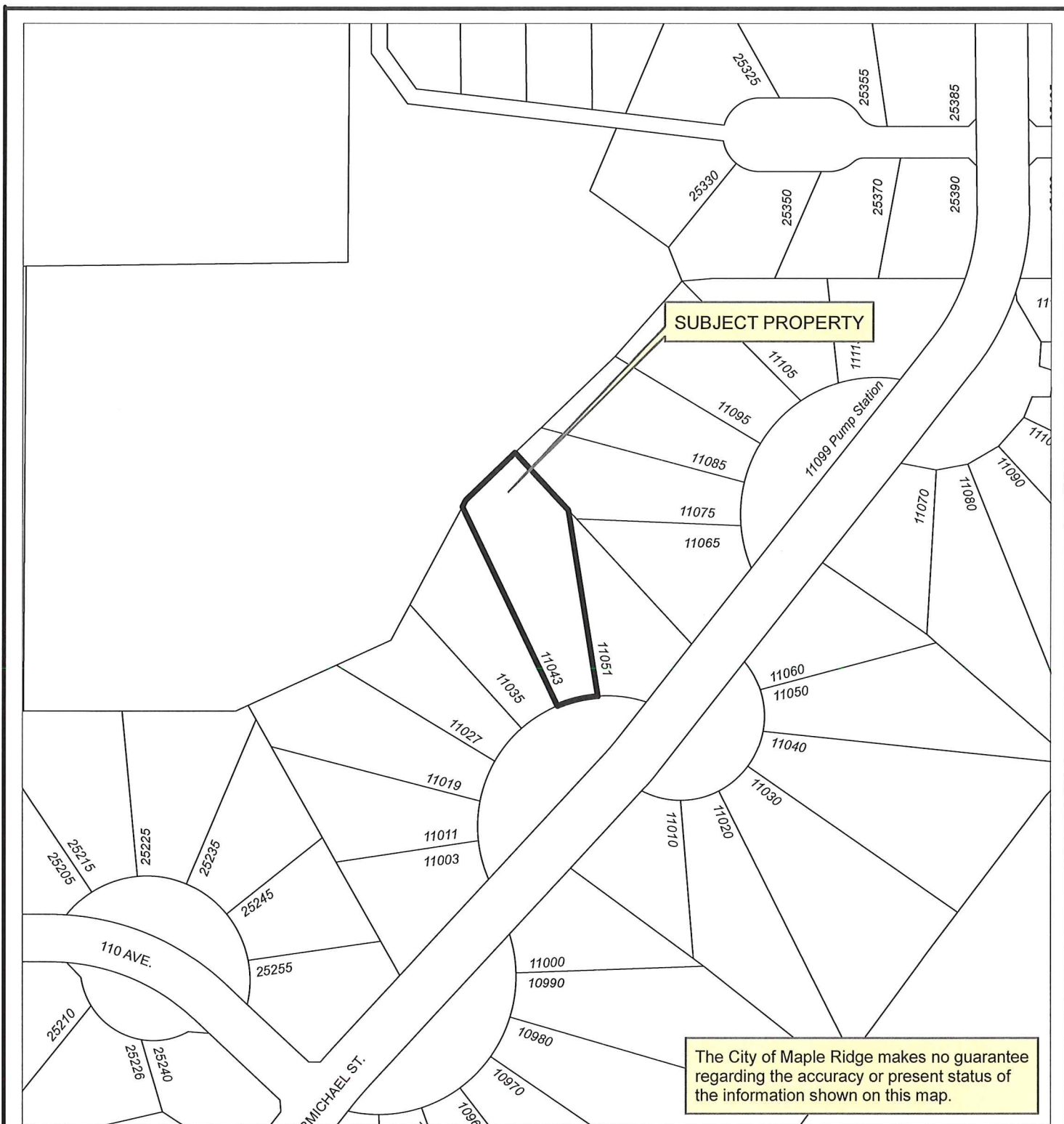
## MAPLE RIDGE

British Columbia

mapleridge.ca

2015-370-SD  
DATE: Dec 2, 2015

BY: JV



11043 Carmichael Street



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DATE: Sep 7, 2018

BY: NV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

September 18, 2018  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 5245-20-B368**

LEGAL: District Lot 398 New Westminster District Plan 3206  
LOCATION: 22335 McIntosh Avenue  
OWNER: Halostar Development Corporation  
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-B368.**

**CARRIED**

**2. 18-113892 BG**

LEGAL: Lot 28 Section 30 Township 12 and of District Lot 400 Group 1 New  
Westminster District Plan 25678  
LOCATION: 22112 132 Avenue  
OWNER: Kira Sinow  
REQUIRED AGREEMENTS: Flood Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-113892 BG.**

**CARRIED**

**3. 18-111617 BG**

LEGAL: Lot 20 Section 27 Township 12 New Westminster District Plan  
BCP24019


LOCATION: 13111 Shoesmith Crescent

OWNER: Irina Nivinskaia

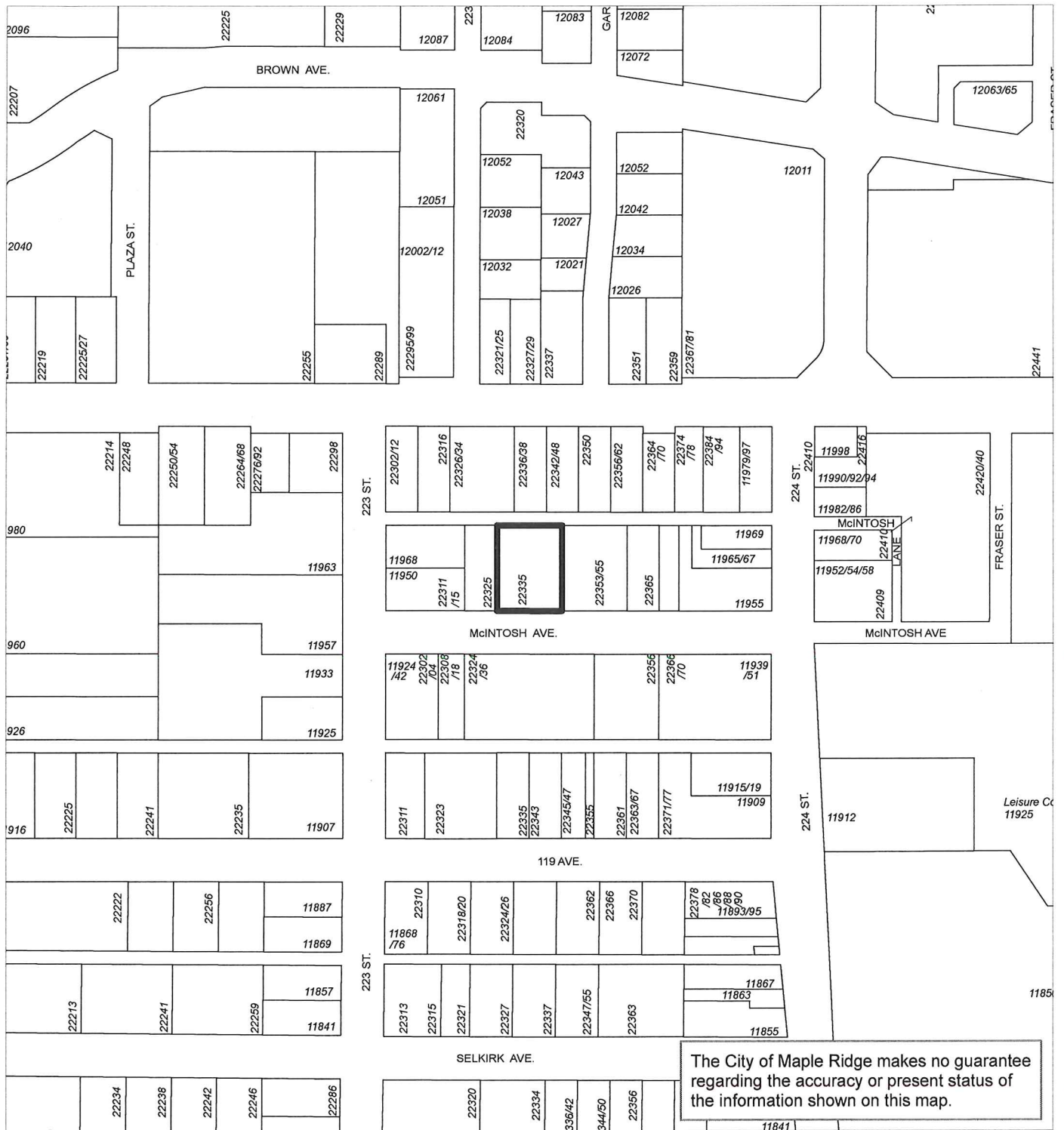
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 18-111617 BG.**

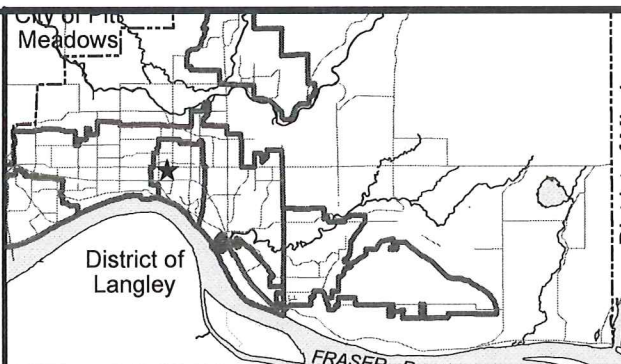
**CARRIED**

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member

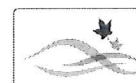


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**DAC - 22335 McIntosh Avenue**

ENGINEERING DEPARTMENT



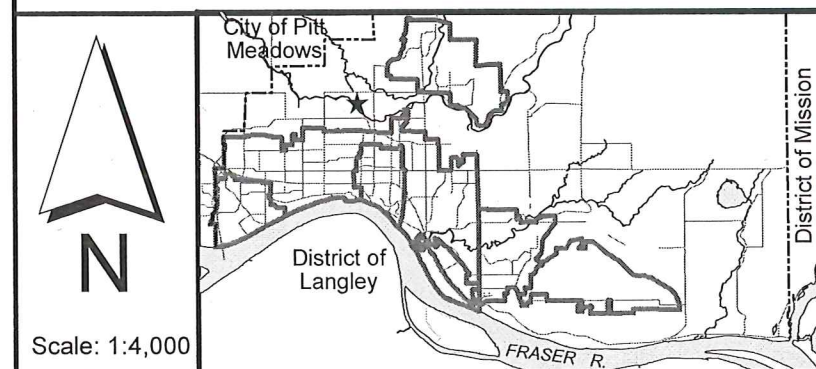
**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

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DATE: Aug 9, 2018

BY: EM



## 22112 132 Ave Section 219 Flood Plain Covenant

LICENCES, PERMITS & BYLAWS DEPT.



**MAPLE RIDGE**

British Columbia

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DATE: Sep 14, 2018

BY: ML

13166

13157

13156

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13139

13129

13136

SUBJECT  
PROPERTY

13126

13121  
13111

13116

13103

13106

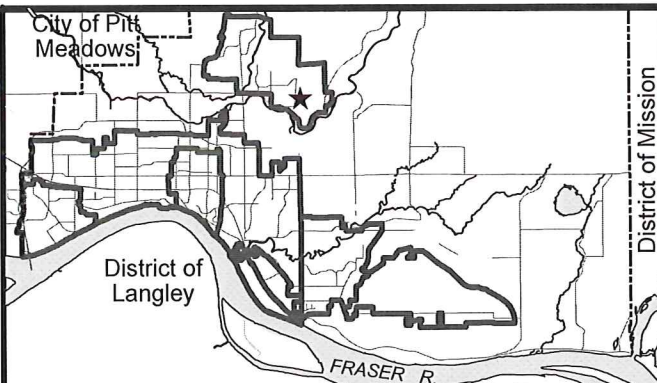
SHOESMITH CRES.

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13072



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13111 Shoesmith Cres

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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DATE: Sep 14, 2018

BY: LM

## 701.2 Committees and Commissions of Council

City of Maple Ridge  
**ENVIRONMENTAL ADVISORY COMMITTEE**  
**MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on July 16, 2018 at 7:02 pm

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**COMMITTEE MEMBERS PRESENT**

Councillor Robert Masse	Council Liaison
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Betty von Hardenberg	Thornhill Aquifer Protection Study (TAPS)
Cheryl Ashlie	Alouette River Management Society (ARMS)
David Neufeld	Environmental Professional
Dennis Kinsey	Member at Large
Gerry Pinel	Community Education on Environment and Development (CEED) Centre
Janice Jarvis	Environmental Professional
Jessie Lees, Vice Chair	Member at Large – Youth Representative
Ross Davies	Kanaka Education and Environmental Partnership Society (KEEPS)

**GUESTS**

Cheryl Power	Alouette River Management Society (ARMS) - Alternate
Ken Williams	KEEPS - Alternate
Kim Day	Ridge Meadows Recycling Society - Alternate
Klaus von Hardenberg	Thornhill Aquifer Protection Study (TAPS) – Alternate
Martin Dmitrieff	CEED Centre – Alternate
Taylor Robinson	Ridge Meadows Recycling Society Summer Student
Jamie Robinson	Ridge Meadows Recycling Society Summer Student

**STAFF MEMBERS PRESENT**

Rodney Stott	Staff Liaison / Environmental Planner
Amanda Allen	Committee Clerk

**ABSENT**

**NON-VOTING MEMBERS**

Dan Ruimy	Member of Parliament
Lisa Beare	MLA – Maple Ridge-Pitt Meadows
Bob D'Eith	MLA – Maple Ridge-Mission
Katzie First Nation Representative	
Kwantlen First Nation Representative	
BC Conservation Officer Service Representative	
Metro Vancouver Representative	

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**1. CALL TO ORDER**

There was a roundtable introduction of members.

2. **APPROVAL OF THE AGENDA**

R/2018-013

It was moved and seconded

**That the July 16, 2018 Environmental Advisory Committee agenda be approved as circulated.**

CARRIED

Note: Janice Jarvis joined the meeting at 7:09 pm.

3. **ADOPTION OF THE MINUTES**

R/2018-014

It was moved and seconded

**That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated May 9, 2018 be adopted.**

CARRIED

4. **DELEGATIONS**

- 4.1. **Wildlife and Vector Control Bylaw Update;  
Zone Amending Bylaw to Secure Waste Management Area in New Developments**
- Dan Mikolay, Wildsafe BC Coordinator for Maple Ridge

Mr. Mikolay gave a PowerPoint presentation on the 2017 Plan to Achieve Bear Smart Community Status for Maple Ridge. Mr. Mikolay advised that the Wildsafe BC program is now a year round education program and that the City of Maple Ridge has taken steps to reduce human-bear conflict by reducing wildlife attractants in public areas. He reviewed the intent of the Wildlife and Vector Bylaw and the education and enforcement behind the bylaw. Mr. Mikolay advised that the City of Maple Ridge is reviewing an amendment to the Zoning Bylaw to include wildlife resistant storage in new developments. He reported that the establishment of a Glean Team which gleans fruit from local spots that act as a wildlife attractant. Mr. Mikolay answered questions from the Committee.

5. **NEW AND UNFINISHED BUSINESS**

- 5.1. **Ridge Meadows Recycling Society – Position Statement on the Reduction of Single Use Plastic Item**

Kim Day reviewed the position statement on the reduction of single use plastic items and the goal of the Ridge Meadows Recycling Society education campaign to reduce all single use disposable items. The Chair advised of the recent City of Vancouver single-use reduction strategy and shared a guide on steps that restaurants and eateries can take to reduce plastic. Links to these and other resources can be found [www.rmrecycling.org](http://www.rmrecycling.org).

Ridge Meadows Recycling Summer students, Taylor Robinson and Jamie Robinson advised of their participation in the 'Plastic Free July' challenge and their experiences to date. There

was discussion on the world wide use of plastic and how recycling can remain a priority in a garbage plebiscite.

R/2018-015

It was moved and seconded

**That the members of the EAC support the position paper of the RMRS and look forward to supporting where possible any of the outcomes of the paper directed from Council in the 2019 EAC Business Plan.**

CARRIED

## **6. SUBCOMMITTEE REPORTS**

### **6.1. Green Infrastructure and Natural Asset Inventory and Evaluation**

The Staff liaison reported on the recent presentation by subcommittee Chair, Bill Hardy, on the Green City philosophy and advised that Jessie Lees has been elected subcommittee Vice Chair. The Staff liaison noted an intent of the subcommittee is to bring in a series of local experts to speak to global and local ecosystem services to engage and inform discussion on options appropriate for Maple Ridge; the subcommittee looks to formulate ideas on how to move forward in the short, medium and long term.

### **6.2. OCP Aquifer Mapping and Natural Features Development Permit Review**

The Staff liaison reported that a bylaw amendment paper, which comprises housekeeping items moved forward by the Province including updates to the status of aquifers and raising sensitivity of the community to aquifers, has been drafted for subcommittee review. The amending bylaw is tentatively planned to proceed to Council in the Fall. Klaus von Hardenberg reported on subcommittee discussion around how increased knowledge will help to decrease conflict in the community and how including aquifers on the Natural Features Development Permit guidelines will raise awareness on the effect of development on an aquifer. Councillor Masse noted the possibilities of how proper natural asset management can reduce costs and the Staff liaison discussed the efforts made to date on an outreach program to raise awareness on how groundwater is important to the community.

### **6.3. Communications and Outreach - Nil**

### **6.4. Watercourse Protection Bylaw Review**

The Staff liaison provided an update from the June subcommittee meeting. The Staff liaison is preparing a report with information gathered from City staff and field consultants to improve efficiency and clarification of the Watercourse Protection bylaw.

## **7. STAFF LIAISON UPDATES**

### **7.1. UBC/BCIT Project Work – Urban Forestry and Ecosystem Evaluation/iTree Work**

The Staff liaison advised that UBC are students currently conducting a gradient study from the UBC Research Forest to downtown Maple Ridge. The research study consists of

analyzing land use in the area with respect to green infrastructure, particularly urban forestry, and the service it provides and the costs if it is not established. The research will provide local data of potential impacts on both a quantitative and qualitative level. BCIT is working in locally with LiDAR technology and other forest inventory mapping techniques. Their research is focused on how to best inventory and manage urban forests.

## 8. **CORRESPONDENCE**

### 8.1. **Upcoming Events**

August 18, 2018 9:00 am – 2:00 pm	Repair Café Memorial Peace Park (11900 224 Street) Organizer: Ridge Meadows Recycling Society
September 15, 2018 10:00 am -2:00 pm	GETI Fest 2018 Memorial Peace Park (11900 224 Street) Organizer: Golden Ears Transition Initiative
September 15, 2018 10:00 am – 2:00 pm	Repair Café at GETI Fest Memorial Peace Park (11900 224 Street) Organizer: Ridge Meadows Recycling Society

## 9. **ROUNDTABLE**

Ross Davies reported on the July 15, 2018 open house at KEEPS and advised of the Daytime Astronomers open house on August 26, 2018. KEEPS will be hosting a Bear Awareness open house in September with Dan Mikolay. Ken Williams spoke to the three land acquisitions along Kanaka Creek by Metro Vancouver.

David Neufeld shared his recent involvement on a green infrastructure project in a nearby community.

Gerry Pinel reported that 'The Great Canoe Race' CEED Centre fundraiser held July 7, 2018, went very well. GETI Fest is scheduled September 15, 2018 at Memorial Peace Park and the theme this year is 'Live More with Less'. Mr. Pinel noted the Wild Salmon Defenders Alliance paddle from Harrison Bay to Chilliwack on August 12, 2018 is a 'last stand for wild salmon' fundraiser and they are seeking financial support and paddling participants.

Leanne Koehn reported that the Recycling Depot is hosting their third year of summer depot tours conducted by their Summer students and that another tour date, August 12, 2018, has been added as the previous two have sold out. Ms. Koehn advised that flexible plastic packaging that is not stretchy is a new item now accepted at the Recycling Depot.

Dennis Kinsey shared his observation with regards to the clear spring time air and queried whether the air is less smokey due to the chipping program.

Betty von Hardenberg reported on recent issues TAPS has been fielding, including calls about Japanese Knotweed, the smell of marijuana in the area, and a well that has run dry for the first time in 45 years. Mrs. Von Hardenberg advised of the regatta TAPS will be hosting in August at Whonnock Lake and that the Thornhill pumpkin growing contest is now growing to include more families in the community.

Jessie Lees reported that she has joined the Green Infrastructure and Natural Asset Inventory and Evaluation subcommittee and is pleased with the adoption of the Wildlife and Vector Control bylaw.

Councillor Masse reported Council will be reviewing an electric vehicle charging report and auto wrecking discussion at the July 17, 2018 Council Workshop meeting.

Cheryl Ashlie advised that ARMS will be celebrating their 25<sup>th</sup> Anniversary at River's Day on September 30, 2018 and preparations for the event are underway. Work is progressing on securing a long term strategy for water licences and completing a fish passage. Summer programs are underway at ARMS.

Janice Jarvis noted how a flow agreement, established in the 1990's, helped the fish in the Alouette River and turned the area into a popular tubing attraction.

Rod Stott advised of his recent work with a Metro Vancouver regional planning subcommittee on wildlife connectivity and suggested they be considered as a Delegation at a future meeting. Mr. Stott enquired about Committee interest in participating in a field trip to learn, grow and interact with the environment and it was agreed to add as a discussion item on the following agenda.

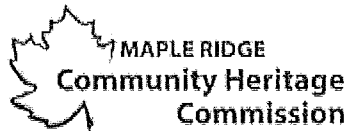
10. **QUESTION PERIOD - Nil**

11. **ADJOURNMENT - 8:40 pm**

A handwritten signature in black ink, appearing to read 'L. Koehn', is written over a horizontal line.

L. Koehn, Chair

/aa



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on June 14, 2018 at 7:04 pm.

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**COMMISSION MEMBERS PRESENT**

Councillor Craig Speirs	Council Liaison
Brenda Smith, Chair	Maple Ridge Historical Society
Lindsay Foreman, Vice Chair	Member at Large
Len Pettit	Member at Large
Russell Irvine	Member at Large

**STAFF PRESENT**

Amelia Bowden	Staff Liaison, Planner 1
Amanda Allen	Committee Clerk

**GUESTS**

Erica Williams	President, Maple Ridge Historical Society
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**ABSENT**

Kevin Bennett	Member at Large
Steven Ranta	Member at Large
Eric Phillips	Member at Large
Julie Koehn	Maple Ridge Historical Society

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1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2018-031

It was moved and seconded

That the agenda for the June 14, 2018 Community Heritage Commission meeting be amended to add Item 7.5 Public Art Steering Committee Request for Partnership, and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-032

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated May 10, 2018 be amended to reflect the correct spelling of Lindsay Foreman's name on Resolution R/2018-029 and that the minutes as amended be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **Historic Sites and Monuments Board Commemorative Designations Program**

- Christa Hanson, Commemorations Officer Parks Canada Agency

Ms. Hanson gave a presentation on the Historic Sites and Monuments Board and on the thematic framework of National Historic Sites in Canada. Ms. Hanson reviewed the application process to nominate a person, place or event for consideration of national historic significance. Ms. Hanson answered questions from the Commission and clarified the timeline of a nomination process and standards of plaque casting.

5. **FINANCE**

5.1. **Financial Update**

Russell Irvine provided a review of the 2018 financial accounting to date.

R/2018-033

It was moved and seconded

**That the Community Heritage Commission financial accounting report be received for information.**

CARRIED

5.2. **2019 Business Plan**

The Chair reviewed past practices and timelines of assembling the Community Heritage Commission Business Plan and advised that members may receive communication from her over the summer break in order to establish a draft business plan. There was discussion on developing a five year business plan. The Chair will present a draft Business Plan to the Commission in the Fall for discussion and review.

6. **CORRESPONDENCE - Nil**

7. **NEW AND UNFINISHED BUSINESS**

7.1. **Heritage Conservation Master Plan**

The Staff liaison reported that information is under review by the subcommittee.

7.2. **Heritage Resources Program**

The Staff liaison reviewed the legislation and regulation of placing privately owned property on the Community Heritage Register. The Commission discussed moving forward with updates to the Community Heritage Register. There was discussion on registering the properties nationally and working with Federal Officials to ensure Maple Ridge entries on the National Heritage Register are added.

R/2018-034

It was moved and seconded

**That a maximum of \$10,000.00 be allocated to Donald Luxton & Associates to conduct Phase 1 of a Community Heritage Register Update to:**

- a) **Prepare Statements of Significance for the following properties and add to the Maple Ridge Community Heritage Register:**
  - 1. West Acres
  - 2. Sparling Residence
  - 3. Jackson Farm
  - 4. Mussallem Residence
- b) **Review, edit and revise the existing Statements of Significance for the following properties:**
  - 1. Bank of Montreal
  - 2. Miller Residence
- c) **Review, edit and revise the existing Statement of Significance for the following property and add to the Maple Ridge Community Heritage Register:**
  - 1. Beeton/Daykin Residence
- d) **Add the following properties with their existing Statements of Significance to the Maple Ridge Community Heritage Register:**
  - 1. Turnock/Morse Residence
  - 2. Whitehead Residence and Cottage

CARRIED

### 7.3. Stanchion Guideline Update

The Staff liaison advised that herself and the Chair met with the Recreation Manager Arts and Community Connection, the Manager of Parks Planning and Operations, and the Manager of Parks and Open Spaces to discuss the opportunity to standardize stanchions in Maple Ridge and working with the Public Art Steering Committee and Parks, Recreation and Culture Department to do so. The Chair reported that the meeting also discussed the maintenance and life cycle of stanchions and the budget associated with maintenance. The Recreation Manager Arts and Community Connection believes members of the Public Art Steering Committee would be interested in working with the Commission to establish guidelines. There was discussion on forming a subcommittee to develop stanchion design and life cycle costs.

R/2018-035

It was moved and seconded

**That a subcommittee be formed to develop stanchion design and life cycle costs consisting of Brenda Smith, Councillor Speirs, and Amella Bowden.**

CARRIED

**7.4. Geocaching**

The Staff liaison advised of the cost of professionally reprinting the geocaching brochures and provided a sample of a lower resolution brochure that could be printed in house. There was discussion on the printing costs and it was decided that the Staff liaison will produce copies of the brochure for distribution.

**7.5. Public Art Steering Committee Request for Partnership**

The Staff liaison reported on the opening of the Karina LeBlanc field at Merkley Park and the Council liaison informed of the public art installed at the field. The Staff liaison conveyed the Public Art Steering Committee request that the Community Heritage Commission contribute \$1500 to jointly wrap a large utility box on the site with the history of the Merkley family. There was discussion on the wrap providing an opportunity to share the history of the Merkley family as well as to speak to the history of agriculture in the area.

R/2018-036

It was moved and seconded

**That the Community Heritage Commission work in conjunction with the Public Art Steering Committee and contribute \$1500 to the utility box wrap at Merkley Park.**

CARRIED

**8. SUBCOMMITTEE REPORTS**

**8.1. Communications**

The Chair reviewed upcoming events. The Chair advised that the Haney House reopening is scheduled for July 15, 2018 and invited members to attend.

**8.2. Recognitions**

**8.2.1. Heritage Week – 2018 Report**

The Chair reviewed the comprehensive report, the expenses occurred for Heritage Week 2018, and noted the name correction of Bruce to Brian Murdoch on page two of the report.

R/2018-037

It was moved and seconded

**That the 2018 Heritage Week Report dated May 10, 2018 be received for information.**

CARRIED

**8.3. Education**

**8.3.1. Local Voices**

Lindsay Foreman advised that the Fall line up of potential speakers is growing.

R/2018-038

It was moved and seconded

**That the Local Voices – Neighbours Talking with Neighbours report dated June 5, 2018 be received for information.**

CARRIED

#### **8.3.2. Heritage Fairs**

Lindsay Foreman reported there were no schools in School District No. 42 who participated in a Heritage Fair in 2018 and that work is underway to achieve participation in 2019. Heritage Fair information has been shared with local teachers with the hope that a Fair can be incorporated into their 2019 syllabus. Ms. Foreman will be in contact with teachers and the organizer of the Fraser Valley Regional Heritage Fair, Kris Foulds, in September.

#### **8.4. Heritage Marker Inventory Information**

The Chair advised that Kevin Bennett continues to work on the database updates.

#### **8.5. Robertson Family Cemetery Project**

The Staff liaison noted that a report went to Council and the Council liaison advised the report was approved.

#### **8.6. Digitization - Nil**

### **9. LIAISON UPDATES**

#### **9.1. BC Historical Federation**

The Chair reviewed the BC Historical Federation Conference report and provided a summary of discussions at the conference and the grants provided by the BC Historical Foundation.

R/2018-039

It was moved and seconded

**That the Maple Ridge Community Heritage Commission continue its membership in BC Historical Federation; and,  
That the Maple Ridge Community Heritage Commission budget for sending delegates to the 2019 Heritage BC Conference and the 2019 BC Historical Federation Conference be incrementally increased; and,  
That the Maple Ridge Community Heritage Commission actively participate in nominating Maple Ridge citizens for Awards of Recognition and Merit.**

CARRIED

**9.2. Heritage BC**

The Chair reported on the conference and the Heritage Planner position created in 2017 through a collaboration between Heritage BC and the Columbia Basin Trust.

R/2018-040

It was moved and seconded

**That the Maple Ridge Community Heritage Commission continue its membership in Heritage BC; and,  
That the Maple Ridge Community Heritage Commission participate in the community roundtable discussions planned by Heritage BC to take place during 2018.**

CARRIED

**9.3. BC Museums Association**

The Chair reported that the BC Museums Association conference will take place October 21-23, 2018 in Kelowna.

R/2018-041

It was moved and seconded

**That \$200.00 from the Community Heritage Commission budget be used towards the registration fee for Lindsay Foreman to attend the BC Museums Association Conference on October 21 - 23, 2018.**

CARRIED

**9.4. Maple Ridge Historical Society - Nil**

**9.5. Council Liaison**


The Council liaison reported on the approval of the Robertson Cemetery and on recent development applications. The Council liaison answered questions about the Mussallem residence.

**10. QUESTION PERIOD - Nil**

**11. ROUNDTABLE**

Brenda Smith brought in charcoal from the Heritage BC conference and relayed the story of its reproduction from kilns on the Gulf Islands. Ms. Smith reported that the Visitor Centre at the junction of Highways 5 and 97C is closed and a visitor information booth is located in a Heritage House museum in the village of Merritt.

**12. ADJOURNMENT - 9:08 pm.**

  
B. Smith, Chair

/aa

800     *Unfinished Business*

801      **Motion by Councillor Bell**

“That staff be directed to prepare a discussion paper on recent amendments to the Local Government Act which give municipalities new authority to establish Residential Rental Tenure Zoning, and options for the application of this zoning for existing and new developments in Maple Ridge.”

1000 Bylaws

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7055-2014**

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

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**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. 7055-2014."
2. That parcel or tract of land and premises known and described as:

Lot 1 Except: Firstly: The North 75 Feet and Secondly: Part Subdivided by Plan 44214; Section 20 Township 12 New Westminster District Plan 4836

and outlined in heavy black line on Map No. 1607 a copy of which is attached hereto and forms part of this Bylaw, is 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 11<sup>th</sup> day of February, 2014.

**READ** a second time the 8<sup>th</sup> day of March, 2016

**PUBLIC HEARING** held the 19<sup>th</sup> day of April, 2016.

**READ** a third time the 26<sup>th</sup> day of April, 2016.

**RESCINDED** second and third readings the 24<sup>th</sup> day of July, 2018.

**RE-READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**RE-READ** a third time the    day of    , 2018.

**ADOPTED** the       day of       , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

SCALE 1:1,500

**CITY OF MAPLE RIDGE  
BYLAW NO. 7349-2017**

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No OCP 7349-2017.
2. That Chapter 3 Neighbourhoods & Housing, Section 3.1.3 Residential Designations be amended by repealing policy 3-18(2)(b) and replacing it with the following:

3-18(2)(b) includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.
3. That Chapter 3 Neighbourhoods & Housing, Section 3.1.4 Residential Infill and Compatibility Criteria be amended by repealing policy 3-20(a) and replacing them with the following:

3-20(a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;
4. That Chapter 10.3 Silver Valley Area Plan, Sections 5.4 Eco-Clusters and 7.0 Design Guidelines be amended by repealing policies 5.4.4(c) and 7.4(h) and replacing them with the following:

5.4.4(c) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.

7.4(h) To blend into a streetscape/cluster of typical larger single family residences, consider designing duplex, triplex and fourplex developments to have the appearance of one larger residence.
5. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Single-Family Residential designation the following words identified in bold text:

The Single-Family Residential designation in the Town Centre provides options for increasing density and choice of housing form, while retaining the single family character in these established neighbourhood blocks. **Single-family dwellings, duplex, and triplex are the forms of development permitted in the in the Single Family Designation.**

6. That Chapter 10.4 Town Centre Area Plan, Section 3.3 Land Use Designations be amended by adding to the paragraph located under the Ground-Oriented Multi-Family designation the following words identified in bold text:

The Ground-Oriented Multi-Family use is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three (3) storeys in height with ground level access to each unit. The development forms include **fourplex, courtyard residential**, townhouse, rowhouse, and stacked townhouse.

7. That Chapter 10.4 Town Centre Area Plan be amended by repealing policies 3-17(e) and 3.18 and replacing them with the following:

3-17(e) Duplex and triplex developments will be permitted on a corner lot or a lot with lane access to concealed parking. The minimum lot size for duplex development is 557m<sup>2</sup> and the minimum lot size for triplex development is 700 m<sup>2</sup>. The character of duplex and triplex developments should be similar to a single-family development in its size, scale, and massing.

3-18 Ground-Oriented Multi-Family development should be a maximum of three (3) storeys in height, with ground level entry to each unit, except for the stacked townhouse form (see Policy 3-21). Fourplex developments should also ensure that dwelling units are contained in an individual building resembling a single-family dwelling in its size, scale, and massing. A courtyard residential development may have its dwelling units arranged individually or attached in small groupings of buildings, each resembling a single-family dwelling and located around a common courtyard open space.

8. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

9. That Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Ground-Oriented Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

10. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following after “RT-1 Two Family Urban Residential” under the column heading “Zone” that corresponds to the “Single-Family & Compact Residential” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

11. That Chapter 10.5 Hammond Area Plan, Appendix A Zoning Matrix, Section 2 be amended by inserting the following before “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Low Density Multi-Family” designation under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to fourplex and courtyard residential uses only)

12. That Appendix A Glossary be amended by inserting the following between “Council” and “Density”:

Courtyard Residential

A residential use where a group of four to eight dwelling units may be separately detached or combined within two or more buildings and arranged around a shared open space.

13. That Appendix A Glossary be amended by deleting “Apartment”, “Fourplex”, “Townhouse” and “Triplex” and replacing them with the following, in alphabetical order:

Apartment

A residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.

Fourplex

A residential use where the building on a lot is used for four dwelling units.

Townhouse

A single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. Triplex, Fourplex, or Courtyard Residential dwelling units are excluded.

Triplex

A residential use where the building on a lot is used for three dwelling units.

14. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “SRS Special Urban Residential” under the column heading “Zone” that corresponds to the “Urban Residential Designation/Neighbourhood Residential – Infill” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill (limited to triplex residential uses only)

15. That Appendix C Zoning Matrix be amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential” under the column heading “Zone” that corresponds to the “Major Corridor Residential Category” under the column heading “OCP Designation / Category”:

RT-2 Ground-Oriented Residential Infill

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

**READ** a first time the 13<sup>th</sup> day of June, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the                      day of                      , 20   .

**ADOPTED** the                      day of                      , 20   .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE  
BYLAW NO. 7312-2017**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

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**WHEREAS**, it is deemed desirable to create a new ground-oriented infill zone called “RT-2 Ground-Oriented Residential Infill”; and

**WHEREAS**, it is deemed expedient to amend the 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. 7312-2017”.
2. That PART 2 INTERPRETATION the definition of “*APARTMENT*” is amended by deleting the “.” at the end of the definition and adding the words identified in **bold text**:

APARTMENT use means a residential use where the building or buildings on a lot are each used for three or more dwelling units. Apartment building(s) may contain Townhouse dwelling units, **but shall not include Triplex, Fourplex, or Courtyard Residential dwelling units.**

3. That PART 2 INTERPRETATION is amended by inserting the following between “Correctional and Rehabilitation” and “Datum Determination Points”:

COURTYARD RESIDENTIAL means a residential use where a group of dwelling units not exceeding eight may be separately detached or joined within two or more buildings and arranged around a shared open space.

4. That PART 2 INTERPRETATION is amended by inserting the following between “Food Primary” and “Front Lot Line”:

FOURPLEX means a residential use where one building contains only four dwelling units.

5. That PART 2 INTERPRETATION is amended by inserting the following between “Townhouse(s)” and “Two-Family Residential”:

TRIPLEX means a residential use where one building contains only three dwelling units.

6. That PART 2 INTERPRETATION the definition of “*Townhouse(s)*” is amended by adding the words identified in **bold text**:

TOWNHOUSE(S) – means a single building comprised of three or more dwelling units separated one from another by party walls extending from foundation to roof, with each dwelling unit having a separate, direct entrance from grade. **Triplex, Fourplex, or Courtyard**

**Residential dwelling units are excluded.**

7. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between “RT-1 Two Family Urban Residential” and “RM-1 Townhouse Residential”:

RT-2 Ground-Oriented Residential Infill

8. That PART 6 RESIDENTIAL ZONES is amended by inserting the following after Section 601E “RST-SV Street Townhouse – Silver Valley”:

601F RT-2 Ground-Oriented Residential Infill

**A. PURPOSE**

This zone provides for the infill of ground-oriented residential buildings established in a form similar to surrounding single-detached residential uses. In all forms, Ground-Oriented Residential Infill should emphasize pedestrian connections and open space, while accommodating vehicle access from a street or lane where possible.

**B. PRINCIPAL USES**

1. The following principal use and no other shall be permitted in this zone:
  - (a) Triplex residential use;
  - (b) Fourplex residential use;
  - (c) Courtyard residential use.

**C. ACCESSORY USES**

1. The following uses shall be permitted as accessory uses to one of the permitted principal uses in this zone:
  - (a) Boarding use;
  - (b) Home occupation use.

**D. LOT AREA AND DIMENSIONS**

1. Minimum net lot area and dimensions for a triplex residential use:
  - (a) In net lot area 800 square metres;
  - (b) In lot width 20.0 metres;
  - (c) In depth 27.0 metres.
2. Minimum net lot area and dimensions for a fourplex residential use:
  - (a) In net lot area 850 square metres;
  - (b) In lot width 22.0 metres;
  - (c) In depth 30.0 metres.

3. Minimum net lot area and dimensions for a courtyard residential use:
  - (a) In net lot area 950 square metres;
  - (b) In lot width 25.0 metres;
  - (c) In depth 35.0 metres.
4. Minimum net lot area on a lot located within the Town Centre, as identified on Schedule H of the Zoning Bylaw, for the following permitted uses are:
  - (a) Triplex residential use in net lot area 700 square metres;
  - (b) Fourplex residential use in net lot area 800 square metres;
  - (c) Courtyard residential use in net lot area 900 square metres.

#### E. DENSITY

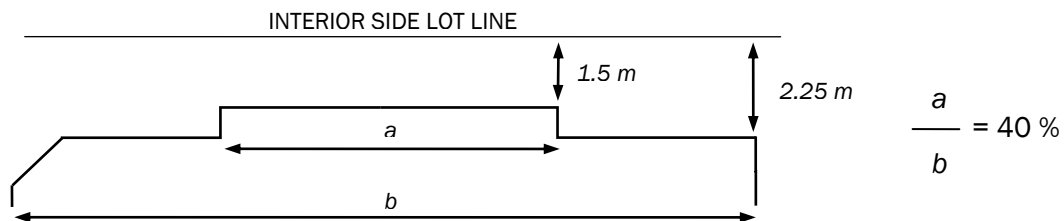
1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.75 times the net lot area.

#### F. LOT COVERAGE

1. Buildings and structures shall not exceed lot coverage of 45%.

#### G. SITING

1. Minimum setbacks for principal buildings or principal structures shall not be less than:
  - (a) from a front lot line 7.5 metres for a triplex residential use;
  - (b) from a front lot line 6.0 metres for a fourplex and courtyard residential use;
  - (c) from a rear lot line 7.5 metres;
  - (d) from an exterior side lot line 4.5 metres;
  - (e) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.



2. Minimum setbacks for principal buildings or principal structures located on lots located within the Town Centre, as identified in Schedule H of the Zoning Bylaw, shall not be less than:
  - (a) from a front lot line 5.5 metres;
  - (b) from a rear lot line 7.5 metres;
  - (c) from an exterior side lot line 4.5 metres;

- (d) from an interior side lot line 2.25 metres, except up to 40 % of the total horizontal length of the wall may be sited not less than 1.5 metres.

3. Minimum setbacks for Accessory Buildings and Accessory Structures shall not be less than:

- (a) from a rear and interior side lot line 1.5 metres;
- (b) from a front and exterior side lot line 3 metres, except that no building or structure for an accessory off-street parking use shall be sited within the required front yard setback;
- (c) from a building used for residential use 1.5 metres;

H. SIZE OF BUILDINGS AND STRUCTURES

- 1. No principal building or principal structure shall exceed a height of 9.5 metres.
- 2. No accessory building or accessory structure shall exceed a height of 4.5 metres.

I. OTHER REGULATIONS

- 1. Areas for an Accessory Off-Street Parking Use shall, when not concealed, be surrounded by a continuous landscape screen of not less than one metre in height.
- 2. Hard surface areas in this zone must be 50% permeable.
- 3. Useable open space for all residential uses must be provided for each dwelling unit on a lot based on the following ratio:
  - (a) 45.0 square metres for each dwelling unit with 3 or more bedrooms;
  - (b) 30.0 square metres for each dwelling unit with less than 3 bedrooms.
- 4. In a Courtyard Residential use, the courtyard space shall be common to all dwelling units, and:
  - (a) be not less than 7.0 metres in width;
  - (b) be landscaped, which may include:
    - (i). variation in type and scale with areas of large perennials, shrubs and trees, not just grassed areas;
    - (ii). existing trees and landscape features should be kept wherever possible; and
    - (iii). should be designed to create filtering and screening of views;
  - (c) may be used to accommodate driveway access to the dwelling units, but shall not be used to accommodate an Accessory Off-Street Parking uses; and
  - (d) not be included in the requirements for useable open space if the courtyard space also provides driveway access.

9. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

**READ** a first time the 13<sup>th</sup> day of June, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the        day of        , 20 .

**ADOPTED** the        day of        , 20 .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

CITY OF MAPLE RIDGE

BYLAW NO. 7350-2017

A Bylaw to amend the Maple Ridge Parking and Loading Bylaw No. 4350 - 1990

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**WHEREAS** it is deemed expedient to further amend the Maple Ridge Parking and Loading Bylaw, as amended;

**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 Parking and Loading Amending Bylaw No 7350-2017.
2. That Appendix A Off-Street Parking Requirements, Section 1(b) be amended by adding the following words identified in bold text:
  - 1(b) A building for one family residential use, two family residential use, **triplex residential use, fourplex residential use, courtyard residential use**
3. That Appendix A Off-Street Parking Requirements, Section 10.1(a)(1) be amended by replacing the "." at the end of Section 10.1(a)(1)(b) with a ";" and adding the following words, in sequential order:
  - c) a property with a single triplex development;
  - d) a property with a single fourplex development;
  - e) a property with a courtyard residential development.
4. Maple Ridge Parking and Loading Amending Bylaw No. 4350-1990 is hereby amended accordingly.

**READ** a first time the 13<sup>th</sup> day of June, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the                      day of                      , 20   .

**ADOPTED** the                      day of                      , 20   .

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PRESIDING MEMBER

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CORPORATE OFFICER

**CITY OF MAPLE RIDGE  
BYLAW NO. 7355-2017**

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. 7355-2017."
2. That parcel or tract of land and premises known and described as:

Lot 56 District Lot 397 Group 1 New Westminster District Plan 14049

and outlined in heavy black line on Map No. 1719 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

**READ** a first time the 11<sup>th</sup> day of July, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**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**



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7385-2017**

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. 7385-2017."

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

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

and outlined in heavy black line on Map No. 1731 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 19<sup>th</sup> day of September, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

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

**ADOPTED** the                      day of                      , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

SCALE 1:2,000

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7348-2017**

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. 7348-2017."
2. That parcel or tract of land and premises known and described as:

Lot 49 District Lot 248 Group 1 New Westminster District Plan 27106

and outlined in heavy black line on Map No. 1704 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

**READ** a first time the 13<sup>th</sup> day of June, 2017.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**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

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**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**CITY OF MAPLE RIDGE  
BYLAW NO. 7482-2018**

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

---

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

**AND WHEREAS** it is deemed expedient to amend 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. 7482-2018

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

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 978, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 979, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Institutional.

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

**READ** a first time the 24<sup>th</sup> day of July, 2018.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

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

**ADOPTED**, the    day of            , 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





**CITY OF MAPLE RIDGE  
BYLAW NO. 7313-2017**

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. 7313-2017."
2. That Part 2, INTERPERTATION, CIVIC is hereby amended by  
  
The addition of the word "park" following the words "golf courses and firehalls".
3. That Part 9, INSTITUTIONAL ZONES, Section 901 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES , PERMITTED USE is hereby amended by replacing "Civic Institutional" with "Civic";
4. That parcel or tract of land and premises known and described as:  
  
Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District  
  
and outlined in heavy black line on Map No. 1705 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to P-6 (Civic Institutional).
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 April, 2018

**READ AS AMENDED** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

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

**ADOPTED**, the                      day of                      , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**1006.2**

SCALE 1:2,500

**CITY OF MAPLE RIDGE  
BYLAW NO. 7469-2018**

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

---

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

**AND WHEREAS** it is deemed expedient to amend Schedules 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. No 7469-2018.
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended for the parcel or tract of land and premises known and described as::

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 976, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28 Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 977, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding/removing Conservation.

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

**READ** a first time the 26<sup>th</sup> day of June, 2018.

**READ** a second time the 26<sup>th</sup> day of June, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the            day of            , 2018.

**ADOPTED**, the            day of            , 2018.

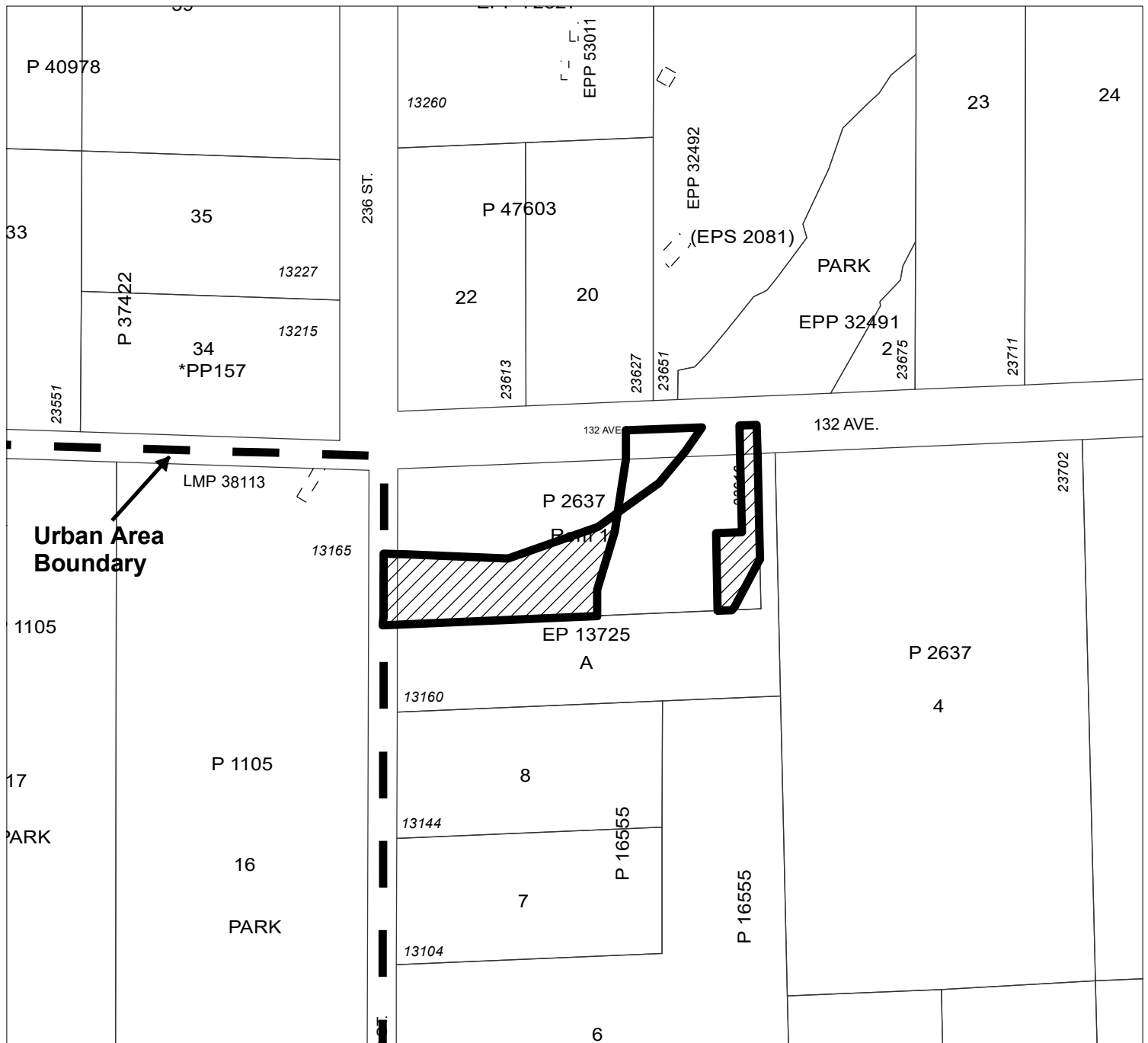
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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7469-2018

Map No. 977

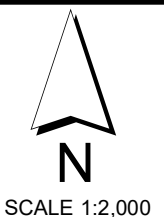
Purpose: To Amend Figure 4 of the Silver Valley Area Plan as Shown

 To Add To Conservation

 To Remove From Conservation



 Urban Area Boundary



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7195-2015**

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. 7195-2015."
2. That parcel or tract of land and premises known and described as:

Lot 1 Except: Parcel "A" (Explanatory Plan 13725), South East Quarter Section 28  
Township 12 New Westminster District Plan 2637

and outlined in heavy black line on Map No. 1652 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse Residential) and 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 12<sup>th</sup> day of January, 2016.

**READ** a second time the 26<sup>th</sup> day of June, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the            day of            , 2018.

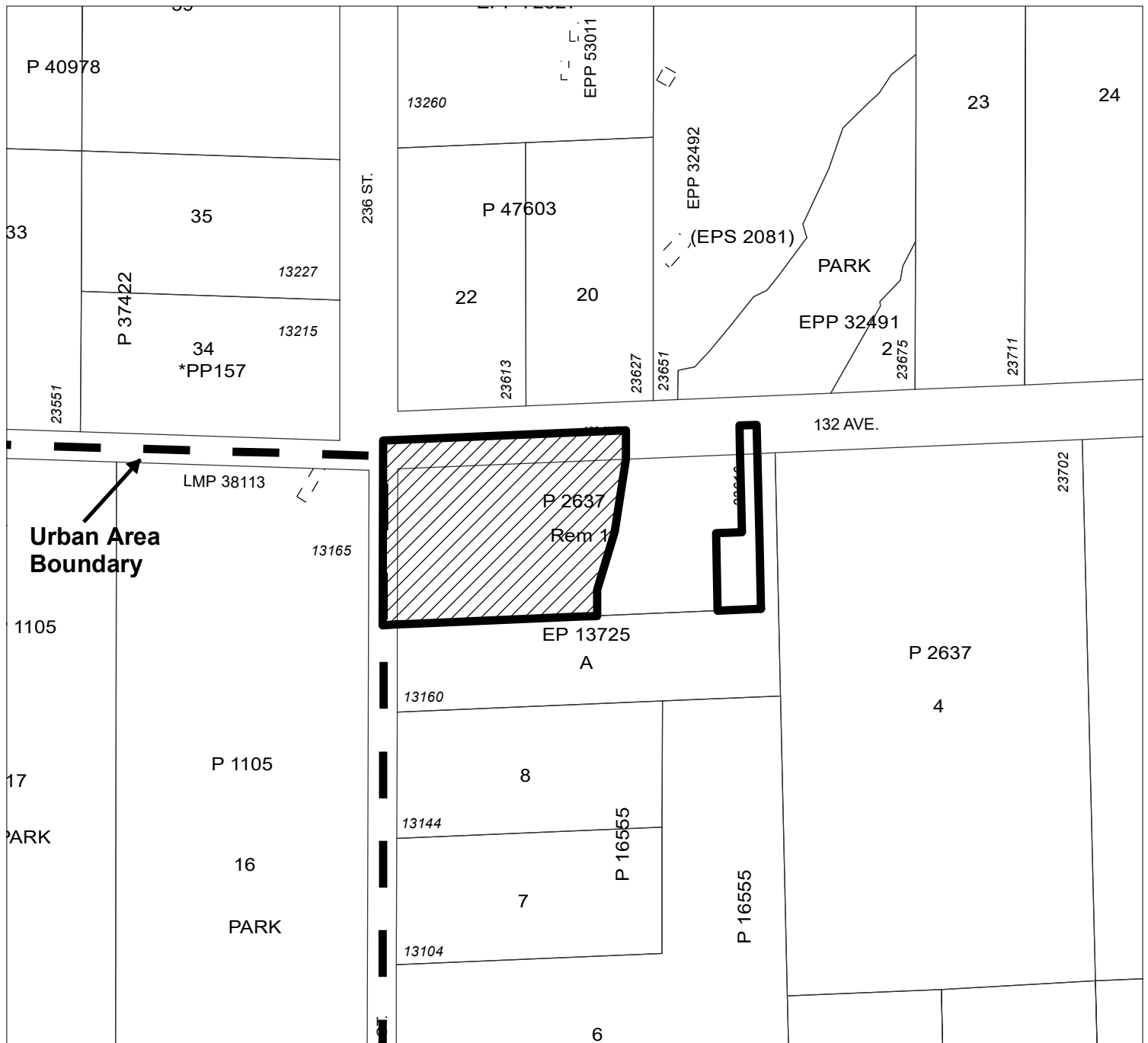
**ADOPTED** the            day of            , 2018.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7195-2015

Map No. 1652

From: RS-2 (One Family Suburban Residential)

To:  R-1 (Residential District)  
 RM-1 (Townhouse Residential)



— — Urban Area Boundary



SCALE 1:2,000

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 25, 2018  
**FILE NO:** 2017-527-RZ  
**MEETING:** COUNCIL  
**SUBJECT:** Final reading  
Zone Amending Bylaw No. 7429-2018  
21322 121 Avenue

---

### EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7429-2018 has been considered by Council and at Public Hearing for the subject property located at 21322 121 Avenue, and subsequently was granted third reading on March 13, 2018. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit subdivision into two single family lots not less than 462 m<sup>2</sup>.

Council granted first and second reading for Zone Amending Bylaw No. 7429-2018 on February 13, 2018. This application was presented at Public Hearing on March 13, 2018, and Council granted third reading on March 13, 2018.

### RECOMMENDATION:

That Zone Amending Bylaw No. 7429-2018 be adopted.

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on March 13, 2018. On March 13, 2018 Council granted third reading to Zone Amending Bylaw No. 7429-2018 with the stipulation that the following conditions be addressed:

- i) Road dedication on 121 Avenue as required;
- ii) Registration of a Restrictive Covenant for Stormwater Management;
- iii) Registration of a Tree Preservation Protection Covenant;
- iv) Removal of existing buildings;
- v) 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.
- vi) In accordance with Council's Community Amenity Contribution (CAC) Program Policy 6.31 this application is subject to a CAC contribution.

The following applies to the above:

- i. Road dedication reference plan EPP77610 has been registered.
- ii. A Restrictive Covenant for Stormwater Management has been registered.
- iii. Registration of a Tree Preservation Protection Covenant is required as a condition of subdivision approval.
- iv. A Demolition Permit was issued and existing buildings have been removed.
- v. An Underground Storage Tank was detected and removed professionally under supervision of ENTECH Environmental Consultants Ltd on November 24, 2017. Soil samples were collected and analyzed, and it was found that remediation was not required. No further work is required to bring the tank nest area of the subject property into compliance with BC CSR RL regulations.
- vi. A Community Amenity Contribution (CAC) in accordance with Policy 6.31 has been paid, in the amount of \$5,100.00.

**CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7429-2018.

"Original signed by Therese Melser"

---

**Prepared by: Therese Melser**  
**Planning Technician**

"Original signed by Christine Carter"

---

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

"Original signed by Christine Carter" for

---

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

"Original signed by Paul Gill"

---

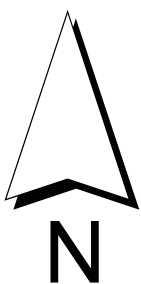
**Concurrence: Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

The following appendices are attached hereto:

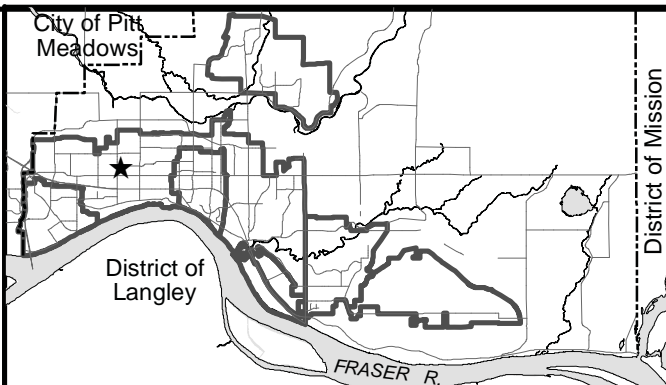
Appendix A – Subject Map

Appendix B – Zoning Amending Bylaw No. 7429-2018

# APPENDIX A



Scale: 1:1,500



21322 121 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-527-RZ  
DATE: Jun 19, 2018

BY: LP

**CITY OF MAPLE RIDGE  
BYLAW NO. 7429-2018**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7429-2018."
2. That parcel or tract of land and premises known and described as:  
  
West 100 feet Lot 3 District Lot 248 Group 1 New Westminster District Plan 7499  
  
and outlined in heavy black line on Map No. 1748 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 13<sup>th</sup> day of February, 2018.

**READ** a second time the 13<sup>th</sup> day of February, 2018.

**PUBLIC HEARING** held the 13<sup>th</sup> day of March, 2018.

**READ** a third time the 13<sup>th</sup> day of March, 2018.

**ADOPTED**, the       day of       , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



1100 *Reports and Recommendations*

**City of Maple Ridge**

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Application to Exclude Land from the Agricultural Land Reserve  
25237 112<sup>th</sup> Avenue

**MEETING DATE:** September 25, 2018  
**FILE NO:** 2018-310-AL  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The 1.19 hectare (2.75 acre) subject property is within the Agricultural Land Reserve. In 2011, the Agricultural Land Commission (ALC) identified the subject property as a remnant parcel suitable for exclusion from the Agricultural Land Reserve (ALR). Consistent with Commission direction, the property owner has made this application to remove the property from the ALR.

The application has been received under Section 30 (1) of the Agricultural Land Commission Act. The applicant's submission conforms with the notice of application requirements of the ALC. As this application is consistent with the ALC's direction, it could be considered supportable. If excluded, the property will retain its agricultural designation in both the Official Community Plan (OCP) and Regional Growth Strategy (RGS). For this reason, the property could not be rezoned and subdivided without amending the municipal and regional plans. On this basis, the property will continue to have limited development potential if excluded from the ALR.

**RECOMMENDATION:**

As per Council direction for all ALR exclusion applications, the following resolutions are provided for Council's consideration:

- a) That the application not be authorized to go forward to the Agricultural Land Commission;
- b) That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

**DISCUSSION:**

**a) Background Context:**

Applicant: Catherine C Lutz  
Legal Description: LT 6; SEC 14; TWP 12; NWD; PL NWP3329

OCP : Existing: Agricultural  
Zoning: Existing: RS-3 One Family Rural Residential

Surrounding Uses  
North: Use: Park  
Zone: RS-3  
Designation: Park in the ALR  
South: Use: Rural Residential

	Zone:	RS-3 One Family Rural Residential
	Designation:	Suburban Residential
East:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential.
	Designation:	Agriculture
West:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agriculture
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Rural Residential
Site Area:		1.19 Ha (2.75 acres)
Access:		112 <sup>th</sup> Avenue

#### **b) Project Description:**

The subject property is zoned RS-3 (One Family Rural Residential) and is designated *Agriculture*. The applicant intends to continue to use the subject property in accordance with the existing RS-3 One Family Rural Residential zoning. The motivation for the exclusion application is due to additional uses that are permitted outright in the zone but are only conditionally permitted on properties within the Agricultural Land Reserve (such as a detached garden suite).

The subject property is traversed by a watercourse at its eastern edge. An indefinite watercourse is indicated near the rear of the property. The purpose of this application is to respond to the direction of the Agricultural Land Commission and remove the property from the Agricultural Land Reserve.

Due to its parcel size and RS-3 One Family Rural Residential Zoning, the property does not have subdivision potential.

#### **c) Planning Analysis:**

On July 19, 2004, a report for processing exclusion applications was received by Council outlining legal implications and the local government's role in processing applications for exclusion from the Agricultural Land Reserve. Council resolved to consider the following options for referring applications to the Agricultural Land Commission:

- The application be authorized to go forward to the Agricultural Land Commission with no comment.
- The application be authorized to go forward to the Agricultural Land Commission with comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to exclude the property with or without comments.
- The application be authorized to go forward to the Agricultural Land Commission with a recommendation to not exclude the property with or without comments.
- The application not be authorized to go forward to the Agricultural Land Commission.

The process for decision making on applications for exclusion from the Agricultural Land Reserve was further refined by Council at their February 14, 2005 Workshop. At that time, Council resolved that the process for referring applications for exclusion to the Agricultural Land Commission include the following options:

- a) *That the application not be authorized to go forward to the Agricultural Land Commission;*
- b) *That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.*

The above resolution forms the recommendations presented in this staff report.

### **Official Community Plan.**

The City of Maple Ridge recognizes the jurisdiction of the ALC for the ALR properties within City boundaries. Towards this end, Policy 6-5 of the OCP states the following:

*Maple Ridge will collaborate with other agencies, such as the Agricultural Land Commission, the Ministry of Agriculture, and the Greater Vancouver Regional District to promote and foster agriculture.*

In this instance, the Agricultural Land Commission indicated support for its removal from the ALR under Commission Resolution. On this basis, this application is supportable.

### **Remnant Properties – Commission Resolution**

In 2011, the Agricultural Land Commission identified certain properties within the City as appropriate for exclusion under ALC Resolution 2635/2011, made on October 27, 2011. This resolution invited the City to submit a local government application for exclusion for remnant areas “identified by the Commission as being unsuitable for agriculture”. The identification of these properties for exclusion stems from the Commission’s interest in maintaining an Agricultural Land Reserve that accurately reflects agricultural capability and suitability of properties contained within it.

The subject property was included in the list of the remnant properties as suitable for exclusion from the ALR. Affected property owners were notified by the City of their potential for exclusion in correspondence dated September 9, 2013. At the time, the Commission anticipated but did not require that the exclusion of these properties would proceed through a local government exclusion application. As an alternative, individual property owners have the right to pursue exclusion applications on their own.

### **Development Implications**

Under its current RS-3 One Family Rural Residential zoning, the 1.19 hectare (2.75 acre) subject property could not be subdivided (minimum parcel size under current zoning is 0.8 hectares or 2 acres). The exclusion of this property from the Agricultural Land Reserve will not change this potential. No rezoning of the subject property could take place without an OCP amendment, Regional Growth Strategy Amendment, and a subdivision application. In addition, dedication of environmentally sensitive areas would be required as part of any rezoning application, resulting in a reduced parcel size.

However, the exclusion of this property would allow the property owner to construct a detached garden suite without being constrained by the regulations of the Agricultural Land Commission. In addition, the subject property would not be constrained by the farm home plate regulations.

**d) Citizen Implications:**

No comments have been received at the time of writing this report. If this application is forwarded to and approved by the ALC, the subject property would retain its agricultural designation and would be limited to the provisions of the existing RS-3 (One Family Rural Residential) zone for subdivision requirements and land uses. The resulting land use changes would be minimal.

**Alternatives:**

This application to exclude the subject property is consistent with ALC direction and is therefore supportable. However, Council has the option of denying this application from proceeding to the ALC.

**CONCLUSION:**

This application for exclusion from the ALR is unique as it has been identified by the ALC as appropriate for exclusion from the ALR. The application is supportable, based on ALC direction to remove identified remnant properties from the ALR.

“Original signed by Diana Hall”

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**Prepared by:** Diana Hall M.A, MCIP, RPP  
Planner 2

“Original signed by Christine Carter”

---

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

“Original signed by David Pollock” for

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

“Original signed by Paul Gill”

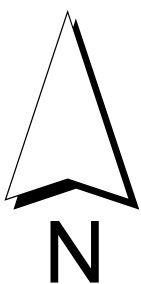
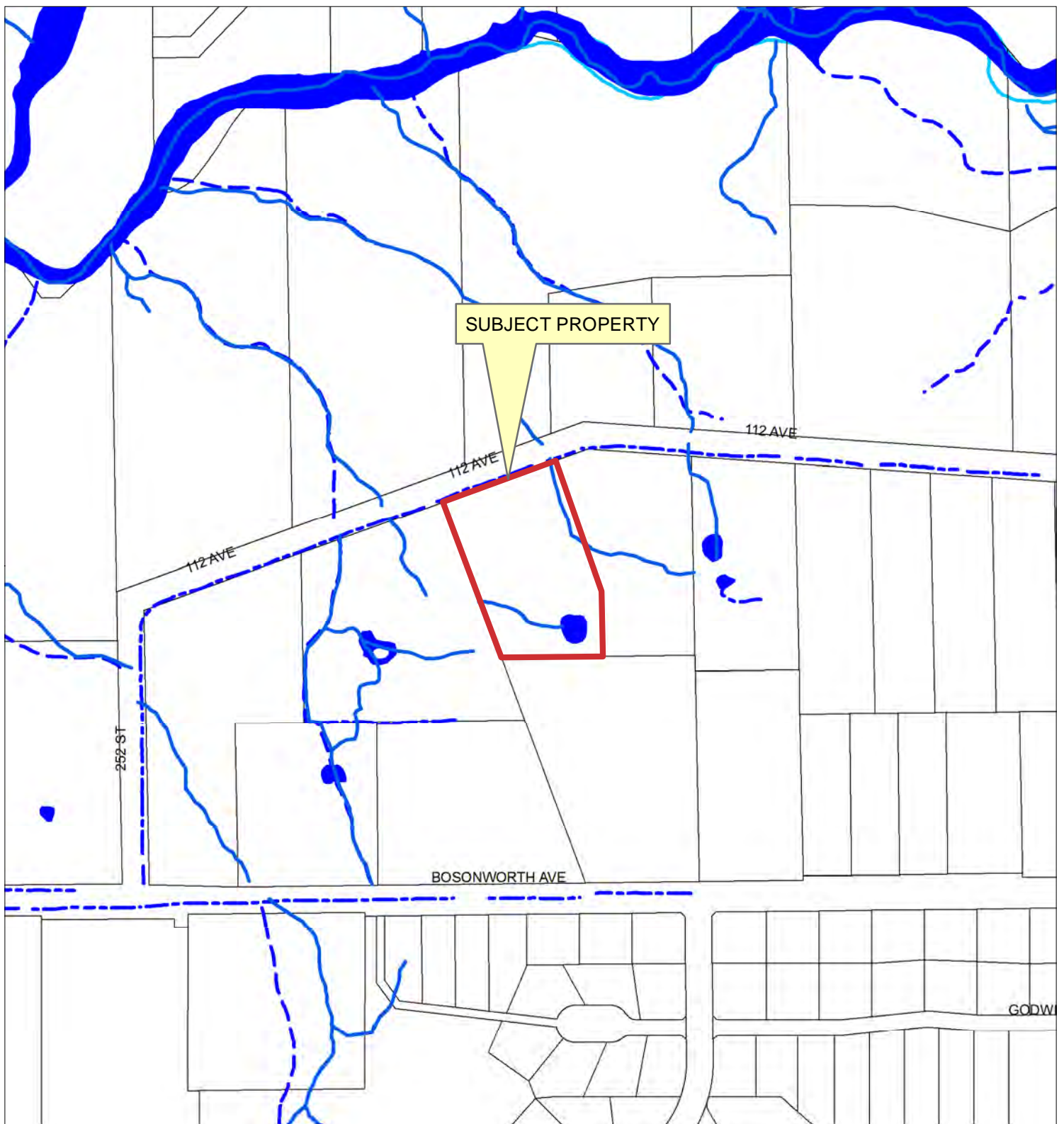
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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – subject map

Appendix B – ortho map



Scale: 1:4,000

## Legend

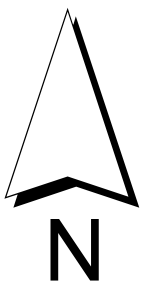
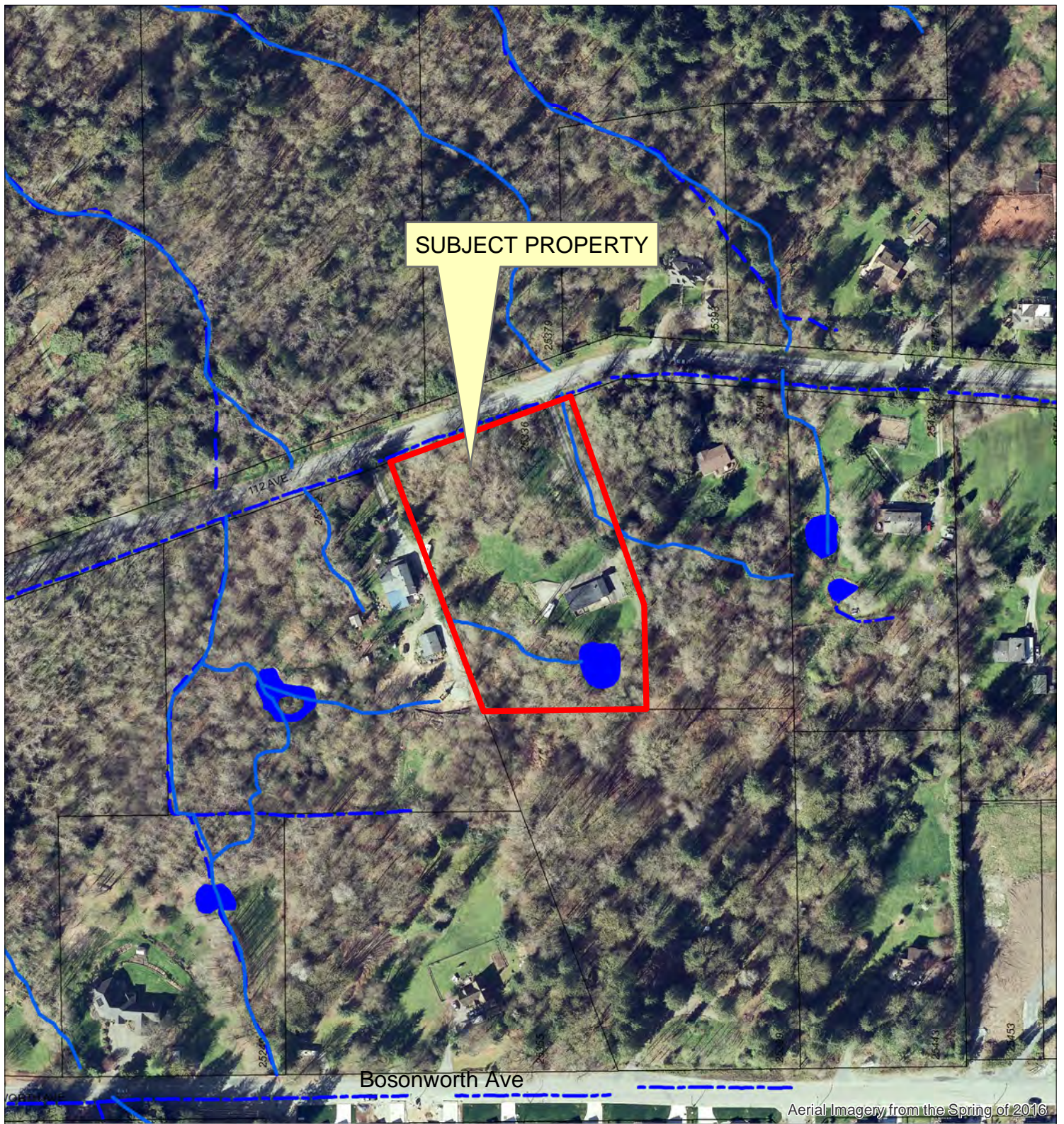
- Stream
- - - Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Major Rivers & Lakes

25336 112 AVENUE



FILE: Untitled  
 DATE: Sep 20, 2018

BY: LP



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes

25336 112 Avenue



2018-310-AL  
DATE: Jul 30, 2018

BY: JV

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** September 25, 2018  
**FILE NO:** 2017-061-RZ  
**MEETING:** Council  
**SUBJECT:** First, Second and Third Readings  
22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018  
22255 Dewdney Trunk Road

---

### EXECUTIVE SUMMARY:

This is an application to enter into a Housing Agreement for 49 units of market rental apartments in the east wing of the south buildings (the south building has 87 apartments in total) identified on Appendix D of this report and 13 apartments as Adaptive Dwelling Units under section 3.8.5 of the BC Building Code. These apartments will be on lands (Appendix A and B) that are zoned C-3 Town Centre Commercial, located in the first phase of a seven (7) phase project, encompassing most of the lands bounded by Dewdney Trunk Road to the south, Plaza Street to the west, Brown Avenue to the north and 224 Street to the east, being rezoned to CD-1-17. Phase 1 is located in the westernmost part of this larger site.

To authorize the City to enter into a Housing Agreement, the attached authorizing bylaw 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018 (Appendix C) is being brought forward to Council for first, second and third readings. There are no conditions necessary to be fulfilled; therefore, this bylaw may be considered for final reading at the next scheduled Council meeting. A Public Hearing is not required

### RECOMMENDATIONS:

That 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

Applicant: Iredale Architecture

Legal Description: (parts of) Lots 7 and 8 DL 399 NWD; PL NW20094

OCP:

Existing: Town Centre Commercial

Zoning:

Existing: C-3 (Town Centre Commercial)

Proposed: CD-1-17 (Comprehensive Development)

## Surrounding Uses:

North:	Use:	Multi-Family Residential; Vacant Land; School District #42 Office
	Zone:	RM-3 (High Density Apartment Residential); RM-2 (Medium Density Apartment Residential); and P-6(Civic Institutional).
South:	Designation:	Brown Avenue is designated as a Major Corridor; Institutional.
	Use:	Commercial
	Zone:	C-3 (Town Centre Commercial)
East:	Designation:	Town Centre Commercial)
	Use:	future phases of this development, currently occupied by commercial and single residential uses
	Zone:	C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential) and Land Use Contract Bylaw No. 2435-1977
West:	Designation:	Town Centre Commercial
	Use:	Multi-Family Residential and commercial
	Zone:	C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
	Designation:	Town Centre Commercial
Existing Use of Property:		Commercial.
Proposed Use of Property:		Commercial and residential; first part of a 7 phase mixed use residential/commercial and public space development.
Site Area:		approximately 0.81 hectares (2.0 Acre)
Access:		Plaza Street and Brown Avenue
Servicing requirement:		Urban Standard
Associated applications		2017-061-RZ, 2017-061-DP & 2017-061 DVP.

### b) Description:

Under Section 483 of the *Local Government Act*, the City may enter into housing agreements. These agreements may include terms and conditions agreed to by the City and a land owner regarding the occupancy of the housing units identified in such agreements, including the form of tenure of the housing units. Authorization to enter such agreements requires an authorizing bylaw.

In terms of City policies, this proposal is consistent with Policy 3-32 of the Official Community Plan which states “*Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District*” and with the City Housing Strategy.

A total of 49 market rental units, the entire East Wing of the 87 unit South Building are to be retained as rental units in perpetuity, are to be located in the mixed use commercial / apartment building to be constructing fronting Dewdney Trunk Road. A total of 13 Adaptive Dwelling will be located in two of the four buildings proposed on the site. There will be 9 in the same building as the market rental apartments and the remaining 4 will be in the apartment building fronting Brown Avenue.

The Housing Agreement contains a number of provisions, including that the units may only be rented, and their rental status cannot be changed by an owner developer or any future strata council should the property be stratified.

In addition to the bylaw, the agreement will be registered as a restrictive covenant, a notice of the housing agreement will be filed on title by the City in the Land Title Office in accordance with sub-

section 483 (6) of the *Local Government Act*. Both of these steps will be taken following adoption of Bylaw No. 7332-2017 and when title is raised.

A site plan is included for reference (Appendix D).

#### **CONCLUSION:**

The applicant has agreed to enter into a housing agreement to allow for 49 rental apartment units, and 13 as Adaptive Dwelling Units under section 3.8.5 of the BC Building Code.

The *Local Government Act* requires an authorizing bylaw for a municipality to enter into such housing agreements. Therefore, it is required that first, second and third readings be given to the 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018. Final adoption would follow at the next scheduled Council meeting.

It is recommended that first, second and third readings be given to 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

---

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

“Original signed by David Pollock” for

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

“Original signed by Paul Gill”

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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

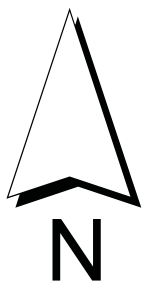
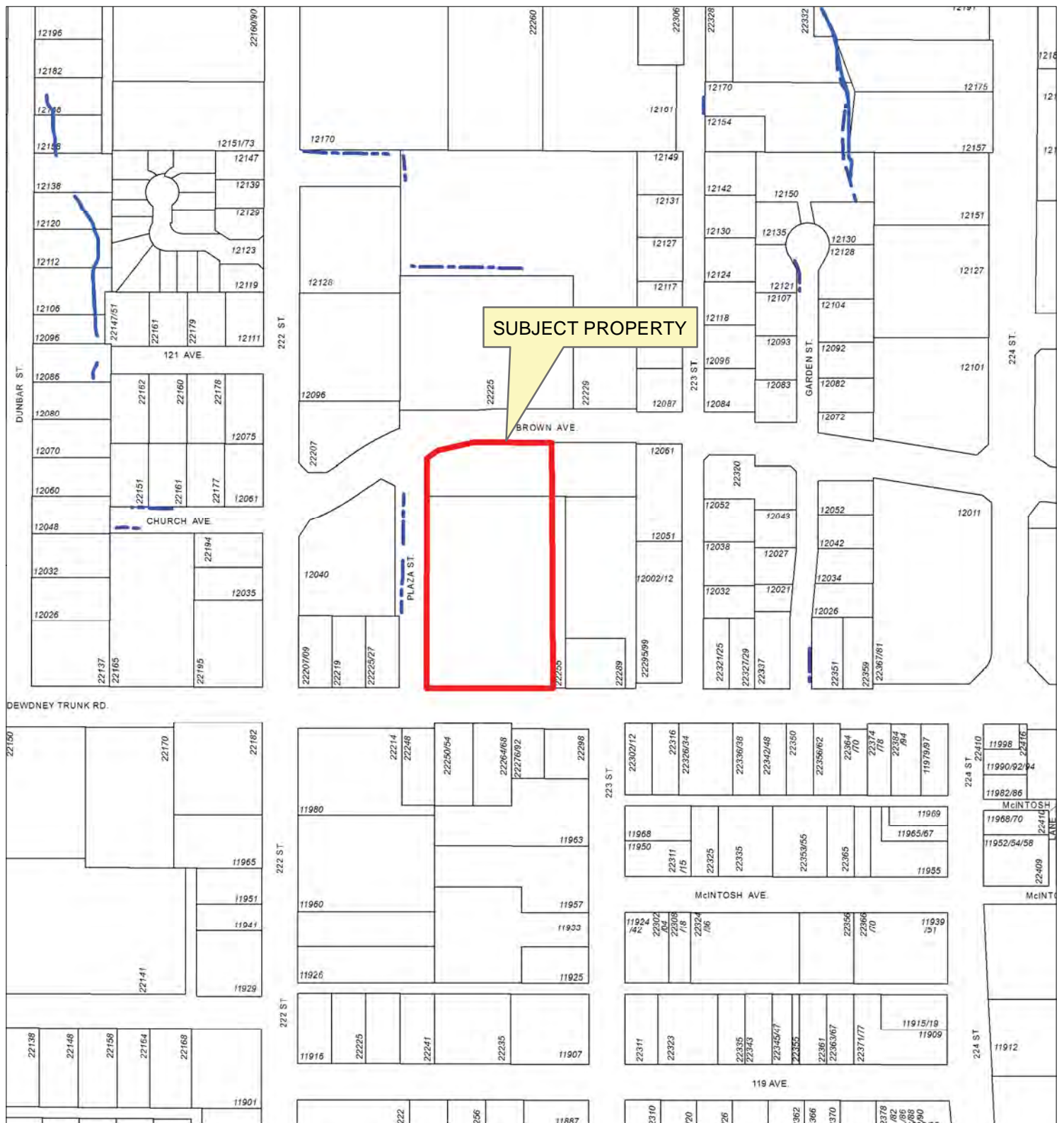
The following appendices are attached hereto:

Appendix A – Subject Map

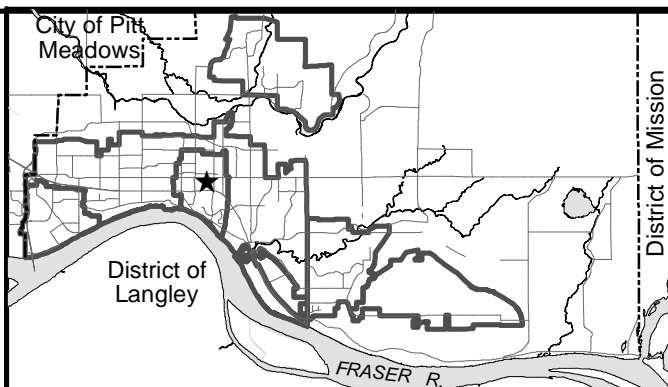
Appendix B – Ortho Map

Appendix C – 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018

Appendix D – Site Plan



Scale: 1:3,000



22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

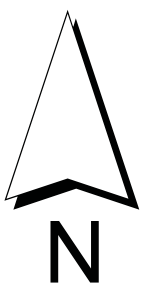
FILE: 2017-061-RZ

DATE: Sep 13, 2018

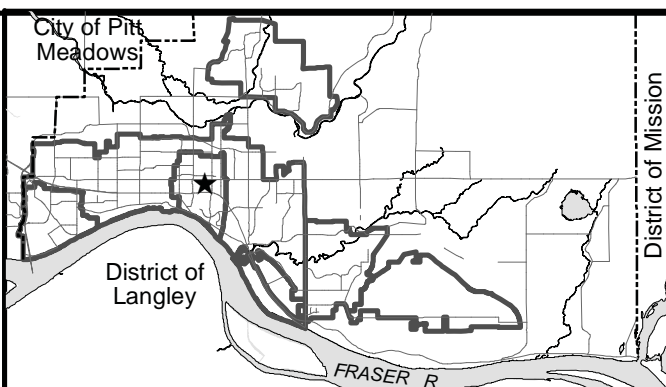
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-061-RZ

DATE: Sep 13, 2018

BY: LP

**Schedule “A” Housing Agreement  
File 2015-297-RZ (Phase 1)  
Rental and Adaptive Units**

THIS AGREEMENT dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 2018

BETWEEN

**INSERT**

(the "Covenantor")

OF THE FIRST PART  
AND

**CITY OF MAPLE RIDGE**

11995 Haney Place  
Maple Ridge, British Columbia, V2X 6A9

(the "City")

OF THE SECOND PART

**WHEREAS:**

- A. The Covenantor is the registered owner of or has an equity of redemption in the Lands situate in the City of Maple Ridge in the Province of British Columbia to which these terms are attached and which forms part of this Agreement;
- B. The City wishes to provide a range of housing options for residents within its boundaries.
- C. The Covenantor proposes to provide a minimum of 46 apartment dwelling units as market rental housing, and 10% of the dwelling units in the North and South Buildings will also be adaptive housing for aging in place in accordance with Section 3.8.5 Adaptive Dwelling Units of the *British Columbia Building Code*, as amended.
- D. The Covenantor and the City wish to enter into this Housing Agreement pursuant to Section 483 Local Government Act to restrict the use, tenure and occupancy of Rental Dwelling Units to be constructed on a portion of the Lands (hereinafter defined), on the terms and conditions of this Agreement, and the Covenantor also wishes to grant a restrictive covenant pursuant to sections 1 2, 6, and 7 hereof pursuant to Section 219 of the *Land Title Act* .

- E. The City has adopted a bylaw under Section 483 of the *Local Government Act* to authorize this Agreement as a Housing Agreement between it and the covenantor, and the Covenantor has also granted the restrictive covenant herein

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the City to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree to this Housing Agreement, pursuant to section 483 of the Local Government Act and the Covenantor grants to the City the covenants set out herein pursuant to Section 219 of the Land Title Act (British Columbia) as follows:

### Definitions

1. In this Agreement:
  - (a) **“Rental Dwelling Units”** means a minimum of forty-six (46) market rental residential dwelling units designated as such by the Covenantor and agreed to by the City to be constructed and located on the Lands;
  - (b) **“North and South Buildings”** are those two buildings so labeled in the plan attached as Schedule 1 to this Agreement;
  - (c) **“Lands”** means the lands situate in the City of Maple Ridge in the Province of British Columbia, and legally described as:

PID: NPA  
INSERT

and any part, including a building or a portion of a building, into which said land is subdivided;

- (d) **“Subdivide”** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, strata plan, descriptive words or otherwise, under the Land Title Act, or otherwise, and includes the creation, conversion, organization or development of “cooperative units” or “shared interest in land” as defined in the Real Estate Act.

### **Use Restrictions and Construction of the Rental Dwelling Units**

1. All the Rental Dwelling Units on the Lands, shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.
2. All the Rental Dwelling Units on the Lands, shall be rented only on a month to month basis or under a residential tenancy agreement having a fixed term not exceeding three years, including any rights of renewal.
3. No Rental Dwelling Unit may be occupied except by a person or persons who occupies pursuant to a residential tenancy agreement pursuant to Section 4.

### **Adaptive Housing Units**

4. A minimum of 10% of all the Dwelling Units in North and South Buildings on the Lands shall be designed as adaptive dwelling units in accordance with Section 3.8.5 Adaptive Dwelling Units of the British Columbia Building Code.

### **Subdivision Restrictions**

5. The Lands or airspace on or into which the Rental Dwelling Units are to be constructed shall not be Subdivided, except by means of a strata plan under the Strata Property Act that includes all of the Rental Dwelling Units within a single strata plan

### **Notice to Buyers**

6. The Covenantor must provide notice of this Section 219 Covenant and Housing Agreement to every person or persons intending to purchase a Rental Dwelling Unit prior to any person entering into an agreement of purchase and sale, agreement for sale, or option or similar right to purchase.

### **Strata Bylaws**

7. The initial bylaws of the strata corporation formed upon the subdivision of the Lands under the Strata Property Act shall not prevent, restrict or abridge any of the Rental Dwelling Units on the Lands from being used as rental accommodation.
8. This Rental Housing Agreement shall be binding upon all owners in fee simple of any one or more of the Rental Dwelling Units. Any strata corporation bylaw or rule which prevents, restricts or abridges the right to use any of the Rental Dwelling Units as rental accommodations shall have no force or effect.
9. The Owner Developer and all successor owners in fee-simple of any of the Rental Dwelling Units must not occupy the Rental Dwelling Unit owned by them

nor permit or allow any person related to them by blood or marriage to occupy the Rental Dwelling Unit; but must only allow occupancy of the Rental Dwelling Unit owned by unrelated bona-fide tenants renting the Rental Dwelling Unit as provided for in this Rental Housing Agreement.

### **Specific Performance**

10. The Covenantor agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

### **Notice of Housing Agreement**

11. For clarity, the Covenantor acknowledges and agrees that:
  - (a) this Agreement constitutes both a covenant under section 219 of the Land Title Act and a Housing Agreement entered into under section 483 of the Local Government Act;
  - (b) the City is required to file a notice of this housing agreement in the Land Title Office against title to the Lands; and
  - (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a housing agreement under section 483 of the Local Government Act.

### **No Obligation to Enforce**

12. The rights given to the City by this Agreement are permissive only and nothing in this Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

### **No Effect on Laws or Powers**

13. This Agreement does not:
  - (a) affect or limit the discretion, rights duties or powers of the City or the approving officer for the City under the common law or any statute, bylaw or other enactment nor does this Agreement date or give rise to, nor do the parties intend this Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;

- (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Lands; or
- (c) relieve the owner from complying with any common law or any statute, regulation, bylaw or other enactment.

### **Indemnity**

- 14. The Covenantor hereby releases the City, and indemnifies and saves the City harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the City is or may become liable for, incur or suffer.

### **Priority**

- 15. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands, save and except those specifically approved in writing by the City and those in favour of the City.

### **Waiver**

- 16. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a waiver of any other breach of this Agreement.

### **Interpretation**

- 17. In this Agreement:
  - (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
  - (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
  - (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;

- (d) the word “enactment” has the meaning given to it in the Interpretation Act (British Columbia) on the reference date of this Agreement;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) reference to “party” or the “parties” is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers;
- (g) time is of the essence; and
- (h) reference to a “day”, “month” or “year” is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

### **Further Acts**

- 18. The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

### **Severance**

- 19. If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

### **No Other Agreements**

- 20. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

### **Enurement**

- 21. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

## Deed and Contract

22. By executing and delivering the Land Title Act Forms and Notice which are attached hereto and which form a part of this Section 219 Covenant and Housing Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

### **OWNER**

by its authorized signatories

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**THE CORPORATE SEAL OF THE  
CITY OF MAPLE RIDGE** was hereto  
affixed in the presence of:

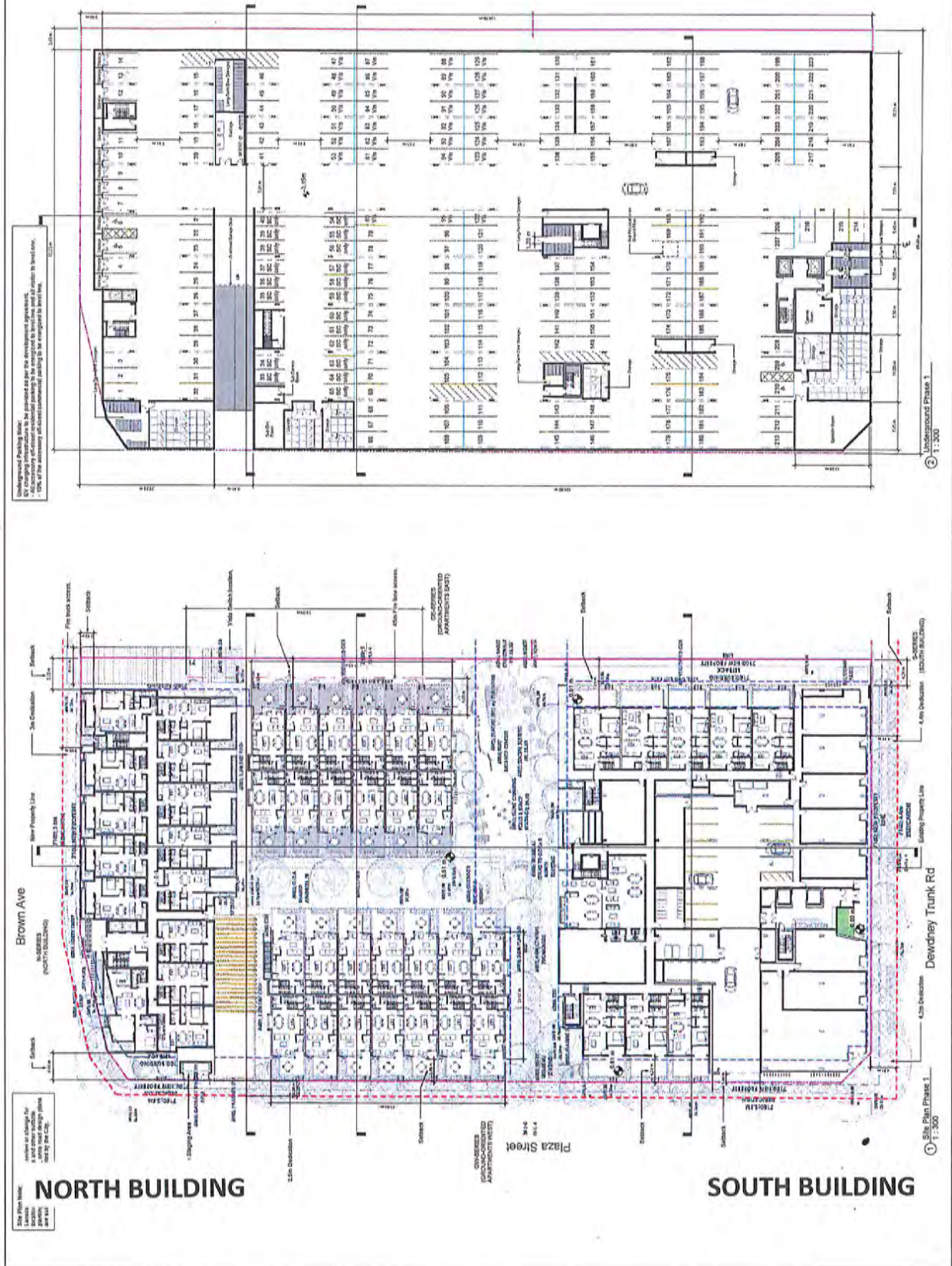
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MAYOR

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CORPORATE OFFICER

# Schedule 1



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
22255 Dewdney Trunk Road

**MEETING DATE:** September 25, 2018  
**FILE NO:** 2017-061-DVP  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

Development Variance Permit application (2017-061-VP) has been received in conjunction with a Development Permit application(2017-061-DP) for a mixed use commercial / multi-residential development at 22255 Dewdney Trunk Road (Appendix A and B) providing for eight (8) commercial units (65 square metres or 700 square feet of space) and a total of 154 apartment and ground-oriented apartment units. There will be 235 parking spaces provided in a single storey underground structure for this first phase, with some surface commercial parking.

This is the first phase of a seven (7) phase development project. The overall seven (7) phase project will consist of up to 838 dwelling units and nearly 910 square meters (9,800 square feet) of commercial and office space. This report concerns only the first phase of this future development.

The requested variances for Phase 1 are to:

1. Standardizing and reducing the setbacks for all buildings (Buildings up to lot lines for a “0” metre setback); and
2. Restricting commercial storefronts to Dewdney Trunk Road, and allowing residential uses at ground level along Plaza Street or Brown Avenue.

This development permit application is being made under the current zoning of C-3 (Town Centre Commercial), being the first of a larger seven (7) phase development project being rezoned to CD-1-17 under Maple Ridge Zone Amending Bylaw No. 7336-2017. This bylaw was granted first reading May 23rd, 2017 and will be brought forward in the near future.

It is recommended that Development Variance Permit 2017-061-DVP be approved to permit the timely construction of Phase 1 of this project.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2017-061-DVP respecting property located at 22255 Dewdney Trunk Road.**

### DISCUSSION:

#### a) Background Context:

Applicant: Iredale Architecture

Legal Description: (parts of) Lots 7 and 8 DL 399 NWD; PL NW20094

OCP:	Existing:	Town Centre Commercial
Zoning:	Existing:	C-3 (Town Centre Commercial)
	Proposed:	CD-1-17 (Comprehensive Development)
Surrounding Uses:		
	North:	Use: Multi-Family Residential; Vacant Land; School District #42 Office
		Zone: RM-3(High Density Apartment Residential); RM-2(Medium Density Apartment Residential); and P-6(Civic Institutional).
	South:	Designation: Brown Avenue is designated as a Major Corridor; Institutional.
		Use: Commercial
		Zone: C-3 (Town Centre Commercial)
		Designation: Town Centre Commercial)
	East:	Use: future phases of this development, currently occupied by commercial and single residential uses
		Zone: C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential) and Land Use Contract Bylaw No. 2435-1977
		Designation: Town Centre Commercial
	West:	Use: Multi-Family Residential and commercial
		Zone: C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential)
		Designation: Town Centre Commercial
Existing Use of Property:		Commercial.
Proposed Use of Property:		Commercial and residential; first part of a 7 phase mixed use residential/commercial and public space development.
Site Area:		approximately 0.81 hectares (2.0 Acre)
Access:		Plaza Street and Brown Avenue
Servicing requirement:		Urban Standard
Associated applications		2017-061-RZ, 2017-061 DP.

#### **a) Project Description:**

This application for the first phase of a seven (7) phase, comprehensively planned, mixed use development. The full project is described in the development permit report (2017-071-DP) accompanying this report.

This first phase consists of 670 square metres (7,200 square feet) of commercial space and a total of 154 dwelling units to be developed in four buildings as follows:

- A mixed use commercial apartment (market rental) building on Dewdney Trunk Road located in the southern third of the subject property;
- Two ground-oriented apartment buildings in the middle third of the subject property; and
- An apartment in the northern third of the subject property.

Just over 10% (10.2% or 13 units) of the apartments in the North and South buildings will be Adaptive Dwelling Units in accordance with the applicable provisions of the BC Building Code. The ground-oriented apartments in the middle portion of the site would not be suitable for adaptive

design. A total of 49 apartments, making up nearly a third (31.8%) of all the units in Phase 1, will be market rental apartments and located in the south mixed use building.

The Adaptive and market rental units will be secured by a Housing Agreement.

**b) Variance Analysis:**

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

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

1. *Maple Ridge Zoning Bylaw No 3510 -1985, 703 Town Centre Commercial C-3, Section 8) Siting a), b) and c) are all varied such that setbacks may be reduced to 0 metres.*

This is the proposed future setback to govern the site as part of the rezoning application for the CD-1-17 Zone for this site. There will be significant road widening and truncation required. To anticipate this, the building is having an additional setback, so that when the widening is done, it will fit on that future lot.

This variance is threefold: Firstly, it will insure the buildings will be compliant to allow that future lot to be created without rendering the builds non-conforming. Secondly, it removes the “wedding-cake-type” of setback requirements, as this style of building massing and architectural design is no longer the kind of buildings necessary to meet market demand. Thirdly, this supports the idea of a comprehensively thought out urban design concept for the entire development, yet permitting the maximum possible flexibility over the overall seven (7) phase development being proposed.

For Phase 1, the proposing setbacks of 0 metres and 1.92 metres, along Dewdney Trunk Road, 4.35 metres along Plaza Street, 3.62 metres along Brown Ave and 9.14 metres from the newly created side property line to the east will fit this overall urban design concept of this project. Therefore, this variance is supportable to achieve compliant setbacks.

2. *Maple Ridge Zoning Bylaw No 3510 -1985, 703 Town Centre Commercial C-3, Section 9) OTHER REGULATIONS subsections a) and b) Schedule G “Ground Retail Area Required” is varied by only requiring ground level retail along the frontage of Dewdney Trunk Road for the development of the lands subject to the form and character development permit 2017-061-DP (Town Centre Area form and character).*

These regulations are for the purpose of creating pedestrian activities along the three fronting streets, by restricting apartment use to storeys above commercial floors and requiring certain streets in the Town Centre area to have street-fronting retail shops. These provisions are in support of the OCP policies related to creating a vibrant Town Centre Area.

When this project is considered as a whole, there will be significant amounts and concentration of commercial activity in the later phases. This will not only be along street fronts as required by the Zoning Bylaw and supported by the OCP, but along a portion of the proposed pedestrian spine and lining the future public plaza towards 224 Street planned for future phases. Furthermore, the phases further to the east of the current phase may accommodate some concentrated business offices or an institutional use, such as a college, thus contributing to vibrancy at the street level to augment the pedestrian activity associated with commercial storefronts.

The concentration of commercial activity expected to be generated by the commercial and potential business / institutional land uses eastward as the site develops in later phases is expected to more than compensate the reduction in commercial space to only one of the three street frontages. Therefore, this variance is supportable.

**c) Citizen/Customer Implications:**

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

**CONCLUSION:**

The proposed variances are supported because they will fully comply with the overall urban design concept for this multiple phase mixed use development in the Town Centre Area. The project also anticipates the significant road dedications requested by the City, to be secured through rezoning or sooner.

It is therefore, recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-061-DVP.

“Original signed by Adrian Kopystynski”

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

“Original signed by Christine Carter”

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

“Original signed by David Pollock” for

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

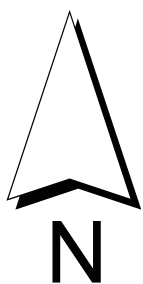
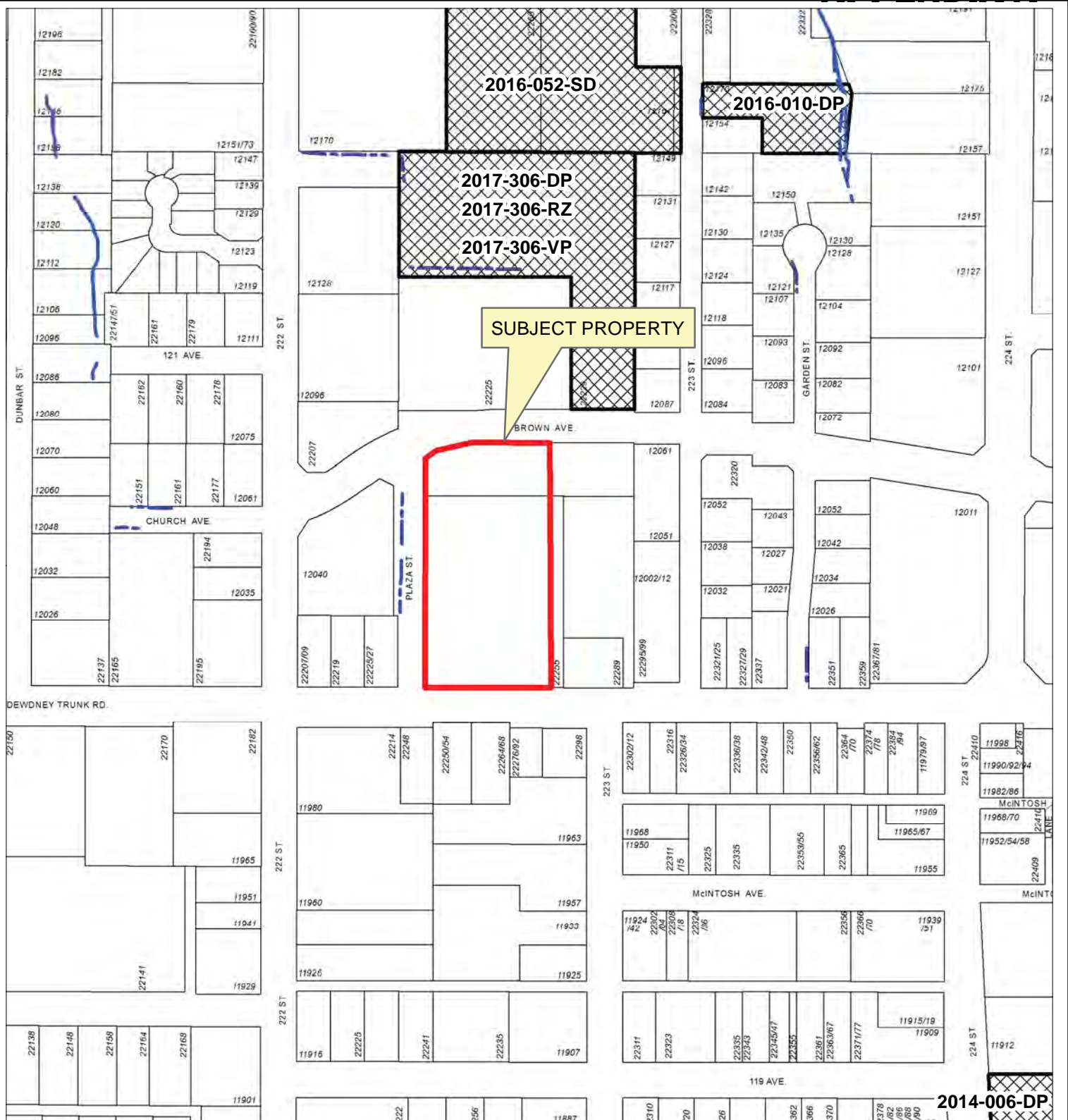
“Original signed by Paul Gill”

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**Concurrence: Paul Gill, CPA, CGA  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Site plan



Scale: 1:3,000

## Legend

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

22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

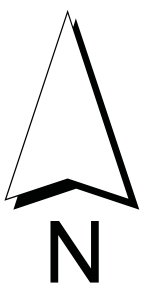
[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-061-VP  
DATE: Aug 16, 2018

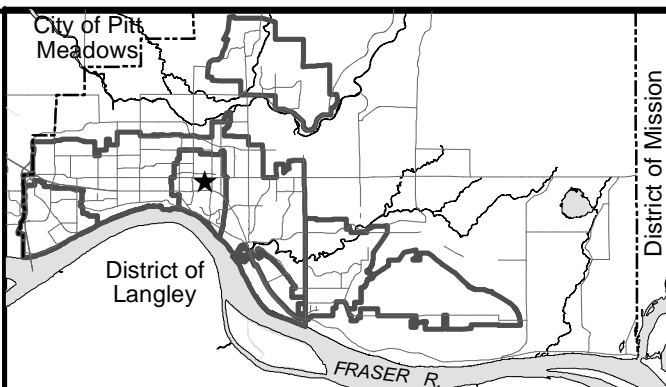
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



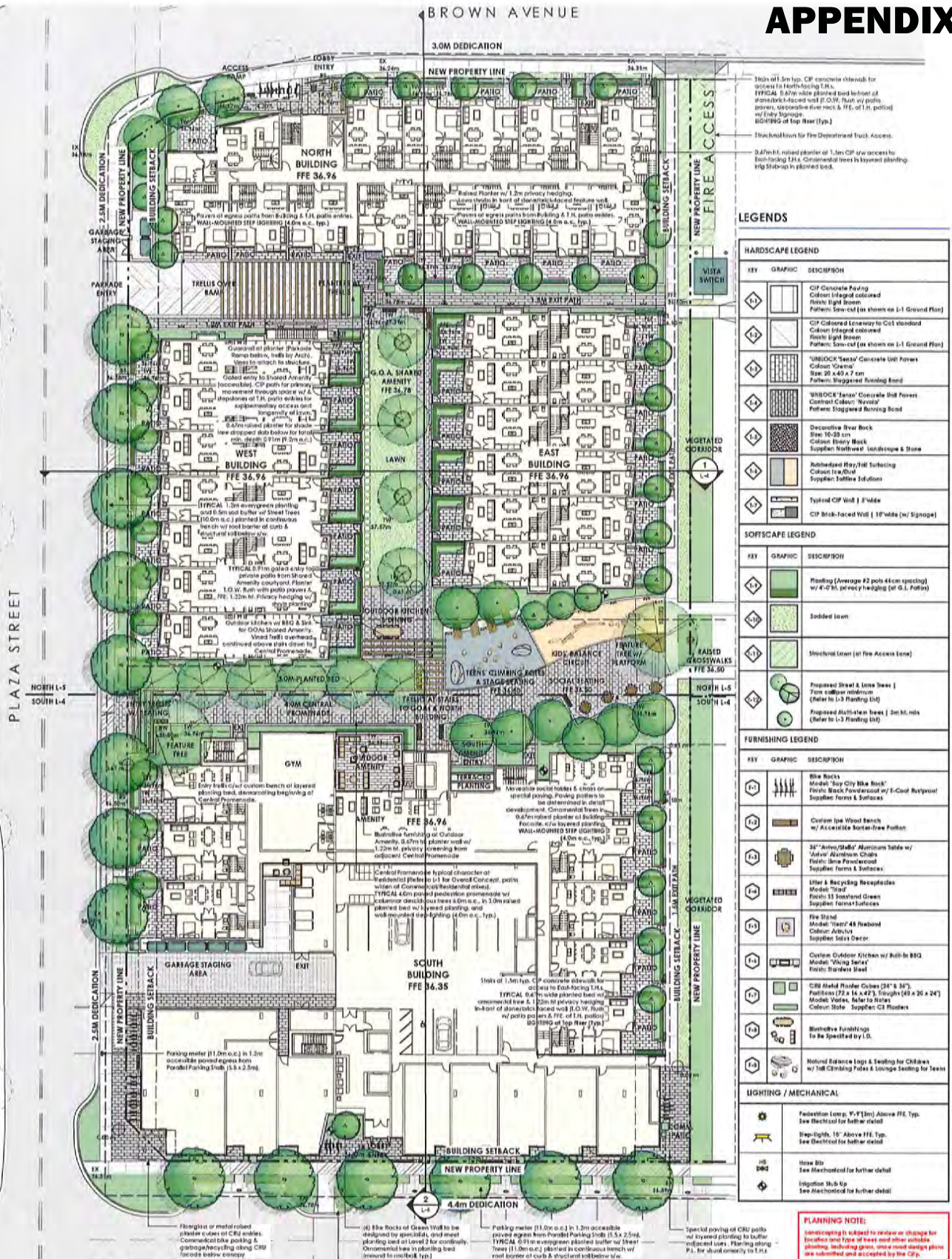
22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



FILE: 2017-061-RZ  
DATE: Sep 13, 2018

BY: LP



## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	September 25, 2018
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2017-061-DP
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Development Permit 22255 Dewdney Trunk Road		

---

### EXECUTIVE SUMMARY:

An application has been received for a mixed use commercial / apartment development at 22255 Dewdney Trunk Road (Appendix A and B) providing for eight (8) commercial units and a total of 154 apartment and ground-oriented apartment units and 65 square meters (700 square feet) of commercial space. There will be 235 parking spaces provided in a single storey underground structure for this first phase, with some surface commercial parking.

This is the first phase of a seven (7) phase development project. The overall seven (7) phase project will consist of up to 838 dwelling units and nearly 425 square metres (3,515 square feet) of retail space and 576 square metres (6,200 square feet) of office space. This report concerns only the first phase of this future development.

This development permit application is being made under the current zoning of C-3 (Town Centre Commercial). Future phases will be made under the CD-1-17 Maple Ridge Zone Amending Bylaw No. 7336-2017 once it is adopted at Council. This bylaw is currently at first reading, which was granted by Council on May 23rd, 2017, and will be brought to Council once the application is fully reviewed.

Community Amenity Contributions (CAC's) will be determined through the rezoning process. The developer confirmed in writing that to voluntarily contribute the portion of CAC's arising out of Phase 1 at this stage of the process. This would be based on the units that are not subject to the Housing Agreement for market rental apartments. The amount is estimated to be \$325,500.

Future phases will each require separate development permit applications, which will be submitted to the Advisory Design Panel for the usual design review and then forwarded to Council to consider permit issuance.

### RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2017-061-DP respecting the property located at 22255 Dewdney Trunk Road.

## DISCUSSION:

### a) Background Context:

Applicant:	Iredale Architecture
Legal Description:	(parts of) Lots 7 and 8 DL 399 NWD; PL NW20094
OCP:	
Existing:	Town Centre Commercial
Zoning:	
Existing:	C-3 (Town Centre Commercial)
Proposed:	CD-1-17 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Multi-Family Residential; Vacant Land; School District #42 Office Zone: RM-3(High Density Apartment Residential); RM-2(Medium Density Apartment Residential); and P-6(Civic Institutional).
South:	Designation: Brown Avenue is designated as a Major Corridor; Institutional. Use: Commercial Zone: C-3 (Town Centre Commercial)
East:	Designation: Town Centre Commercial Use: future phases of this development, currently occupied by commercial and single residential uses Zone: C-3 (Town Centre Commercial) RS-1 (One Family Urban Residential) and Land Use Contract Bylaw No. 2435-1977
West:	Designation: Town Centre Commercial Use: Multi-Family Residential and commercial Zone: C-3 (Town Centre Commercial) and RM-2 (Medium Density Apartment Residential) Designation: Town Centre Commercial
Existing Use of Property:	Commercial.
Proposed Use of Property:	Commercial and residential; first part of a 7 phase mixed use residential/commercial and public space development.
Site Area:	approximately 0.81 hectares (2.0 Acre)
Access:	Plaza Street and Brown Avenue
Servicing requirement:	Urban Standard
Associated applications	2017-061-RZ, 2017-061 DVP.

### b) Project Description:

#### Overview:

The subject properties constitute Phase 1 of a larger rezoning application. This site is part of an overall Master Planned Community located within the Town Centre Area north of Dewdney Trunk Road; south of Brown Avenue; east of Plaza Street; and west of 224 Street. The site is proposed to be developed from the west, with increasing density eastward. This requires the site to be rezoned to CD-1-17 (Comprehensive Development) to allow the overall master plan to be

coordinated with respect to setbacks, density and design over a period of about a decade in accordance with the proposed master plan.

The concept for the entire 7 phase project (Appendix C) will accommodate 14 buildings, ranging from five (5) storey mid-rises to high-rise buildings ranging between nine (9) and 19 storeys. One of these towers in the latter phases, is proposed as Affordable Housing to be negotiated as part of the rezoning of the overall site. There will be other elements interspersing, like Adaptive Dwelling, Units, provide elective vehicle charging stations, step code construction, public art, a major public plaza, other public and semi-public open space, etc., are subject to negotiations and will be presented to Council in the second reading report for this proposal.

Community Amenity Contributions (CAC) will be required for each of the 7 phases as part of the rezoning application. CAC's will not be charged on any affordable or rental apartments secured through Housing Agreements. Therefore, for the number of units being proposed in Phase 1, the CAC payment would be:

Total Phase 1 units:	154
<u>Total Market Rental units</u>	<u>49</u>
Units subject to CAC's	105 times \$3,100 per unit equals \$325,500.

#### Overall Conceptual Design (Appendix C):

The concept is to create a complete, integrated and balanced community, for an area encompassing most of the lands bounded by Dewdney Trunk Road to the south, Plaza Street to the west, Brown Avenue to the north and 224 Street to the east.

The overall project is to provide for increased shopping opportunities; have a space for small shops and services; and have a pattern of towers being strategically placed to limit shading of the primary design element being a central people orient linear open space, stretching east-west, and punctuated with a major public open space and plaza at the east end oriented to 224 Street and Dewdney Trunk Road. The development will be subject to a Public Art Plan, with the main element being integrated into the major open space and plaza in the east.

Space at ground level is proposed to accommodate daycare, mini-schools or community meeting rooms. Building space capable of accommodating a business centre of institutional use (e.g. community college) is also reflected in the concept.

The proposed CD-1-17 zone will accommodate the density and range of proposed uses.

#### Current Application – Phase 1:

This first phase development permit and the detailed design (Appendix D) encompass a portion of two lots in western part of the larger site that are appropriately zoned as C-3 (Town Centre Commercial). There will be a total 154 dwelling units in this phase to be developed in four buildings as follows:

- **South Third (South Building):** A mixed use commercial / apartment (market rental) building on Dewdney Trunk Road with market rental apartments secured by a Housing Agreement in the southern third of the site;
- **Middle Third (Ground-oriented Buildings):** Two ground-oriented apartment buildings in the middle third of the site fronting Plaza Street and a new street to the east; and
- **North Third (North Building):** An apartment building in the northern third of the site fronting Brown Avenue.

In this phase, the developer proposes to provide 49 units of market rental apartments in the south buildings and 13 apartments in the north and south buildings as Adaptive Dwelling Units under section 3.8.5 of the BC Building Code. The market rental and Adaptive Dwelling Units will be secured by way of a Housing Agreement. Construction will be LEED Gold Equivalent.

The CD bylaw for phase one will preserve the C-3 Zone, with some regulations changed to be consistent with the future CD-1-17 zoning for the entire site. In the interim, this application is accompanied by a development variance permit application to be seamless with the future CD-1-17 zone. This development variance permit would fall away when the entire development site is zone CD-1-17 by Council.

#### South Third (Appendix E):

The form and character being embraced by this phase is urban modernism interpreted through the lens of rural vernacular. Massing along Dewdney Trunk Road is managed by having two separate wings with a bridge element and open space in between. The wings will have ground-oriented apartments away from Dewdney Trunk Road to be more sympathetic with the buildings in the middle third as described in the next section.

A main character element will be the continuous balconies to give a rhythm of screens and creating a sense of openness. A total of eight (8) commercial units are proposed to front on Dewdney Trunk Road to create a vibrant and animated pedestrian environment. In the 5-storey mid-rise building above and transitioning portions, there will be total of 87 dwelling units.

Off the second level between the wings (roof top of the first level), will be open spaces designed for outdoor garden and outdoor dining. The 5<sup>th</sup> floor will only partially cover the floor below of the west wing, allowing level access to the rooftop of the 4<sup>th</sup> floor from the 5<sup>th</sup> floor. This will allow the 4<sup>th</sup> floor rooftop area to be used as a Kid's Play Circuit and for Urban Agriculture (community gardens for the residents)

#### Middle Third (Appendix F):

North of the mixed use commercial / apartment building, will be two ground-oriented apartment buildings, with a total of 26 ground-oriented apartment units in these 3 storey buildings. The design will express a residential flavor having character elements reminiscent of the agricultural heritage of the community. Slanted roofs will be a significant character element. Each building will either be street-facing or courtyard-facing. The courtyard is like a mews, with the ground level oriented apartment unit each having a yard and the central area having trees, a path, benches and other pedestrian amenities, including an expanded child play area.

#### North Third (Appendix G):

At the northern end of Phase 1 along Brown Street, contains apartments and ground-oriented apartments towards the middle third to achieve another sympathetic transition. There will be 41 dwelling units in this five (5) storey building. The form and character of this building borrows the rhythm of the south building, a sloping roof element cascades down to mark the front entrance along Brown Avenue and has with a slightly different net colour palette.

#### Parking and Servicing (Appendix D):

A single level of underground parking extends under the entire phase to provide for residential parking, separated commercial parking and all necessity servicing. There will be provision made for the installation and operation of electric vehicle charging.

Conduit will be provided to allow 50% of the residential, visitor and commercial parking spaces to be wired in the future for Level 1 or Level 2 electric vehicle charging. In some cases, the conduit is place in a way that can be shared by two parking spaces, thus achieving greater than 50% of the residential parking spaces being accessible for electric vehicle charging. This is in accordance with OCP Policy 5-40 quoted in the Planning Analysis section of this report.

Landscaping and Amenities (Appendix H):

Phase 1 will be at the western end of the Pedestrian Spine stretch from this phase through the side eastward to the Plaza to be built at the northwest corner of Dewdney Trunk Road and 224 Street. The open spaces are a combination of public (the “Spine” will be subject to a statutory right-of-way as part of the future rezoning requirements), semi-public such as spaces coming off of the “Spine”, private yards tied to units, and roof top spaces such as common areas for residents or outdoor spaces that might be used for daycare or child play. Areas on top of the parking level as well as portions of the roof of the north and south buildings, will have common open spaces, including a lounge and urban gardens.

There will be pedestrian amenities, including: bike racks, benches, tables, litter and recycling receptacles and an outdoor barbeque pit. To accommodate both children and “tweens”, age-appropriate amenities are incorporated.

Indoor amenities will include a gym and common room accessible to an outdoor amenity area suitably screened for privacy.

Unit Summary:

The following table identifies the unit count and the range of bedrooms being proposed in this phase:

<b>Phase 1 Dwelling Count Summary by Number of Bedrooms and Adaptive Dwelling Units</b>				
	<b>1 bedroom</b>	<b>2 bedrooms</b>	<b>3 bedrooms</b>	<b>Total</b>
<b>South Building (Portion is Market Rental)</b>	22 23 (plus den) 9 Adaptive	7 12 (plus den)	3 3 (plus den) 8 (ground oriented)	87
<b>East &amp; West Central Buildings</b>			26	26
<b>North Building</b>	9 4 Adaptive	5 1 (plus den)	4 4 (plus den) 14 ground oriented)	41
<b>TOTAL</b>	<b>67</b>	<b>25</b>	<b>62</b>	<b>154</b>

The following is the breakdown of the units proposed:

- 44% are one bedroom units (including units with dens);
- 16% are two bedroom (including units with dens);
- 25% are three bedroom units (including units with dens); and
- 14% are three bedroom ground oriented apartment units.

The portions are 62% one bedroom, 22% two bedroom and 7% three bedroom.

Just over 10% (10.2% or 13 units) of the apartments together in the north and south buildings will be Adaptive Dwelling Units in accordance with the applicable provisions of the BC Building Code. The ground-oriented apartments on the site have three (3) levels and would not be suitable for adaptive design.

A total of 49 apartments, making up nearly a third (31.8%) of all the units in Phase 1, will be market rental apartments and located in the south mixed use building. This is higher than the 10% - 20% achieved in other projects and strongly supports the OCP policies for Affordable, Rental and Special Needs Housing and the objectives of the Maple Ridge Housing Action Plan

Transitioning:

Some of the existing shopping plaza, containing a number of shops and services, will be demolished to accommodate this development. The developer advised that communications continue between the landlord and the tenants over the timing of the project and providing sufficient notice to the businesses to relocate. There will be more information about this in the upcoming second reading report for the rezoning.

**c) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated Town Centre Commercial. The Town Centre Commercial designation intends to create a compact and vibrant commercial area that is pedestrian-oriented and has a wide array of commercial, mixed-use, and multi-family residential area. The policies below support the proposed development.

**3.3 Land Use Designation – Town Centre Commercial**

*Policy 3-29 “Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys.”*

*Policy 3-31 “Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at ground level with office and/or residential uses encouraged above.”*

This first phase development provides for a range of housing and strengthens the pedestrian commercial environment along the north side of Dewdney Trunk Road. The proposal complies with these policies with the proposed mixed use commercial building having retail storefronts on Dewdney Trunk Road, and the apartment buildings, with a variance through 2017-061-DVP, allowing residential on the ground floors along Plaza Street and Brown Avenue.

### 3.2 Affordable, Rental and Special Needs Housing

Policy 3 - 32 Maple Ridge supports the provision of affordable, rental and special needs housing throughout the District. Where appropriate, the provision of affordable, rental, and special needs housing will be a component of area plans.

Policy 3 - 33 Maple Ridge will encourage housing that incorporates “age-in-place” concepts and seniors housing designed to accommodate special needs.

The project includes a variety of housing. There are unique and innovative ground oriented apartments, designed like back-to-back townhouses, apartment units with a healthy combination of bedroom-types and nearly 10% of the dwelling units in the north and south buildings are being designed and built under the requirements of the BC Building Code as Adaptive Dwelling Units accommodating aging in place. As well, 49 units in the south building (mixed use commercial / apartment building) will be market rental housing. The Adaptive and Rental units will be secured by a Housing Agreement.

As described below, there will be rental, affordable and more adaptive housing provided over time within this seven phase project. The details of this will be provided as part of a future second reading report.

#### 5 - 40 Promoting Energy Efficiency

Maple Ridge will promote energy efficiency to reduce air and greenhouse gas emissions by: b) encouraging alternative transportation initiatives, promoting ‘clean’ transportation options, and encouraging the use of public transit;

This project is taking a significant step towards helping to achieve a more sustainable and energy efficient community. As described earlier in this report, there will be conduit provided to allow wiring for Level 1 or Level 2 electric vehicle charging as elaborated on in the report to Council “Electric Vehicle Charging Infrastructure: Options for Development.” dated July 17, 2018

#### 5 - 42 LEED Construction

Maple Ridge will encourage the use of Leadership in Energy and Environmental Design (LEEDS) standards as part of new development proposals where appropriate.

Phase 1 is proposed to be LEED Gold equivalent. This aligns with the above cited OCP policy.

### **Maple Ridge Housing Action Plan (MRHAP)**

The Maple Ridge Housing Action Plan (MRHAP) has the objective of achieving access to safe, affordable, and appropriate housing; and the OCP Policy 3 - 32 strives to achieve the provision of affordable, rental and special needs housing. Council granted first reading to a proposed land use and density plan that accommodated the developer’s vision of rental units in one building being proposed in a later phase of the project. The current 154 dwelling unit phase makes up about 18% of the total of the 838 dwelling units to be built in the entire project. The rezoning application will provide sufficient flexibility to Council to assess how housing objectives will be met through a combination of Community Amenity Contributions (CAC), bonus density and built units.

Further details about the applicant’s housing proposal will be available in the second reading report for the overall rezoning for Council to consider.

### **Zoning Bylaw:**

This development complies with the proposed CD-1-17 Zone, but will require two interim variances with respect to its current C-3 Zone.

Those variances include eliminating the 75% floor area requirement above the first commercial storey and not requiring the “wedding cake” setbacks for the upper storeys. This provision will no longer be a requirement in the proposed New Zoning Bylaw, has been relaxed for other commercial projects, nor is it included in the proposed CD-1-17 zone for the subject site. Thus, the variance effectively advances the provisions of the new Zoning Bylaw. The other variance is clarifying the provision respecting the streets where first floor commercial area is required and simplifying the setback requirements to reflect those to apply to the subject site once it is rezoned to CD-1-17.

There is a separate accompanying report describing these variances.

### **d) Advisory Design Panel:**

This application was presented to the ADP on July 18, 2018. Their attached architectural and landscaping plans have satisfactorily addressed their comments as described in Appendix I.

The ADP reviewed and accepted the overall Comprehensive Urban Design Plan for the entire site.

The development permit applications for each of the remaining six (6) phases will also be subject to ADP review and reports will be forwarded to Council for permit issuance.

### **e) Citizen/Customer Implications:**

A Development Information Meeting (DIM) is not required for a Town Centre Development Permit Application. There will be a DIM for the broader rezoning proposal at a later date and the outcome will be reported to Council in a future second reading report.

### **f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$541,810.50, the security will be \$541,810.50.

### **CONCLUSION:**

This development permit will sanction the first phase of a seven (7) phase development, eventually to encompass most of the lands bounded by Dewdney Trunk Road to the south, Plaza Street to the west, Brown Avenue to the north and 224 Street to the east.

While the rezoning of the entire site proceeds forward to accommodate the envisioned density and urban design concept for this block, advancing development permit application 2017-061-DP under the current C-3 zone will allow for the timely construction of the first phase of this overall project.

The variance permit application accompanying this development permit application ensures that Phase 1 will be integrated into the entire comprehensively planned development and Phase 1 will align with the future CD-1-17 zoning of the overall development site. A second reading report for the entire project will be forwarded to Council shortly.

A separate housing agreement report accompanies this report to secure the proposed Adaptive Dwelling Units and the market rental apartments through a Housing Agreement between the City and the owner / developer. These units will not be subject to CAC in accordance with Council policy.

It is recommended that Council issue 2017-061-DP respecting the property located at 22255 Dewdney Trunk Road.

“Original signed by Adrian Kopystynski”

---

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

“Original signed by Christine Carter”

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**Approved by: Christine Carter, M.P.L, MCIP, RPP  
Director of Planning**

“Original signed by David Pollock” for

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

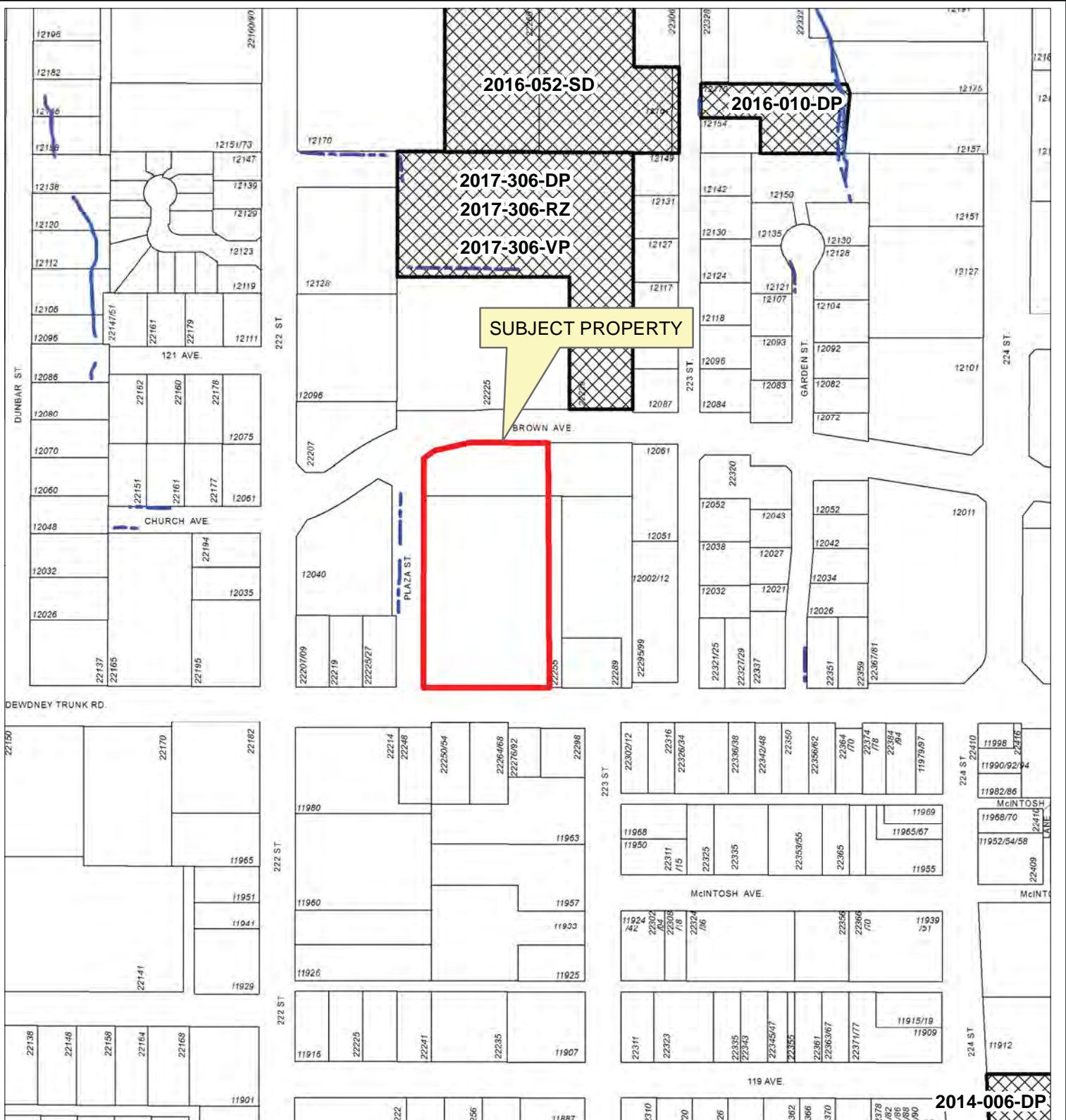
“Original signed by Paul Gill”

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**Concurrence: Paul Gill, CPA, CGA  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Overall Site Conceptual Plan  
Appendix D – Architectural Plans, Landscaping Plans and Elevations  
Appendix E - South Building Plans and Elevation  
Appendix F – Ground-Oriented Buildings Plans and Elevation  
Appendix G - North Building Plans and Elevation  
Appendix H- Landscaping and Amenity Plan  
Appendix I – ADP comments and Applicant’s Responses



## Legend

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

22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



MAPLE RIDGE

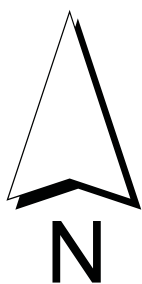
British Columbia

[mapleridge.ca](http://mapleridge.ca)

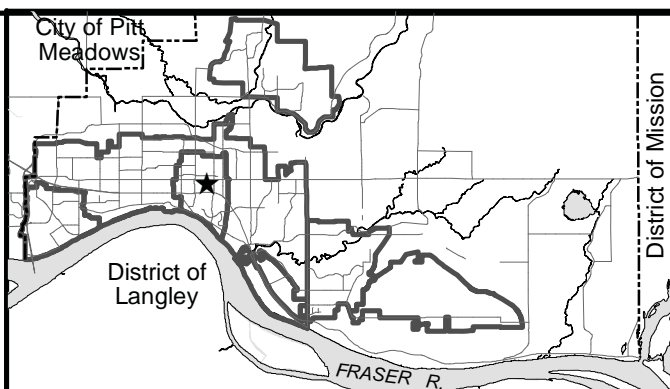
FILE: 2017-061-VP  
DATE: Aug 16, 2018

BY: LP

Scale: 1:3,000



Scale: 1:3,000



22255 DEWDNEY TRUNK

PLANNING DEPARTMENT



## MAPLE RIDGE

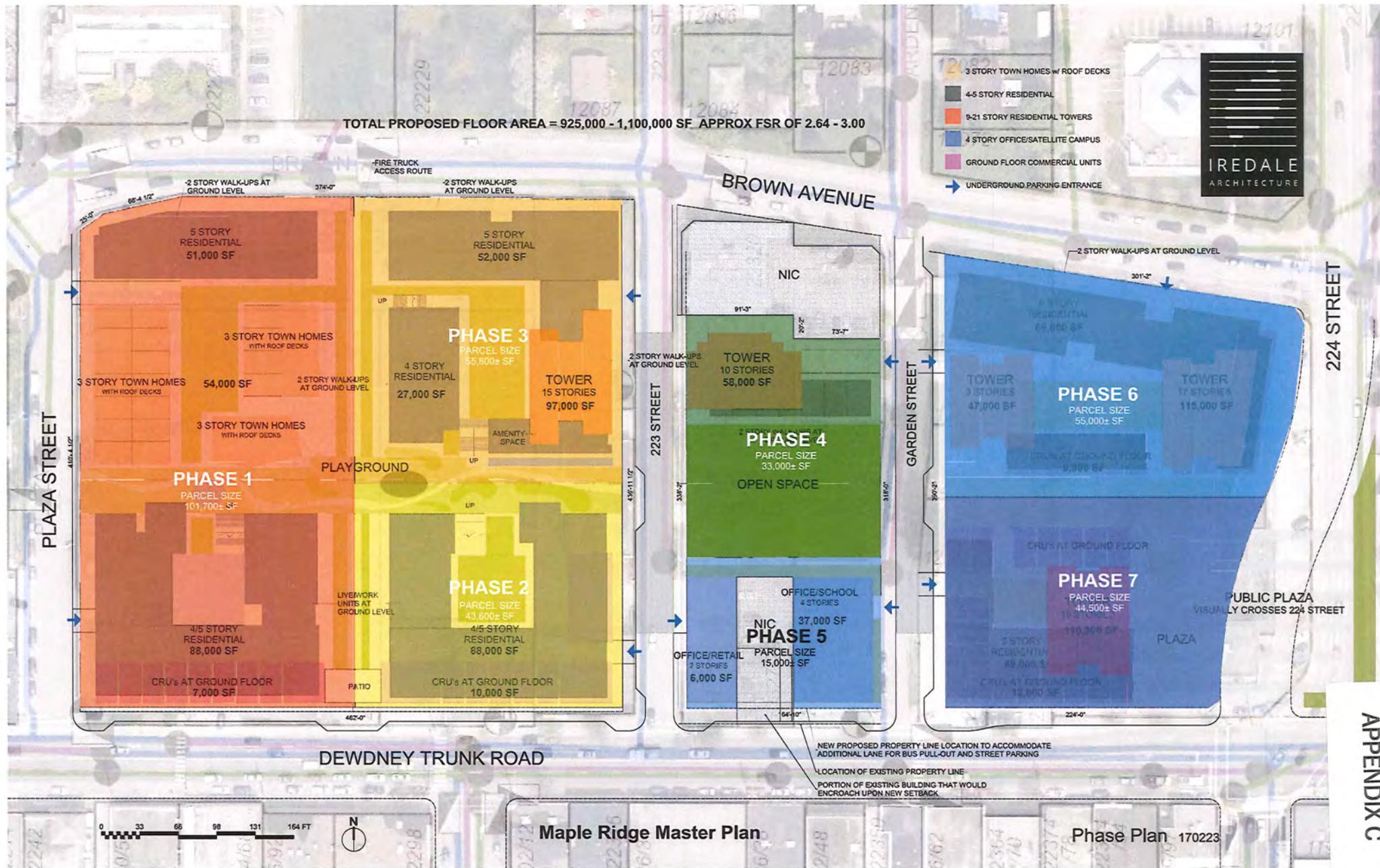
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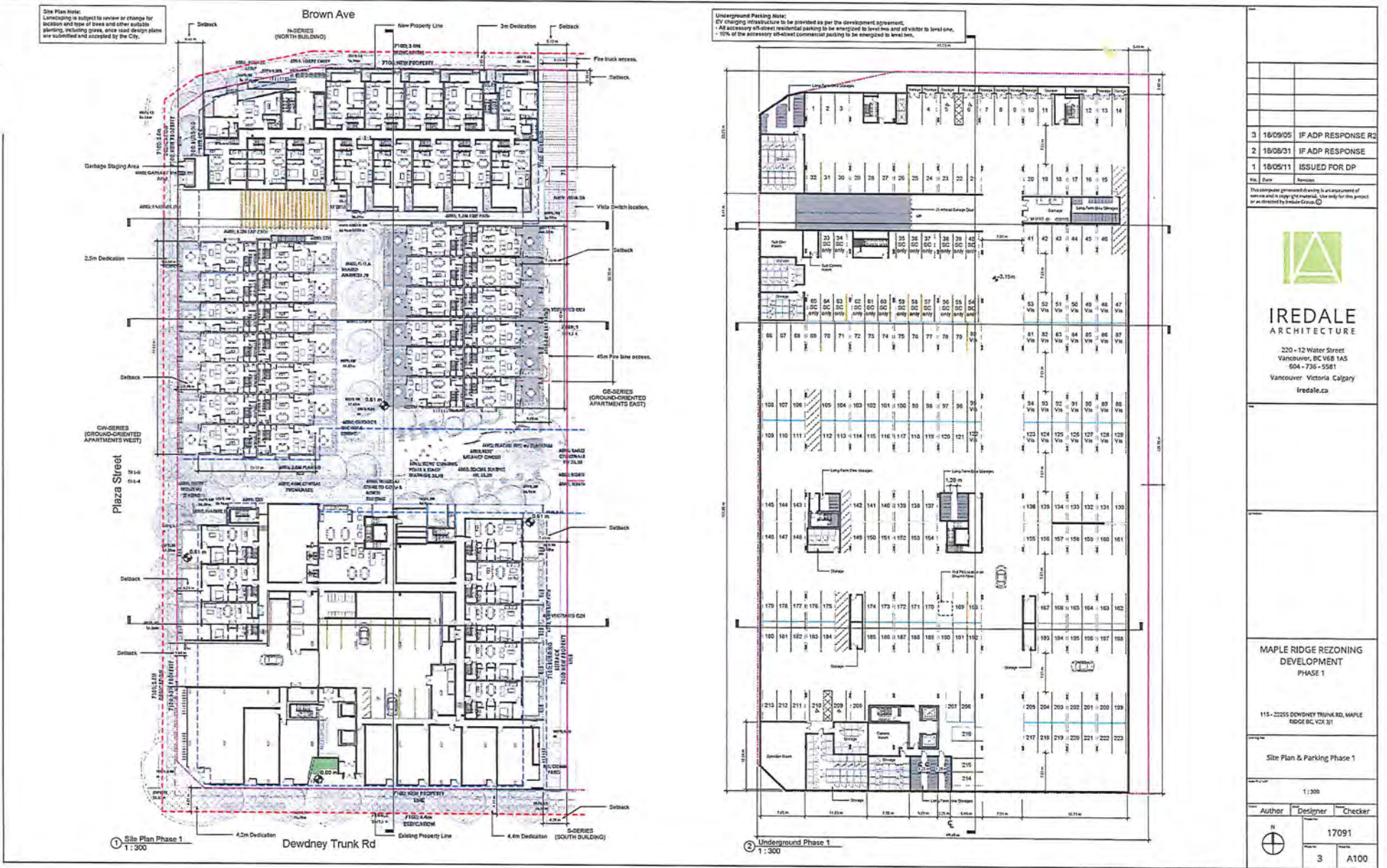
**mapleridge.ca**

FILE: 2017-061-RZ

DATE: Sep 13, 2018


BY: LP





# SOUTH BUILDING



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<p>MAPLE RIDGE REZONING DEVELOPMENT PHASE 1</p> <p>115 - 22255 DEMOREY TRUNK, MAPLE RIDGE, BC V2X 3T1</p>										
<p>SOUTH BUILDING SERIES</p>										
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AB	Designer	PHJ								
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1 18/05/11 ISSUED FOR DP

No. Date Revision

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**MAPLE RIDGE REZONING  
DEVELOPMENT  
PHASE 1**

115 - 22255 DONOVAN TRUNK, MAPLE RIDGE,  
BC V2X 3T1

South Building - GF

1:125

Author Designer Checker

17091

3 S-A101



### Building Area Legend


- 1 Bed
- 1 Bed + Den
- 1 Bed Adaptable
- 2 Bed
- 2 Bed + Den
- 3 Bed + Den
- GOA Lv 2
- Services

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<p>MAPLE RIDGE REZONING DEVELOPMENT PHASE 1</p> <p>115 - 22255 DOWNEY TRUNK, MAPLE RIDGE, BC V2X 3J1</p> <p>South Building - L2</p>		
1:125		
Author	Designer	Checker
		17091
	3	S-A103



- Elevation Key Street South Building**
- 1- Brick - Harbor Mist
  - 2- Brick - Modified Granite
  - 3- Brick - Rusty
  - 4- Metal - Corten
  - 5- Fibre Cement - Charcoal
  - 6- Window Frames - Grey
  - 7- Window Frames - Grey
  - 8- Concrete - Natural
  - 9- Metal Flaming - White
  - 10- Louvers - Charcoal



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<p>Elevations</p> <p>1:100</p>			
Author	Designer	Checker	
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Author	Designer	Checker	
		17091	
	3	S-A201	

## An architectural rendering of a modern residential development. The scene shows a central courtyard with a paved path and green spaces, flanked by dark, gabled houses with large windows and skylights. People are depicted walking and sitting in the courtyard, suggesting a vibrant community atmosphere. The sky is blue with scattered clouds.

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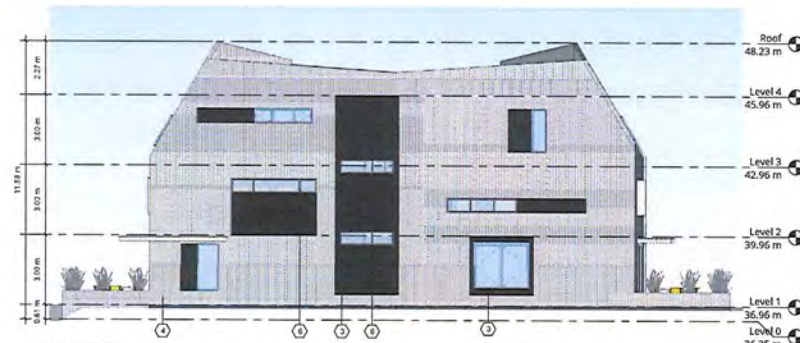
1 West Elevation  
1:100

Elevation Key Notes (GDN):

- 1 - Roofing Shakes - Grey
- 2 - Metal Cladding - White
- 3 - Metal Cladding - Brown
- 4 - Glazed Brick - Smoke
- 5 - Fibre Cement Cladding - Grey
- 6 - Window Frames - Grey
- 7 - Stone Veneer - Walls
- 8 - Metal Accent Panels at Entrance Doors




2 East Elevation  
1:100



3 South Elevation  
1:100




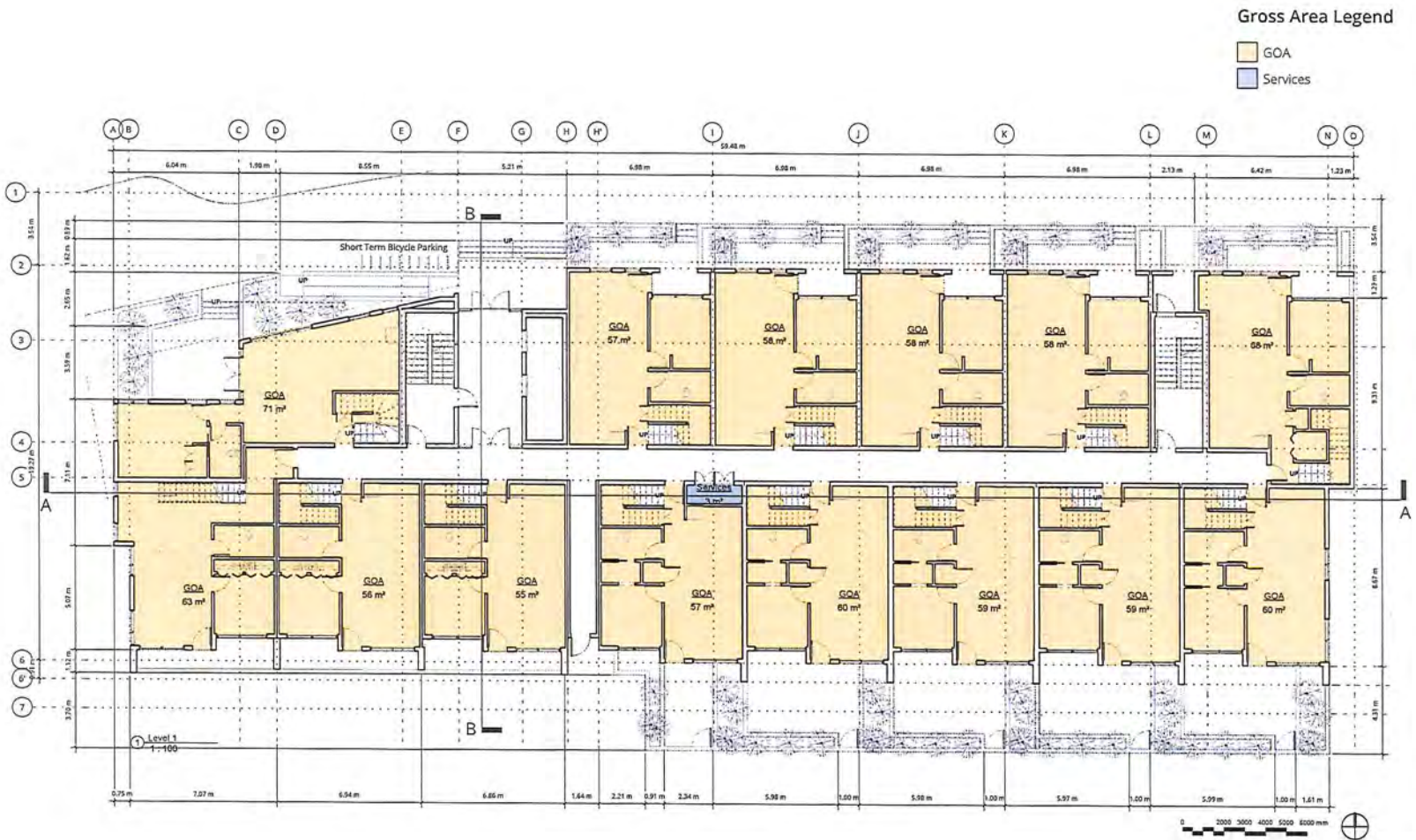
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Elevations	
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GBE	PJH
17091	
3	GW-A200

## NORTH BUILDING



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**MAPLE RIDGE REZONING  
DEVELOPMENT  
PHASE 1**

115 - 2255 DEVONRY TRAIL, MAPLE RIDGE,  
BC V6X 3T1

North Building - L1

1:100

Author Designer Checker

17091

3 N-A101



- Houston Key Notes North Building**
- 1 - Brick - Seattle Cream
  - 2 - Brick - Ebony
  - 3 - Metal Cladding - Charcoal
  - 4 - Metal Cladding - Grey
  - 5 - Metal Cladding - White
  - 6 - Wood Shutters
  - 7 - Window Frames - Grey
  - 8 - Window Frames - Charcoal
  - 9 - Louvers - Charcoal
  - 10 - Concrete - Natural



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1	18/05/11	ISSUED FOR DP
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<p><b>MAPLE RIDGE REZONING DEVELOPMENT PHASE 1</b></p> <p>115 - 22255 DOWNEY TRUNK, MAPLE RIDGE, BC V2X 3J1</p>		
Elevations		
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Author	Designer	Checker
17091		
3	N-A200	





02	Aug 30, 2018	Issued for CP
01	Apr 30, 2018	Re-issued for recording
NO. DATE	FILE	



## Appendix I – ADP comments and Applicant's Responses

### Architectural Comments:

1. **Apply playful architectural language of shifting planes to unify the buildings and create a continuity throughout; apply the design concepts of the Northern building and the Ground Oriented Apartments to the South buildings.**

**Response:** As outlined in our design rationale for this project, we have intentionally differentiated the building on the south side facing Dewdney Trunk road from the others north of it. Being the most urban of the four buildings, the south building presents itself as such along this busy commercial street. The other buildings begin to reference the more residential character of the area by including sloped roof forms that pay homage to the barn roofs from the past.

**Staff Comment:** After further discussions with the architect, the plan has been modified further to more closely reflect the recommendation of the ADP better balancing the ADP recommendation and the design rationale for the project.

2. **Consider using the elevators to create a chimney effect.**

**Response:** We will investigate the potential of using these elements to create this effect during the development of the construction documents. Mechanical input will be required.

**Staff Comment:** If during the development of the construction documents, this design element changes, a minor development permit amendment (a staff processed change) may be required.

3. **Review the structural layout of the Level 5, three-bedroom unit in the South building to confirm if an interior wall can be deleted.**

**Response:** We have delete this wall to create a more open feel to the unit.

4. **Re-evaluate the elevations of the Ground Oriented Apartments that face the green spine.**

**Response:** We will review the treatment of the facades of the townhouses along this green spine. We have providing some more variation to the cladding material here to address this.

5. **Re-evaluate the wayfinding of the main entrance of the South building.**

**Response:** We have made modifications to the main entrance of the South Building to help differentiate it more from the CRU's and identify it more as the residential entrance.

6. **Consider adding a continuous canopy along the commercial units fronting Dewdney Trunk Road.**

**Response:** The CRU's along Dewdney Trunk already have a continuous canopy over them.

**Staff Comment:** The design has been further revised to extend a higher canopy from the entrance of the apartment building toward the street between the retail storefronts along Dewdney Trunk Road; however, there is a break of roughly 3 metres in the proposed canopy because (1) architecturally it does possible to connect them in this location and (2) there is a feature landscaped area associated with the apartment building entrance.

7. **Re-evaluate the East elevation of the North building.**

**Response:** There were windows missing from this elevation (which help define it better) now included in the elevation.

8. **Provide information for treatment of commercial signage**

**Response:** The proposed treatment of the commercial signage will be included in the overall site design guidelines.

- **Staff Comment:** The applicant has been advised and has provided design information and or placement locations for the retail and residential signs for the project.

9. **Locations of pedestrian circulation crosswalks to be confirmed with the Engineering Department.**

**Response:** Locations of the pedestrian circulation crosswalks will be confirmed with Engineering.

**Staff Comment:** The Engineering Department indicated that the location and spacing between crosswalks are subject to review and compliance with traffic and safety requirements. A note is added to the plans that the crosswalks shown are conceptual and subject to approval. The intent of one of the crosswalks may be related to emphasizing the residential entrance of the south building and “placemaking”. The building design and surface treatment in the vicinity of the residential entrance is sufficient to define this space without the proposed crosswalk.

Landscape Architectural comments:

1. **Increase the width of the exit path into the elevator core on the North side of the South building to add prominence to the pedestrian entrance.**

**Response:** The exit path has been increased to 2.4m/8’ wide and a bench added so it has more prominence as an entry point to the shared amenities for the project.

2. **Add a curb on the outside edges of the street facing patios to delineate the edges and avoid tripping or falling from patio.**

**Response:** A low curb (50mm/2” ht.) has been added to the edge of the raised street facing patios.

3. **Consider extending the accessible path to some of the interior residences facing the Ground Oriented Apartments shared amenity, and provide a consistent surface at the entrance to the shared amenity.**

**Response:** A barrier free path has been added from the north building along the east side of the courtyard to the outdoor dining/barbeque area.

4. **Consider adding a shelter over the outdoor kitchen areas.**

**Response:** We will review the design and explore adding weather protection over the outdoor kitchen area.

5. **Provide adequate waste receptacles in the amenity spaces and along the promenade.**

**Response:** The DP plans have waste receptacles at the entry to the pedestrian walkway (at Plaza Street) and at the children’s play area.

**Staff Comment:** The plans have been updated to include illustrations, details and specifications of the various amenities proposed to be installed.

6. **If possible, combine the two exit pathways flanking the parkade entrance to allow for additional planting buffer between the patio units on the South of the North building and the ramp; clarify where the vines grow for the trellis.**

**Response:** The two exit pathways are required to provide sufficient exiting on the buildings to meet the BC Building Code.

7. **Consider adding gas heaters or fire pits to the Level 2 garden in the South building.**

**Response:** The current design is revised to include a fire pit.

**Staff comment:** This is included in the details noted in point 5.

8. **Consider adding a more direct pedestrian connection between North building and the South amenity areas;**

**Response:** The pathway from the north building amenity courtyard has purposely been placed off of the public pedestrian walkway so that it feels more private and does not invite the public into the space.

**Staff comment:** The applicant’s rationale is acceptable respecting this ADP comment.

9. **Add benches along the promenade and at the amenity area.**

**Response:** The landscape plans indicate seating located along the pedestrian walkway – at the entry node (at Plaza Street) and at the children’s play area.

10. **Provide amenity spaces for older children/teens/tweens.**

**Response:** The proposed children’s play area will also provide play opportunities for older children/teens/tweens. At the south building there are also a number of rooftop amenities

(inside and outside) that the design team will explore as amenity spaces for older children/teens/tweens.

**Staff comment:** The specifics are included in the details noted in point 5.

**11. Show the required planting depth for the trees over the parkade roof.**

**Response:** So indicated.

**12. Irrigation of landscape areas to be included in the project.**

**Response:** All soft landscape areas inside the property line will be irrigated to IIABC standards. Areas outside the property line (any trees or plantings in the public realm) will follow the City Parks Department and City Engineering Standards as it pertains to irrigation (or not).

**13. Ensure landscape lighting follows CPTED principles.**

**Response:** Lighting of the east west pedestrian walkway will adhere to CPTED principles.

**14. Consider informal seating, amphitheatre style, nearby the amenity space;**

**Response:** Raised amphitheatre seating was not considered, as it would allow views into semi private patios and into living space/bedrooms.

**Staff comment:** This is included in the details noted in point 5.

**15. Add a Gateway feature on the South- West corner of the site at the intersection of Plaza Street and Dewdney Trunk Road;**

**Response:** A gateway feature has not been considered. The design team considers this new development in phase 1 to be gateway as it is a significant departure from the context and surrounding buildings. It should be the City's long term plan to have future developments across the street blend in and add to this new urban context, making any gateway we propose obsolete.

**Staff Comment:** The relationship of a building, particularly in areas of the Town Centre Area where Ground Level Retail is to be provided, must consider the relationship of buildings, their façades and landscaping to street corners. This is necessary to support and enhance the pedestrian experience and create vibrancy in the downtown. After further discussion, a solution acceptable to staff in addressing the ADP recommendation was achieved.

**16. Confirm areas where slab is dropped to provide soil volume for trees over the slab.**

**Response:** This information is shown in the revised plans.

**17. Evaluate the durability of landscape treatment between Dewdney Trunk Road and the commercial units.**

**Response:** The design of the public realm will be determined by the City Parks Department and City Engineering Department. Also the trees along Dewdney Trunk must meet the requirements of BC Hydro guidelines for planting under power lines.

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
**FROM:** and Members of Council  
Chief Administrative Officer  
**SUBJECT:** 2019 Permissive Tax Exemptions

**MEETING DATE:** September 25, 2018  
**FILE NO:**  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

The Community Charter provides Council with statutory powers to exempt certain types of properties from municipal property taxation. Council's policy direction in this area is based on the fundamental principle that the Municipality will not grant property tax exemptions to organizations providing services on a private or for profit basis, or where the service is the responsibility of senior governments. If exemptions were granted in these instances then tax payers would be funding programs that were not intended to be funded by property taxes.

Over the past several years Council has maintained limited growth in Permissive Tax Exemptions recognizing that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Each year additional requests for financial assistance are received, either in the form of property tax exemptions or community grants and Council must consider all of those requests in balance with the overall Financial Plan.

There was one application received for a 2019 Permissive Tax Exemption where the applicant had not previously received an exemption. The One Way Club has applied for a permissive exemption for property at 22270 North Avenue. The recommendation is to deny this application.

In accordance with the Community Charter and Council policies 5.16 to 5.23, the properties listed in Bylaw No. 7458-2018 are recommended for property tax exemption for the 2019 taxation year.

### RECOMMENDATION:

**That Maple Ridge Tax Exemption Bylaw No. 7458-2018 be given first, second and third readings.**

### DISCUSSION:

#### a) Background Context:

The Community Charter provides for a general exemption from taxation over which Council does not have any legislative powers or authority. This includes properties such as schools, public hospitals, buildings set apart for public worship and provincial and municipally owned public buildings and land. B.C. Assessment determines which properties qualify for statutory exemption according to the Community Charter.

The statutory exemption received by Churches only provides for the church building and the land on which it stands, leaving any remaining land and improvements as taxable. Council policy 5.20 confirms that churches will also receive a permissive tax exemption for an additional church hall and the entire parcel of land, to a maximum of 5 acres. Buildings

other than the church and church hall are subject to taxation. The statutory exemption offered to churches is not available for those churches that lease, rather than own, property. In these circumstances, Council policy 5.20 confirms that a permissive tax exemption will be provided.

The Community Charter also provides Council with statutory powers to exempt other certain properties from municipal taxation. For example, these can be land and improvements that are used by not for profit organizations that are deemed to contribute to the well being of the community or private institutions licensed under other legislation such as the *Hospital Act* and *Community Care Facility Act*.

Permissive exemptions can also be granted by Council for heritage properties and portions of a property used for municipal purposes (e.g. parts of Planet Ice, the curling rink and the Ridge Meadows Seniors Society).

Council's policy direction is intended to prevent the downloading/off loading of services that are the responsibility of senior governments and to ensure local residents are not subsidizing residents from other municipalities. They also establish that where a permissive tax exemption is granted all residents of Maple Ridge have access to the service provided and make certain that the property tax exemption does not provide for an unfair competitive advantage. The services provided by the organization are to be an extension of Municipal services and programs and fall under the responsibility of local government.

A Tax Exemption Bylaw adopted by Council specifically applies to the Municipal tax levies on the Property Tax Notice. However at this time, the School Act and the Hospital District Act also provide for exemptions from other taxing authorities for properties included in the bylaw.

The Community Charter requires the contents of the proposed taxation exemption bylaw be publicly posted and included in a newspaper prior to its adoption. The notice will include a description of each property and the estimated tax exemption for 2019 and subsequent two years. Churches that receive a statutory exemption are not included in the notice. The City's Annual Report also includes information on all permissive exemptions granted.

**b) Desired Outcome:**

Council must adopt the Tax Exemption Bylaw before October 31, 2018 to exempt properties from municipal property taxation for 2019.

**c) Strategic Alignment:**

The sources of municipal revenue are limited and therefore, the City supports institutions, organizations and the community at large to enhance the quality of life to its residents. The granting of property tax exemptions to those applicants meeting the criteria of the policies are strategically aligned with:

- (i) Financial Management – cost effective and efficient delivery of services
- (ii) Community Relations – recognize and support the important contribution of volunteers and not for profit groups that provide services in Maple Ridge
- (iii) Safe & Livable Community – in partnership with community groups, assist in the provision of leisure and cultural services to ensure access by all citizens

**d) Citizen/Customer Implications:**

Permissive exemptions are designed to support those services that complement City programs. Inadequate funding from senior governments sometimes results in agencies turning to local government for assistance. The sources of municipal funding are limited and providing exemptions to those groups that fall under the responsibility of senior governments is not feasible.

All applicants recommended for a 2019 permissive tax exemption were also approved for an exemption for the 2018 taxation year.

**e) Business Plan/Financial Implications:**

An application for a 2019 permissive tax exemption was received from the One Way Club Society. The society offers addiction recovery services through formal 12 step/recovery meetings, community resource referral services, one-on-one peer support/counselling and social and recreational activities. While the services offered by the One Way Club are extremely valuable and contribute to a healthy community, they are not an extension of Municipal services and funding such services is not the responsibility of local government, therefore the recommendation is to deny this application. Additionally, other organizations in the community provide similar services and approving this exemption could invite other applications in the future, resulting in a further increase in the tax burden against the remaining taxable properties. In the past it has been Council's decision to consider support of organizations such as this through the Community Grants Program.

Based on 2018 assessed values, and using the estimated tax increase for 2019 from the business planning guidelines, the estimated amount attributable to all of the 2019 proposed tax exemptions for the municipal portion of taxes is \$825,000. The tax revenue estimate for 2019 in the financial plan is \$86,924,000, putting the proposed exemptions at approximately 1% of that total.

**f) Policy Implications:**

The applicants recommended for exemption are in accordance with the adopted policies.

Council does have the discretion to make exceptions to existing policies on a case by case basis but doing so may create expectations for other community groups in the future.

**g) Alternatives:**

Granting tax exemptions leads to a tax shift to other taxpayers, most notably in the Residential Class. An option for Council is to provide a financial grant to assist those organizations providing community services that Council wishes to support. Grants are an annual budget decision and are limited to one year. Council has used this option from time to time. Providing grants does not relieve senior levels of government from their responsibility to the community. Therefore, the potential for downloading costs to the City is somewhat reduced.

## **CONCLUSIONS:**

In reviewing the requests for permissive exemptions, Council should consider that any increase in exemptions results in a shift of the tax revenue to be collected from the remaining taxable properties. Requests for financial assistance, whether in the form of a permissive tax exemption or community grant, must be considered in balance with the overall Financial Plan. Each permissive tax exemption application should be evaluated under the following criteria:

1. The use is consistent with City policies, plans, bylaws, codes and regulations. This will ensure the goals, policies, and general operating principles of the City as a whole are reflected in the organizations that receive support.
2. Exemptions are not given to services that are otherwise provided on a private, for profit basis. This would provide an unfair competitive advantage.
3. The services provided by the organization should be an extension of City services and programs and must fall under the responsibility of local government. Senior government program costs must not be transferred to property taxpayers, as this would represent double taxation and an inequitable tax burden.
4. Primarily Maple Ridge residents should use the services and the organization's regulations must allow all Maple Ridge residents to participate.
5. The taxation burden resulting from the exemption must be a justifiable expense to the taxpayers of the City. The sources of Municipal revenue are limited and request for exemption must be considered in concert with other needs of the Municipality.

Additional details on the applications are available from the Finance Department.

*"Original signed by Ashley Hilleren"*

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Prepared by: Ashley Hilleren  
Accounting Clerk II

*"Original signed by Catherine Nolan"*

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Approved by: Catherine Nolan, CPA, CGA  
Corporate Controller

*"Original signed by Paul Gill"*

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Concurrence: Paul Gill, CPA, CGA  
Chief Administrative Officer

**CITY OF MAPLE RIDGE  
BYLAW NO. 7458-2018**

A Bylaw to exempt from taxation, certain properties within  
the City of Maple Ridge

**WHEREAS**, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for exemption;

**AND WHEREAS**, the Municipal Council deems it expedient to exempt certain land and improvements;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited for all purposes as Maple Ridge Tax Exemption Bylaw No. 7458-2018.
2. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: Scout Properties (BC/Yukon) Ltd Folio: 05299-0100-0 Address: 27660 Dewdney Trunk Road	\$ 1,780,000	\$ 22,322	\$ 23,103	\$ 23,935
b) Owned By: Girl Guides of Canada Folio: 05322-0300-1 Address: 26521 Ferguson Avenue	\$ 1,643,000	\$ 20,604	\$ 21,325	\$ 22,092
c) Portion of Land and Improvements owned by the City of Maple Ridge Leased to: Ridge Meadows Seniors Society Folio: 52700-0001-0 Address: 12148 224 Street	\$ 4,028,000	\$ 39,647	\$ 41,035	\$ 42,512
d) Owned By: Fraternal Order of Eagles, Maple Ridge Aerie #2831 Folio: 73878-0300-6 Address: 23461 132 Avenue	\$ 849,200	\$ 10,649	\$ 11,022	\$ 11,419
e) Owned By: Ruskin Community Hall Folio: 94856-0000-8 Address: 28395 96 Avenue	\$ 524,800	\$ 6,581	\$ 6,811	\$ 7,057

3. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Region View Recreation Services (Public Golf Course) Folio: 21238-1001-1 Address: 20818 Golf Lane	\$ 2,266,300	\$ 26,898	\$ 27,839	\$ 28,843

4. That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned by: City of Maple Ridge  Occupied by: Maple Ridge Search & Rescue Society Folio: 84120-0005-0 Address: 23598 Jim Robson Way	\$ 746,000	\$ 7,343	\$ 7,600	\$ 7,873

5. That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Pitt Meadows Arts Council Folio: 31711-1000-0 Address: 11944 Haney Place	\$ 13,880,000	\$ 136,619	\$ 141,401	\$ 146,492
b) Owned By: Greater Vancouver Sewerage & Solid Waste Leased to: Ridge Meadows Recycling Society Folio: 84112-0001-0 Address: 10092 236 Street	\$ 1,781,000	\$ 17,530	\$ 18,144	\$ 18,797
c) Owned By: City of Maple Ridge Leased to: Katie's Place Folio: 84292-0100-0 Address: 10255 Jackson Road	\$ 280,500	\$ 2,761	\$ 2,858	\$ 2,960
d) Owned By: City of Maple Ridge Leased to: BC Society for the Prevention of Cruelty to Animals Folio: 84292-0257-0 Address: 10235 Jackson Road	\$ 3,327,000	\$ 32,747	\$ 33,893	\$ 35,114

6. That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship, be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: Wildwood Fellowship Church Folio: 05071-0100-5 Address: 10810 272 Street	\$ 482,100	\$ 6,046	\$ 6,257	\$ 6,482
b) Owned By: Ridge Meadows Open Door Church Folio: 10622-0100-0 Address: 11391 Dartford Street	\$ 261,300	\$ 3,277	\$ 3,391	\$ 3,514
c) Owned By: BC Conference of Mennonite Brethren Churches Inc. Folio: 20762-0305-0 Address: 20450 Dewdney Trunk Road	\$ 4,833,000	\$ 60,607	\$ 62,728	\$ 64,986
d) Owned By: Christian and Missionary Alliance-Canadian Pacific District Folio: 20804-0401-1 Address: 20399 Dewdney Trunk Road	\$ 730,800	\$ 9,164	\$ 9,485	\$ 9,827
e) Owned By: St. Paul's Evangelical Lutheran Church of Haney BC Folio: 20861-0100-4 Address: 12145 Laity Street	\$ 602,200	\$ 7,552	\$ 7,816	\$ 8,097
f) Owned By: St. John the Divine Anglican Church Folio: 20920-0100-1	\$ 597,000	\$ 7,486	\$ 7,749	\$ 8,027

	Address: 21299 River Road				
		2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
g)	Owned By: Generations Christian Fellowship and Colleen Findlay Foundation Folio: 21034-0000-8 Address: 11601 Laity Street	\$ 1,633,000	\$ 20,478	\$ 21,195	\$ 21,958
h)	Owned By: Roman Catholic Archbishop of Vancouver Church Folio: 21140-0400-1 Address: 20285 Dewdney Trunk Road	\$ 1,059,000	\$ 13,280	\$ 13,745	\$ 14,240
i)	Owned By: Christian Reformed Church of Maple Ridge BC Folio: 21142-3300-3 Address: 20245 Dewdney Trunk Road	\$ 710,300	\$ 8,907	\$ 9,219	\$ 9,551
j)	Owned By: Burnett Fellowship Baptist Church Folio: 21190-0001-0 Address: 20639 123 Avenue	\$ 604,300	\$ 7,578	\$ 7,843	\$ 8,126
k)	Owned By: Church of Jesus Christ of Latter Day Saints in Canada Folio: 21255-0201-X Address: 11750 207 Street	\$ 715,700	\$ 8,975	\$ 9,289	\$ 9,624
l)	Owned By: Maple Ridge East Congregation of Jehovah's Witnesses Folio: 21335-2200-2 Address: 11770 West Street	\$ 754,400	\$ 9,460	\$ 9,791	\$ 10,144
m)	Owned By: Church of the Nazarene Folio: 41990-0000-8 Address: 21467 Dewdney Trunk Road	\$ 806,063	\$ 10,108	\$ 10,462	\$ 10,839
n)	Owned By: High Way Church Folio: 42162-0000-X Address: 21746 Lougheed Highway	\$ 887,900	\$ 11,134	\$ 11,524	\$ 11,939
o)	Owned By: Congregation of the Haney Presbyterian Church Folio: 42176-0000-8 Address: 11858 216 Street	\$ 997,500	\$ 12,509	\$ 12,947	\$ 13,413
p)	Owned By: Trustees of the Congregation of the Golden Ears United Church Folio: 42249-0100-6 Address: 22165 Dewdney Trunk Road	\$ 2,298,800	\$ 28,827	\$ 29,836	\$ 30,910
q)	Owned By: Maple Ridge Baptist Church Folio: 42331-0100-1 Address: 22155 Lougheed Highway	\$ 7,892,600	\$ 98,975	\$ 102,439	\$ 106,127
r)	Owned By: Governing Council of the Salvation Army in Canada Folio: 42345-0200-0 Address: 22188 Lougheed Highway	\$ 499,800	\$ 6,268	\$ 6,487	\$ 6,720
s)	Owned By: Roman Catholic Archbishop of Vancouver Folio: 52788-0000-8 Address: 22561 121 Avenue	\$ 272,200	\$ 3,413	\$ 3,533	\$ 3,660
t)	Owned By: Trustees of Webster's Corners United Church Folio: 63029-0100-5 Address: 25102 Dewdney Trunk Road	\$ 458,100	\$ 5,745	\$ 5,946	\$ 6,160
u)	Owned By: Parish of St. George (Maple Ridge) Folio: 63157-2001-1 Address: 23500 Dewdney Trunk Road	\$ 613,800	\$ 7,697	\$ 7,967	\$ 8,253
v)	Owned By: Christian Life Assembly Folio: 63163-2300-2 Address: 11756 232 Street	\$ 1,159,000	\$ 14,534	\$ 15,043	\$ 15,584

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
w) Owned By: Lord Bishop of New Westminster Folio: 94720-0001-0 Address: 27123 River Road	\$ 641,700	\$ 8,047	\$ 8,329	\$ 8,629
x) Owned By: Foursquare Gospel Church of Canada Folio: 94803-0100-3 Address: 28304 96 Avenue	\$ 482,100	\$ 6,046	\$ 6,257	\$ 6,482
y) Owned By: Apostles of Infinite Love, Canada Folio: 94906-0000-3 Address: 27289 96 Avenue	\$ 408,000	\$ 5,116	\$ 5,295	\$ 5,486

7. That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: 664589 BC Ltd Leased By: NorthRidge Foursquare Church Folio: 63220-0000-0 Address: 22899 Dewdney Trunk Road	\$ 1,128,000	\$ 14,145	\$ 14,640	\$ 15,167

8. That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (St. Andrew's United Church) Folio: 31428-0000-1 Address: 22279 116 Avenue	\$ 307,000	\$ 3,022	\$ 3,128	\$ 3,240
b) Owned By: Prince David Temple Society (Masonic Lodge) Folio: 31429-0100-0 Address: 22272 116 Avenue	\$ 585,300	\$ 7,340	\$ 7,597	\$ 7,870
c) Owned By: City of Maple Ridge Leased to: Fraser Information Society (Old Japanese School House) Folio: 31492-0000-3 Address: 11739 223 Street	\$ 566,500	\$ 5,576	\$ 5,771	\$ 5,979
d) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney House) Folio: 31790-0000-4 Address: 11612 224 Street	\$ 751,000	\$ 2,250	\$ 2,329	\$ 2,413
e) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House) Folio: 31962-0502-3 Address: 22520 116 Avenue	\$ 842,000	\$ 8,288	\$ 8,578	\$ 8,887

9. That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation Folio: 84120-0002-0 Address: 23588 Jim Robson Way	\$ 4,795,000	\$ 47,197	\$ 48,849	\$ 50,607
b) Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation Folio: 84120-0004-0 Address: 23588 Jim Robson Way	\$ 3,216,000	\$ 31,655	\$ 32,763	\$ 33,942

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements

10. The exemptions from taxation are for the year 2019.
11. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

READ a FIRST TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a SECOND TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

READ a THIRD TIME the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

RECONSIDERED AND ADOPTED the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Trade Retired Fire Engine for JI Training

**MEETING DATE:** September 25, 2018  
**FILE NO:**  
**MEETING:** Council

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### EXECUTIVE SUMMARY:

Staff has been in discussions with the Justice Institute of BC on an arrangement that includes the donation of a retired fire truck, in exchange for training at the JIBC training centre. This agreement supports our partnership with the JIBC and allows us to receive additional training in exchange.

### RECOMMENDATION(S):

That staff be authorized to donate retired Engine 3-2 to the Justice Institute of BC in exchange for training time at the JIBC training centre.

### DISCUSSION:

Engine 3-2 was replaced this summer with the new Tanker Truck that was approved by Council in the fall of 2017. The retired truck went to public auction this summer and the highest bid received was \$8,500. After commission, the net amount received would have been \$7,225.

Upon receiving this information, staff approached the JIBC to see if they had use for this truck. They have advised that the truck would be of value to them and are prepared to provide us with additional training time valued at approximately \$14,000 in exchange.

“Original signed by Howard R. Exner”

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*Prepared by:* Howard R Exner, Fire Chief

“Original signed by Paul Gill”

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*Concurrence:* Paul Gill, CPA, CGA  
Chief Administrative Officer

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**MEETING DATE:** September 25, 2018  
**FILE NO:** 2014485  
**FROM:** Chief Administrative Officer  
**MEETING:** Council  
**SUBJECT:** Award of Contract for Telosky Stadium / Thomas Haney Secondary School  
Synthetic Fields Carpeting

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**EXECUTIVE SUMMARY:**

This Award of Contract recommendation is for the provision of the synthetic carpet as part of the sports field redevelopment project at Telosky Stadium / Thomas Haney Secondary School. Three submissions were received on August 21, 2018 for the supply and installation of the carpet (RFP-PL18-48). Staff reviewed the proposals in accordance with the evaluation criteria contained within the Request for Proposal (RFP) and is recommending the best value submission for this contract.

The Telosky fields carpet supply and installation price came in very close to the anticipated cost and is contained within the overall project budget. Council approval to award the contract is required for the work to proceed.

**RECOMMENDATION:**

**That Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd. in the amount of \$1,348,000 plus taxes; and**

**That a contingency of \$67,400 be established for this project; and further**

**That the Corporate Officer be authorized to execute the contract.**

**DISCUSSION:**

**a) Background Context:**

A Request for Proposal (RFP) was issued through BC Bid on June 26, 2018 for the supply and installation of the Telosky Stadium synthetic turf carpet (RFP-PL18-48) and included a shock pad underlay, the carpet and thermoplastic elastomer and sand infill material. Three proponents submitted proposals before the closing date of August 21, 2018. The proposals were individually evaluated using the criteria included in the RFP. The evaluation panel's review of the proposals resulted in AstroTurf West Distributors Ltd.'s (ATWL) proposal receiving the highest ranking, providing the best value to the City considering qualifications, experience, product performance, warranty and price. ATWL's submission was also the lowest proposal price at \$1,348,000.

**b) Desired Outcome:**

The desired outcome is that the synthetic carpet can be ordered and installed to meet the field renovation completion scheduled for the spring sports season 2019.

**c) Strategic Alignment:**

This field redevelopment project is one of a number of Council's current infrastructure priorities. These fields will add to the allocation for both practice and game play for our sports user groups who have been requesting additional field time due to growth in registration.

**d) Citizen/Customer Implications:**

Sports user groups will benefit from the provision of increased field capacity. Providing synthetic sports surfaces enables additional game play with fewer closures due to adverse weather conditions in the fall/winter.

**e) Business Plan/Financial Implications:**

Total project funding in the amount of \$10,000,000 from Community Amenity Contributions and approved borrowing is included in the Adopted Financial Plan for the field redevelopment and fieldhouse replacement.

The synthetic carpet provision is a portion of the field redevelopment project and the cost in the amount of \$1,348,000 as well as the recommended contingency of \$67,400 is within the allowance for this component of the total project budget.

**CONCLUSIONS:**

The planned field redevelopment at Telosky Stadium is needed to deliver additional field allocation to the community. Staff is satisfied with the proposal submissions and recommend that the project proceed, with the contract awarded to AstroTurf West Distributors Ltd.

"Original signed by Valoree Richmond"

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*Prepared by:* Valoree Richmond  
Manager of Parks Planning & Development

"Original signed by David Boag"

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*Reviewed by:* David Boag  
Director of Parks & Facilities

"Original signed by Trevor Thompson"

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*Reviewed by:* Trevor Thompson, CPA, CGA  
Chief Financial Officer

"Original signed by Kelly Swift"

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

"Original signed by Paul Gill"

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*Concurrence:* Paul Gill, CPA, CGA  
Chief Administrative Officer