

City of Maple Ridge

COUNCIL MEETING AGENDA

October 1, 2019

7:00 p.m.

Council Chamber

MEETING DECORUM

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

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

400 **ADOPTION OF MINUTES**

401 Minutes of the Regular Council Meeting of September 10, 2019 and minutes of the Special Council Meetings of September 3, 2019, September 10, 2019 and September 17, 2019

402 Report of Public Hearing of September 17, 2019

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

600 **DELEGATIONS**

601 **Good Lives in Welcoming Communities**

- Debra Appleby, Vancouver Coastal East Community Council for Community Living British Columbia

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 11, 18 and 24, 2019

701.2 Minutes of Meetings of Committees and Commissions of Council

- Community Heritage Commission – April 11, 2019
- Environmental Advisory Committee – April 10, 2019
- Municipal Advisory Committee on Accessibility and Inclusiveness
- March 21, 2019

702 **Reports**

702.1 **2019 Council Expenses**

Staff report dated October 1, 2019 recommending that Council expenses recorded to August 31, 2019 be received for information.

703 **Correspondence**

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

From the September 17, 2019 Closed Council Meeting

- Item 04.01 Chief Administrative Officer Recruitment
 - Update – Announcement of appointment only
- Item 04.02 Appointment of Deputy Corporate Officer

800 ***UNFINISHED BUSINESS***

801 **Youth Strategy Implementation Plan Recommendations – Revision**

Staff report dated October 1, 2019 recommending that the Youth Strategy Implementation Plan be endorsed.

802 **Strategic Plan Progress Report and Council Workplan Matrix - Addendum**

Staff report dated October 1, 2019 recommending that the Council Workplan Matrix – October 1, 2019 be approved.

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Note: ***Items 1001 to 1003 are from the September 17, 2019 Public Hearing***

Bylaws for Third Reading

1001 **2017-489-RZ, 11917 and 11903 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7407-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.

Third reading

1002 **2017-573-RZ, 11575, 11587 223 Street and 22300 River Road
Maple Ridge Zone Amending Bylaw No. 7420-2018**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.

Third reading

1003 **2017-035-RZ, 11781 and 11775 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7325-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.

Third reading

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

For the following items that refer to staff report earlier than this agenda date: the items were presented at a Committee of the Whole meeting typically a week prior on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

Public Works and Development Services

- 1101 **2019-062-SP, 24548 Lougheed Highway, 24388 and 24366 River Road and the adjacent lot along Lougheed Highway, Soil Permit Application, Additional Information**

Staff report dated September 17, 2019 providing additional information on Soil Permit Application 2019-062-SP and recommending that the application be approved.

- 1102 **2018-190-RZ, 23627 132 Avenue, RS-2 to RM-1**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7470-2018 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a 20 unit townhouse development proceed as presented on June 26, 2018 or that staff work with the applicant with respect to the BC HousingHUB program and provide report on next steps.

- 1103 **2019-255-RZ, 12297 222 Street and 22175 123 Avenue, RS-1 to RM-4**

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7571-2019 to rezone from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) to permit a multi-family building with both market and affordable rental units totaling 78 units be given first reading and that applicant provide further information as described on Schedules A, C, D, E and G of the Development Procedures Bylaw No. 5879-1999, and Subdivision application.

- 1104 **2017-306-RZ, 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue, CD-1-00 and RS-1 to RM-2**

Staff report dated September 17, 2019 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7577-2019 to permit a Low-Rise Apartments designation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7366-2017 to rezone from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Building) to permit three 5-storey condominium buildings be given second reading and be forwarded to Public Hearing.

1105 2017-185-RZ, 11143 Princess Street, RS-1 to R-1

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7362-2017 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two lots be given second reading and be forwarded to Public Hearing.

1106 2018-231-RZ, 28621 104 Avenue and 10455 287 Street, A-2 and A-1 to RS-3

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7483-2018 to rezone from A-2 (Upland Agricultural) and A-1 (Small Holdings Agriculture) to RS-3 (One Family Rural Residential) to permit a subdivision of approximately 4 lots be given second reading and be forwarded to Public Hearing.

1107 2016-374-DP, 24070 132 Avenue

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-374-DP to allow three single family residential lots under the R-1 (Residential District) zone within the Wildfire Development Permit Area.

1108 2018-509-DP, 14155 Marc Road

Staff report dated September 17, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-509-DP to allow a 109 single family lot development within the Wildfire Development Permit Area.

1109 Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service

Staff report dated September 17, 2019 recommending that staff be authorized to proceed with the 23300 block of Tamarack Lane Local Area Service for sanitary sewer.

1110 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

Staff report dated September 17, 2019 recommending the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1111 2019-314-RZ, Density Bonus Requirements

Staff report dated September 17, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7569-2019 to establish a set of density bonus regulations for new development be given first and second reading and be forwarded to Public Hearing.

Corporate Services

1131 2020-2023 Permissive Tax Exemptions

Staff report dated September 17, 2019 recommending that Maple Ridge Tax Exemption Bylaw No. 7568-2019 to exempt certain types of properties from municipal property taxation be given first, second and third readings

Parks, Recreation & Culture

1151

Administration (Including Fire and Police)

1171 Fire Department Master Plan Review

Staff report dated September 17, 2019 recommending that a phased process to review and update the 2004 Fire Department Master Plan be endorsed.

Other Committee Issues

1191

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1500 MAYOR AND COUNCILLORS' REPORTS

1600 **ADJOURNMENT**

QUESTIONS FROM THE PUBLIC

The purpose of the Questions from the Public session 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 session is limited to 15 minutes.

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

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

For more information on these opportunities contact:

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

Checked by: _____

Date: _____

Space below for Clerk's Department Use Only	
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400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

September 10, 2019

The Minutes of the City Council Meeting held on September 10, 2019 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	C. Goddard, Director of Planning
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	Other Staff as Required
	M. Orsetti, Manager of Bylaw and Licensing Services
	T. Cotroneo, Manager of Community Engagement
	P. Frederick, Community Coordinator
	A. Kopystynski, Planner 2, Development and Environmental Services

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

- Addition of Item 802 "Suspension of moratorium on cannabis related applications" to allow Council to consider Item 1106.

300 **APPROVAL OF THE AGENDA**

R/2019-511

It was moved and seconded

That the agenda be amended with the addition of Item 802 "Suspension of moratorium on cannabis related applications" to allow consideration of Item 1106 and that the agenda as amended be approved.

CARRIED

Councillor Duncan – OPPOSED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of July 23, 2019

R/2019-512

It was moved and seconded

That the minutes of the Regular Council Meeting of July 23, 2019 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil*

600 *DELEGATIONS*

601 Municipal Advisory Committee on Accessibility and Inclusiveness ("MACAI") Award Recipients

- Kristina Morrison, MACAI, Chair and Member at Large
- Greg Turnbull, MACAI, Past Chair and Member at Large

650 *QUESTIONS FROM THE PUBLIC SESSION*

S. Ranta asked Council to declare a climate emergency as other municipalities have.

C. Bosley asked questions relative to temporary modular housing and the status and location of permanent housing in Maple Ridge.

L. Meyer asked questions relative to the timing of the proposed park at the current Anita Place site, supportive housing projects and long-term residents at Alouette Home Start.

D. Konishi advised Council of the work done by residents back in July to clean up the waste dumped at the east end of the Port Haney wharf and asked Council to either hold the land owner responsible for ongoing maintenance or put measures in place to keep the ecologically sensitive area clean.

S. Delaney asked that Council refrain from attending the Chinese reception at UBCM.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Minutes of the Development Agreements Committee Meetings of July 24, July 25, July 26, August 7, August 20 and August 30, 2019

R/2019-513

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 *UNFINISHED BUSINESS*

801 Maple Ridge Historical Society Operating Agreement Revision

Staff report dated September 10, 2019 recommending that the revised Maple Ridge Historical Society Operating Agreement be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

R/2019-514

It was moved and seconded

That the revised Maple Ridge Historical Society Operating Agreement attached to this report dated July 16, 2019 be approved for a three year term; and

That the Corporate Officer be authorized to execute the agreement.

CARRIED

802 Suspension of moratorium on cannabis related applications

R/2019-515

It was moved and seconded

That the moratorium on cannabis adopted at the September 10, 2019 Council Workshop meeting be suspended to allow consideration of Item 1106.

CARRIED

Councillor Duncan – OPPOSED

900 *CORRESPONDENCE – Nil*

1000 **BYLAWS**

Bylaws for Adoption

1001 2014-039-RZ, 12040 240 Street
Staff report dated September 10, 2019 recommending adoption

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7397-2017
To amend Schedule "B" of the Official Community Plan from Estate
Suburban Residential to Commercial and to amend the Urban Area
Boundary
Adoption

R/2019-516

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7397-2017 be adopted.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7089-2014
To rezone from RS-3 (One Family Rural Residential) to C-2 (Community
Commercial) to permit the future construction of a two storey retail and
office commercial building with two apartments and the provision of space
for a daycare and associated play area.
Rescind third reading, give third reading as amended (to reflect the new
legal description) and adopt
Adoption

R/2019-517

It was moved and seconded

That third reading of Zone Amending Bylaw No. 7089-2014 be rescinded;
and further

That Zone Amending Bylaw No. 7089-2014 be given third reading as
amended and be adopted.

CARRIED

1002 2015-021-RZ, 24070 132 Avenue
Staff report dated September 10, 2019 recommending adoption

- 1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017
To amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation to Conservation and Low Density Residential
Adoption

R/2019-518

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7406-2017 be adopted.

CARRIED

- 1002.2 Maple Ridge Zone Amending Bylaw No. 7142-2015
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit subdivision into approximately three single family residential lots not less than 371 m².
Adoption

R/2019-519

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7142-2015 be adopted.

CARRIED

- 1003 2017-271-RZ, 11970 Glenhurst Street
Maple Ridge Zone Amending Bylaw No. 7361-2017
Staff report dated September 10, 2019 to rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential); the current application is to permit future construction of a duplex recommending adoption.
Adoption

R/2019-520

It was moved and seconded

That Zone Amending Bylaw No. 7361-2017 be adopted.

CARRIED

1100 *REPORTS AND RECOMMENDATIONS*

Public Works and Development Services

1101 Item 1101 was withdrawn at the September 3, 2019 Committee of the Whole Meeting.

1102 2017-061-RZ, 22255, 22289, 22295, 22323, 22337, 22351, 22359 Dewdney Trunk Road; 12021, 12026, 12027, 12034, 12042, 12043, 12052 Garden Street; 12002, 12032 12038, 12051, 12061 223 Street and 12011 224 Street, RS-1 and C-3 to CD-1-17

2017-016-RZ, 12051 and 12061 223 Street, Land Use Contract Termination Bylaw

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7336-2017 to rezone from RS-1 (One Family Urban Residential) and C-3 (Town Centre Commercial) to CD-1-17 (Comprehensive Development) to permit a 7 phase mixed-use commercial/office and residential development in the Town Centre Area be given second reading as amended and be forwarded to Public Hearing and that Maple Ridge Land Use Contract Termination Bylaw No. 7337-2017 to discharge property at 12051 and 12061 223 Street be given second reading as amended and be forwarded to Public Hearing.

R/2019-521

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7336-2017 as amended in the staff report dated September 3, 2019 be given second reading, and be forwarded to Public Hearing;
- 2) That the Land Use Contract Termination Bylaw No. 7337-2017, as amended in the staff report dated September 3, 2019, be given second reading, and be forwarded to Public Hearing;
- 3) That the following terms and conditions be met prior to final reading:
 - i) Registration of a No Build Restrictive Covenant, including terms for Community Amenity Contribution payment, provision of amenity bonus features and the overall development concept with an accompanying design guidelines;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Registration of a Statutory Right-of-Way plan and agreement for the Phase 1 portion of the site;
 - iv) Registration of a Restrictive Covenant protecting the Visitor Parking for the Phase 1 portion of the site;
 - v) Discharge Land Use Contract entered into the 28 day of April, 1977, between the City of Maple Ridge and Canada Safeway Limited under Filing Number P11973;

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

CARRIED

1103 2017-471-RZ, 11384 207 Street, RS-1 to RT-2

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7404-2017 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a fourplex be given second reading and be forwarded to Public Hearing.

R/2019-522

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7 404-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication and lane dedication as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Registration of a Restrictive Covenant prohibiting secondary suites;
 - vi) Removal of existing buildings;
 - vii) 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; and
 - viii) That a voluntary contribution, in the amount of \$12,300.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1104 2018-012-RZ, 23795 and 23831 Dewdney Trunk Road, RS-3 to RM-1

Staff report dated September 3, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7432-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) be given second reading as amended and be forwarded to Public Hearing.

R/2019-523

It was moved and seconded

- 1) That Zone Amending Bylaw No. 7432-2018, as amended in the staff report dated September 3, 2019, be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Dewdney Trunk Road and the new lane, as required;
 - iii) Consolidation of the subject properties;
 - iv) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Removal of existing buildings;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - viii) That a Community Amenity Contribution, in the amount of \$60,900.00 be provided for the additional density, increasing the Floor Space Ratio to 0.63; and
 - ix) That a voluntary contribution, in the amount of \$118,900.00 (\$4,100.00/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Duncan – OPPOSED

1105 2018-282-DVP, 24070 132 Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-282-DVP to waive servicing requirements on 132 Avenue and to reduce minimum rear lot line setbacks for Lot 3.

R/2019-524

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-282-DVP respecting property located at 24070 132 Avenue.

CARRIED

1106 2019-017-DVP, 10760 277 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-017-DVP to reduce exterior side lot setbacks for a building or structure for medical marihuana commercial production.

R/2019-525

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-017-DVP respecting property located at 10760 277 Street.

DEFEATED

Mayor Morden, Councillor Dueck, Councilor Duncan, Councillor Meadus, Councillor Robson, Councillor Svendsen, Councillor Yousef - OPPOSED

1107 2019-116-DVP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-116-DVP to increase maximum building height for pitched roof architectural features, to increase second storey area, to allow the 2 required parking spaces for apartment use and visitor parking not to be concealed and to reduce the required commercial parking spaces from 41 to 39 spaces.

R/2019-526

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-116-DVP respecting property located at 12040 240 Street.

CARRIED

1108 2014-039-DP, 12040 240 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2014-039-DP for a two storey mixed use commercial/office and residential building.

R/2019-527

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2014-039-DP respecting property located at 12040 240 Street.

CARRIED

1109 2018-141-DP, 10102 242B Street and 10107 243 Street

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2018-141-DP to allow subdivision into 3 new R-3 (Special Amenity Residential District) lots.

R/2019-528

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-141-DP respecting property located at 10102 242B Street and 10107 243 Street.

CARRIED

1110 2019-033-DP, 20288 113B Avenue

Staff report dated September 3, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-033-DP to permit construction of two new self storage buildings.

R/2019-529

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2019-033-DP respecting property located at 20288 113b Avenue.

CARRIED

1111 The ACT Liquor Primary Structural Change Application

Staff report dated September 3, 2019 recommending that the application for a structural change, as an amendment to their existing liquor licence by Maple Ridge and Pitt Meadows Arts Council be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2019-530

It was moved and seconded

1. That the application for a structural change, as an amendment to their existing liquor licence, by Maple Ridge and Pitt Meadows Arts Council located at 11944 Haney Place, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

1112 Golden Ears Winter Club Liquor Primary Club Licence Amendment

Staff report dated September 3, 2019 recommending that the application for a liquor primary licence by Golden Ears Winter Club be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

R/2019-531

It was moved and seconded

1. That the application for a liquor primary licence by Golden Ears Winter Club located at 23580 Jim Robson Way, Maple Ridge be supported based on the information contained in the Council report dated September 3, 2019.
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Corporate Services – Nil

Parks, Recreation & Culture – Nil

Administration (including Fire and Police) – Nil

Other Committee Issues – Nil

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

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

1500 *MAYOR AND COUNCILLORS' REPORTS*

1501 Council Update – Q3

The Mayor provided an update on various recruitments and Council initiatives.

The Mayor and Councillors provided their reports on activities participated in during the past few weeks.

1600 *ADJOURNMENT* – 8:46pm

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

September 3, 2019

The Minutes of the City Council Meeting held on September 3, 2019 at 2:30 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer
L. Benson, Director of Corporate Administration
M. Lewis, Director of Human Resources

Guest

T. Kirshner, Leeders International Inc.

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

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-C-493

It was moved and seconded

That the agenda for the September 3, 2019 Special Council Meeting be approved as circulated.

CARRIED

3.0 NOTICE OF CLOSED COUNCIL MEETING

R/2019-494

It was moved and seconded

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

Section 90(1)(a) Personal information about an identifiable individual who is being considered for a position as an officer, employee or agent of the municipality.

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

CARRIED

4.0 *ADJOURNMENT* – 2:30 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

September 10, 2019

The Minutes of the City Council Meeting held on September 10, 2019 at 10:30 a.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden

Councillor J. Dueck

Councillor K. Duncan

Councillor C. Meadus

Councillor G. Robson

Councillor R. Svendsen

Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer

L. Benson, Director of Corporate Administration

Other staff as required

Guests, via GoToMeeting:

Michelle Lewis, incoming Director of Human Resources

Tony Kirschner, Leaders International

Kate Nova, Novanta Talent Solutions

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

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-497

It was moved and seconded

That the agenda for the September 10, 2019 Special Council Meeting be approved as circulated.

CARRIED

3.0 NOTICE OF CLOSED COUNCIL MEETING

R/2019-498

It was moved and seconded

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

Section 90(1)(a) Personal information about an identifiable individual who is being considered for a position as an officer, employee or agent of the municipality.

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

CARRIED

4.0 *ADJOURNMENT* – 10:35 a.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

City of Maple Ridge

SPECIAL COUNCIL MEETING MINUTES

September 17, 2019

The Minutes of the City Council Meeting held on September 10, 2019 at 6:00 p.m. in the Blaney Room, 1st Floor, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning and Development Services
D. Pollock, General Manager Engineering Services
L. Benson, Director of Corporate Administration

ABSENT

Councillor G. Robson

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

1.0 CALL TO ORDER

2.0 APPROVAL OF THE AGENDA

R/2019-537

It was moved and seconded

That the agenda for the September 17, 2019 Special Council Meeting be approved as circulated.

CARRIED

3.0 NOTICE OF CLOSED COUNCIL MEETING

R/2019-538

It was moved and seconded

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

Section 90(1)(a) Personal information about an identifiable individual who is being considered for a position as an officer, employee or agent of the municipality.

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

CARRIED

4.0 *ADJOURNMENT* – 6:00 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer

402 Minutes of the Public Hearing

CITY OF MAPLE RIDGE
REPORT OF PUBLIC HEARING

September 17, 2019

The Report of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 17, 2019 at 7:00 p.m.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor R. Svendsen
Councillor A. Yousef

ABSENT

Councillor G. Robson

Appointed Staff

K. Swift, Acting Chief Administrative Officer
D. Boag, Acting General Manager Parks, Recreation & Culture
C. Carter, General Manager Planning and Development Services
D. Pollock, General Manager Engineering Services
C. Goddard, Director of Planning
L. Benson, Corporate Officer
S. Nichols, Deputy Corporate Officer
A. Gaunt, Confidential Secretary
Other staff as required
W. Cooper, Planner 1
A. Kopystynski, Planner 2

The Deputy Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on October 1, 2019.

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

- 1) **2017-489-RZ, 11917 and 11903 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7407-2017**

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 54 residential apartment units.

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

The Mayor called for speakers three times.

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

The Mayor advised that two letters in opposition to the application were received.

2) 2017-573-RZ, 11575, 11587 223 Street and 22300 River Road
Maple Ridge Zone Amending Bylaw No. 7420-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of 36 residential apartment units.

The Director of Planning gave a detailed presentation providing information on the application.

The Mayor advised that 94 letters were mailed out and no correspondence was received.

The Mayor called for speakers a first time

Linda King

Ms. King stated she is not opposed to the application and rezoning of the property. She requested that access to a sidewalk and road improvements be considered due to the proximity of the proposed development to the WestCoast Express. She also requested that plantings of shrubs such as cedar hedges be reconsidered as they do not survive. Ms. King asked how the residents will know if they are going to get what they see in the proposed development application and whether solar panels, charging stations for electric cars and storage areas for bikes have been considered.

Marie Payie

Ms. Payie spoke on the danger presented by current traffic conditions on 223 Street caused by vehicles exiting the Haney Bypass onto 223 Street particularly during stop times of the WestCoast Express. She expressed concern that the proposed development application did not appear to take traffic impact into consideration particularly in terms of where an entrance has been proposed and the impact of more residents in the neighbourhood. Ms. Payie also expressed concern with the lack of green space for the number of dogs in the area due to two large apartment buildings, the amount of landscaping being ruined by dogs and requested that Council take these aspects into consideration.

Jayleen Stonehouse

Ms. Stonehouse spoke on the concept of too many dogs with no green space. She indicated that there are two areas on the north and northeast side of the apartment she lives in on 223 Street which are owned by the City and could be used for dog parks.

Steven Peterson, Peterson Planning Consultant

Mr. Peterson provided further details on the application.

The Mayor called for speakers a second and third time.

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

3) 2017-035-RZ, 11781 and 11775 Burnett Street
Maple Ridge Zone Amending Bylaw No. 7325-2017

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential). The current application is to permit future construction of a five storey, 64 rental unit apartment building.

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

The Deputy Corporate Officer advised that 22 letters were mailed out and no correspondence was received.

The Mayor called for speakers three times.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:33 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

September 11, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-141-SD

LEGAL: 1) Lot 19 Section 3 Township 12 New Westminster District Plan EPP44961; and
2) Lot 22 Section 3 Township 12 New Westminster District Plan BCP 23558

PID: 1) 029-634-72; and
2) 026-675-846

LOCATION: 10102 242B Street and 10107 243 Street

OWNER: 0986783 B.C. Ltd.

REQUIRED AGREEMENTS: Release Form C, No Build Covenant on Lot 19
Release Form C, No Build Covenant on Lot 22

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-141-SD.

CARRIED

2. 17-122617 BG

LEGAL: 1) Lot 723 District Lot 278 Group 1 New Westminster District Plan 114; and
2) East 7 Feet Lot 724 District Lot 278 Group 1 New Westminster District Plan 114

PID: 1. 011-526-254; and
2. 011-526-262

LOCATION: 20615 113 Avenue

OWNER: Riaz Mapara

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-122617 BG.

CARRIED

3. 18-110265 BG

LEGAL: Lot 9 District Lot 263 Group 1 New Westminster District Plan
EPP75320
PID: 030-325-641
LOCATION: 20201 McIvor Avenue
OWNER: Emmanuel Masih & Alishba Masih
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-110265 BG.

CARRIED

4. 19-106450 BG

LEGAL: Lot 38 District Lot 280 Group 1 New Westminster District Plan 75819
PID: 008-819-041
LOCATION: 20170 Stanton Avenue
OWNER: 1061850 B.C. Ltd
REQUIRED AGREEMENTS: Flood Protection Covenant
Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 19-106450 BG.

CARRIED

5. 19-106450 BG

LEGAL: Lot 38 District Lot 280 Group 1 New Westminster District Plan 75819
PID: 008-819-041
LOCATION: 20170 Stanton Avenue
OWNER: 1061850 B.C. Ltd.
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-106450 BG.

CARRIED

6. 19-108936 BG

LEGAL: Lot 2 Section 30 Township 12 New Westminster District Plan 22035
PID: 009-149-945

LOCATION: 22011 132 Avenue

OWNER: Danielle Benoit

REQUIRED AGREEMENTS: Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-108936 BG.

CARRIED

7. 18-110193 BG

LEGAL: Lot 5 Section 10 Township 12 New Westminster District Plan
EPP70566
PID: 030-108-641

LOCATION: 11169 241A Street

OWNER: Paramjit Kaur Dhani

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-110193 BG.


CARRIED

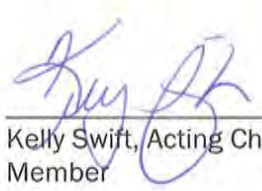
8. 18-110129 BG

LEGAL: Lot 11 Section 19 Township 15 New Westminster District Plan
BCP48758
PID: 028-626-559
LOCATION: 26465 121 Avenue
OWNER: Horacio C Rojas & Katherine B Rojas
REQUIRED AGREEMENTS: Partial Covenant Release – Septic Area

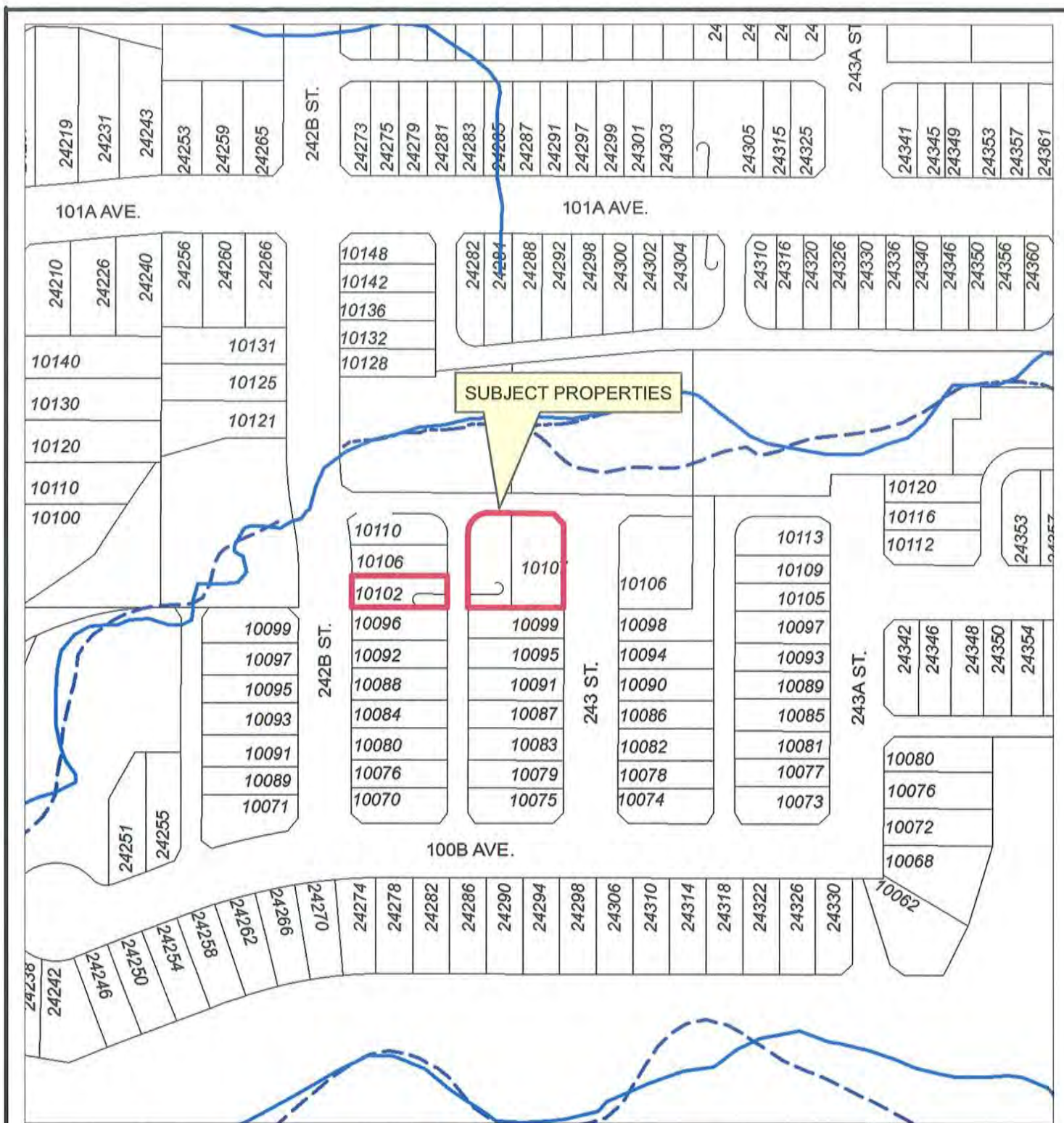
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-110129 BG.

CARRIED



Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member



Scale: 1:1,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek

10107 243 STREET
10102 242B STREET

PLANNING DEPARTMENT



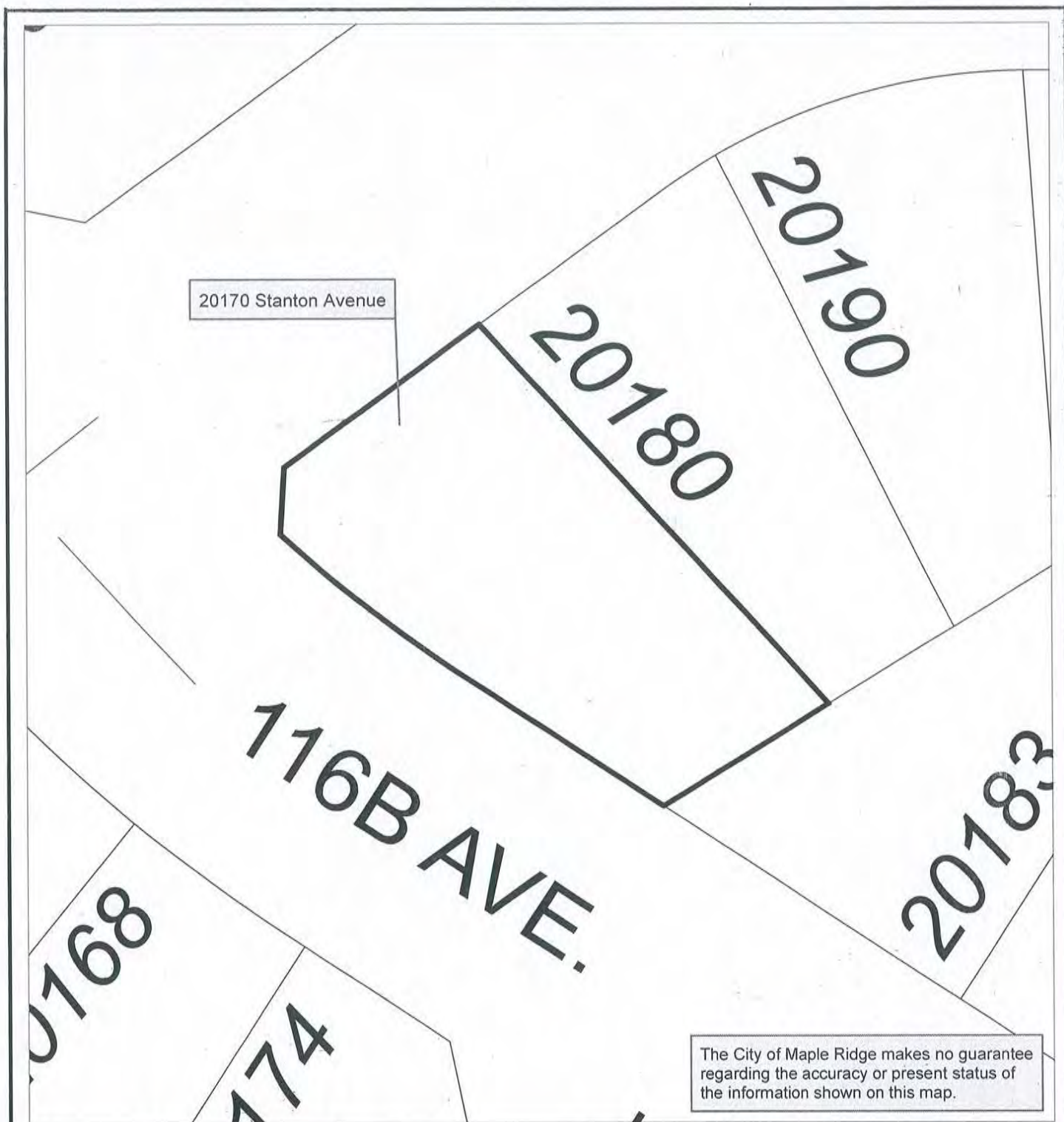
MAPLE RIDGE

British Columbia

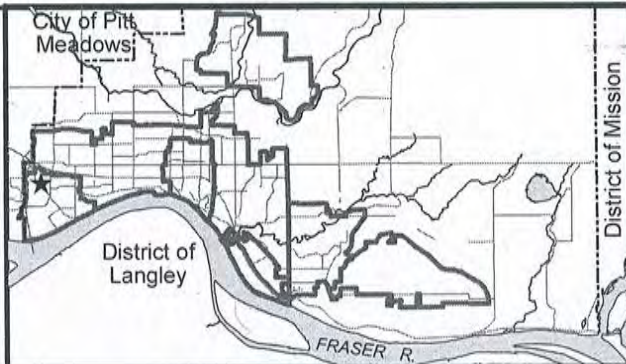
mapleridge.ca

FILE: 2018-141-SD
DATE: Apr 12, 2018

BY: LP



Scale: 1:300



GEOTECHNICAL FLOODPLAIN COVENANT

LICENCES, PERMITS & BYLAWS DEPT.



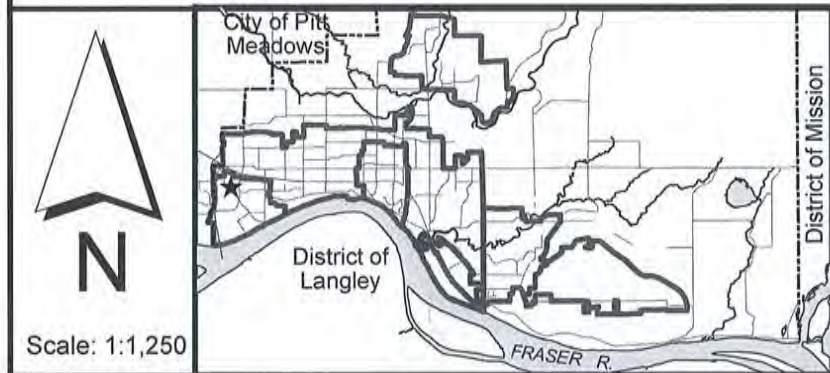
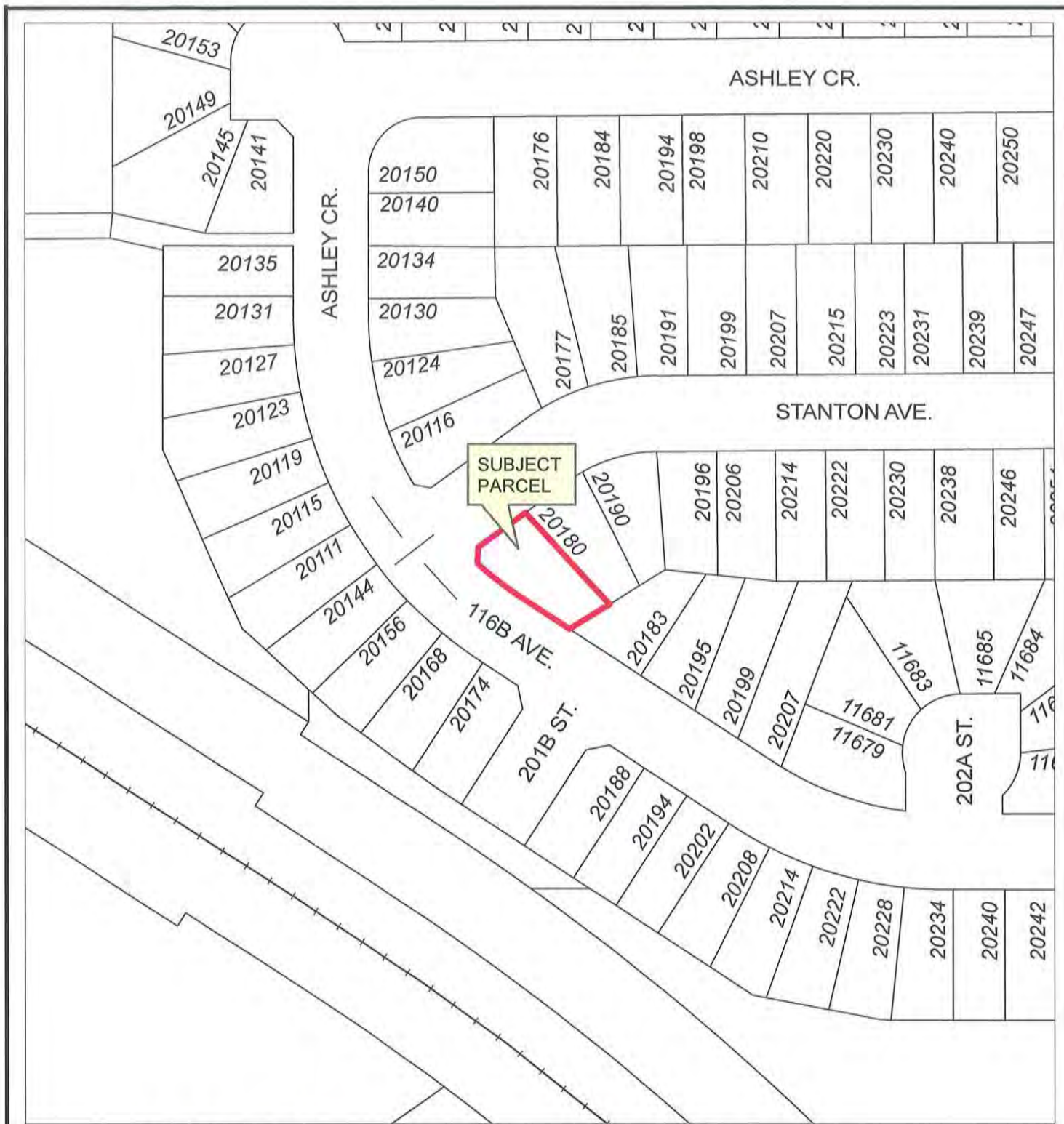
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Sep 5, 2019

BY: TG



20170 STANTON AVE

ENGINEERING DEPARTMENT

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Sep 6, 2019

BY: C1

Subject Parcel:
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13221/31

220 ST.

21973

22011

22061

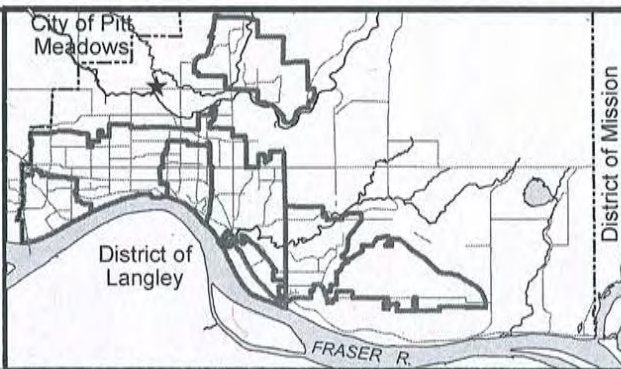
21968

22022

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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District of Mission

FLOODPLAIN COVENANT

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

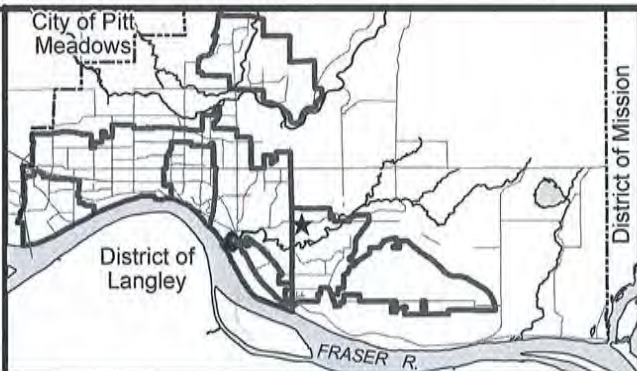
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DATE: Sep 5, 2019

BY: TG



Scale: 1:2,000



11169 241A st

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject_Map10.4.1.mxd

DATE: Sep 10, 2019

BY: MC

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

September 18, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 16-132766 BG

LEGAL: Lot 4 Section 12 New Westminster District Plan
PID: 011-381-434

LOCATION: 26367 Grant Avenue

OWNER: Roxanne and Douglas McIntyre

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-132766 BG.

CARRIED

2. 19-112277 BG

LEGAL: Lot 4 District Lot 276 Group 1 New Westminster District Plan 77160
PID: 010-178-333

LOCATION: 20535 124A Avenue

OWNER: Aiqin Li and Guozeng Feng

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-112277 BG.

CARRIED

3. 18-124802 BG

LEGAL: Lot A Section 21 Township 12 New Westminster District Plan
NWP75557
PID: 008-351-830
LOCATION: 1 – 12705 235 Street
OWNER: David Boyd, Wayne and Julie Friesen
REQUIRED AGREEMENTS: Detached Garden Suite Covenant
Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-124802 BG.

CARRIED

4. 17-127604 BG

LEGAL: Lot 419 Section 20 Township 12 New Westminster District Plan
66938
PID: 001-098-900
LOCATION: 23122 Peach Tree Court
OWNER: Glen Spence
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-127604 BG.

CARRIED

5. 2013-117-SD

LEGAL: Lot A Section 20 Township 12 New Westminster District Plan
EPP90716
PID: n/a
LOCATION: 12182 228 Street
OWNER: Bahal Holdings Inc. (Ronnie Jagday)
REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2013-117-SD.

CARRIED

6. 18-114131 BG

LEGAL: Lot 11 Section 21 Township 12 New Westminster District Plan 15908
PID: 010-148-396

LOCATION: 23376 124 Avenue

OWNER: Wayne Erickson

REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-114131 BG.

CARRIED

7. 19-101376 BG

LEGAL: Lot 43 Section 29 Township 12 New Westminster District Plan
EPP52568

PID: 029-625-963

LOCATION: 22836 Nelson Court

OWNER: Jonathan and Anastasia Neufeld

REQUIRED AGREEMENTS: Secondary Suite Covenant

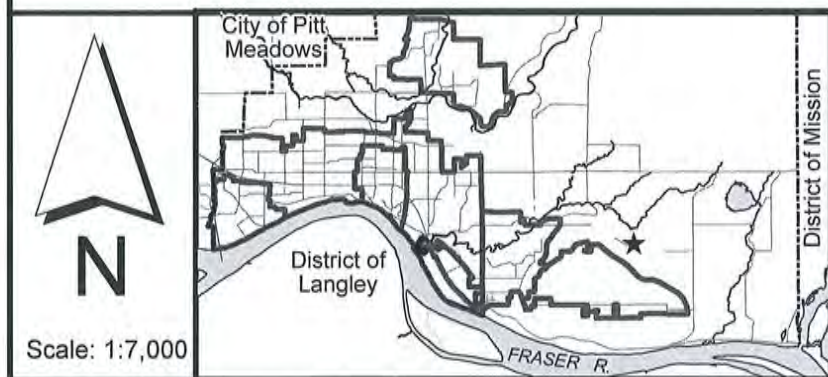
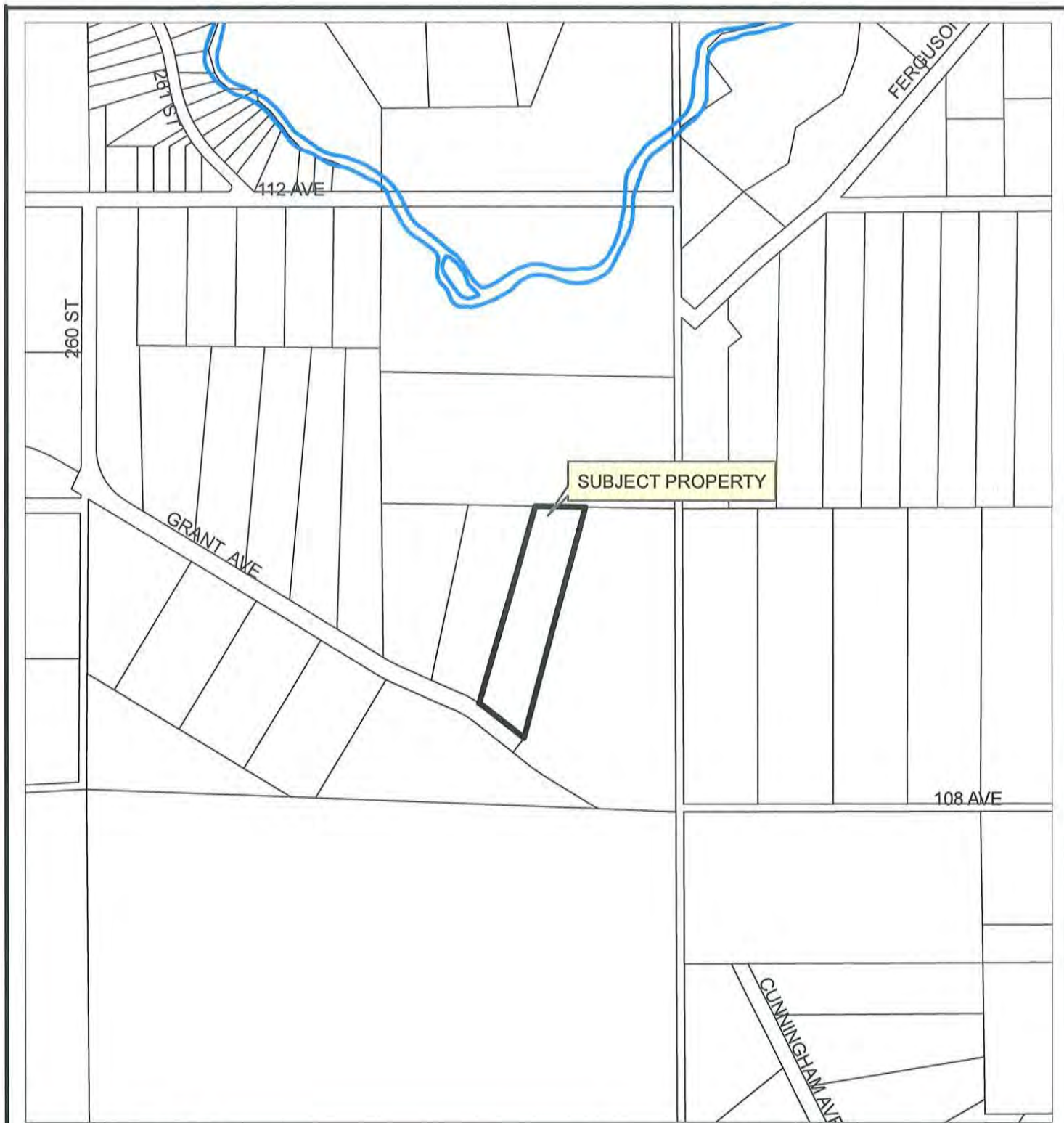
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-101376 BG.

CARRIED



Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member



26367 Grant Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE
British Columbia

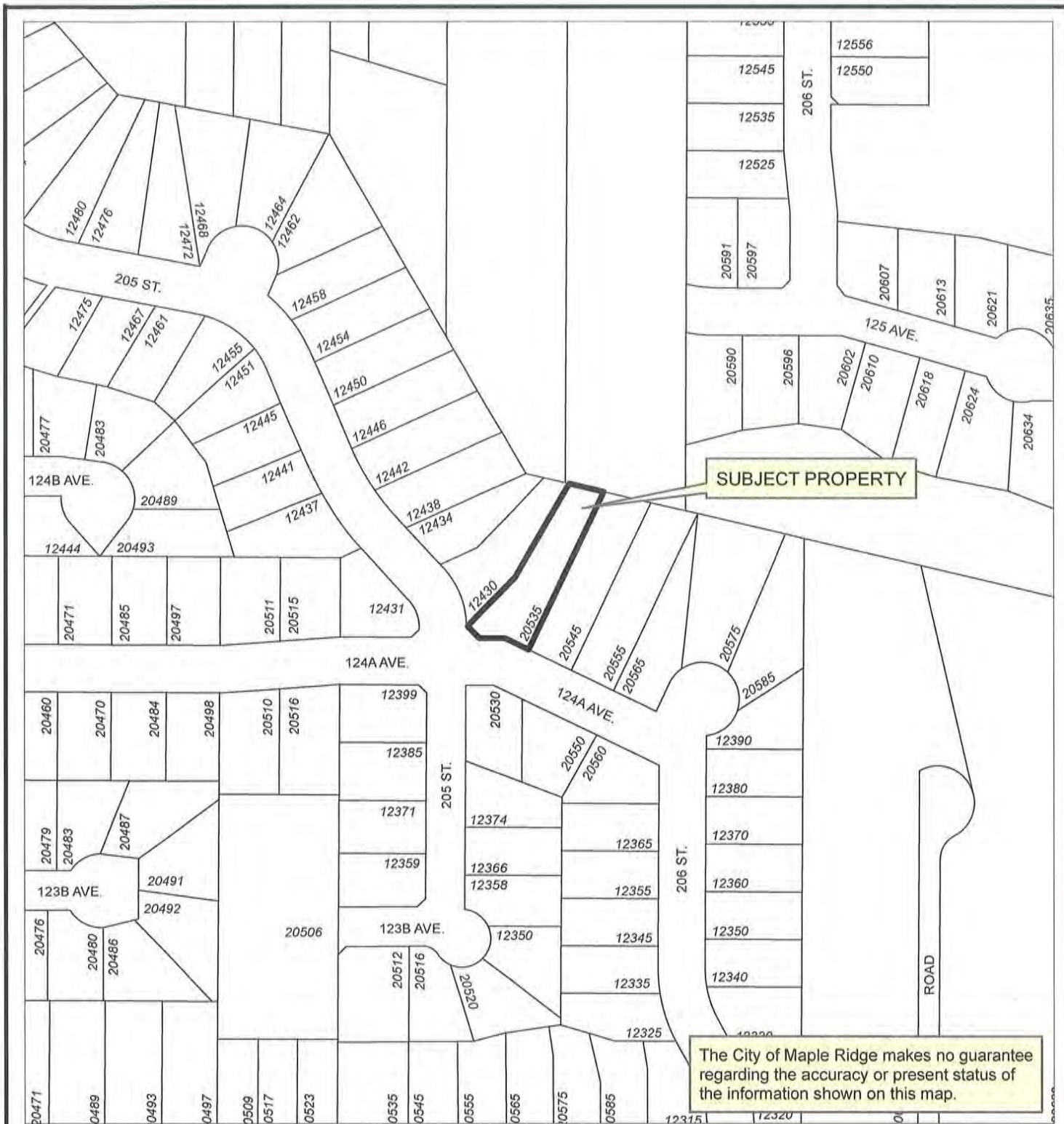
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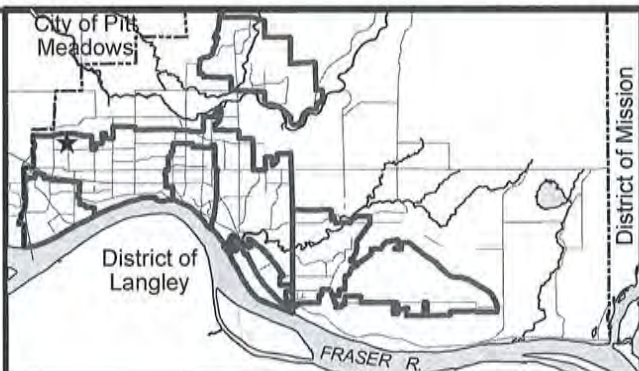
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Scale: 1:2,000



20535 124A Ave

ENGINEERING DEPARTMENT



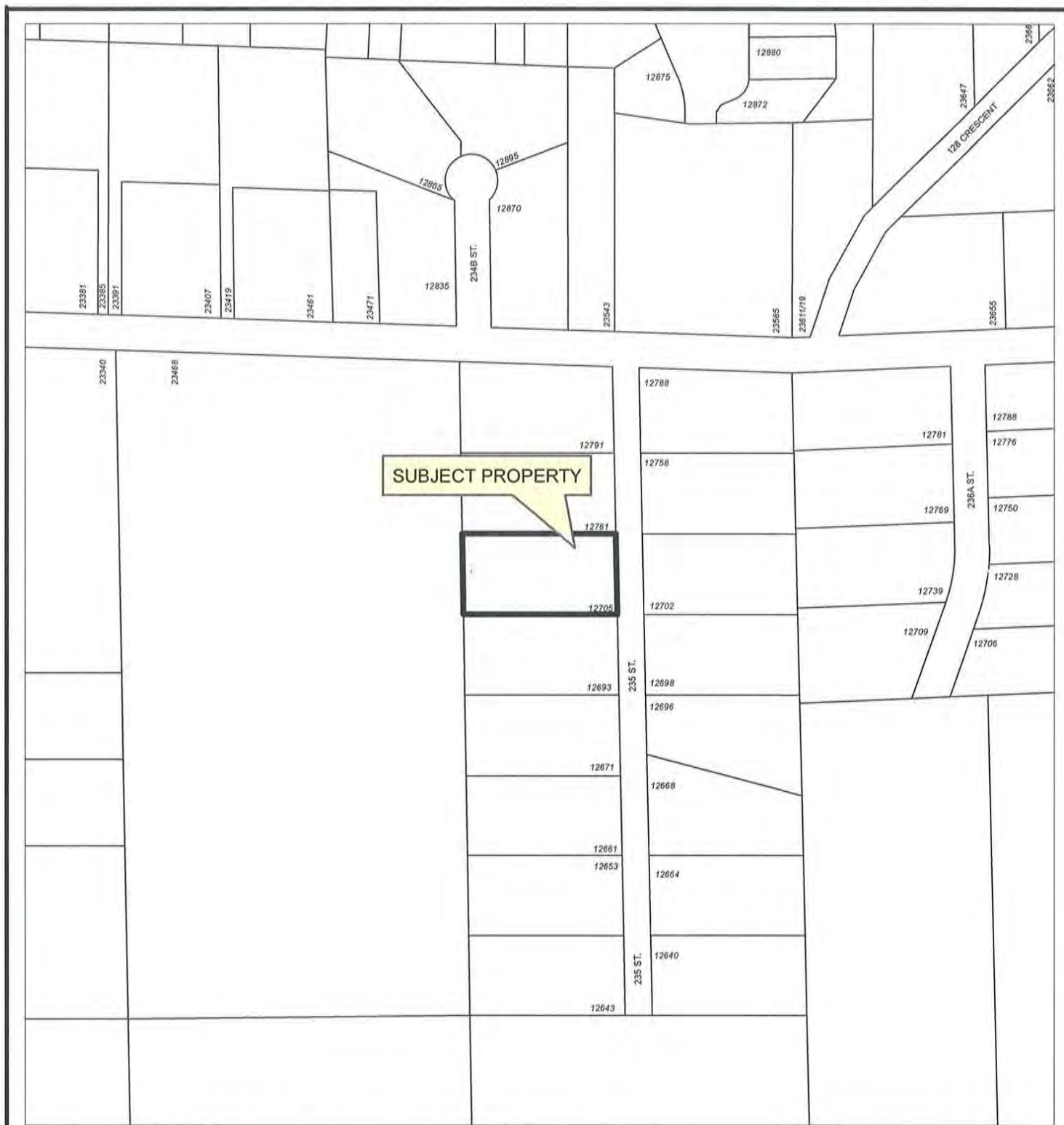
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British Columbia

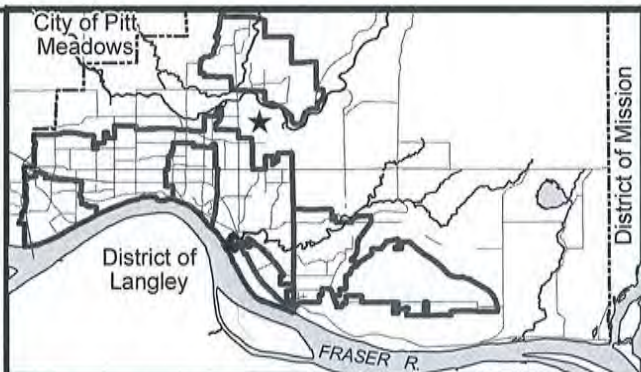
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1 - 12705 235 St

ENGINEERING DEPARTMENT



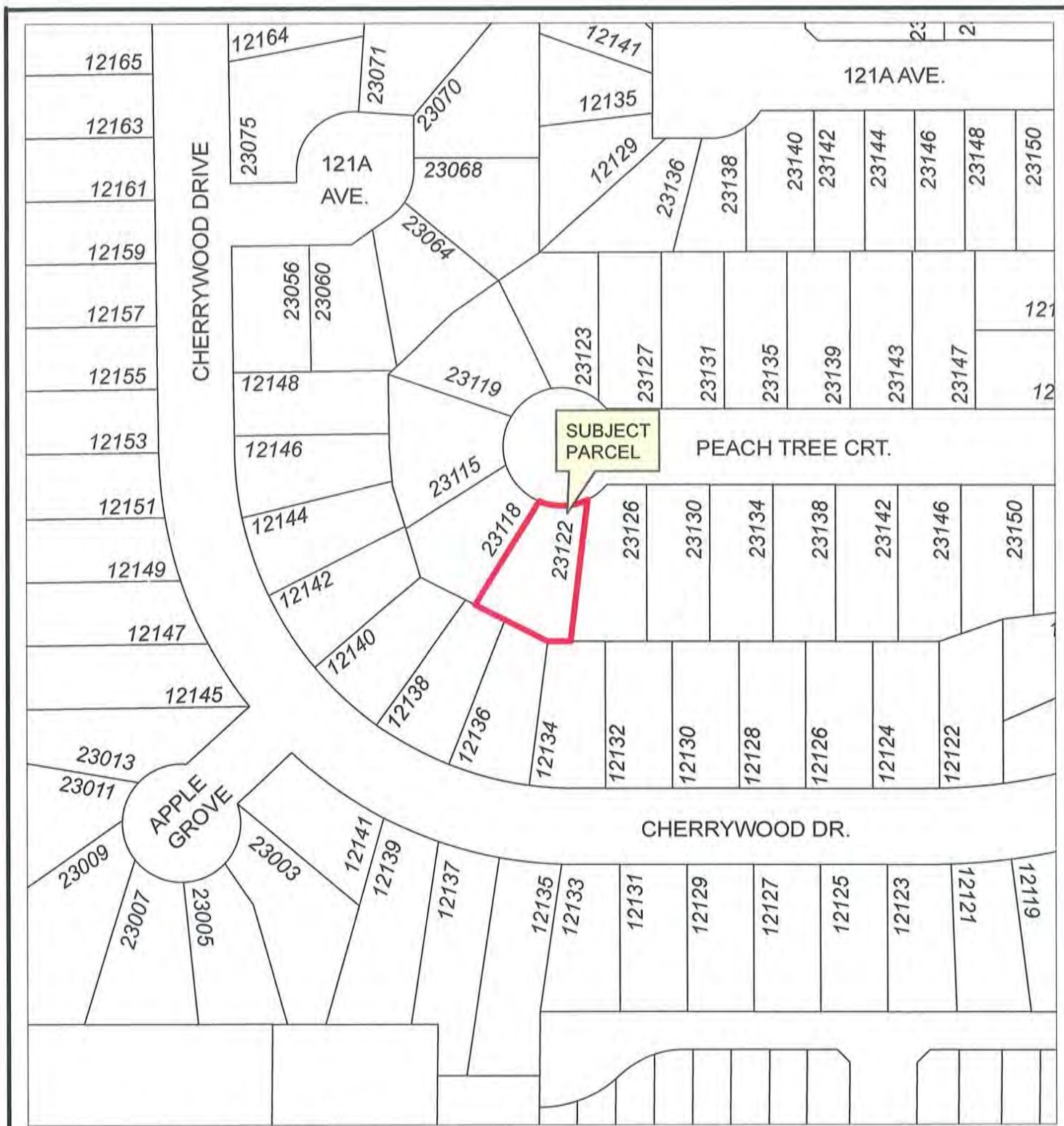
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British Columbia

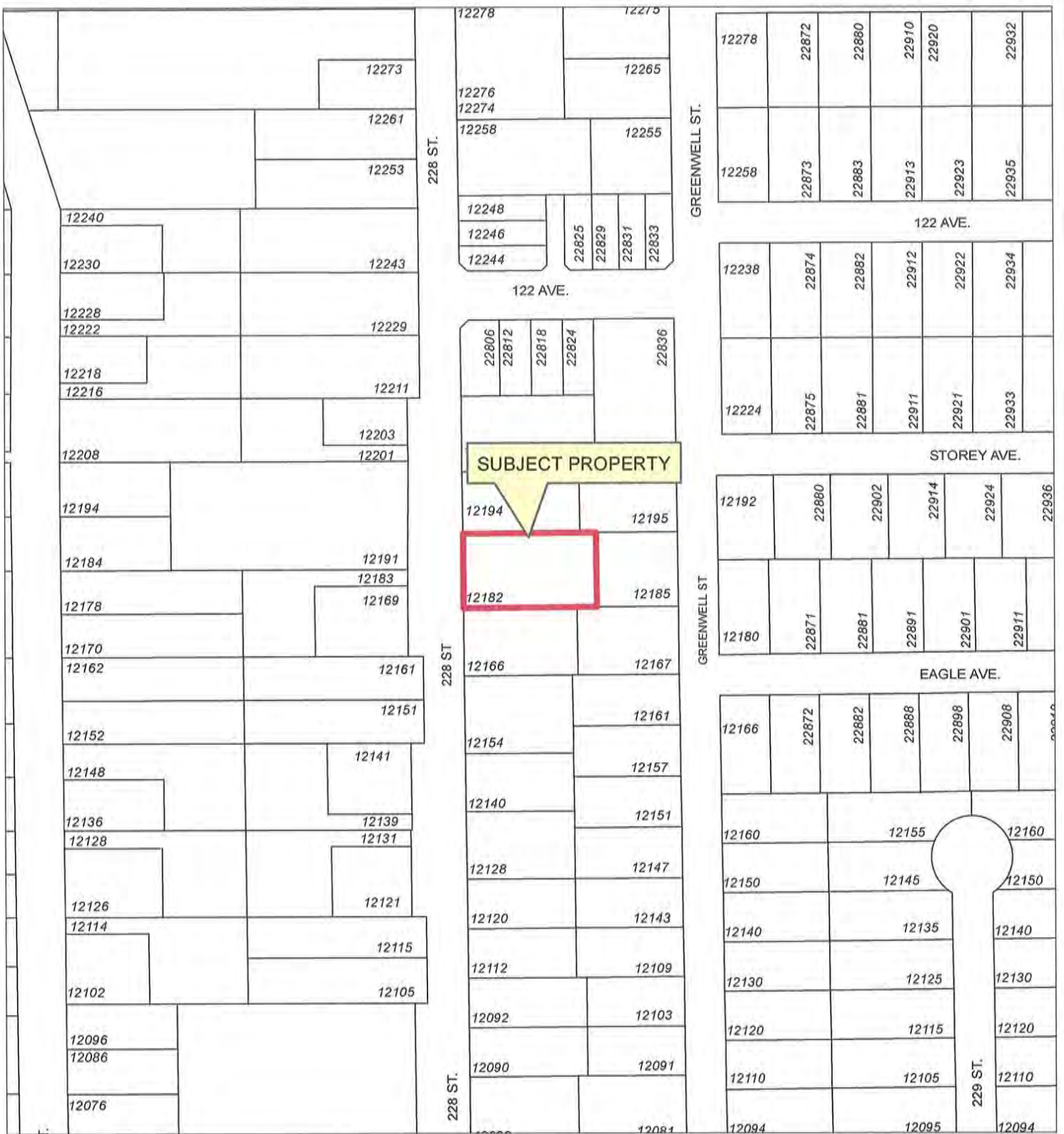
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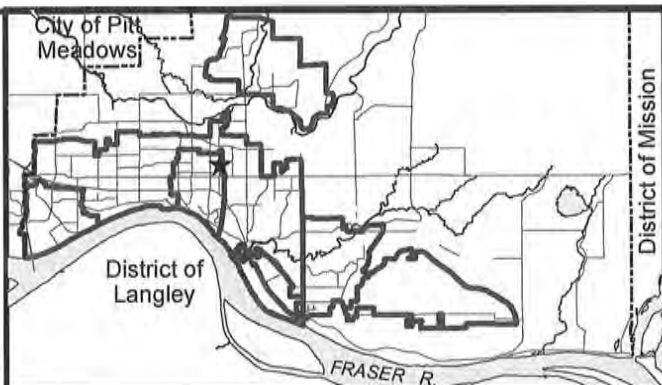
DATE: Sep 12, 2019

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12182 228 STREET
P.I.D. 001-675-257

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

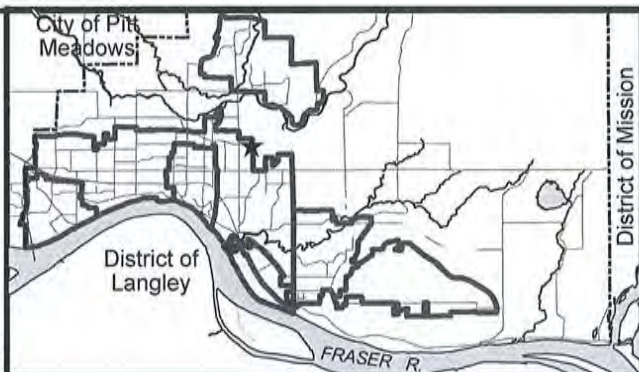
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FILE: 2013-117-RZ
 DATE: Feb 27, 2019

BY: PC



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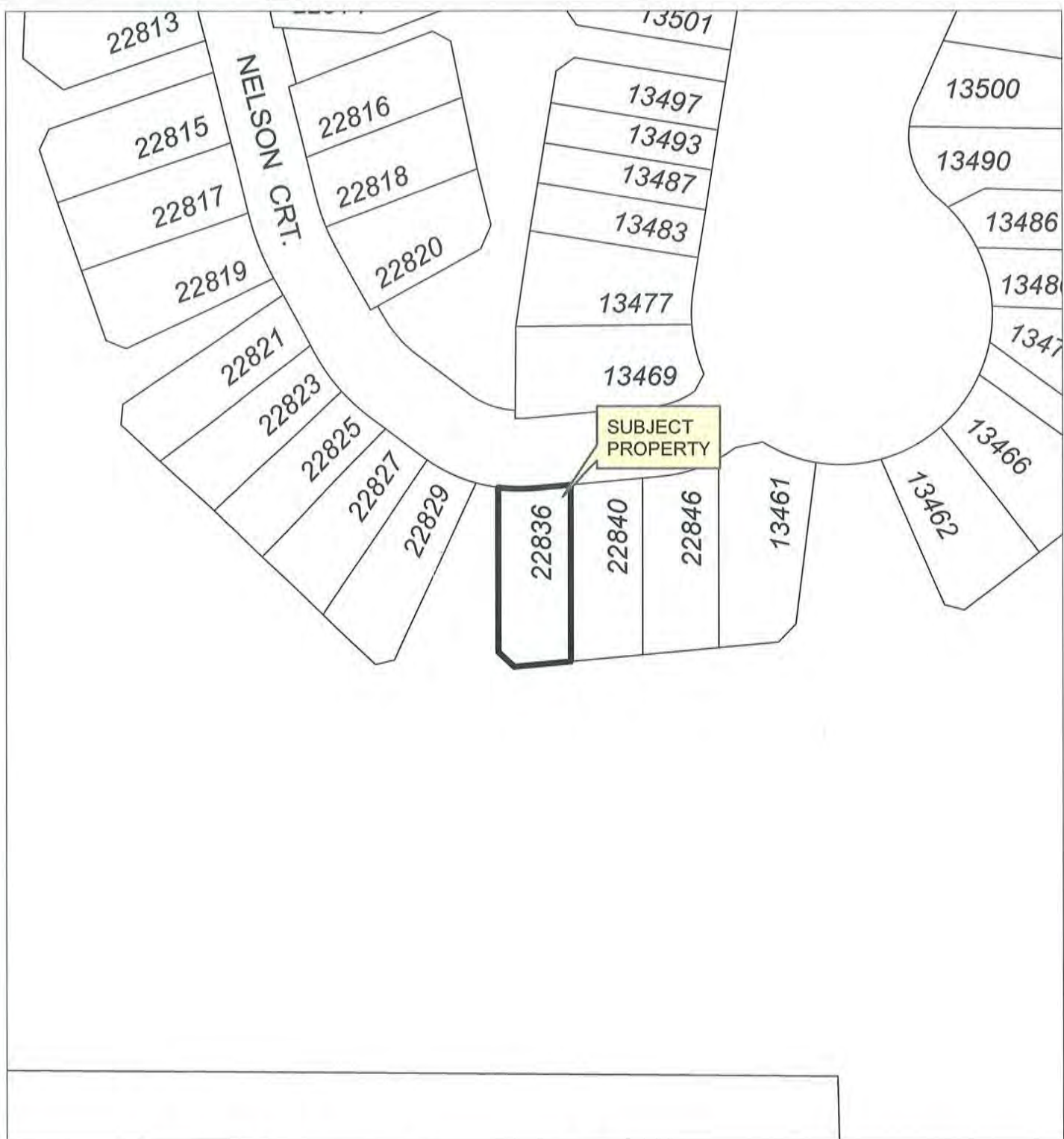


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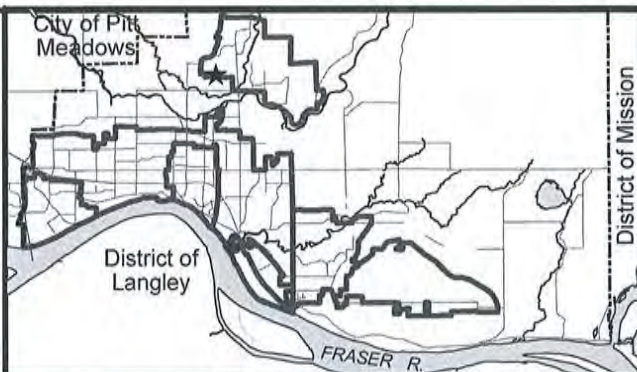


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DATE: Sep 17, 2019

BY: C1



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22836 NELSON COURT

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Sep 17, 2019

BY: C1

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

September 24, 2019
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-104682 BG

LEGAL: Lot 422 District Lot 280 Group 1 New Westminster District Plan 114
PID: 011-511-729

LOCATION: 20235 Lorne Avenue

OWNER: Simarn Homes Ltd. (Jasminde Deol) and
Emma Investments Ltd. (Rupinder Dhaliwal)

REQUIRED AGREEMENTS: Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 19-104682 BG.**

CARRIED

2. 19-106294 BG

LEGAL: Lot 325 District Lot 279 Group 1 New Westminster District Plan 114
PID: 007-527-977

LOCATION: 11252 Eltham Street

OWNER: Simarn Homes Ltd. (Jasminde Deol) and
Emma Investments Ltd. (Rupinder Dhaliwal)

REQUIRED AGREEMENTS: Floodplain Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 19-106294 BG.**

CARRIED

3. 2016-091-SD

LEGAL: Lots 2 and 3, both of: Section 32 Township 12 New Westminster
District Plan 14126
PID: n/a
LOCATION: 14155 Marc Road
OWNER: Morningstar Homes Ltd. (Ryan Lucy and Neil Chrystal)
REQUIRED AGREEMENTS: Subdivision Servicing Agreement
Storm Water Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-091-SD.

CARRIED

4. 2016-091-SD

LEGAL: Lots 1 to 109, all of: Section 32 Township 12 New Westminster
District Plan EPP93695 and:
Lot A Section 32 Township 12 New Westminster District Plan
EPP93694
PID: n/a
LOCATION: 14155 Marc Road
OWNER: Morningstar Homes Ltd. (Ryan Lucy and Neil Chrystal)
REQUIRED AGREEMENTS: Retaining Wall & Geogrid Covenant – Lots 1-31, 72-79
and 83-98
Encroachment Agreement – Lots 10-29, 72-80
No Build Covenant – Phase 2 – Lots 21-39, 58-109
No Build Covenant (View Corridors)- Lots 17-18, 37-38,
94-95
Easement and Covenant for Planting Areas – Lots 1 – 29,
Lots 32-36, 72-80, 84-98
Easement and Covenants for Retaining Walls – Lots 1-29,
32-36, 72-80, 84-98
Covenant for Sani-Pump Basement Suite – Lots 1-9, 33-
35, 82-98.
Wildfire Covenant – Lot A
Statutory Right of Way Utilities – Lots 29-31, 34-36
Statutory Right of Way Utilities – Lots 41, 48-51
Statutory Right of Way Utilities – Lots 72-78

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATES TO 2016-091-SD.

CARRIED

5. 2018-500-DP

LEGAL: Lot 30 Section 23 Township 12 New Westminster District Plan 66127
PID: 003-744-400

LOCATION: 12263 256 Street

OWNER: Randy and Mariella Ignatieff

REQUIRED AGREEMENTS: Habitat Protection Covenant
Enhancement & Replanting Agreement
Release of Covenant (W83943)

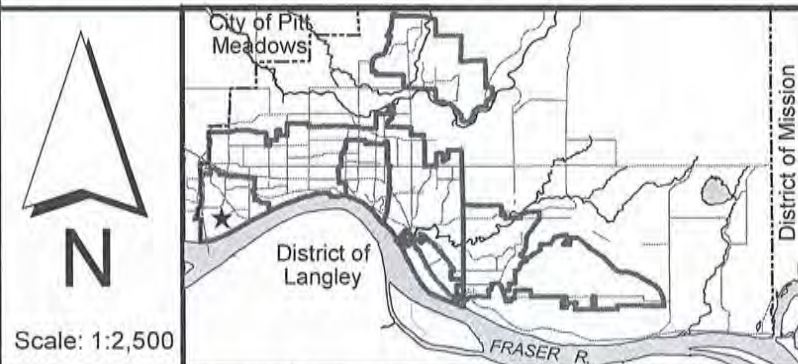
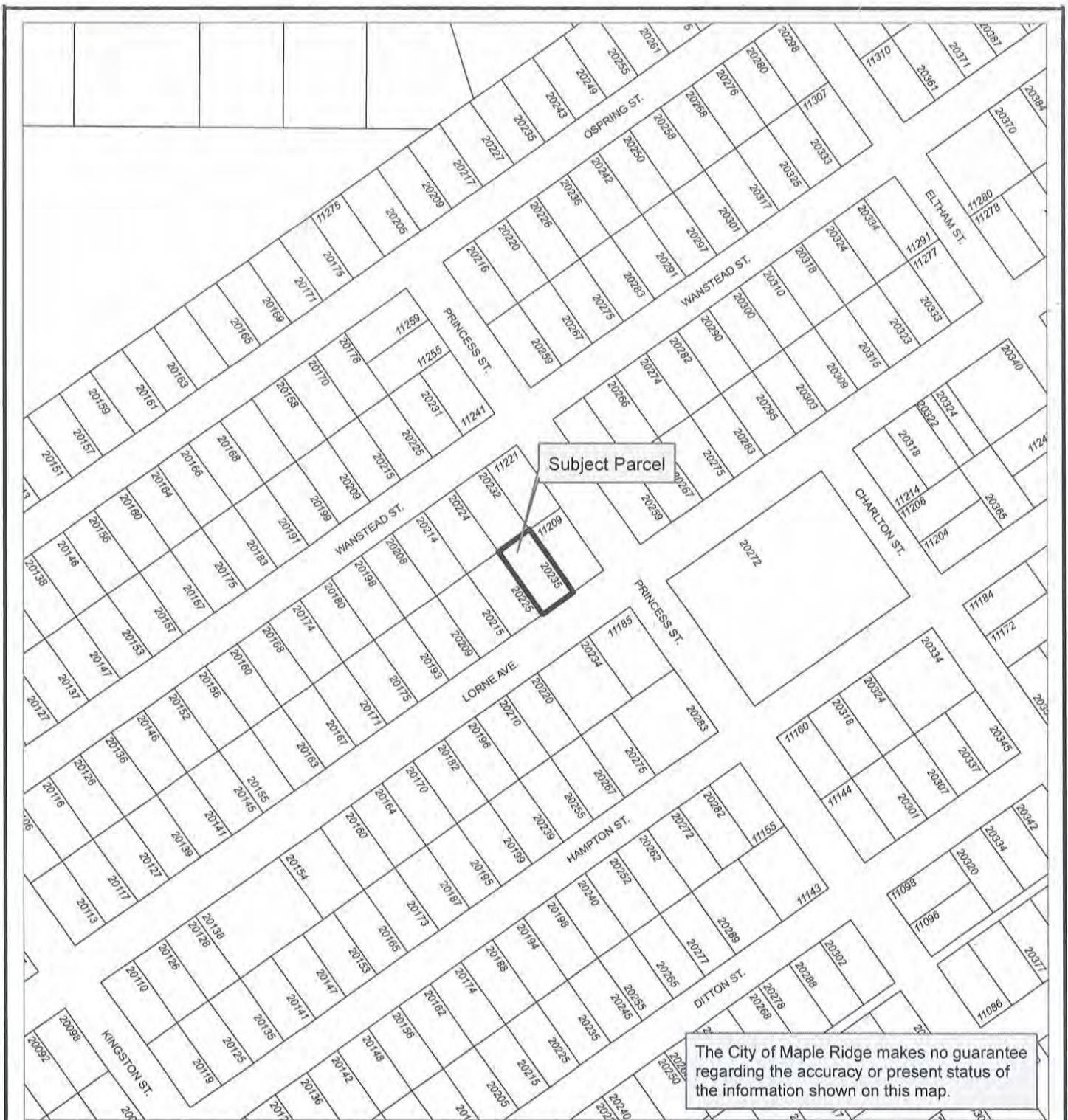
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-500-DP.

CARRIED



Michael Morden, Mayor
Chair

Kelly Swift, Acting Chief Administrative Officer
Member



20235 Lorne AVE

LICENCES, PERMITS & BYLAWS DEPT.



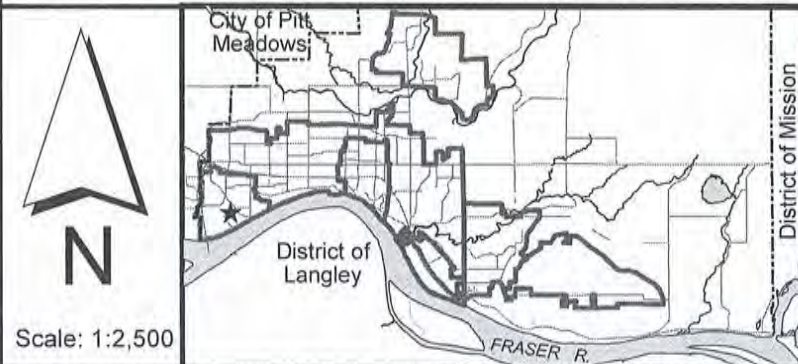
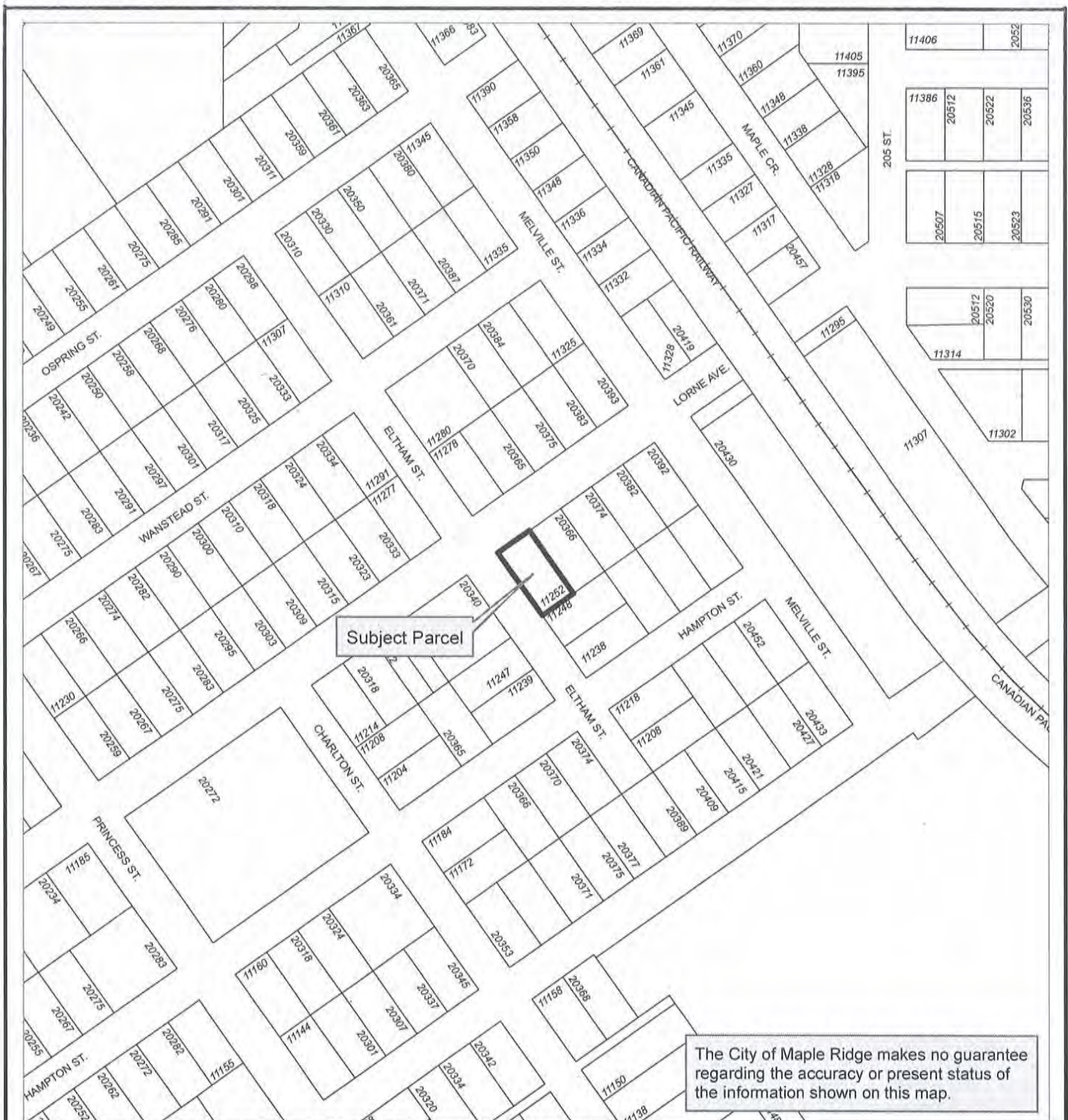
MAPLE RIDGE

British Columbia

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FILE: Untitled
DATE: Sep 19, 2019

BY: AA



11252 Eltham ST.

LICENCES, PERMITS & BYLAWS DEPT.



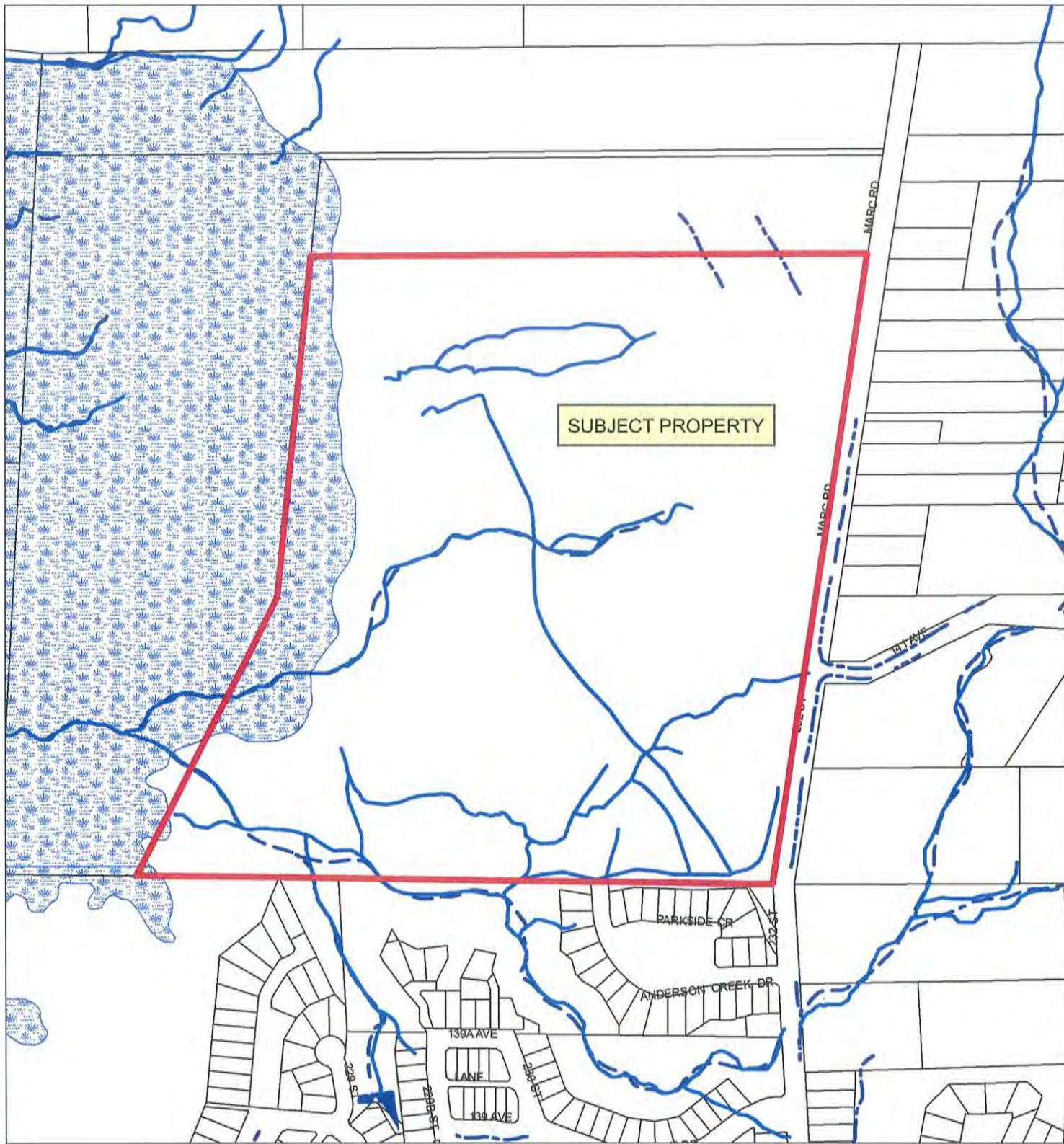
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
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BY: AA



Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh

14155 MARC ROAD

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

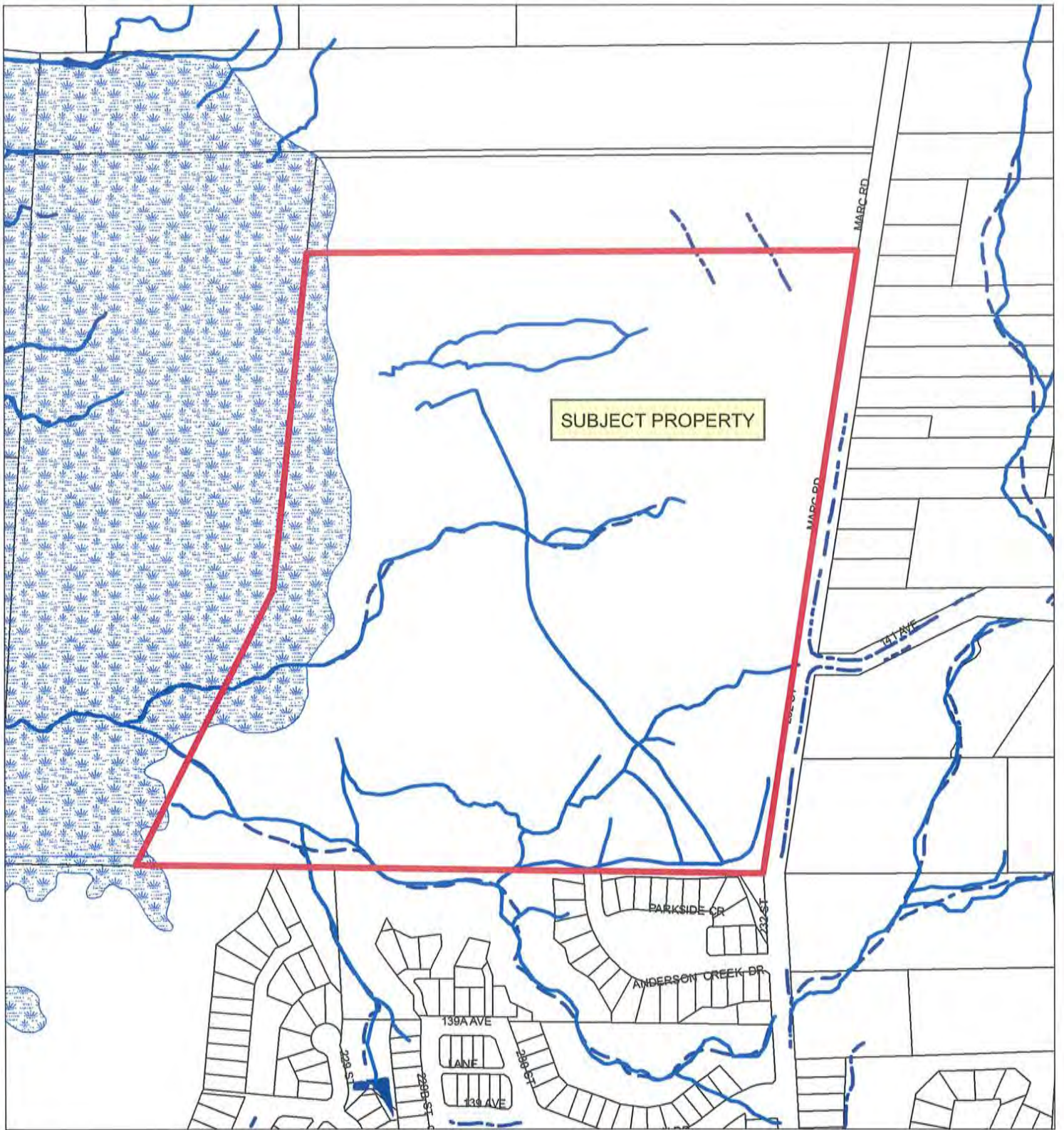
mapleridge.ca

FILE: 2016-091-RZ
DATE: Jan 3, 2018

BY: PC



Scale: 1:5,000



Scale: 1:5,000

Legend

-  Stream
-  Ditch Centreline
-  Edge of Marsh
-  Indefinite Creek
-  River Centreline
-  Lake or Reservoir
-  Marsh

14155 MARC ROAD

PLANNING DEPARTMENT

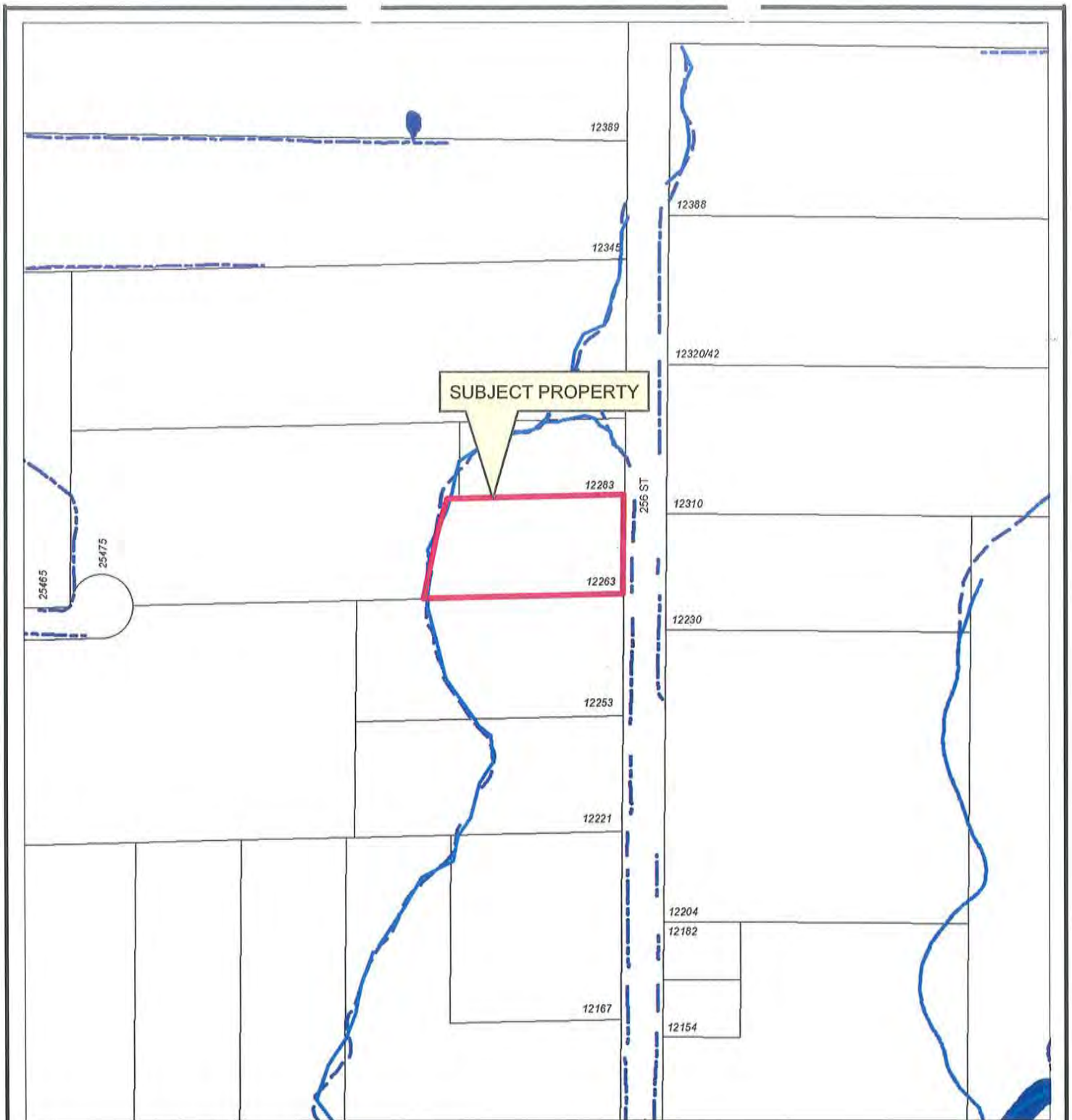


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-091-RZ
DATE: Jan 3, 2018

BY: PC



Scale: 1:2,500

Legend

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

12263 256 ST

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-500-DP
DATE: Dec 7, 2018

BY: RA

701.2 Minutes of Meetings of Committees and Commissions of Council



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 April 11, 2019 at 7:04 pm.

COMMISSION MEMBERS PRESENT

Councillor Ryan Svendsen	City of Maple Ridge
Brenda Smith	Maple Ridge Historical Society
Julie Koehn	Maple Ridge Historical Society
Eric Phillips	Member at Large
Len Pettit	Member at Large
Russell Irvine	Member at Large
Shane Gehring	Member at Large

STAFF PRESENT

Amelia Bowden	Staff Liaison, Planner 1
Amanda Allen	Committee Clerk

GUEST

Donald Luxton	Donald Luxton and Associates Inc.
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1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-010

It was moved and seconded

That the agenda for the April 11, 2019 Community Heritage Commission meeting be amended to add Item 6.1 "May 9, 2019 meeting", that the subsequent items be renumbered accordingly and that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-011

It was moved and seconded

That the minutes of the Maple Ridge Community Heritage Commission meeting dated February 14, 2019 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. Heritage Incentives Review – Draft Report

- Donald Luxton, Senior Cultural Heritage Advisor, Donald Luxton & Associates Inc.

Mr. Luxton gave a PowerPoint presentation on a review of heritage incentives including:

- heritage management through regulations, legal protection, financial and non-financial incentives;
- types of heritage incentives;
- enabling legislation, the community heritage register, and the community charter;
- developmental incentives and heritage revitalization agreements;
- administrative incentives

Mr. Luxton answered questions from the committee.

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **May 9, 2019 CHC Meeting**

There was discussion on the viability of a Community Heritage Commission meeting on May 9, 2019.

R/2019-012

It was moved and seconded

That the May 9, 2019 Community Heritage Commission meeting be cancelled.

CARRIED

6.2. **2019 Vice Chair Elections**

The staff liaison opened the floor to nominations for a Vice Chair

R/2019-013

It was moved and seconded

That Shane Gehring be elected Vice Chair of the Community Heritage Commission for 2019.

CARRIED

6.3. **Business Plan Task Allocation / Proposed Subcommittee Formation**

There was discussion on the functions of subcommittees.

R/2019-014

It was moved and seconded

That the Chair or Vice Chair of the Community Heritage Commission sit ex-officio on all Community Heritage Commission subcommittees.

CARRIED

6.4. BC History Digitization Program Grant Application – Update

The staff liaison advised of results from the BC History Digitization Program grant application submissions. The Chair invited further information on the Clerk's Department digitization plan given the grant results.

6.5. Tourism Committee Appointment

There was discussion on selecting a Community Heritage Commission representative for the Tourism committee. The Chair will continue to serve the Cultural Roundtable which assists the implementation of the Maple Ridge Culture Plan.

R/2019-015

It was moved and seconded

That Shane Gehring represent the Community Heritage Commission on the Maple Ridge Tourism Committee for the 2019 term.

CARRIED

6.6. Local Voices Event

The Chair provided a summary of the Local Voices program.

R/2019-016

It was moved and seconded

That the Community Heritage Commission continue to be a part of Local Voices.

CARRIED

7. FINANCE

7.1. Financial Update

The 2019 Financial Accounting report, as attached to the agenda, was reviewed and Russell Irvine answered questions from the committee. A status report on the Heritage Conservation Plan was requested.

7.2. BCMA Conference Attendance

The BC Museums Association Conference is scheduled September 30 – October 2, 2019 in Prince George.

R/2019-017

It was moved and seconded

That the Community Heritage Commission authorize the expenditure of \$100.00 to renew membership with the BC Museums Association.

CARRIED

8. **CORRESPONDENCE**

8.1. **National Trust Letter**

Russell Irvine summarized two reports recently prepared by the National Trust of Canada regarding the House of Commons Environment and Sustainable Development Committee report *Preserving Canada's Heritage: The Foundation for Tomorrow* and the Federal Budget 2019.

9. **SUBCOMMITTEE REPORTS**

9.1. **Recognitions**

9.1.1. **Heritage Week 2019**

The Chair advised of the timeline for required updates to the Heritage Week brochure. A report on Heritage Week 2019 will be included on the next agenda.

R/2019-018

It was moved and seconded

That the Community Heritage Commission authorize the redesign of the Heritage Week brochure.

CARRIED

10. **LIAISON UPDATES**

10.1. **Maple Ridge Historical Society**

Julie Koehn provided a summary of the March 28, 2019 Historical Society Board meeting and recent activities of the Maple Ridge Historical Society.

11. **ROUNDTABLE**

Council has adopted the City of Maple Ridge Strategic Plan 2019-2022.

Grant De Patie plaque unveiling is scheduled for June 1, 2019.

As it was National Volunteer Week, the staff liaison expressed gratitude and thanks to members in recognition of their service.

12. **ADJOURNMENT – 9:20 pm.**

"Original signed by Eric Phillips, Vice Chair"

B. Smith, Chair

/aa

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 April 10, 2019 at 7:02 pm

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck	Council Liaison
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Gerry Pinel	Community Education on Environment and Development (CEED) Centre
Greg Wallin	Thornhill Aquifer Protection Study (TAPS) - Alternate
Janice Jarvis	Environmental Professional
Jessie Lees, Vice Chair	Member at Large – Youth Representative
Ken Stewart	Alouette River Management Society (ARMS) - Alternate
Ross Davies	Kanaka Education and Environmental Partnership Society (KEEPS)

GUESTS

Bill Hardy	Chair, Green Infrastructure and Natural Asset Inventory and Evaluation Subcommittee
Ken Williams	KEEPS - Alternate
Kirk Grayson	Chair, Communications and Outreach Subcommittee
Martin Dmitrieff	CEED Centre - Alternate

STAFF MEMBERS PRESENT

Rodney Stott	Staff Liaison / Environmental Planner
Amanda Allen	Committee Clerk

ABSENT

David Neufeld	Environmental Professional
Dennis Kinsey	Member at Large
Sara Barron	Member at Large

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	

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-006

It was moved and seconded

That the April 10, 2019 Environmental Advisory Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-007

It was moved and seconded

That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated February 13, 2019 be adopted.

CARRIED

4. **PRESENTATION**

4.1. **Council Strategic Priorities**

- Councillor Judy Dueck, EAC Council Liaison

Councillor Dueck gave a PowerPoint presentation on the five strategic priorities endorsed by Council:

- community safety
- inter-government relations
- growth
- community pride and spirit
- natural environment.

Councillor Dueck answered questions from the committee.

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **Urban Forest Inventory by BCIT - update**

The staff liaison will work to schedule a presentation by BCIT on their urban forest inventory work using liDar technology.

6.2. **EAC Presentation to Council – Update**

The Chair summarized the March 19, 2019 Environmental Advisory Committee presentation to Council.

6.3. **Aquifer Mapping for OCP – update**

The staff liaison provided an update on the aquifer mapping request presented to Council on March 19, 2019. There was discussion on the Official Community Plan, the protection of groundwater and Provincial mapping.

6.4. **2019 Training and Field Trip Ideas**

The Chair advised locations are being collected and of the logistical support from the Communications and Outreach subcommittee.

7. SUBCOMMITTEE REPORTS

7.1. Green Infrastructure and Natural Asset Inventory and Evaluation

- Bill Hardy, Chair

Mr. Hardy provided an update on subcommittee activities and how they align with Council's strategic priorities.

7.2. Communications and Outreach

- Kirk Grayson, Chair

Ms. Grayson reported on strategy and planning efforts underway by the subcommittee to ensure the work fits with the strategic priorities of Council.

7.3. Ecological Network and Wildlife Management Strategy

The staff liaison reported the subcommittee will be developing a scoping report to send to Council.

8. STAFF LIAISON UPDATES

8.1. Tree Protection and Management Bylaw Review / Update

The staff liaison advised an update on the Tree Protection and Management bylaw has been requested by Council and a process to gather community feedback is being developed.

8.2. Scoping Report Framework for Green Infrastructure Strategy

The staff liaison advised a scoping report on a green infrastructure strategy is scheduled for Council presentation in November. The report will focus on identifying short term action items in addition to sorting complex issues into manageable policies and strategies.

9. CORRESPONDENCE

9.1. Upcoming Events

April 10, 2019 4:00 pm – 8:00 pm	Lougheed Transit Corridor Open House Glenwood Elementary (21410 Glenwood Ave) Organizer: City of Maple Ridge
April 11, 2019 6:00 pm	Alouette River Management Society Annual General Meeting Maple Ridge Public Library Organizer: ARMS
April 13, 2019 10:00 am – 2:00 pm	Earth Day Memorial Peace Park, Bandstand (11900 224 Street) Organizer: Ridge Meadows Recycling Society
April 13, 2019 10:00 am – 2:00 pm	Repair Café Memorial Peace Park (11900 224 Street) Organizer: Ridge Meadows Recycling Society

April 28, 2019
11:00 am – 3:00 pm

Goodbye Chums!
Kanaka Creek Regional Park (11450 256 Street)
Organizer: KEEPS

May 3, 2019
4:00 pm – 8:00 pm

Repair Café
Home Show's Family Fest, Albion Fairgrounds (23448 Jim Robson Way)
Organizer: Ridge Meadows Recycling Society

10. **ROUNDTABLE**

Members provided updates and reports on environmental activities.

11. **ADJOURNMENT** – 8:38 pm

"Original signed by L. Koehn"

L. Koehn, Chair

/aa

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

The Minutes of the Regular Meeting of the Maple Ridge/Pitt Meadows Municipal Advisory Committee
on Accessibility and Inclusiveness, held in the Blaney Room at the Maple Ridge City Hall on
March 21, 2019 at 4:39 pm

COMMITTEE MEMBERS PRESENT

Councillor Kiersten Duncan
Councillor Gwen O'Connell
Kristina Morrison, Chair
Brad Dinwoodie
Don Mitchell
Gillian Small, Vice Chair
Greg Turnbull
Kathleen Sullivan
Kim McLennan
Maria Kovacs
Roberta O'Brien

Council Liaison, City of Maple Ridge
Council Liaison, City of Pitt Meadows
Member at Large, Maple Ridge
Member at Large, Pitt Meadows
Ridge Meadows Seniors Society
Ridge Meadows Association for Community Living
Member at Large, Maple Ridge
School Trustee, School District No. 42
Fraser Health
Member at Large, Maple Ridge
Local Immigration Partnership, Family Education and
Support Centre

STAFF PRESENT

Petra Frederick

Jackie Senchyna

Amanda Allen

Recreation Coordinator
Staff Liaison, City of Maple Ridge
Recreation Program Services Coordinator
Staff Liaison, City of Pitt Meadows
Committee Clerk

ABSENT

Rysa Kronebusch

Member at Large, Maple Ridge

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2019-001

It was moved and seconded

That the March 21, 2019 Maple Ridge Pitt Meadows Municipal Advisory Committee on
Accessibility and Inclusiveness agenda be amended as follows:

- Add Item 6.4 MACAI representative to the Lougheed Transit Corridor Study
- Add Item 6.5 Building Partnerships with Local Immigration Partnership

And that the agenda as amended be approved.

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-002

It was moved and seconded

That the minutes of the Maple Ridge Pitt Meadows Municipal Advisory Committee on Accessibility and Inclusiveness dated September 20, 2018 be adopted.

CARRIED

4. **DELEGATION – Nil**

5. **QUESTION PERIOD**

Brian Hetherington enquired about the committee. P. Frederick, staff liaison provided an overview of the committee.

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair and Vice Chair Elections**

P. Frederick, staff liaison opened the floor to nominations for a Chair.

By acclamation, Kristina Morrison was selected Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2019.

P. Frederick, staff liaison opened the floor to nominations for a Vice Chair.

By acclamation, Maria Kovacs was selected Vice Chair of the Municipal Advisory Committee on Accessibility and Inclusiveness for 2019.

6.2. **2019 Meeting Schedule**

There was discussion on meeting start time. The meetings for the Municipal Advisory Committee on Accessibility and Inclusiveness will be set at 4:30 pm. There was agreement to hold the September meeting in Pitt Meadows.

R/2019-003

It was moved and seconded

That the 2019 Municipal Advisory Committee on Accessibility and Inclusiveness meeting schedule attached to the March 21 2019 Municipal Advisory Committee on Accessibility and Inclusiveness agenda be adopted.

CARRIED

6.3. MACAI representation on the Active Transportation Advisory Committee

There was discussion on the Active Transportation Advisory Committees in Maple Ridge and Pitt Meadows.

R/2019-004

It was moved and seconded

That Kim McLennan represent the Municipal Advisory Committee on Accessibility and Inclusiveness on the Active Transportation Advisory Committee for a term ending December 31, 2020.

CARRIED

6.4. MACAI representative to the Lougheed Transit Corridor Study

P. Frederick, staff liaison advised of the Lougheed Transit Corridor open house on April 10, 2019 and full day workshop on May 11, 2019. Members were encouraged to attend.

6.5. Building Partnerships Local Immigration Partnership

- Roberta O'Brien, Local Immigration Partnership, FESC

Ms. O'Brien gave a PowerPoint presentation providing the following information:

- What is the Local Immigration Partnerships (LIPs)
- Who are LIPs Council Members
- Steps in the LIPs process
- Strategic Focus Areas
- LIPs Resources
- Future Directions

Ms. O'Brien conveyed interest in holding a community wide LIPs event and answered questions from the committee. There was discussion on endorsing a formal partnership or forming a subcommittee.

R/2019-005

It was moved and seconded

That MACAI endorse the Maple Ridge Pitt Meadows Katzie Local Immigration Partnership (LIP) to make a presentation to both Maple Ridge and Pitt Meadows Council with the intention to form a collaborative partnership to support both community's needs as the immigrant and refugee populations increase.

CARRIED

7. SUBCOMMITTEE UPDATES

7.1. MACAI Awards

P. Frederick, staff liaison provided a summary of the event, the nomination categories, and a potential guest speaker for the annual MACAI awards. There was discussion on including

additional inclusivity wording in the description "to embrace all people" and on adding a second speaker to the event.

R/2019-006

It was moved and seconded

That a subcommittee be formed consisting of Greg Turnbull, Maria Kovacs, Petra Frederick and Jackie Senchyna to organize the 2019 MACAI Awards.

CARRIED

7.2. Age Friendly Initiative – Review of the Implementation Strategy

The item was postponed.

7.3. UBCM 'Accessible Senior Transportation'

The item was postponed.

8. STAFF LIAISON UPDATES

8.1. City of Pitt Meadows

J. Senchyna, staff liaison, provided a summary of City of Pitt Meadows Parks and Recreation programs, wayfinding and facility updates. Members were invited to the Volunteer appreciation event on April 7, 2019 at Boston Pizza.

Note: Councillor O'Connell left the meeting at 6:17 pm and did not return.

Note: Greg Turnbull left the meeting at 6:17 pm and did not return.

8.2. City of Maple Ridge

P. Frederick, staff liaison reported on City of Maple Ridge Parks, Recreation and Culture programs and provided an update on the aquatics facility retrofit.

8.2.1. Plan H Funding – Facility Auditing

P. Frederick, staff liaison advised of funding received for Parks, Recreation and Culture facility auditing and the need to create a checklist for public facilities and parks to identify the accessibility of those spaces.

R/2019-007

It was moved and seconded

That a subcommittee be formed consisting of Kim McLennan, Brad Dinwoodie, and Petra Frederick to create a facility audit document.

CARRIED

8.2.2. UBCM Funding - Wayfinding

P. Frederick, staff liaison reported on the development of custom mapping geared to Seniors. There was discussion on opportunities to translate the mapping into different languages and utilizing GPS on mobile devices.

9. CORRESPONDENCE - Nil

10. ROUNDTABLE

An invitation was extended to the re-opening party at the Maple Ridge Seniors Activity Centre on April 9, 2019.

11. ADJOURNMENT – 6:36 pm.

“Original signed by Kristina Morrison”

K. Morrison, Chair

/aa

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2019 Council Expenses

MEETING DATE: October 1, 2019
FILE NO: 2161518
MEETING: Council

EXECUTIVE SUMMARY


In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses recorded to August 31 2019. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.


RECOMMENDATION:

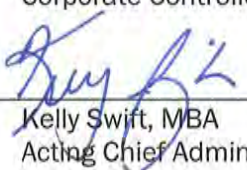
Receive for information

Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.


Prepared by: Trevor Hansvall
Accountant 2


Approved by: Catherine Nolan, CPA, CGA
Corporate Controller


Approved by: Kelly Swift, MBA
Acting Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Dueck, Judy					
January	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
February	Farmers Helping Seniors Night		25.00		
	Portable electronic device charges (e.g. iPad)			5.35	
March	Cell phone charges			14.00	
	MR Chamber of Commerce Business Excellence Awards		118.75		
	Portable electronic device charges (e.g. iPad)			5.35	
April	Portable electronic device charges (e.g. iPad)			5.35	
May	LMLGA 2019 Conference and AGM May 8-10	956.41			
	Portable electronic device charges (e.g. iPad)			5.35	
June	Portable electronic device charges (e.g. iPad)			5.35	
July	Portable electronic device charges (e.g. iPad)			5.35	
August	Portable electronic device charges (e.g. iPad)			5.35	
September					
October					
November					
December					
		956.41	143.75	99.76	1,199.92

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Duncan, Kiersten					
January	2019 Elected Officials Seminar - LMLGA Region	453.43			
	Cell phone charges			43.60	
	Hometown Heroes Night		50.00		
	Portable electronic device charges (e.g. iPad)			5.35	
February	Cell phone charges			42.96	
	Farmers Helping Seniors Night		25.00		
	For the Love of Youth Event		133.63		
	Portable electronic device charges (e.g. iPad)			5.35	
March	Alouette Addictions Drag Show		55.00		
	Cell phone charges			44.40	
	Federation of Canadian Municipalities (FCM) Annual Conference	2,939.73			
	Portable electronic device charges (e.g. iPad)			5.35	
April	Cell phone charges			31.52	
	Portable electronic device charges (e.g. iPad)			5.35	
May	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
June	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
July	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
August	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
September					
October					
November					
December					
		3,393.16	263.63	377.12	4,033.91

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Meadus, Chelsa					
January	2019 Elected Officials Seminar - LMLGA Region	690.96			
	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
February	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
March	Cell phone charges			42.96	
	MR Chamber of Commerce Business Excellence Awards		118.75		
	Portable electronic device charges (e.g. iPad)			5.35	
April	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
May	Cell phone charges			42.96	
	LMLGA 2019 Conference and AGM May 8-10	795.20			
	Portable electronic device charges (e.g. iPad)			5.35	
June	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
July	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
August	Cell phone charges			42.96	
	Portable electronic device charges (e.g. iPad)			5.35	
September					
October					
November					
December					
		1,486.16	118.75	386.48	1,991.39
Morden, Mike					
January	2019 Elected Officials Seminar - LMLGA Region	690.96			
	Hometown Heroes Night		50.00		
February	Farmers Helping Seniors Night		25.00		
March	MR Chamber of Commerce Business Excellence Awards		118.75		
April	South Asian Cultural Gala		125.00		
May	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.51		
	LMLGA 2019 Conference and AGM May 8-10	1,017.72			
June					
July					
August					
September					
October					
November					
December					
		1,708.68	446.26	-	2,154.94

2019 Council Expenses

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Robson, Gordy					
January	2019 Elected Officials Seminar - LMLGA Region	350.00			
	Portable electronic device charges (e.g. iPad)			9.51	
February	Portable electronic device charges (e.g. iPad)			5.35	
March	MR Chamber of Commerce Business Excellence Awards		118.75		
	Portable electronic device charges (e.g. iPad)			13.90	
April	Portable electronic device charges (e.g. iPad)			5.35	
May	Portable electronic device charges (e.g. iPad)			5.35	
	LMLGA 2019 Conference and AGM May 8-10	375.00			
June	Portable electronic device charges (e.g. iPad)			5.35	
July	Portable electronic device charges (e.g. iPad)			5.35	
August	Portable electronic device charges (e.g. iPad)			5.35	
September					
October					
November					
December					
		725.00	118.75	55.51	899.26

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Svendsen, Ryan					
January	2019 Elected Officials Seminar - LMLGA Region	340.96			
	Cell phone charges			42.96	
	Hometown Heroes Night		50.00		
	Portable electronic device charges (e.g. Ipad)			5.35	
February	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Cell phone charges			42.96	
	MR Chamber of Commerce Business Excellence Awards		118.75		
	Portable electronic device charges (e.g. Ipad)			5.35	
April	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
	South Asian Cultural Gala		125.00		
May	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.52		
	Cell phone charges			42.96	
	LMLGA 2019 Conference and AGM May 8-10	643.16			
	Portable electronic device charges (e.g. Ipad)			5.35	
June	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
July	Cell phone charges			43.12	
	Portable electronic device charges (e.g. Ipad)			5.35	
August	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
September	Surrey Environment & Business Awards		175.00		
October					
November					
December					
		984.12	596.27	386.64	1,967.03

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Cell Phones / iPads	Totals
Yousef, Ahmed					
January	2019 Elected Officials Seminar - LMLGA Region	690.96			
	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
February	Cell phone charges			42.96	
	Farmers Helping Seniors Night		25.00		
	Portable electronic device charges (e.g. Ipad)			5.35	
March	Alouette Addictions drag show		55.00		
	BC Economic Summit 2019	585.00			
	Cell phone charges			42.96	
	MR Chamber of Commerce Business Excellence Awards		118.75		
	Portable electronic device charges (e.g. Ipad)			5.35	
April	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
May	Cell phone charges			43.12	
	LMLGA 2019 Conference and AGM May 8-10	860.20			
	Portable electronic device charges (e.g. Ipad)			5.35	
	Xtreme-Les Miserables - School Edition		16.67		
June	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
July	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
August	Cell phone charges			42.96	
	Portable electronic device charges (e.g. Ipad)			5.35	
September	Surrey Environment & Business Awards		175.00		
October					
November					
December					
		2,136.16	390.42	386.64	2,913.22
TOTALS		11,389.69	2,077.83	1,692.15	15,159.67

800 *Unfinished Business*



City of Maple Ridge

mapleridge.ca

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	October 1, 2019
FROM:	Chief Administrative Officer	FILE NO:	2305773
		MEETING:	Council
SUBJECT:	Youth Strategy Implementation Plan Recommendations - Revision		

EXECUTIVE SUMMARY:

At the July 9, 2019 Council meeting, staff presented the proposed Youth Strategy Implementation Plan (the Plan) recommendations to Council for endorsement. At that time, Council identified language in the Plan that did not fit entirely with Council's strategic direction. Council also requested that staff report back with a presentation on the history of the Youth Strategy process detailing the financial implications as it relates to the Plan. In addition, there was discussion on whether the Maple Ridge Youth Strategy was previously endorsed by Council which has since been confirmed by the Clerks Department.

Staff facilitated a discussion with the Youth Planning Table membership to review and revise the attached Youth Strategy Implementation Plan Recommendations. Amendments were made to address Council's concerns regarding deliverables under action 3.1.3 which is to *advocate to community partners to develop and implement a preventative approach to youth wellness and resilience*. It is important to note that the City's role in this area is one of advocacy.

RECOMMENDATION:

That the Youth Strategy Implementation Plan as presented at the October 1, 2019 Council meeting titled "Youth Strategy Implementation Plan Recommendations - Revision" be endorsed.


Business Plan/Financial Implications:


A number of deliverables are currently underway using a grass roots approach that fits within existing budgets of PRC and our partners; however, to grow programs and initiatives a budget of \$5,000 per year for the next three years has been allocated for this purpose and will be funded through existing PRC Gaming Revenue budget allocations. Any additional financial implications related to the Plan, over and above this threshold, affecting PRC's overall budget would be brought forward to Council for discussion and deliberation.

CONCLUSION:


The Youth Strategy Implementation Plan is the result of a coordinated effort between the City of Maple Ridge, The Community Network, the Social Policy Advisory Committee and other key partners and stakeholders to ensure that the goals identified in the Youth Strategy Action Plan are completed in a timely and collaborative manor. The Plan ensures that the proper resources and supports are in place for our younger population to feel fully supported in community life.

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Prepared by: Tony Cotroneo
Manager, Community Engagement


Reviewed by: Danielle Pope
Director of Recreation & Community Engagement


Approved by: David Boag
Acting General Manager Parks, Recreation & Culture


Concurrence: Kelly Swift MBA
Acting Chief Administrative Officer

Attachments:

- (A) Youth Strategy Implementation Plan Recommendations – Council report dated July 9, 2019
- (B) Maple Ridge Youth Strategy Implementation Plan – Council report attachment dated October 1, 2019



City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 9, 2019
FROM:	Chief Administrative Officer	FILE NO:	2246047
SUBJECT:	Youth Strategy Implementation Plan Recommendations		

EXECUTIVE SUMMARY:

In late 2018, Council approved the Maple Ridge Youth Planning Table (YPT) Terms of Reference (TOR) for the purpose of stewarding the Maple Ridge Youth Strategy (YS). Since this time, staff has worked with the YPT membership to develop a recommended implementation plan (Attachment 1) for Council's consideration.

The Plan aligns recommendations from the 2017 Youth Strategy Action Plan, which includes input from over 800 surveys. With Council's endorsement, the YPT would proceed with carrying out the implementation plan for the benefit of children, youth and emerging adults in our community. Many of the deliverables are underway at a grassroots level, however, will be enhanced over time as grant funds become available.

RECOMMENDATION:

That the Youth Strategy Implementation Plan as presented in the July 2, 2019 report titled "Youth Strategy Implementation Plan Recommendations" be endorsed.

DISCUSSION:**a) Background Context:**

Over the past several months, the YPT youth strategy implementation sub-committee has met regularly with stakeholders to develop an implementation plan for the Youth Strategy. The Plan includes timelines and potential funding sources in addition to prioritizing the deliverables based on the following terms:

- Short Term (0-2 years);
- Medium Term (3-5 years);
- Long Term (5-7 years)
- and Ongoing (actions considered essential or in progress)

While some of the actions are considered short or medium term, they may take some time to implement as they are identified as grant dependent. Also, many of the ongoing initiatives that are within PRC's existing work plan are already in play, however at a very grassroots level. Sustainability or growth of some of these programs could be addressed through an influx of funding via annual business planning or other potential sources.

Furthermore, while the City has influence over many aspects that affect our youth population, certain issues fall outside of local government jurisdiction and will rely on support, funding, or

guidance from senior levels of government, other agencies and local community organizations. Implementation of the plan overall, will require continued communication, collaboration and action by many partners, potentially including the City of Pitt Meadows, through the ongoing work of the Youth Planning Table and will be woven into the City's business planning cycle where appropriate.

b) Desired Outcome:

The desired outcome is to ensure proper program and amenity resources and supports are in place for our children, youth and emerging adults to engage fully in community life.

c) Strategic Alignment:

This aligns with Council's priority focus on Community Safety by ensuring that citizens have access to services and agencies are accountable for their role in those services and Inter-Government Relations by working with senior levels of government to deliver priorities identified in the Youth Strategy Implementation Plan.

d) Citizen/Customer Implications:

The Plan provides staff and partners with a road map to achieve the healthy development of the City's children, youth and emerging adult population.

e) Business Plan/Financial Implications:

Any additional financial implications related to the Plan will be brought forward for Council's consideration as part of the business planning process in the fall.

CONCLUSION:

The Youth Strategy Implementation Plan is the result of a coordinated effort between the City of Maple Ridge, The Community Network, the Social Policy Advisory Committee and other key partners and stakeholders to ensure that the goals identified in the Youth Strategy Action Plan are completed in a timely and collaborative manor. The Plan ensures that the proper resources and supports are in place for our younger population to feel and be supported fully in community life.

Prepared by: Tony Cotroneo
Manager of Community Engagement

Prepared by: Danielle Pope
Director of Recreation & Community Engagement

Approved by: David Boag,
Acting General Manager Parks, Recreation & Culture

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Maple Ridge Youth Strategy – Implementation Plan (Revised September 2019)

Attachment B

Goal Area One					
Goal 1.1–Reduce barriers and provide more opportunities for youth recreation					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
1.1.1	Provide more youth-oriented recreation opportunities during “after school hours” (3-8pm and summer months) that are affordable, accessible, and meet the needs and interests of local youth, including a range of sports, leisure, music, arts and culture.	Lead: CMR, YPT, Youth Council Potential Partners: SD42, Aboriginal Education, Family Education, Sport Network, Rick Hansen Foundation, Local Sports Organizations & Foundations	Existing Staff Resources	Ongoing	Actively seeking grant opportunities and partnership. <ul style="list-style-type: none"> Current youth-oriented recreation opportunities during after school hours 3-6pm: <ul style="list-style-type: none"> Mentorship Program GMYC After School Program Pilot
1.1.2	Work with community partners to explore funding and transportation options to support youth in accessing recreation opportunities.	Lead: CMR, YPT, Youth Council Potential Partners: SD42, Family Education, Active Transportation Committee, Seniors Network /CEED Centre, Translink	Existing Staff Resources	Ongoing	Actively seeking grant opportunities for additional cost efficiencies. Currently supporting community partners using the PRC Youth bus.
1.1.3	Continue to engage with youth about the type, amount, and location of recreation they desire.	Lead: CMR, YPT, Youth Council Potential Partners: RCMP, RMODCAT, SD42, Foundry	Existing Staff Resources	Ongoing	Actively engaging Youth Council on a weekly basis. Encouraging youth participation and representation at the YPT.
Goal 1.2–Increase transportation options for youth					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
1.2.1	Work with community partners to explore the potential to develop a local youth transportation program to support youth to get around (to school, recreation) and better connect areas of the City underserved by transit (i.e. Community Ride Share program or a community shuttle with safe options designed specifically for youth).	Lead: YPT, Youth Council Potential Partners: SD42, Active Transportation Committee, Seniors Network/ CEED Centre	Grant Dependent	Medium Term (3-5 Years)	NOT STARTED

1.2.2	Continue to advocate to TransLink and senior levels of government for more public transit service in the City.	Lead: YPT, Youth Council Potential Partners: CMR, Active Transportation Committee, Seniors Network/ CEED Centre, SPAC, Community Network	Existing Staff Resources	Ongoing	Ensuring youth participation and representation at the Active Transportation Committee with staff support.
1.2.3	Provide clear information on how to access public facilities using public transit and safe bike routes.	Lead: CMR, YPT, Youth Council Potential Partners: Active Transportation Committee	Existing Staff Resources	Ongoing	Actively providing feedback to Pathways to improve the quality of resources made accessible to community members.
Goal 1.3—Support safe, inclusive, and youth friendly public and social spaces					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
1.3.1	Collaborate with youth to create a variety of fun, interesting social spaces in parks and public spaces (e.g. covered outdoor spaces, seating areas, designated graffiti walls/areas, temporary parks/parkettes).	Lead: CMR Potential Partners: RCMP, RMODCAT, SD42, Foundry	Existing Staff Resources	Ongoing	Ensuring youth have the opportunities and support necessary throughout the collaboration process.
1.3.2	Integrate child and youth-friendly principles into land use planning and development applications.	Lead: CMR Potential Partners: YPT, Youth Council	Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
1.3.3	Encourage CPTED (Crime Prevention Through Environmental Design) principles in the design of neighborhoods and public facilities as well as parks and public spaces.	Potential Lead: CMR Potential Partners: RCMP	Existing Staff Resources	Ongoing	Ongoing input to all new facilities and public spaces
1.3.4	Provide sufficient garbage and recycling bins throughout the City.	Lead: CMR Potential Partners: YPT, Youth Council, Ridge Meadows Recycling Society & Maple Ridge Transfer Station	Grant Dependent	Long Term (5-7 Years)	NOT STARTED
1.3.5	Work with community partners and local businesses to provide a range of all-ages venues, events, and activities throughout the City (i.e. concerts, open mic nights, movie nights, etc.)	Lead: CMR Potential Partners: YPT, Youth Council, BIA, Farmers Market, RMODCAT, ACT	Existing Staff Resources	Ongoing	Actively seeking grant opportunities and partnership for the expansion of all-ages venues, events and activities throughout CMR.
1.3.6	Continue to provide safe spaces for youth (such as Youth Centre's) throughout the community.	Lead: CMR, YPT Potential Partners: Youth Council, SD42, Foundry	Existing Staff Resources	Ongoing	Continue to advocate for youth friendly spaces and places as new facilities become available.

1.3.7	Work with local youth to conduct a City-wide neighborhood safety audit to identify areas in need of improvement.	Lead: CMR, YPT Potential Partners: RCMP, SD42, Youth Council, Seniors Network, Community Services, MACAI	Existing Staff Resources	Ongoing	Grant funding has been received to conduct a space audit of civic facilities in the downtown core, specifically supporting the Seniors Network and accessibility within the CMR.
1.3.8	Develop and implement a mini-grants program to support youth and other community members to initiate small community projects to enhance safety, beautification, inclusivity, or social connections.	Lead: CMR Potential Partners: Coast Capital Savings, YPT, Youth Council, SD42, SPAC	Existing Staff Resources	Ongoing	Currently supporting youth in accessing the Neighbourhood Grants Program.
1.3.9	Work with Katzie First Nation to explore the potential to develop an Aboriginal hub or Friendship Centre to support local First Nations, especially youth, to come together to connect with different community services.	Lead: YPT Potential Partners: Anishinaabe, Katzie, FRIS, SD42	Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
1.3.10	Continue to advocate to provincial and federal governments for funding to realize a new Civic Cultural Facility in Maple Ridge to provide a safe welcoming space for youth to gather and access resources.	Lead: CMR, Foundry Potential Partners: YPT, Youth Council	Existing Staff Resources	Under Review	UNDER REVIEW
Goal 1.4 – Support accessible, walkable/bikeable neighbourhoods					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
1.4.1	Work with School District 42 and other community partners to promote cycling by providing information/presentations about safe cycling routes and rules of the road, hosting 'Bike to School' weeks, and providing free resources (e.g. headlights, reflector strips).	Potential Lead: Active Transportation Committee, SD42, CMR, YPT Potential Partners: Youth Council, Active Transportation Committee, ICBC, HUB Cycling Organization, RCMP	Existing Staff Resources	Medium Term (3-5 Years)	NOT STARTED
1.4.2	Work with community partners to develop a bike donation program to provide marginalized youth with bikes.	Lead: CMR Potential Partners: RCMP, YPT, Youth Council, Community Services	Existing Staff Resources	Ongoing	Currently happening at a grassroots level. Community members donate bikes to the GMYC for redistribution to youth.

1.4.3	Continue to encourage and promote pedestrian-oriented development and safe, walkable neighborhoods with sufficient lighting and pedestrian infrastructure (i.e. crosswalks, sidewalks).	Lead: CMR, YPT, Youth Council Potential Partners: Active Transportation Committee	Existing Staff Resources	Ongoing	Encouraging and supporting youth representation and participation at Committees of Council.
Goal 2.1 – Advocate for the needs of youth and emerging adults					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
2.1.1	<p>Identify a Youth Services Advocate to advocate for the needs of youth and emerging adults by:</p> <p>a.) Advocating to senior levels of government for funding and support for services and programs, affordable housing, education, transportation, minimum wage increase, and other opportunities that benefit youth, families, and emerging adults, emphasizing the fact that CMR has a higher proportion of children and youth than the province as a whole.</p> <p>b.) Identifying and applying for relevant grant programs and other funding opportunities.</p> <p>c.) Promoting and implementing this Youth Strategy with local youth, parents, caregivers, service providers, community partners, and local media.</p> <p>d.) Supporting youth to share their voices with Council and senior levels of government.</p>	Lead: YPT Potential Partners: MLA, MP, Coast Capital, SPAC, PLEA, Work BC, Foundry, Youth Council, CMR	Existing Staff Resources	Ongoing	Actively seeking grant opportunities and partnership for the continuum of advocacy, encouraging youth representation and participation on Committees of Council.

Goal 2.2 – Host a Youth Forum – for youth by youth					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
2.2.1	Host a Youth Forum to discuss the goals, desires, and accomplishments of youth in Maple Ridge and share information about existing resources, programs, services and activities.	Lead: YPT, SD42, Foundry Potential Partners: Youth Council, MRODCAT, SD42, SPAC, DSAC, Foundry, Community Network	Existing Staff Resources	Ongoing	SD42 currently hosts the following forums for students in the community: <ul style="list-style-type: none"> o Celebration Of Respect o Job Fair o University Fair Foundry to potentially host the following forums, pending available grant funding: <ul style="list-style-type: none"> o Youth mental health o Substance use Currently planning a financial literacy workshop for youth. This will take place in Fall, 2019.
Goal 2.3 – Actively engage youth in civic issues					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
2.3.1	Actively seek youth input on municipal decisions, including youth representation on civic committees and youth engagement targets for community engagement processes.	Lead: YPT, Youth Council Potential Partners: CMR, SD42, DSAC, Dan's Kids, Katzie Youth	N/A	Ongoing	Encouraging and inviting youth representation at Municipal Council meetings.
2.3.2	Identify and implement tools and strategies to gather input from younger community members during community engagement processes (i.e. social media, surveys, school workshops, events at youth-friendly locations).	Lead: SD42, Foundry, CMR, Youth Council, YPT Potential Partners: MLA, MP, CMR Council, MCFD, ACT, Fraser Health, Library	Existing Staff Resources	Ongoing	Recently created a branding and marketing sub-committee engaging youth in the development of marketing and promotion tools for the YPT.
2.3.3	Actively seek opportunities to involve youth in fun, innovative civic projects such as public art, temporary parks, community gardens, and events.	Lead: CMR, YPT, Youth Council Potential Partners: ACT, Library, Katzie, Seniors Network	Existing Staff Resources	Ongoing	Actively seeking youth volunteers for the Community Gardens program. Completed a "Yarn Bombing" public art project which was displayed during Canada Day.

2.3.4	Create meaningful opportunities for youth and emerging adults to implement the Youth Strategy and to provide input to Council on other civic issues or initiatives (i.e. Youth Committee).	Lead: CMR, YPT, Youth Council, SD42 Potential Partners: DPAC, Aboriginal Education, Katzie, Foundry, SPAC, Library, Fraser Health, Youth Council	Existing Staff Resources	Ongoing	Recently created "UPLAN" a youth led sub-committee of the YPT. UPLAN breaks down silos and provides youth with a voice to advocate for themselves throughout the collaboration and implementation of the Youth Strategy.
2.3.5	Create youth-friendly communications (i.e. brochure, video, presentation) to explain how City Hall works and how community members can get involved in civic issues and share their voices with Council. Work with community partners to share information through schools and other community facilities.	Lead: YPT; Branding Sub-Committee, Foundry, Youth Council Potential Partners: SD42, MP, RMODCAT	Existing Staff Resources	Long Term (5-7 Years)	NOT STARTED
Goal 2.4 – Recognize and celebrate the contributions of local youth					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
2.4.1	Create and promote Civic Youth Awards to recognize and celebrate the contributions that local youth and emerging adults make to the community.	Lead: Community Foundation, Chamber of Commerce, YPT, Youth Council, SPAC Potential Partners: CMR, SD42, MACAI	Existing Staff Resources	Ongoing	Youth currently recognized through the following Civic Youth Awards: <ul style="list-style-type: none"> o Canada Day Youth Awards o "You Rock" o Citizen of the Year
2.4.2	Continue to celebrate Youth Week and use it as an opportunity to engage youth and other community members through positive civic projects and events.	Lead: CMR, Foundry, Work BC, Youth Council Potential Partners: BIA, Business Community, Community Foundation, Coast Capital Savings	Existing Staff Resources	Ongoing	This year Youth Week celebrations in CMR engaged approximately 500 youth and other community members, as well as provided engagement with community partners: <ul style="list-style-type: none"> o Coast Capital Savings o Domino's Pizza o Coastal Riders
Goal 2.5 – Support and promote youth voices in the community					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
2.5.1	Advocate to community partners to support the creation of a youth publication (blog, magazine, etc.) to promote local youth voices in the community.	Lead: CMR, YPT; Branding Sub-Committee Potential Partners: Youth Council, Foundry, SD42, Local Sporting Associations & Organizations	Partnerships	Ongoing	Currently exploring options with community partners and youth for the creation of a youth publication.

Goal Area Three					
Goal 3.1–Support wellness, mental health & preventative substances use services for youth					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.1.1	Continue to support and develop the Youth Wellness Centre to provide a local, integrated hub of services for youth.	Lead: Foundry Potential Partners: YPT, Youth Council, Community Services, CMR	Existing Staff Resources	Ongoing	Currently maintain an active partnership.
3.1.2	Continue to advocate to provincial and federal governments for long-term, sustainable funding for the Youth Wellness Centre to improve access to health and wellness services for local youth.	Lead: Foundry, YPT Potential Partners: Fraser Health, Youth Council, CMR	Existing Staff Resources Partnerships	Ongoing	Foundry has committed to the ongoing operation of long-term and sustainable health/wellness services for youth.

3.1.3	<p>Advocate to community partners to develop and implement a preventative approach to youth wellness and resilience, including:</p> <ul style="list-style-type: none"> a.) Integrating wellness, mental health, and substance use prevention into school curriculums from K-12. b.) Identifying a staff in each elementary and high school to support wellness, mental health, and substance use initiatives. c.) Providing meaningful information (i.e. resources to youth about wellness, stress management, mental health, substance use, and other behavior). d.) Promoting and integrating self-care and self-regulation (i.e. stress management, yoga, mindfulness) along with regular, open discussions about mental health and wellness. e.) Providing meaningful sexual education that is inclusive of different sexual orientations, addresses health and safety, and is non-judgmental and informative. f.) Providing meaningful education and resources on violence and cruelty, including online, verbal and physical bullying, relationship violence, discrimination, and racism. g.) Providing free birth control and sexual health services to youth and emerging adults. 	<p>Potential Lead: Foundry, SD42, MCFD</p> <p>Potential Partners: YPT, Youth Council, RCMP, Options, Alouette Addictions, PLEA, ASTRA, CISUR, Options for Sexual Health, ONYX, Fraser Health, BCRPA, CMR</p>	Partnerships Existing Staff Resources	Ongoing	<p>May 31, 2019 applied to CMA Foundation for Healthy Canadians Grant Funding to support resiliency in regards to youth mental health and substance use.</p> <ul style="list-style-type: none"> a. Alouette Addictions has partnered with SD42 to teach iMinds curriculum for grades 4-7, focused on wellness and resiliency. b. Safe and caring schools program. c. CMR Youth Services is currently working with ShEvaesco to promote and integrate self-care and regulation programs. d. Fraser Health and Alouette Addictions continues to hold educational workshops for community members and professionals.
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	<p>h.) Advocating for the inclusion of in-school Drug & Alcohol Prevention Counselors in all high schools.</p> <p>i.) Providing information on confidential help lines, services, and resources for youth of all ages.</p> <p>j.) Focusing on early identification of mental health and or substance use issues and connecting youth with professionals outside of the school system for confidentiality.</p> <p>k.) Encouraging mental health first aid education for professionals and others who work with youth (i.e. teachers, coaches, service providers, etc).</p> <p>l.) Developing partnerships with treatment centres to deliver community sessions and/or workshops for professionals.</p>				
3.1.4	Support mental health training for City staff who engage with youth.	Lead: CMR, YPT Potential Partners: Foundry, MCFD, PLEA, Red Cross	Partnerships Existing Staff Resources	Ongoing	Currently in discussions with MCFD; Aboriginal Child and Youth Mental Health Community Outreach regarding mental health training.
3.1.5	Advocate to community partners to develop early intervention techniques for youth facing mental health and substance use.	Lead: SPAC Potential Partners: Foundry, MCFD, YPT	Partnerships Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
3.1.6	Advocate to community partners to develop a support group for youth and emerging adults related to mental health and/or substance use.	Lead: Foundry Potential Partners: MCFD, Family Education, RCMP, YPT	Partnerships Existing Staff Resources	Ongoing	Foundry BC facilitates mental health and substance abuse support groups for youth and emerging adults. MCFD; Aboriginal Child and Youth Mental Health Community Outreach team has hired three clinicians.

Goal 3.2 – Improve awareness of and access to youth services					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.2.1	Work with community partners to develop and promote a Youth Wellness website as a one-stop site to support youth, emerging adults, and parents to find local resources on a range of topics including physical and mental health, substance use/addictions, financial support, housing/shelter, education, employment, etc.	Lead: Foundry Potential Partners: Community Network, YPT, Youth Council, CMR, Pathways	N/A	COMPLETE	COMPLETE
3.2.2	Promote the Youth Strategy, Youth Development Wheel, and Youth Wellness website among youth, emerging adults, parents, service providers, and other community partners and organizations.	Lead: CMR, YPT Potential Partners: Youth Planning Table; Branding Sub-Committee, Youth Council	Partnerships Existing Staff Resources	Ongoing	Will continue to be a priority throughout the implementation process of the Youth Strategy.
3.2.3	Work with community partners to promote new and existing services for youth in our community and to parents and caregivers through a variety of channels including in-person outreach/presentations, print (brochures, guides, school newsletters), and online (websites, social media).	Lead: CMR, YPT Potential Partners: Youth Council, Foundry, Community Network, SD42	Partnerships Existing Staff Resources	Ongoing	Family Education and Foundry are currently working with community partners to promote existing youth services and resources to parents and caregivers.
Goal 3.3 – Use local youth development trends to plan for youth services					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.3.1	Use the Early Development Instrument (EDI) and Middle Development Instrument (MDI) results for Maple Ridge/Pitt Meadows to evaluate youth needs over time and plan City programs, services and resources.	Lead: SD42, Fraser Health Potential Partners: UBC, SPAC, Community Network, CMR	Partnerships Existing Staff Resources	Ongoing	Used to evaluate youth needs on an ongoing basis in the community. Later in 2019 SPAC will be hosting a workshop on EDI and MDI.

Goal 3.4 – Support the reintroduction of a safe house/youth shelter in Maple Ridge					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.4.1	Advocate to senior levels of government and other community partners for funding to reintroduce a safe house/youth shelter in Maple Ridge to help support youth in need, especially those under 16.	Lead: CMR, YPT, Youth Council Potential Partners: Foundry, Community Network, SD42	Partnerships Existing Staff Resources	Ongoing	A Youth Safe House Sub-Committee has been formed.
Goal 3.5 – Further engage parents in youth wellbeing					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.5.1	Work with community partners to develop a support group for parents of youth to get advice and share best practices.	Lead: Foundry Potential Partners: SD42, MCFD	N/A	Short Term (0-2 Years)	COMPLETE
3.5.2	Advocate to community partners to raise awareness and engage parents on youth wellness, mental health, and substance use prevention and intervention.	Lead: Foundry Potential Partners: YPT, Youth Council, SD42, MCFD, CMR	Partnerships	Ongoing	Current parent drop-in group put on by the Youth Wellness Centre engaging parents on youth mental health and substance use.
Goal 3.6 – Support relief for families dealing with mental health issues					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
3.6.1	Advocate to community partners to develop and enhance relief programs for families affected by mental health issues including a range of professional support, care support, peer support groups, workshops and other resources.	Lead: MCFD, Foundry, Fraser Health Potential Partner: RMODCAT, YPT	Partnerships	Short Term (0-2 Years)	NOT STARTED

Goal Area Four					
Goal 4.1 – Support youth and emerging adults to learn important life skills and career development skills					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
4.1.1	<p>Work with School District 42 and other community partners to develop and implement classes, workshops and resources (in and out of schools) to teach life skills and career development such as:</p> <ul style="list-style-type: none"> • resume writing/interviews/job applications, • work safety, • applying for post-secondary, • money management, • goal setting, • stress management, • finding housing, • tenancy laws and landlord rights, • how to do your own taxes, and • how to start a business, etc. 	<p>Lead: Work BC Potential Partner: Foundry, SD42, CMR, YPT, Youth Council</p>	Partnerships	Ongoing	Empower a Youth is currently offering financial literacy and entrepreneurship to high school students. Phase 1 has been offered at Thomas Haney and Maple Ridge Secondary Schools, the programs will be expanded in September, 2019.
4.1.2	Work with community partners to develop a volunteer learning registry to connect people who want to learn with others who can teach specific skills.	<p>Lead: Work BC Potential Partner: YPT; Branding Sub-Committee, Youth Council</p>	<p>Partnerships Grant Dependent</p>	Long Term (5-7 Years)	NOT STARTED

Goal 4.2 – Support youth and emerging adults to gain practical, real life work experience					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
4.2.1	<p>Advocate to community partners to develop a “Supporting Youth Works” program to provide more opportunities for youth and emerging adults to gain work experience and build connections in their schools and in their community by:</p> <p>a.) Developing a database of local opportunities for formal work experience (for school credit) as well as jobs and volunteer opportunities for youth and emerging adults.</p> <p>b.) Developing job fairs oriented to youth and emerging adults.</p> <p>c.) Developing a career sampler program for youth to try out a series of different jobs and skill sets.</p> <p>d.) Developing a lecture series to introduce youth to a range of possible professions with a focus on diverse representation including women, people with disabilities, and minorities.</p> <p>e.) Developing a mentorship program to connect youth with local professionals to learn more about different career options.</p> <p>f.) Working with local businesses and community organizations to identify appropriate employment and volunteer opportunities for youth, especially those under 15.</p> <p>g.) Providing information on BC Employment Standards to youth and employers of youth.</p>	<p>Lead: Work BC</p> <p>Potential Partner: SD42, CMR, YPT, Youth Council</p>	<p>Partnerships</p> <p>Existing Staff</p> <p>Resources</p>	Ongoing	Currently offering the Young Worker Speakers Program for students in grades 10-12 engaging students in workplace health and safety. WorkSafe 10-12 resource package available online including information on BC Employment Standards.
4.2.2	Develop and implement a Youth Work Experience Program within various City departments.	<p>Lead: CMR, YPT, Youth Council</p> <p>Potential Partner: SD42, Work BC</p>	Grant Dependent	Short Term (0-2 Years)	NOT STARTED

4.4.3	Continue to provide information on housing rights and housing assistance as per the City's Housing Action Plan, with an emphasis on reaching older youth and emerging adults.	Lead: CMR, YPT, MP, MLA Potential Partner: Youth Council, MCFD, BC Housing, Residential Tenancy Branch	Partnerships Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
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LEGEND:

- ACT – Arts Centre & Theatre
- BCRPA - British Columbia Recreation and Parks Association
- BIA – Business Improvement Association
- CISUR - Canadian Centre for Substance Use Research
- CMR – City of Maple Ridge
- COR – SD42 “Celebration of Respect” Forum
- DSAC – District Student Advisory Council
- Foundry – Youth Wellness Centre
- FRIS – Fraser River Indigenous Society
- EDI – Early Years Development Index
- MCFD – Ministry of Child and Family Development
- MDI – Middle Years Development Index
- MR – Maple Ridge
- PRC Youth – Parks Recreation & Culture Youth Program
- ONYX – Work Experience and Mentorship Opportunities for Youth
- RMODCAT – Ridge Meadows
- ShEvaluesco – Programs for self-identifying young women (including Indigenous, two-spirited, LGBTQQIA+, vulnerable and at-risk)
- SPAC – Social Policy Advisory Committee
- YPT – Youth Planning Table

Goal 4.3 – Increase access to post-secondary education					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
4.3.1	Advocate to senior levels of government to provide more financial support to post-secondary students including scholarships, grants, and free courses as well as free tuition for low-income students/families.	Lead: MLA, MP Potential Partners: Work BC, SD42, SPAC	N/A	Short Term (0-2 Years)	COMPLETE
4.3.2	Advocate to community partners to develop a Maple Ridge community-based scholarship program to support local youth and emerging adults to attend postsecondary.	Potential Lead: YPT Potential Partners: SD42, Work BC, SPAC, CMR	Partnerships Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
4.3.3	Advocate to the provincial government to provide free upgrading through Continuing Education for youth and emerging adults out of high school.	Potential Lead: MLA, MP Potential Partners: SD42, Work BC, SPAC, YPT, CMR	Partnerships	Short Term (0-2 Years)	NOT STARTED
4.3.4	Continue to explore a possible partnership with Simon Fraser University to create a satellite campus in Maple Ridge to help youth and young adults access postsecondary opportunities locally.	Lead: CMR, YPT Potential Partners: Youth Council, SD42, Simon Fraser University, BCIT	Partnerships Existing Staff Resources	Ongoing	CMR staff in the Economic Development Department are continuing their outreach to the various post-secondary institutions and in Q4 2019 will be undertaking a local demand analysis to determine the baseline demand and capacity needs for the community. Staff anticipate meeting with SD42 and other provincial counterparts later this fall to advance this work. This item continues to remain a priority.
Goal 4.4 – Support affordable housing for families and youth/emerging adults					
ACTION	GOAL	WHO	RESOURCES REQUIRED	PRIORITY/TARGET	STATUS
4.4.1	Continue to support the ongoing maintenance and development of adequate rental units and affordable housing as per the City's Housing Action Plan.	Lead: CMR, YPT, MP, MLA Potential Partner: Youth Council, SPAC, PLEA	Partnerships Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED
4.4.2	Continue to advocate to senior levels of governments for more funding for non-market housing, rent supplements, and other programs to support low income households.	Lead: CMR, YPT, MP, MLA Potential Partner: Youth Council, MCFD, BC Housing, SPAC	Partnerships Existing Staff Resources	Short Term (0-2 Years)	NOT STARTED

CITY OF
MAPLE RIDGEAgenda Item: 5.5
Council Workshop Meeting of: October 24, 2016

That the Youth Strategy be endorsed and that staff be directed to bring back a report that includes a multi-year implementation plan for Council's consideration.

~~CARRIED~~ DEFEATED DEFERRED "Nicole Read" MAYOR


ACTION NOTICE

TO: ☐ Chief Administrative Officer
☐ Dir - Human Resources
☐ Dir - Corporate Support
☐ Mgr - Economic Development
☐ Mgr - Sustainability & Corp Planning
☐ Mgr - Communications
☐ Gen Mgr - Corporate & Financial
☐ RCMP
☐ Fire Chief
☐ Mgr - Accounting
☐ Director of Information Technology
☐ Gen Mgr - Public Works & Development
☐ Dir - Planning
☐ Dir - Licenses, Permits & Bylaws
☐ Municipal Engineer
☐ Dir - Engineering Operations
☐ Gen Mgr - Com. Dev. & Rec. Services
☒ Dir - Parks & Facilities
☐ Dir - Recreation & Com. Services

Clerk's Section
☐ Corporate Officer
☐ Property & Risk Manager
☐ Committee Clerk
☐ Front Desk Reception
☐ Legislative Clerk
☐ Confidential Secretary
☐ Conveyancing Clerk

The above decision was made at a meeting of the City Council held on the date noted above and is sent to you for notation and/or such action as may be required by your Department.

October 24, 2016
Date


Corporate Officer



TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: October 1, 2019
FROM: Chief Administrative Officer
FILE NO: 2307062
MEETING: Council
SUBJECT: Strategic Plan Progress Report and Council Workplan Matrix
ADDENDUM

EXECUTIVE SUMMARY:


Following a presentation at the September 16, 2019 Council Workshop, Council undertook a ranking exercise of future scheduled agenda items to ensure the workplan for the remainder of the year is focused on priorities.

As a result, a few items have been shifted to ensure enough meeting time is available for higher priority items. The attached addendum is a revised Council Workplan Matrix ordered by Council meeting date.

It is intended that business planning activities in November and December will provide an additional opportunity for prioritization to ensure the 2020 workplan meets the needs of Council.

RECOMMENDATION:

That the "Council Workplan Matrix-October 1, 2019" be approved.


Prepared by: **Laura Benson, CPA, CMA**
Director of Corporate Support


Approved by: **General Managers**


Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

Council Workplan Matrix – October 1, 2019

Council Ranking **High Priority**

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
TBD		Council Code of Conduct	Admin	<ul style="list-style-type: none"> Annual Review of Code of Conduct 	Pride	
Q4 2019-2020	Workshop	Community Social Safety Initiative	Various	<ul style="list-style-type: none"> Propose community research project Provide briefing on Restorative Justice Provide updates from Action Group Provide Public consultation summary Provide working group expertise input Propose plan, priorities, and performance indicators Propose implementation strategy 	Safety	
Oct-01	Workshop	Council Communications	Corp Support	<ul style="list-style-type: none"> Draft Communications Policy and Communications Workshop for Council 	Pride	
Oct-01	Workshop	Council Strategic Plan Progress Report & Workplan Matrix	Admin	<ul style="list-style-type: none"> Progress Review Q4 2019 Workplan for approval 	Pride	
Oct-01	Workshop	Youth Strategy Implementation Schedule	RCE	<ul style="list-style-type: none"> Report recommending adoption of proposed implementation plan. Was deferred by Council at Jul.9th meeting requesting additional background from staff. 	Safety	
Oct-01	Workshop	Community Services – Affordable Housing Incentive	Finance	<ul style="list-style-type: none"> Incentives for the MRPMCS project and the possibility of a more comprehensive Incentives program 	Growth	
Oct-01	Workshop	North East Albion Concept Plan	Planning	<ul style="list-style-type: none"> Public Consultation Summary Report & Concept Plan Endorsement 	Growth	
Oct-01	Workshop	Fibre Strategy	IT	<ul style="list-style-type: none"> Report Recommending Fibre Strategy 	Growth	
Oct-08	Workshop	Transportation Plans (City and Regional) and Implementation	Eng	<ul style="list-style-type: none"> Area Transportation Plan final draft presentation by TransLink 	Growth	
Oct-08	Workshop	Bicycle Plan Update including discussion on bicycles on sidewalks	Eng	<ul style="list-style-type: none"> Discussion regarding cycling on sidewalks and changes to Highways and Traffic Bylaw for consideration at future CW 	Safety	

*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as date adjustments are to be expected.

Council Workplan Matrix – October 1, 2019

Council Ranking

High Priority

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
Oct-08	Comm. of the Whole	Agri-tourism and Eco-tourism Strategies Implementation	Ec Dev	• Report on identified opportunities and next steps	Environment	
Oct-08	Comm. of the Whole	Business & Industrial Property Tax Comparison	Finance	• Presentation on relative tax burden between property tax classes among municipalities	Growth	
Oct-15	Workshop	Safe Streets Bylaw	Bylaws	• Report on Safe Streets Bylaw	Safety	
Oct-15	Workshop	OCP DP Exemptions Report	Planning	• OCP Development Permit Exemptions report & delegation	Growth	
Oct-15	Workshop	Citizen Survey Discussion	Corp Support	• Provide options for obtaining representative community opinions	Pride	
Oct-22	Workshop	Council Procedure Bylaw & Citizen Petitions Best Practices	Corp Support	• Draft Council Procedure Bylaw for review	Pride	
Oct-22	Workshop	Fraser Basin Council	Eng	• Presentation by FBC and discussion on regional dyking issues	Relations	
Oct-22	Workshop	Supportive Recovery House Regulations	Planning	• Evaluation of partnership housing opportunities	Safety	
Oct-22	Comm. Of the Whole	Bicycle Plan Update including discussion on bicycles on sidewalks	Eng	• Revisions to Highway and Traffic Bylaw regarding cycling on sidewalks	Growth	
Nov-05	Comm. of the Whole	Traffic Calming Policy - Revision	Eng	• Review of amended existing policy for adoption at a future Council Meeting	Growth	
Nov-05	Workshop	Business Planning – Capital Plan	Admin	• Capital Program – 5-year project/financial overview	Growth	
Nov-12	Workshop	Green Infrastructure Strategy	Planning	• Potential policy options related to green infrastructure in new development	Environment	
Nov-12	Workshop	Albion Flats Area	Planning Eng	• Seeking endorsement of Land Use Concept and next steps	Growth	

*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as date adjustments are to be expected.

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
Nov 12	Workshop	Ridge Meadows Recycling Society Fee for Service Partnership Agreement - renewal	Eng	<ul style="list-style-type: none"> Consideration of scope and terms within the recently expired RMRS Fee for Service Partnership Agreement. An amended agreement will be brought to a future Council meeting for endorsement 	Environment	
Nov-12	Workshop	Heritage Incentives	Planning	<ul style="list-style-type: none"> Presentation from Heritage Consultant on options for protecting heritage resources in the City 	Pride	
Nov-12	Workshop	Transportation Plan and Implementation	Eng	<ul style="list-style-type: none"> Selected Alignment-Abernethy Way Extension 	Growth	
Nov-18	Workshop	Business Planning	Admin	<ul style="list-style-type: none"> Business Planning: Session 1 	Growth	
Nov-19	Workshop	Business Planning	Admin	<ul style="list-style-type: none"> Business Planning: Session 2 	Growth	
Nov-25	Workshop	Business Planning	Admin	<ul style="list-style-type: none"> Business Planning: Session 3 	Growth	
Nov-26	Workshop	Business Planning	Admin	<ul style="list-style-type: none"> Business Planning: Session 4 	Growth	
Dec-03	Comm. of the Whole	DCC Bylaw Amendment-minor rate update	Finance	<ul style="list-style-type: none"> Annual minor amendment to ensure alignment with capital program 	Growth	
Dec-03	Comm. Of the Whole	Zoning Bylaw	Planning	<ul style="list-style-type: none"> Awaiting Ministry approval before proceeding to Second reading 	Growth	
Dec-03	Workshop	Lougheed Corridor	Planning	<ul style="list-style-type: none"> Draft concept options to be presented. Community consultation to follow 	Growth	
Dec-03	Workshop	Alouette River Ecological Partnership (AREP)	Eng	<ul style="list-style-type: none"> Status update on AREP initiative with Kwantlen First Nation, Katzie First Nation and ARMS 	Relations	
Dec-03	Workshop	Kennel Bylaw Amendments	Bylaws	<ul style="list-style-type: none"> Proposed amendments to the Kennel Bylaw 	Safety	
Dec-10	Workshop	Business Licence Bylaw Fee Amendment	Bylaws	<ul style="list-style-type: none"> Council report on proposed Business Licence Fees 	Growth	
Dec-10	Workshop	Tandem Parking	Planning	<ul style="list-style-type: none"> Amending bylaw to be brought forward 	Growth	

Council Workplan Matrix – October 1, 2019

Council Ranking

High Priority

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
Dec-10	Workshop	Post-Secondary Task Force Update	Ec Dev	• Options and information report	Growth	
Dec-10	Workshop	Civic Core Place Making Event	Ec Dev	• Update on Civic Core Place Making Event	Pride	
Dec-10	Workshop	Driveway Access and Encroachment Policies	Eng	• Review of requirements related to driveway access to properties as well as addressing the issue of private structures located on City road allowances	Growth	
Dec-10	Workshop	Purchasing Policy Update	Finance	• Proposed updates to Purchasing Policy to reflect senior government policy changes, industry and technological innovations, and sustainability considerations	Growth	
Q4 2019	Workshop	Social Housing Plan	Planning	• Update on mapping exercise – gap analysis	Growth	
Q1 2020	Workshop	Aquifer Mapping Update	Planning	• Bring forward OCP Amending Bylaw	Environment	
Q1 2020	Workshop	Sign Bylaw Update	Building	• Update the Sign Bylaw, including development and election regulations	Growth	
Q1 2020	Workshop	Implications of Climate Change on Storm Water Management	Eng	• Review of the implications of CC on the City's rain water infrastructure capacity and strategies to address	Growth	
Q1 2020	Workshop	Lower Hammond Drainage Update	Eng	• Consideration of drainage constraints and possible resolutions	Growth	
Q1 2020	Workshop	Sanitary Sewer Inflow & Infiltration Reduction Strategy	Eng	• Review of the City's ongoing efforts to reduce inflow and infiltration (I&I) in sanitary sewers, as mandated by Metro Vancouver	Growth	
Q1 2020	Workshop	Community to Community Forum	Eng	• Staff are continuing to explore dates/times	Relations	
Q1 2020	Workshop	Triplex/Fourplex Housing Design Guidelines	Planning	• Seeking suitable consultant through RFP • Report on design guidelines will follow once Consultant is selected	Growth	

*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as date adjustments are to be expected.

Council Workplan Matrix – October 1, 2019

Council Ranking **High Priority**

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
Q1 2020	Workshop	Environmental Communications	Planning	• Options for Environmental Communications	Environment	
Q1 2020	Workshop	Integrated Stormwater Management Plans (ISMP)- briefing	Eng	• Draft ISMPs for review	Environment	
Q1 2020	Workshop	Secondary Suites and Detached Garden Suites	Planning	• Q1 2020 – Update on DGS pilot project • TBD - tour of pilot project DGS suites	Growth	
Q1 -2020	Workshop	Post Disaster Water Supply - briefing	Eng	• Draft report on post-disaster potable water supply	Growth	
Q2 2020	Council	Post Disaster Water Supply - briefing	Eng	• Council – final report for adoption	Growth	
Q2 2020	Workshop	Eco Network Management Strategy	Planning	• Identification of options for Eco Network Management Strategy	Environment	
Q2 2020	Comm. Of the Whole	Integrated Stormwater Management Plans (ISMP)- briefing	Eng	• Q2 2020 – Finalization of ISMPs and adoption	Environment	
Q2 2020	Workshop	Aquatic Facilities Planning	Parks & Facilities	• Update Council on the aquatic facility planning	Growth	
Q3 2020	Workshop	Childcare Needs Assessment	Planning	• Scoping report on Child Care Needs assessment	Growth	
Q4 2020	Workshop	Council Code of Conduct	Admin	• Second annual review	Pride	
Q4 2020	Workshop	Council Strategic Plan & Workplan Matrix	Admin	• Second annual progress review	Pride	
2020	Workshop	Transportation Plans (City and Regional) and Implementation	Eng	• Strategic Transportation Plan Update	Growth	
2020	Workshop	Agricultural Development Permit Guidelines	Planning	• Next Steps	Environment	

*Dates are estimated. Please check meeting agendas at mapleridge.ca/640 as date adjustments are to be expected.

*Date est	Meeting	Agenda Item	Dept	Status/Outcome/Next Steps	Alignment	Completion
Ongoing	Other	School District No.42 Joint Meeting (quarterly)	Admin	• Regularly scheduled quarterly meetings	Relations	
Ongoing	Other	District of Mission Joint Meeting (quarterly)	Admin	• Regularly scheduled quarterly meetings	Relations	
Ongoing	Workshop	Accountability Mechanisms	Admin	• Mechanisms that can be put into place to deal with neighbourhood impacts are built into various staff reports for discussion and decisions.	Safety	
Ongoing	Other	MLAs Joint Meeting (bi-monthly)	Admin	• Regularly scheduled quarterly meetings	Relations	

1000 Bylaws

CITY OF MAPLE RIDGE

BYLAW NO. 7407-2017

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. 7407-2017."
2. Those parcels or tracts of land and premises known and described as:

Lot 6 Section 17 Township 12 New Westminster District Plan 22046
Lot 7 Section 17 Township 12 New Westminster District Plan 22046

and outlined in heavy black line on Map No. 1740 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 16th day of January, 2018

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

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

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7420-2018**

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

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

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

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

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

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

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

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

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

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

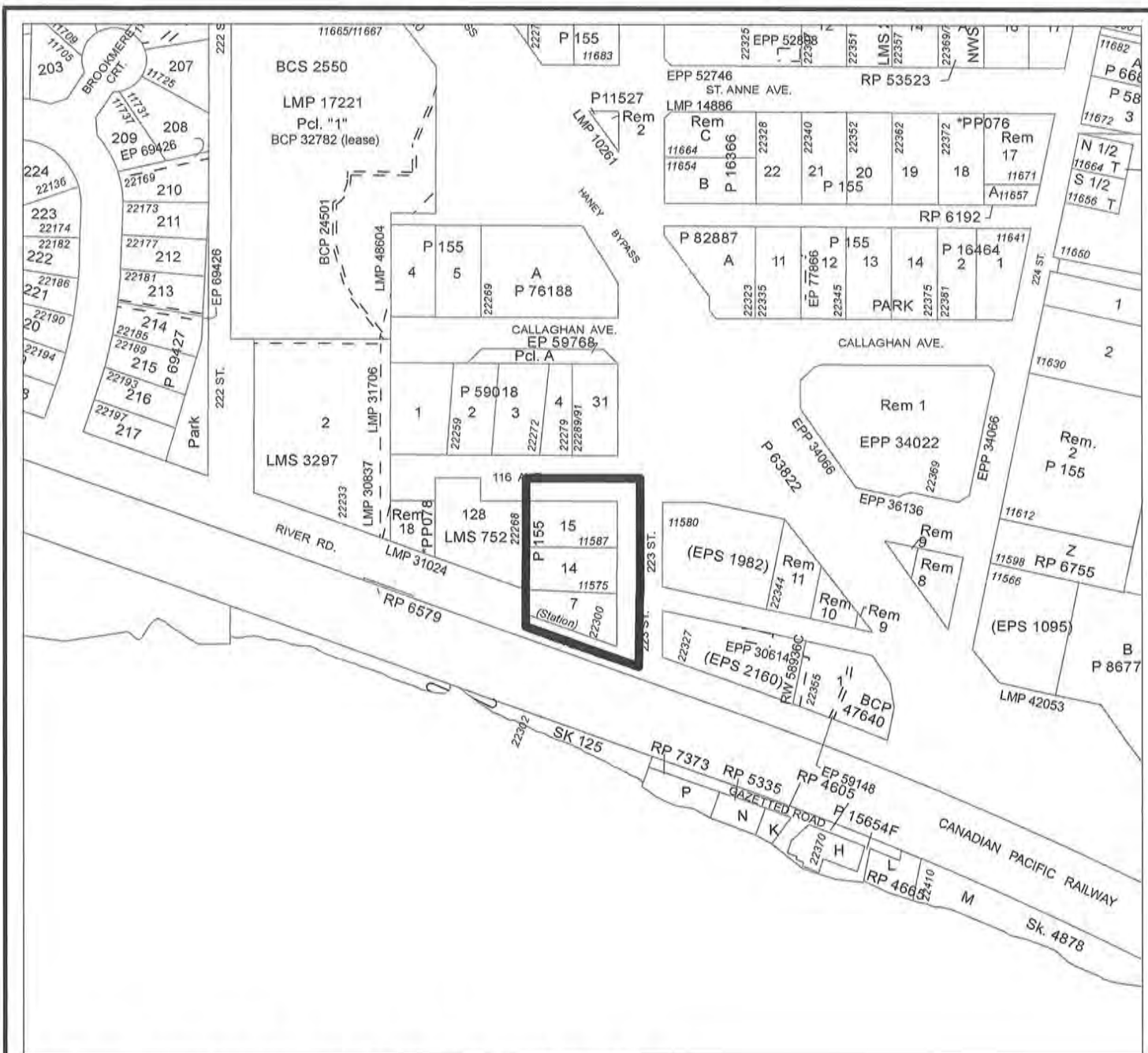
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7420-2018

Map No. 1743

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7325-2017

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. 7325-2017."

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

Lot A Section 17 Township 12 New Westminster District Plan 22876

Lot B Section 17 Township 12 New Westminster District Plan 22876

and outlined in heavy black line on Map No. 1710 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

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

READ a second time the 23rd day of July, 2019.

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

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7325-2017

Map No. 1710

From: RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



1100 *Reports and Recommendations*



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Additional Information: Soil Deposit Permit application for 24548 Lougheed Highway, 24388 and 24366 River Rd, and the adjacent lot along Lougheed Highway

MEETING DATE: September 17, 2019
FILE NO: 2019-062-SP
ATTN: C o W

EXECUTIVE SUMMARY:

At the July 23, 2019 Council Meeting, Council requested more information and deferred a decision on file 2019-062-SP until Council has received additional information in September. The Soil Deposit Permit application (2019-062-SP) is for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and the adjacent lot (no civic address) situated north of 24548 Lougheed Highway (Appendix A). These properties are located within the employment lands as identified in the City's Commercial and Industrial Strategy. The Applicant intends to rezone the property for industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 m³ (approximately 3,000 loads) of material.

During the Council Meeting Council identified concerns related to truck traffic, potential for contamination, and monitoring of the project.

This report amendment provides Council with a brief summary of the improvements related to the City's new Soil Deposit Bylaw (7412-2017) and how it helps to address the concerns raised by Council. This report also includes a summary of the applicant's response that speaks to Council's concerns.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24548 Lougheed Highway, 24366 and 24388 River Road and adjacent lot to 24548 Lougheed Highway be approved.

DISCUSSION:

City of Maple Ridge Soil Deposit Bylaw (7412-2017) - Improved Bylaw requirements

The Soil Deposit Permit application 2019-062-SP is the first non-ALR property that has been required to work through the City's new Soil Deposit Bylaw and that has required review and approval by City Council.

The new Soil Deposit Bylaw requires the following for applications proposing to deposit more than 20,000m³ (approximately 3,000 trucks):

- Review and approval by Council prior to permit issuance;
- Public notification (development sign, letters to property owners within 500m of project site, development information meeting);
- Refundable Security Deposit of \$2 per m³ up to 20,000m³ plus \$1 per m³ for all volumes above 20,000m³. This project is required to submit a total of \$650,000 over the proposed seven year period;
- Non-refundable volume fee in the amount of \$0.50 per m³. The applicant will be required to pay \$315,000 that will go toward general road improvements in Maple Ridge;
- Regular reporting of deposited soil. Log books will be required to be prepared by the applicant's professional consultants and submitted to the City on a regular schedule; and,
- Enforcement opportunities that can be implemented include:
 - Fines (\$1,000) for unpermitted fill and for failure to remove fill,
 - Stop Work Orders that prevent ongoing deposit of soil until any identified or suspected concerns are addressed. Can be applied where concerns on site are identified or where permit conditions, such as: log books, traffic management, soil management, noise complaints, dust complaints, water quality, etc. are not being met,
 - Substantial security deposit that can be used to remediate concerns where a site is not addressing concerns,
 - Increase monitoring/log book requirements where non-compliance has occurred,
 - Suspension of permit.

Response to Council Concerns

The Applicant's professional consultant, Envision Environmental, has prepared a response to address Council's concerns. The detailed response is provided as Appendix B. A summary of the response is provided below.

Soil Quality Monitoring:

1. The site will be secured with safety features and will be regularly staffed to control access.
2. All soils will be logged daily (truck information, dates, times, source, volumes) and this information will be presented to the City monthly and as requested.
3. All soils will be assessed by the applicant's qualified professional before the soil is transported to the site as per the Contaminated Sites Regulation Standards.
4. Soil data and reporting will be reviewed independently by a third party Qualified Professional that is required to act under their association's code of ethics who are subject to disciplinary action by that professional association.
5. If soils are suspected to be contaminated, the soils will be tested as per Ministry requirements.
6. All suspect soils will be tested prior to transport to the site and the soil samples will be analyzed by a third party accredited laboratory.
7. Soil samples will be scrutinized against provincial standards prior to transport to the site. Non-compliant soils will not be transported to the site.
8. Professional Geotechnical Engineer will ensure that soil suitability and compaction requirements are met. Importation of "other materials" (construction debris) or wood waste or other unsuitable material is prohibited.

Truck Traffic Management:

1. A traffic management plan has been submitted to the City and the Ministry of Transportation and Infrastructure (MOTI) for review and approval. The management plan includes details on

site access. The plan is currently under review by the Ministry. The approval of the Soil Deposit Permit application is contingent on Ministry approval of the traffic management plan.

2. The traffic management plan includes a detailed sketch proposing to access and exiting the site in the eastbound direction only.
3. The traffic management plan also proposes a 160m deceleration and acceleration lane along the eastbound lane of Loughheed Highway. This proposed lane has been approved by a Professional Engineer and is compliant with Transport Canada requirements.
4. Plan is to access gravel sources north of Mission and this removes concern for using local roads such as Spilsbury St. for turnaround purposes.

The City's Engineering Department has confirmed that the City has secured approval from the Ministry for a temporary turnaround on River Road around the 26300 Block of Loughheed Highway.

On review of the application Staff are confident that the Soil Deposit Permit application meets the requirements of the City of Maple Ridge Soil Deposit Bylaw as well as the development requirements for watercourse and steep slope protection. The Application is for a seven year-long soil deposit project that will require ongoing monitoring and review by the City and communication with the applicant and their consultants. Although the intent is to permit the project to proceed through all phases of the proposed project, Staff will have the opportunity at any time to suspend the project where concerns arise. If the City determines that concerns on site are not being addressed, refundable securities can be used to address the concerns and the permit can be cancelled following remediation of the issue/s.

CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP meets the requirements of the City's Soil Deposit Bylaw and is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

"Original signed by Mike Pym"

Prepared by: **Mike Pym, MRM, MCIP, RPP**
Environmental Planner

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by David Boag" for

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Report to Council (dated July 16, 2019)

Appendix B – Council Motion Response letter (dated September 9, 2019)



mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	July 16, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-062-SP
SUBJECT:	Soil Deposit Permit application for 24366, 24388 River Road, 24548 Lougheed Highway, and PID 012-847-046		

EXECUTIVE SUMMARY:

A Soil Deposit Permit application has been made to the City for the deposit of 638,000 cubic meters (m³) of soil (approximately 95,000 trucks) on the properties at, 24366 and 24388 River Road, 24548 Lougheed Highway and the adjacent lot (PID 012-847-046) situated north of 24548 Lougheed Highway. These properties are designated Industrial in the Official Community Plan. The applicant intends to rezone the property to Industrial following completion of the soil deposit project. The Applicant anticipates the soil deposit work will take approximately seven years to complete.

This application is being processed under the requirements of the City of Maple Ridge Soil Deposit Bylaw (7412-2017) which requires Council's review and approval on applications that propose the deposit of more than 20,000 cubic meters (approximately 3,000 loads) of material.

RECOMMENDATION:

That the application for a Soil Deposit Permit submitted for the deposit of 638,000 cubic meters on the properties at 24366, 24388 River Road, 24548 Lougheed Highway, and adjacent lot to 24548 Lougheed Highway (PID 012-847-046) be approved by Council.

DISCUSSION:**1) Background Context:**

Applicant:	Sumas Soil Recycling
Owner:	Lougheed Highway Holdings Inc.

Legal Descriptions (4):

1. DL 409; NWL; Plan: LMP P39102 (24548 Lougheed Highway)

OCP :	Existing:	Industrial
Zoning:	Existing:	RS-3 (One Family Rural Residential)

2. DL 409; NWD; Plan: NWP8151 (no civic address, lot adjacent to and immediately north of 24548 Lougheed Highway)

OCP :	Existing:	Industrial
Zoning:	Existing:	RS-3 (One Family Rural Residential)

3. DL 409; NWD; Plan: NWP11584 (24388 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)
4. Lot 3; DL 409; NWD; Plan: NWP12820 (24366 River Rd.)
 OCP : Existing: Industrial
 Zoning: Existing: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	5 properties, Agricultural and Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential)
	OCP:	(3) 100% IND (Industrial) (1) 68% IND (industrial); 32% AGR (Agricultural) (2) 100% SUBRES (Suburban Residential)
South	Use:	Canadian Pacific Railway corridor and Fraser River foreshore
	Zone:	(2) 100% RS-3 (One Family Rural Residential)
	OCP:	(2) 100% IND (Industrial)
East	Use:	Recreation Commercial and Rural Residential
	Zone:	(3) 100% RS-3 (One Family Rural Residential) (2) 100% CS-3 (Recreation Commercial)
	OCP:	(5) 100% IND (Industrial)
West	Use:	10 properties, Rural Residential
	Zone:	(5) 100% RS-3 (One Family Rural Residential) (5) 100% RS-2 (One Family Suburban Residential)
	OCP:	(8) 100% RURES (Rural Residential) (2) 100% IND (Industrial)

Existing Use of Property: Suburban Residential, not currently in use
 Proposed Use of Property: Industrial following completion of Soil Deposit Permit and Rezoning
 Access: Lougheed Highway

2) Project Description:

The subject properties are approximately 9.79 hectares in total area and are located between Lougheed Highway to the north and the Canadian Pacific Railway to the south. This application arises from an interest to prepare this group of properties for future industrial use. The Applicant has proposed to deposit soil onto the properties in order to provide a buildable surface while also improving environmental conditions associated with the watercourse on the property and the steep slope habitat. The Applicant is proposing to place 638,000 m³ of soil (approximately 95,000 truck loads) over approximately 5.5 hectares (56%) of the properties. This project will result in approximately 13 acres (5.3 hectares) of land that can be used for the City's Industrial land base.

The soil is to be deposited in two adjoining ravines on the property (Appendix C). The proposal requires the infill of a watercourse at the base of the ravines with the creation of six new watercourse channels on the project site as compensation (Appendix D). To compensate for the alteration of steep slopes within the ravine the Applicant will also rehabilitate the southern steep slope with the removal of invasive species and the planting of native trees (Appendix E).

The City does not generally permit the infilling of watercourses or the alteration of steep slopes, however, this project will result in significant improvement to the watercourse and steep slope habitats. The improvement includes the creation of watercourses and drainage channels and adjacent riparian habitat, restoration planting of trees along the steep south facing slope, as well as the remediation of unpermitted materials that have been deposited on site in the past.

The project work plan identifies a seven year timeframe for project completion. The Applicant has confirmed that they intend to apply for rezoning during the project's sixth year. The properties under this application are designated Industrial in the Official Community Plan and are intended for employment use.

3) Environmental Implications:

I) Soil Stability and Monitoring:

The Applicant has retained GeoPacific Engineering Ltd. as their Qualified Professional Engineer to provide geotechnical planning and monitoring services for the project. GeoPacific Engineering Ltd has recommended a soil deposit plan that consists of eight separate lifts for soil placement. The Professional Engineer has recommended a weekly monitoring program for this project. The Professional Engineer will work in cooperation with the Canadian Pacific Railway to monitor the railway infrastructure for potential settlement.

II) Soil Quality and Monitoring:

If a Soil Deposit Permit is issued, the Applicant will follow a soil acceptance and management protocol that includes: pre-acceptance screening, soil testing, removal of contaminated soil (if/when confirmed) and quarterly reporting to the City. A qualified professional will be required to oversee the testing and reporting of the soil quality.

The soil quality will be required to meet the standards as set out in the Contaminated Sites Regulation for Residential use. The work plan provided by the Applicant identifies they do not intend on initiating a rezoning process until the soil deposit project is nearing completion (sixth year of operation).

Past use of the property included unpermitted dumping of materials in and around the ravines and watercourse. A fire was previously reported on the property which occurred in the location of the unpermitted material. The Applicant will be remediating this material as part of their soil management program and geotechnical review of the project site.

III) Tree Management:

Trees within the proposed soil deposit and regrading area are expected to be removed from the property. Trees and shrubs will be planted along the proposed watercourse compensation channels, the proposed stormwater management channels and along the steep slopes on the property. Refundable securities and timelines have been approved for the completion of the habitat enhancement and compensation planting required for this project.

Under the City's Tree Management Bylaw the developable portion of the site following completion of the Soil Deposit Permit will require planting of 40 trees per hectare within the developable area. The planting and planning for these trees will occur when the property is rezoned and developed.

iv) Stormwater Management and Water Quality:

Should Council support the proposed soil deposit project the Permit Holder will be required (in compliance with the City's Watercourse Protection Bylaw) to manage stormwater and to protect water quality in accordance with the approved plans. A refundable security will be held by the City and may be used in the event stormwater management and/or water quality concerns arise.

v) Watercourse Compensation and Habitat Rehabilitation:

The proposed soil deposit project includes the infill of two adjoining ravines and a watercourse. As compensation for the proposed project, the Applicant will establish six new watercourse channels within the project site. The overall project will result in net habitat gains from a quantitative and qualitative perspective.

The compensation will include establishing riparian habitat along the watercourses and enhancement planting along a seventh watercourse. In addition to the watercourse compensation, the applicant will also remove invasive species from the steep southern slope and replant the steep slope area with native trees (Appendix E). The proposed watercourse compensation and steep slope improvements along with the remediation of past site impacts (including the deposit of unpermitted materials) within the watercourse area of the site provides substantial habitat improvements and justification for the infill and relocation of the watercourse and alteration to the steep slopes on site.

vi) Refundable Securities:

The City will require refundable securities for the watercourse and steep slope impacts as well as for the proposed Soil Deposit Permit works. The securities for the watercourse and habitat enhancement work will be held until a minimum of 5 years has passed following completion of the proposed watercourse relocation and habitat enhancement work. The security for the soil deposit permit will be held until one year following successful completion of all permit related work.

4) Intergovernmental Considerations:

i) Department of Fisheries and Oceans:

The project has been approved by the Department of Fisheries and Oceans Canada.

ii) Ministry of Forest Lands and Natural Resource Operations and Rural Development:

The project was approved by the Ministry of Forest Lands and Natural Resource Operations and Rural Development in February of 2015 under the initial application. City Staff directed the Applicant to resubmit the application to the Ministry for an amendment to the approved timelines as outlined in the provincial approval from 2014.

In addition to the watercourse relocation and compensation work required and approved by the Ministry, the Applicant is also required to complete a Species at Risk assessment for Oregon Forestsnail and provide a management plan for the relocation of the species from the work area. Work on the project site will not be permitted until the management plan and relocation are completed.

III) Ministry of Transportation and Infrastructure:

The access for the project site is proposed to occur from Lougheed Highway on the east side of the project site. A Traffic Management Plan has been submitted to the Ministry of Transportation and Infrastructure for review and approval. The Applicant will be required to work with the Ministry for access requirements. Work on the project site will not be permitted until the Ministry provides approval of the Transportation Management Plan.

5) Interdepartmental Implications:

Filling, land grading, traffic, road conditions, and water quality will require the involvement of Planning, Engineering, and Bylaws departments. The permit (if approved) will include a detailed list of requirements that will assist in ensuring that the site works are compliant with municipal regulations and best management practices.

6) Citizen/Customer Implications:

1) Residents:

The Applicant has completed the public notice requirements as identified in the City's Soil Deposit Bylaw through:

1. a mail out to property owners within 500m of the project site,
2. the installation of a development information sign for the soil deposit project at the access point to the project site (east side) adjacent to Lougheed Highway,
3. two consecutive public notices in the local newspaper, and
4. an Information Meeting held on April 16th, 2019.

A total of 82 letters were mailed out to property owners and the information meeting was attended by eight people. Through the Applicant's public communication process comments were received by the applicant through their Information Meeting as well as from email correspondence from three individuals. The following five concerns were raised.

1. The Applicant will deposit contaminated/hazardous material on the property.
2. The proposed soil deposit work will impact the watercourse and wildlife on the project site.
3. The soils on site are of poor quality and not stable and the potential impact to the adjacent railway infrastructure.
4. The soil deposit operation will generate noise that may impact neighbouring properties.
5. The soil deposit operation impact local water quality

The concerns raised have been addressed through the Soil Deposit Permit application process.

Soil Quality

The Applicant has proposed, and will be required to follow, a soil acceptance and management protocol. The soil will be screened prior to deposit, stockpiled on site, and lab tested prior to final placement. Soil material that is not of acceptable quality under the Contaminated Sites Regulation will be isolated and removed from the site. The Applicant intends on rezoning the property to Industrial use for when the Soil Permit project is completed. The Applicant has confirmed (verbal and submitted work plan) that they intend on initiating the rezoning application during the sixth year of the soil deposit project.

It is normal for most applicants of developments to submit their rezoning application a year before they expect to actually develop given approval process timelines. To meet Council's employment objectives for the City, industrial development of this site cannot be achieved without the filling of this site. This work will result in approximately 13 acres (5.3 hectares) of land that can be added to the City's Industrial Land base.

Watercourse and Wildlife

The Applicant's Environmental Professionals have worked with City Staff to prepare compensation and habitat enhancement plans that will improve the overall habitat across the project site associated with both the watercourses as well as the steep slopes. The project will result in an overall net habitat gain from both a qualitative and quantitative perspective. Approximately 11 acres (4.5 hectares) of land including watercourses, riparian habitat and steep slope habitat will be protected through conservation covenant.

A habitat assessment for Oregon Forestsnail and management plan for that species has been identified as a requirement by the provincial government as a condition of approval.

Soil stability

The Applicant has been working with a Professional Geotechnical Engineer who has identified a seven year long phased soil deposit process. The Geotechnical Engineer will be required to undertake ongoing monitoring and reporting to the City. The Applicant, working with Canadian Pacific Railway, will also install and monitor settling gauges along the adjacent railway infrastructure for any settling impacts from the soil deposit project. The proposed project will also address the past materials that were deposited on site without permits which will improve the soils on site from both a quality and a structural perspective.

Noise

Local residents may experience an increase in noise associated with the operation of construction machinery on site. The site has natural buffers (that will remain undisturbed) to the neighbouring properties through a vegetated watercourse and ravine along the east of the project site and a vegetated hillside to the west. In addition to the buffers on the east and west side of the site, the initial three years (approximately) of the project will be focused within the lower portions of the ravine feature onsite and the topography on the project site would limit the noise impact on neighbouring properties. The City Noise Bylaw limits machine operation to 7am to 9pm Monday through Saturday, while machine operation is not permitted on Sundays or holidays. The Applicant's consultants have stated that average truck traffic to the site will be in the range of 18-20 trucks a day and therefore the overall noise from truck traffic and movement of material on site would be limited.

If noise concerns are raised during the operation of the project City Staff will have the ability to work with the Permit Holder on mitigating the noise concerns through changes in operational scheduling, changes to site conditions, and changes to site management practices.

Water Quality

Water quality will be managed by the Applicant and contractor through the installation and maintenance of Erosion and Sediment Control measures. A Groundwater Impact Assessment has been completed for this site and the proposed project and the assessment has concluded that the proposed work will not impact the underlying aquifer. The water quality on site and Erosion and Sediment Control measures will be monitored by a Qualified Professional.

II) Canadian Pacific Railway:

The Applicant has communicated with the Canadian Pacific Railway. The impact to the rail is expected to be minimal to none. The Canadian Pacific Railway has identified conditions for monitoring the site for stormwater management as well as for slope stability and ground settlement. A settlement monitoring plan for the railway infrastructure will be required and approved by Canadian Pacific Railway prior to fill placement.

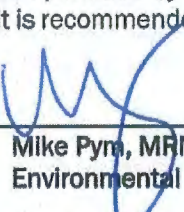
ALTERNATIVES:

The alternative would be to not fill this site and keep the lands zoned for residential use. Without the proposed environmental compensation and rehabilitation, the development options for industrial uses are very limited due to the watercourse on site and the steep slopes.

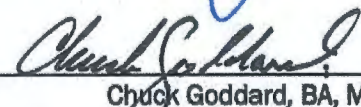
CONCLUSION:

Based on the information provided by the Applicant, the Soil Deposit Permit application 2019-062-SP is supported by Staff. It is recommended that this proposal be approved through resolution by Council.

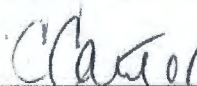
Prepared by:


Mike Pym, MPM, MCIP, RPP
Environmental Planner

Approved by:


Chuck Goddard, BA, MA
Director of Planning

Approved by:


Christine Carter, M.P.L, MCIP, RPP
GM Planning and Development

Concurrence:


Kelly Swift
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Fill Plans:

GSP1.9 revised June 12, 2013; and,

GSP 2.2 dated May 14, 2013

Appendix D –Watercourse Compensation Plans:

1668-01-27;

1668-01-28;

1668-01-29

1668-01-12; and,

1668-01-13;

Appendix E –Steep Slope Habitat Enhancement Plans

1668-01-14

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, BC
V2X 6A9

September 9, 2019

Attn: Michael Pym, Environmental Manager

**Re: Council Motion Response Letter - Sumas Soil Recycling Inc.'s Soil Deposit Permit
Application - 24548 Lougheed Highway, Maple Ridge BC**

On behalf of Sumas Soil Recycling Inc. (Sumas), Envision Environmental Consulting Ltd. (Envision) is submitting this letter to City of Maple Ridge in response to the Council Motion regarding Sumas' soil deposit permit application for 24548 Lougheed Highway, Maple Ridge (the "Site").

At the July 23rd Council Meeting, Council requested clarification regarding two issues related to the subject permit application, namely:

- 1) soil quality monitoring; and,
- 2) truck-traffic routing.

The following summarizes information requested to address Council's Motion concerns.

Soil Quality Monitoring

With respect to soil quality, the Applicant has indicated they will implement stringent soil screening and sampling protocols to confirm soil quality is suitable for Site use. This includes rigorous protocols and review for both environmental and geotechnical soil quality suitability by qualified professionals. Proposed practices to monitor regulatory compliance and safeguard against unsuitable deposits include:

- The Site will be secured with safety features and regularly staffed to control Site access;
- In accordance with the Bylaw, all soils received will be logged daily in a logbook tracking and documenting:
 - dates, times, origin, and quantities of soils;
 - project site contact information; and
 - weigh bills including trucking firms, driver, and license plate numbers;

The logbook will be submitted for Municipal review at any time if requested and/or on a monthly basis.

- The Provincial Contaminated Sites Regulation (CSR) requires that suspect contaminated soil quality be confirmed before it is transported to the Site. All soils will be classified and confirmed to meet Site use CSR Standards and Protocols prior to being transferred to the Site;

- Environmental soil data/reporting will be independently reviewed by a third party Qualified Professional (e.g., P.Geo, RPBio, P.Eng., P.Ag) acting under their association's code of ethics who are subject to disciplinary action by that professional association;
- If the soil is suspected to be contaminated, testing of the soils will be conducted. Soil sampling will be conducted in accordance with the BC Ministry of Environment & Climate Change (ENV) guidelines (e.g., CSR Technical Guidance Document 1), ENV's BC Field Sampling Manual, and the Applicant's internal standard operating procedures (attached);
- All suspect soil samples will be analyzed by a third party Canadian Association for Laboratory Accreditation (CALA) approved laboratory (e.g., AGAT Laboratories) in Burnaby to confirm environmental suitability prior to transportation to the Site. The number of samples submitted for environmental analysis to confirm environmental quality compliance throughout the program is estimated to be more than 10,000 (roughly > \$1,000,000 in lab fees) or approximately one per 50m³ for suspect soils;
- All soil sample analytical results will be compared against stringent (e.g., protective of drinking water, aquatic water, etc.) ENV standards prior to transportation to the Site.
- Non-compliant soils will not be approved for transport to the Site. Importation of contaminated soil is a violation of Provincial and Municipal Laws and the Applicant is well versed in compliance requirements. Any violation could significantly hinder future Site development which would not be beneficial for the Applicant;
- If required under the CSR, the Applicant is planning to obtain an ENV legal Instrument (e.g., Determination, Certificate of Compliance) confirming the Site meets applicable site use standards with no impact to human health and the environment upon cessation of site filling program; and
- Soil backfilling and compaction will be monitored by a third party geotechnical engineer (P.Eng.) throughout the program to ensure soil suitability (e.g., mineral fill) and compaction requirements are met. Importation of soils with "other materials" (e.g., construction, building, or demolition wastes such as concrete, masonry rubble, concrete rubble, asphalt, metal, shingles, glass, gypsum or wood-waste (e.g., hog-fuel, sawdust, shavings, trees, stumps, brush), invasive species, and contaminated soils will be strictly prohibited. Recycled and grinded concrete or asphalt may be used for road use on the site.

Truck Traffic

An application has been submitted to the BC Ministry of Transportation and Infrastructure (MoTI) in support of a traffic management plan that includes details about site access. The plan is under review by MoTI staff and includes the following pertinent details regarding traffic emanating from the proposed Site operations:

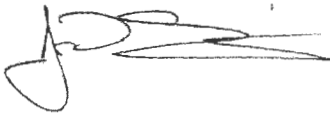
- A detailed sketch detailing the Applicant proposal to access and exit the Site heading Eastbound (see attachment) only;
- A 160m deceleration/acceleration lane along the eastbound lane of Lougheed Highway will be constructed to improve safety and remove slow moving trucks from the general flow of traffic

along the Highway. The proposed lane has been approved by a third party Professional Engineer and is compliant with Transport Canada requirements;

- The Applicant's business model includes a back-haul of gravel to make the highest-and-best use of Site trucks and minimize overall soil transportation costs; and
- The Applicant proposes obtaining granular material from gravel pits north of Mission mitigating the risk of truck turnaround on local (e.g., Spilsbury Street) roads (see attached gravel source locations map).

Thank-you for accepting this letter and please let us know if there is any other additional information that would help address Council's concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Smith', with a stylized flourish at the end.

James Smith, RPBio, CSAP

cc: Saeed Javadi, Sumas Soil Recycling

Attachments:

Sumas Soil Recycling Inc.'s Soil Sampling Standard Operating Procedures

Traffic Management Figure Depicting Site Ingress/Egress as Submitted for MoTI Review and Approval

Map Identifying Proposed Truck Destinations For Gravel Pickup North of Mission, BC

PROCEDURE FOR SOIL SAMPLING

Soil Sample Collection Chronology:

Soil samples analyzed for parameters that are most sensitive to handling are collected first. The sampling order by parameter group is:

- Volatile Organics;
- Semi-Volatile Organics;
- Non-Volatile Organics;
- Total Metals;
- Nutrients;
- Other General Chemistry Parameters, and,
- Particle size.

Volatile Organic Compounds:

VOCs include low molecular weight aromatics, light aromatic hydrocarbons such as benzene, toluene, ethylbenzene, and xylenes (BTEX), volatile petroleum hydrocarbons (VPH), trihalomethanes, ketones, acetates, nitriles, acrylates, ethers (.e.g., 1,4-dioxane), and halogenated hydrocarbons (.e.g., chlorinated solvents).

For soil collection from stockpiles, several centimetres of soil surface should be scraped clear to expose fresh soil prior to collecting the soil subsample for analysis. In all cases, the VOC samples should be collected as fast as possible, and exposure to air should be minimized. Soil samples collected for VOC analysis must be field preserved with methanol or collected using hermetically sealed sampling devices to minimize losses. In addition to a sample collected for VOC analysis, an additional jarred sample is required to determine the moisture content. Volatile organics should be collected and placed in coolers as soon as the sample is collected. Samples are always handled with decontaminated tools while wearing disposable nitrile (or equivalent) gloves.

Other Organics and Inorganics:

Samples collected for semi-volatile or non-volatile organic and inorganic parameters are more stable than VOCs and as such can be placed directly into clean, laboratory-supplied soil jars. The soil should be placed directly by pushing the open jar (aliquot) directly into the soil. If the soil is too hard to sample in this manner, then a trowel may be used.

Each aliquot should be placed in a pre-washed and rinsed stainless steel bowl and homogenized. One (cell) sample jar should be filled as completely as possible and gravel-size soil particulates should be avoided if possible/practical with zero head space.

After soil is placed in the jar, clean off excess soil with a clean paper towel. Clean the threads of the jar using gloved fingertips, and then close the jar securely.

DECONTAMINATION PROCEDURES

Field Equipment Decontamination

Field sampling equipment that may come into contact with soil samples must be decontaminated prior to sample collection and after each sample is collected. In addition, any ancillary equipment that may come into contact with a portion of the sample material to be analyzed must also be decontaminated to avoid cross contamination. The minimum recommended procedure for cleaning field equipment for soil sampling is as follows:

- Initial wash with potable water and laboratory-grade detergent (Alconox) using a brush made of inert material to remove particles or surface film; and,
- Secondary rise with potable water.

A final rinse with deionized water can also be completed if practical. All decontamination water must be placed in a drum or other storage container for later disposal.

Decontamination procedures may be adapted to specific sampling requirements. Hexane, acetone or methanol may be used if necessary and appropriate if extensive contamination (i.e. free product) or extra clean conditions are to be achieved (i.e. for low method detection limits such as Dioxin/Furan and PCB analysis).

PROCEDURES FOR HANDLING SAMPLES

Potential errors in analytical results can be introduced during a number of sample control and handling activities. Sumas completes the following best practices and general procedures to help prevent field errors from affecting the quality of the analytical data produced.

Preventing Sample Contamination

To minimize the risk of cross-contamination, Sumas conducts the following procedures:

- Only use laboratory-supplied sampling containers;
- Keep caps/lids of each container firmly sealed when sampling containers are received from the laboratory;
- Keep the caps/lids of the sample containers on until ready to transfer soil into them;
- Replace the caps/lids as soon as the sample has been collected and processed;
- Use dedicated sampling equipment;
- Decontaminate all field equipment between sample collections and sampling locations;
- Sample the least contaminated areas first and then progress to more heavily contaminated areas;
- Collect appropriate quality assurance/quality control samples;
- Avoid using markers or pens which contain contaminants of concern (e.g., many felt tip markers contain toluene and/or xylenes);
- Avoid fuelling equipment immediately before or during sampling;
- Avoid contacting the sample material with potentially contaminated surfaces including skin (insect repellent, sunscreen), ground surface, instrumentation, etc.;
- Keep heavily contaminated samples separate from low to non-contaminated samples (e.g., store and ship in separate coolers);
- Wear clean PPE (e.g., new sampling gloves before collection of each sample); and
- Disposable equipment (e.g. nitrile gloves) is changed between samples;

Sample Preservation

Specific preservation requirements are determined on a parameter specific basis and should be confirmed with the laboratory prior to ordering bottles and collecting samples. Only use laboratory supplied clean certified sample containers along with caps and liners that are chosen for the particular analytical parameter to be tested. When filling containers, exposure to the atmosphere should be kept to a minimum; samples should be filled to minimize headspace and kept full until analysis.

Sumas adheres to ENV's table of required sample containers, storage temperatures, preservation requirements and holding times:

<https://www2.gov.bc.ca/assets/gov/environment/researchmonitoring-and-reporting/monitoring/emre/summary-of-sample-preservation-and-hold-time-requirements.pdf>.

All samples are packed with ice or cold packs to maintain a temperature of $\leq 10^{\circ}\text{C}$ during transport to the laboratory.

PROCEDURES FOR DOCUMENTING/TRANSPORTING SAMPLES

Sample Labelling

Sample containers must be clearly and legibly labelled. Where practical, sample containers are labeled during field preparations in a controlled setting such as an office space, before the samples are collected. All container caps/lids are inspected to confirm they are closed tightly prior to labelling.

Information should be recorded on the sample container label with a permanent waterproof marker. Only markers which are free of toluene (e.g., Staedtler® Lumocolor permanent marker), should be used for samples being analyzed for benzene, toluene, ethylbenzene, xylenes (BTEX), volatile organic compounds (VOC) or purgeable hydrocarbons. Sample labels should include the following information: Sample ID, date and time, preservative added, the sampler's initials, and location.

Replicate samples are collected and identified with a name that does not distinguish it from regular samples. Replicate sample ID's and associated information is recorded in field notes for subsequent identification once the analytical results are received.

Laboratory Chain-of-Custody

Soil samples submitted for laboratory analysis are recorded on a laboratory provided Chain-of-Custody form using the following procedures when preparing and shipping soil samples:

- All samples including laboratory prepared QA/QC samples must be included on the Chain-of-Custody;
- Ensure that each field on the Chain-of-Custody has been completed as required and is correct (e.g., project and client specific information, as well as the sampler's name, sample IDs, sample dates and times, the sample matrix, the number of containers used for each sample, a list of analyses to be conducted, preservatives used, requested turn-around times, requested regulatory criteria, and hold requests);
- Ensure that each sample bottle is labelled correctly and that each label matches it's entry on the Chain-of-Custody;
- Sign and date each Chain-of-Custody upon release of the samples (coolers) to the shipping company or the laboratory if the samples are delivered directly to a laboratory; and
- At least one copy of the Chain-of-Custody must accompany the samples at all times; one is retained for Sumas' records.

Sample Packing and Delivery/Shipment Care

Samples are packed in a cooler to ensure they are received by the laboratory intact and at the appropriate temperature. Foam packing material, bubble wrap or other inert materials should be placed between sample containers and voids to fill out any remaining space within the cooler.

After the samples have been securely packaged, they must either be hand delivered or shipped to a laboratory for analysis within the required hold time. Coolers that are hand delivered directly to a laboratory is the preferred method. If a third party courier is used to ship samples, apply custody seals on the shipping container or cooler.

QUALITY ASSURANCE/CONTROL PROCEDURES

Sumas implements a quality assurance (QA) and quality control (QC) for all sampling projects. The Field Quality Assurance program involves a series of steps, procedures and practices specific to the program. The field QA program generally includes as a minimum:

- Use of trained and experienced personnel;
- Controls that ensure that sampling equipment is free of contaminants;
- Maintenance, calibration, and cleaning of field equipment as required. A log should be kept for each item of equipment to document calibration, exposure, maintenance, and service;
- Sampling begins in locations that are hypothetically less contaminated and progress to locations with higher anticipated levels of contamination;
- Use only the recommended type of sample bottle for each analysis. Sample bottles, including bottle caps, are obtained from the laboratory;
- Sample preservatives are supplied by the analytical lab in ampoules. If possible, the lab should prepare the sample bottles with the required preservative;
- The inner portion of sample (and preservative) bottles and caps must not be touched with anything (.e.g., bare hands, gloved hands, thermometers, probes, preservative dispensers, etc.). Remove caps just before sampling and re-cap as soon as sampling is complete;
- Keep sample bottles in a clean environment, away from dust, dirt, fumes and grime. Bottles must be capped at all times and stored in clean shipping containers (coolers) both before and after the collection of the sample. Vehicle cleanliness is an important factor in eliminating contamination problems;
- Place samples in a chilled cooler and keep the cooler chilled throughout the sampling event;
- Do not allow samples to freeze unless freezing is part of a specific preservation protocol;
- Samples must be shipped to the laboratory without delay to arrive within 24 hours of sampling. and,
- Sampler should keep their hands clean and refrain from eating or smoking while working with samples.

To assess the repeatability and accuracy of laboratory analyses and reporting, the following measures are typically undertaken:

- Collection of blind replicate samples at a target frequency of approximately 10% for all analytes. Duplicates are independently labeled and analyzed to eliminate possible laboratory bias;
- Laboratory Quality Control analyses which include with every batch of samples, as appropriate, Method Blanks, Duplicates, Certified Reference Materials and Spikes at a frequency of between 10% to 30%; and,
- It is preferred that electronic copies of the analytical results are downloaded directly into a database to avoid transcription errors.

QA/QC field procedures include the preparation and analysis of the following samples:

Blind Replicate Samples:

Blind replicate samples are submitted to the laboratory to assess the precision of laboratory analyses as well as the quality (i.e., representativeness) of the samples collected. The select sample should be split into two and placed into two sample jars. The blind duplicate sample label should not indicate that it is a replicate. Sample replicity can be identified in field notes.

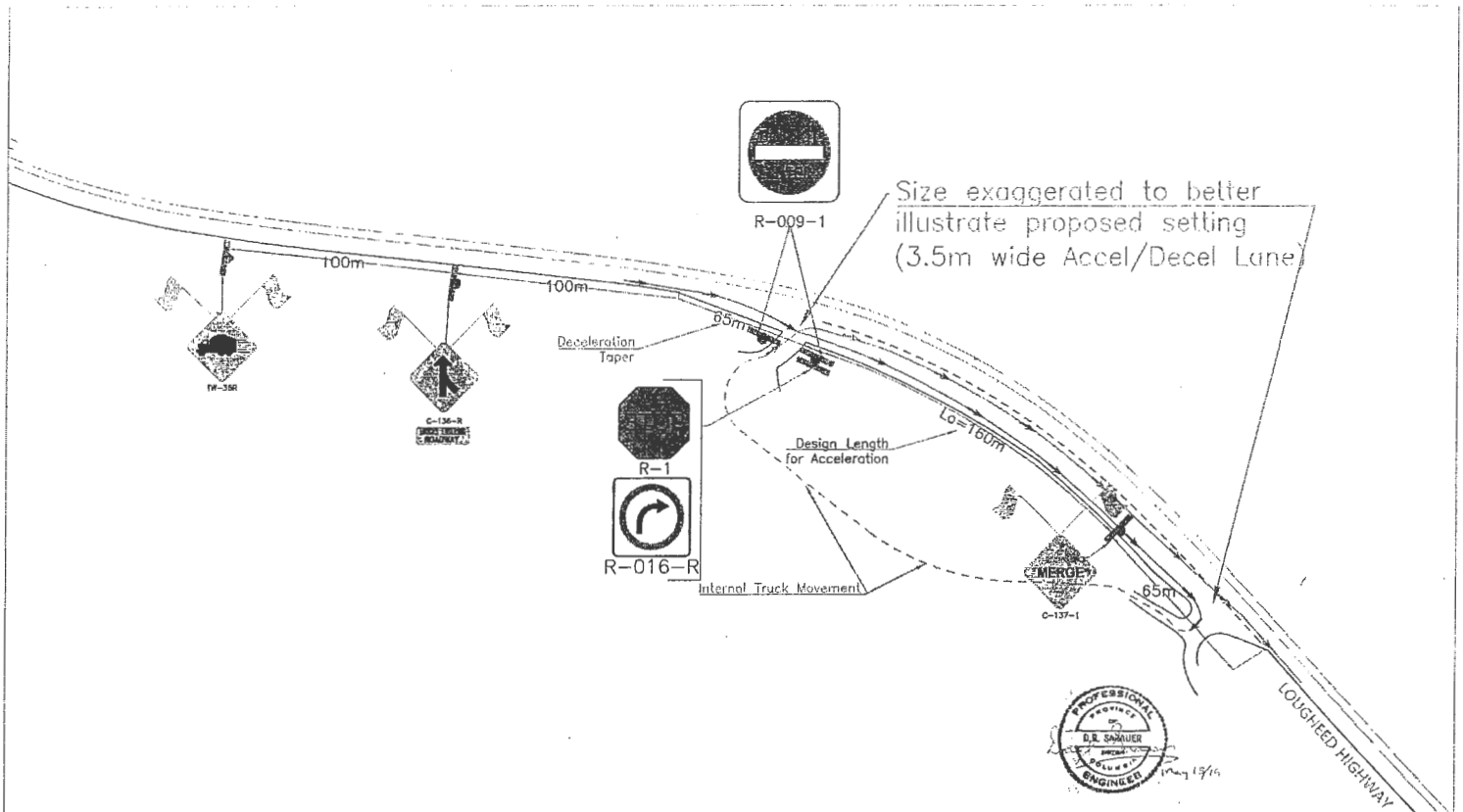
Analytical results for the original samples and corresponding blind replicate samples are compared using the calculated variability of the results, as expressed by the Relative Percent Difference (RPDDUP). The RPD value is defined as the absolute value of the difference between the results for the original and duplicate samples, divided by the average of the results. Because of the poor precision near the laboratory detection limit, RPDDUP values are only calculated where the analytical results of the original or the duplicate sample is greater than five times the laboratory method detection limit.


The RPDDUP should be reviewed to indicate if there is a problem with precision. The RPD between duplicate samples is compared against the expected analytical variance (30% to 50%) plus estimates of environmental and sampling variance (about ½ analytical variance). Accounting for environmental and field variance, the acceptable RPDs for duplicate soil samples are noted in the table below:

Parameters in Soil	ENV Recommended Lab Duplicate RPD	Target Field RPD
PAH	50%	75%
VOC (including BTEX, VH)	40%	60%
EPH	40%	60%
Other VOCs	40%	60%
Highly Variable Metals (Ag, Al, Ba, Hg, K, Mo, Na, Pb, Sn, Sr, Ti)	40%	60%
Other Metals	30%	45%

The frequency of QA samples to be submitted to the lab, along with the recommended analyses for each type of sample is indicated in Table 4, below.

QA Sample Type	Frequency	Applicable Parameters
Blind Duplicates	every 10 samples	all parameters



LEGEND:		 VALLEY TRAFFIC SYSTEMS INC. TRAFFIC MANAGEMENT DIVISION 1000 10th Street Suite 100 North York, ON M2N 6L1 Tel: 416-491-1111	REVISIONS:		NOTES: 1. Dates: TBD 2. Hours of Operation: TBD 3. Duration: TBD 4. Traffic Plan based on a 80 km/h construction speed zone 5. Trucks to use extreme caution when exiting / entering Loughheed Highway 6. Drainage to be maintained & accommodated in its present location (i.e. Culvert)	Envision Environmental																					
<div><div><div>—</div><div>Open Location</div></div><div><div><div>—</div><div>Suggested Truck Coordination Route</div></div><div><div><div>—</div><div>Suggested Truck Acceleration Route</div></div></div></div><table><thead><tr><th>DATE</th><th>REVISION</th></tr></thead><tbody><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table></div>			DATE	REVISION												<div><div><div>MUNICIPAL PROJ. NO.</div><div>REGIONAL CONTRACT NO.</div><div>PROJECT CONTRACT NO.</div><div>DATE SUBMITTED TO BC TRANSPORT</div><div>DATE REVIEWED BY BC TRANSPORT</div></div></div> <div><div><div>MAPLE RIDGE: LOUGHEED HIGHWAY AND RIVER ROAD</div><div>Traffic Control Plan: Truck Access and Egress Plan</div></div></div> <div><div><div><div>↑</div><div>N</div></div></div><table><thead><tr><th>DATE</th><th>BY</th><th>CHKD BY</th><th>DATE</th><th>CHKD BY</th><th>DATE</th></tr></thead><tbody><tr><td>NTS</td><td>15.05.2016</td><td>13476</td><td>DRYCO1</td><td>00</td><td>HE</td></tr></tbody></table></div>		DATE	BY	CHKD BY	DATE	CHKD BY	DATE	NTS	15.05.2016	13476	DRYCO1
DATE	REVISION																										
DATE	BY	CHKD BY	DATE	CHKD BY	DATE																						
NTS	15.05.2016	13476	DRYCO1	00	HE																						

Truck Traffic

Site Location and Truck Destinations to Gravel Yards.



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7470-2018;
23627 132 Avenue

MEETING DATE: September 17, 2019
FILE NO: 2018-190-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application was received to rezone the subject property from RS-2 (One Family Suburban Residential to RM-1 (Townhouse Residential) zone to facilitate a 20-unit townhouse development. On June 26, 2018 Council granted first reading to Zone Amending Bylaw No. 7470-2018. Since that time, the applicant has submitted a change to the proposed application to increase the Townhouse unit count from 20 to 23 units, requiring that Council consider First Reading of this project with respect to this change.

The increase in the units proposed from 20 to 23 is a result of the applicant's recent partnership with BC Housing through the HousingHUB program. The purpose of this report to Council is to seek direction from Council with regards to the BC HousingHUB Program and this application as modified.

RECOMMENDATIONS:

That staff be directed to work with the applicant with respect to the BC HousingHUB program and provide a report for consideration on next steps;

OR

That Zone Amending Bylaw No. 7470-2018 proceed as presented on June 26, 2018 when given first reading.

DISCUSSION:

a) Background Context:

Applicant:	Don Schmidt
Legal Description:	Lot 20, Section 28, Township 12, New Westminster District Plan 47603
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family House
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential and Conservation
East:	Use:	Townhouses
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
West:	Use:	Single Family House
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Medium/High Density Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.405 ha (1.0 acres)
Access:	132nd Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at 23627-132nd Avenue (Appendix "A") and is approximately 0.405 ha (1.0 acres) in size with a single family residential house. As a condition of rezoning, the existing single family residential house will need to be removed prior to final reading. To the north of the site is a new development of townhouses that is zoned RM-1 (Townhouse Residential); to the west is a single family house; east is a townhouse development zoned RM-1 (Townhouse Residential); and to the south is rezoning application 2015-373-RZ to rezone the subject property to RM-1 (Townhouse Residential) to facilitate 20 Townhouses.

c) Application History:

An application was made May 11, 2018 to rezone the subject property located at 23627- 132nd Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 20 Townhouses. A First Reading report was presented to Council on June 26, 2018 and Council gave First Reading to Zone Amending Bylaw No 7470-2018.

The applicant has approached the City with a modification to the proposal to increase the number of units from 20 units to 23 units. The modification to the proposal is a result of the applicant partnering with BC Housing under the HousingHUB program. (Attachment "A") The HousingHUB is part of the affordable homeownership program of BC Housing.

BC Housing, through the HousingHUB program is looking to partner with the applicant to create an ownership model for the proposed 23-unit townhome project. The mandate of the HousingHUB program is to create housing that facilitates the movement of middle income earners into the home ownership stream. The HousingHUB looks to create partnerships and projects across the province to meet the needs of those with household incomes of up to \$156,000. The proposed units in this project will be affordable for purchase with gross household incomes of \$106,000 - 137,000. The HousingHUB has advised the City that it has reviewed the project's financials and agreed to partner

with the project application under the Affordable Home Ownership Program (AHOP) wherein unit sale prices will be reduced from market rates.

The HousingHUB Program requires a tri-party agreement. The tri-party agreement includes the following:

- The City of Maple Ridge;
- BC Housing HousingHUB; and
- The applicant.

BC Housing through the HousingHub has requested that the City waive fees associated with the proposed development as follows:

Rezoning & DP Fees	\$	8,000.00
DCC Fees	\$	414,000.00
GVRD Fees	\$	34,500.00
School Fees	\$	26,500.00
Tree Cutting Permit	\$	1,025.00
Building Permit	\$	51,750.00
Engineering Processing Fee	\$	11,500.00
City Engineering Inspection Fee	\$	34,500.00
Community Amenity Contribution	\$	108,500.00
ESC Security	\$	60,000.00
TOTAL CITY FEES	\$	750,275.00

The City does not have the authorization to waive the DCC, GVRD or school fees.

BC Housing uses the potential reduction in municipal fees as well as, any other forms of savings associated with the tri-party agreement to reduce the purchase cost. The reduction in the purchase cost come in the form of a second mortgage to contribute to the down payment requirements by the buyers. At repayment the 2nd mortgages are worth the proportionate share of the current fair market value of the units.

d) Housing Policy:

One of the strategies identified in the Maple Ridge Housing Action Plan is the use of financial incentives to support housing goals. Strategy # 13 states:

"There are a number of additional financial tools that can be implemented by municipalities to help reduce the capital or ongoing operating costs associated with residential development. The City may wish to consider the development or refinement of such a basket of financial tools that can be selectively used to support housing projects. It is suggested that the package of incentives that is provided reflect the level of contribution to the District's housing goals that is being proposed by the development. The following financial tools are presented for consideration.

WAIVING OR REDUCING FEES

Waiving or reducing fees related to permits and approvals is a common tool for supporting affordable housing projects. The City may wish to support developers, market or non-market, who build affordable housing through reductions in the costs associated with fees and permits."

The Maple Ridge Housing Action Plan provides support for the concept of the BC HousingHUB program, but there is no policy direction to provide staff with guidance.

Official Community Plan:

The proposed development is located within the River Village Hamlet of the Silver Valley Area Plan which designates the subject property as *Med/High Density Residential*. The *Med/High Density Residential* designation provides for densities in the range of 30 to 50 units per hectare in both a detached and single family form. The proposed rezoning to RM-1 (Townhouse Residential) complies with the *Med/High Density Residential* designation within the Silver Valley Area Plan.

Zoning Bylaw:

The current application proposes to rezone the property located at 23627- 132nd Avenue from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the development of approximately 23 Townhouses under the BC HousingHUB program. The minimum lot size for the proposed RM-1 (Townhouse Residential) zone is 557m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Alternative:

That Council indicate whether or not they are interested in entering into discussions over the terms of any tripartite agreement with BC Housing and the applicant to permit a 23-unit affordable market housing project at 23627-132 Avenue.

CONCLUSION:

The development proposal is in compliance with the OCP and the proposed rezoning to RM-1 (Townhouse Residential) has been supported by Council as outlined in the June 26, 2018 First Reading Report. The recommendation in this report is that Council direct staff to work with BC HousingHUB to enable 23 additional units, within the proposed development, that are affordable to middle income earners. The attached Zone Amending Bylaw 7470-298, for Council consideration of First Reading, reflect the proposed change in the number of units.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

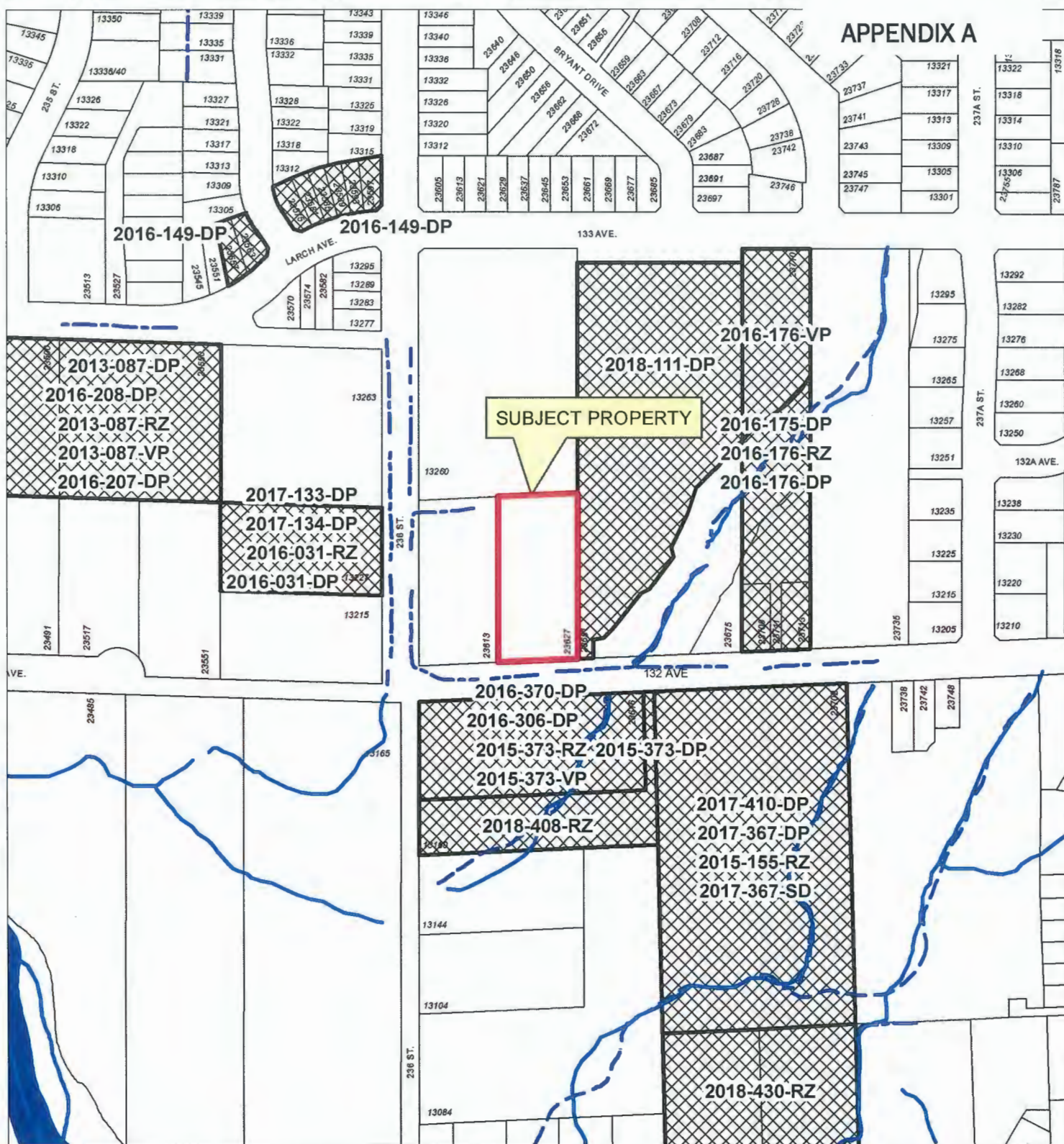
"Original signed by David Boag" for

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7470-2018
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Parcels
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

23627 132 AVE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-190-VP
DATE: Nov 28, 2018

BY: RA



Aerial Imagery from the Spring of 2016



Scale: 1:2,500

Legend

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

23627 132 Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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2018-190-RZ
DATE: May 11, 2018

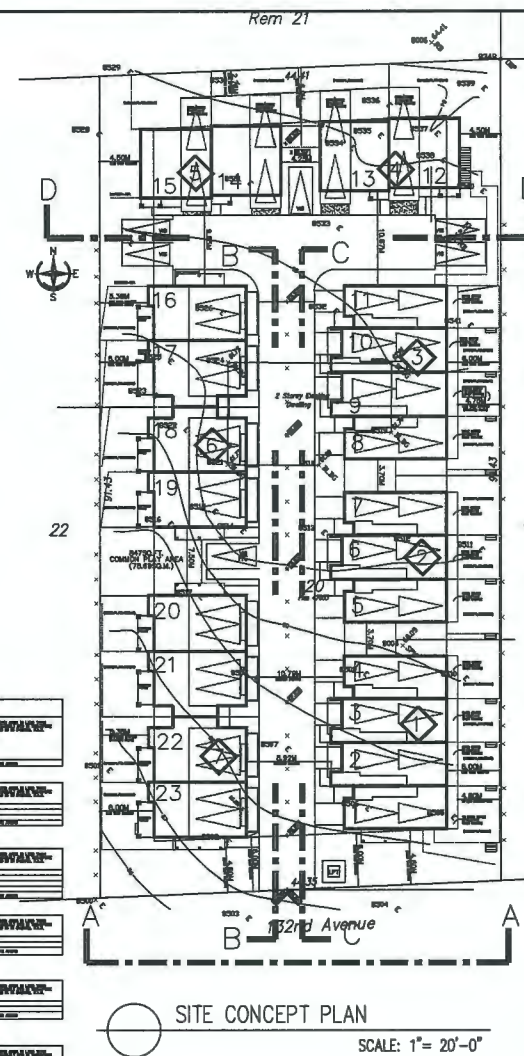
BY: JV

CORPORATE OFFICER

SCALE 1:2,500



UNIT	TYPE	SEAL AREAS		TOTAL SOLY/PALM	STRENGTHEN STRENGTHEN
		IN	UP		
BUILDING 1					STRENGTHEN STRENGTHEN
BUILDING 2					STRENGTHEN STRENGTHEN
BUILDING 3					STRENGTHEN STRENGTHEN
BUILDING 4					STRENGTHEN STRENGTHEN
BUILDING 5					STRENGTHEN STRENGTHEN
BUILDING 6					STRENGTHEN STRENGTHEN
BUILDING 7					STRENGTHEN STRENGTHEN



ABOVE GRADE CONSULTING
DESIGN AND DEVELOPMENT SOLUTIONS

CLIENT: DEMA DEVELOPMENTS LTD
PROJECT: 23 UNIT MULTI-FAMILY TOWNHOMES
23627 132nd AVENUE

DRAWING TITLE: SITE PLAN AND
STATISTICS

DESIGNED BY: KJU
DRAWN BY: KJU
SCALE: AS NOTED
DATE: 24 JUNE 2018

REVISIONS	DATE	NO.
PLANTED		
F-FILE NAME		

DRAWING NO:	
1 OF 7	
REV. NO.	0

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7571-2019;
12297 222 Street and 22175 123 Avenue

MEETING DATE: September 17, 2019
FILE NO: 2019-255-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 12297 222 Street and 22175 123 Avenue, from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District), to permit a future multi family building with both market and affordable rental units totaling 78 units.

All market units are subject to the Community Amenity Contribution Program at a charge of \$3,100.00 per unit. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No.7571-2019 be given first reading; and
3. That the applicant provide further information as described on Schedules (A, C, D, E, and G) of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	JM Architecture Joseph M Minton
Legal Description:	Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830 and Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728
OCP:	
Existing:	CONSRV (Conservation), RES (Urban Residential)
Proposed:	RES (Urban Residential)
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-4 (Multiple Family Residential District)
Surrounding Uses:	
North:	Use: Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential and Conservation
South:	Use: Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
East:	Use: Multi-Family Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment
West:	Use: Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential and Conservation
Existing Use of Properties:	Residential
Proposed Use of Properties:	Multi-Family purpose built rental
Site Area:	0.9 ha (2.23 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are located at 12297 222 Street and 22175 123 Avenue. The site is influenced by the watercourse T2 and associated slopes that runs along the west and east side of the property (Appendix D). There is a mixture of coniferous and deciduous trees on the property and within the deep ravines.

c) Project Description:

The application is to rezone the subject properties located at 22175 123 Avenue and 12297 222 Street from RS-1 (One Family Urban Residential) zone to RM-4 (Multiple Family Residential District) zone. The proposal is for a multi-family affordable housing development of approximately 78 residential units. These residential units will be a mixture of affordable; special purpose and market housing to provide housing for adults living with Autism. Parking will be provided through a mixture of an underground parkade and surface parking. The applicant has indicated that the proposed concept of the building design will be a terraced building from 4 to 6 storeys.

Further, details will be provided to Council and the Public as the application proceeds and full application packages are obtained. These will include Development Permits for Form and Character as well as, Natural Features.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) Planning Analysis:

Official Community Plan:

The OCP designates the subject properties as Urban Residential within the Neighbourhood Residential category and Conservation. The subject properties are not designated within the Urban Residential within the Major-Corridor Residential category. For the proposed development an OCP amendment will be required to a site specific RM-4 (Multiple Family Residential District) zoning in the Urban Residential designation. Justification for this use at this location is its an isolated site between two watercourses and the Housing Action Plans desire for additional, rental, affordable and special needs rental housing. In additional this site is located immediately west of the Town Centre Plan which also has 4 storey apartments abutting the site on the east.

The following OCP policies applies to the proposed use:

3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.

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

Housing Action Plan:

The Housing Action Plan (HAP) which was endorsed by Council in September, 2014 identifies rental housing and special needs housing as a priority. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

This project meets many of the objectives of the Housing Action Plan to encourage more rental, affordable and special needs housing in Maple Ridge. The application will provide a more detailed amount of information about the unit mix and potential affordable rent for the second reading report. A Housing Agreement will ensure that these units will be retained for rental purposes over time.

Zoning Bylaw:

The current application proposes to rezone the properties located at 12297 222 Street and 22175 123 Avenue from RS-1 (One Family Urban Residential) to RM-4 (Multiple Family Residential District) (see Appendix C) to permit a market and affordable multi-family affordable rental special needs housing development of approximately 78 residential units, many of which are adults living with Autism. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

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

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

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

Advisory Design Panel:

A Form and Character Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

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

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

CONCLUSION:

The development proposal is supported by policies within the OCP and justification has been provided to support an OCP text amendment to the Urban Residential Designation to permit this application to proceed. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

It is recommended that Council not require any further additional OCP consultation.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP**
Planner

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by David Boag" for

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

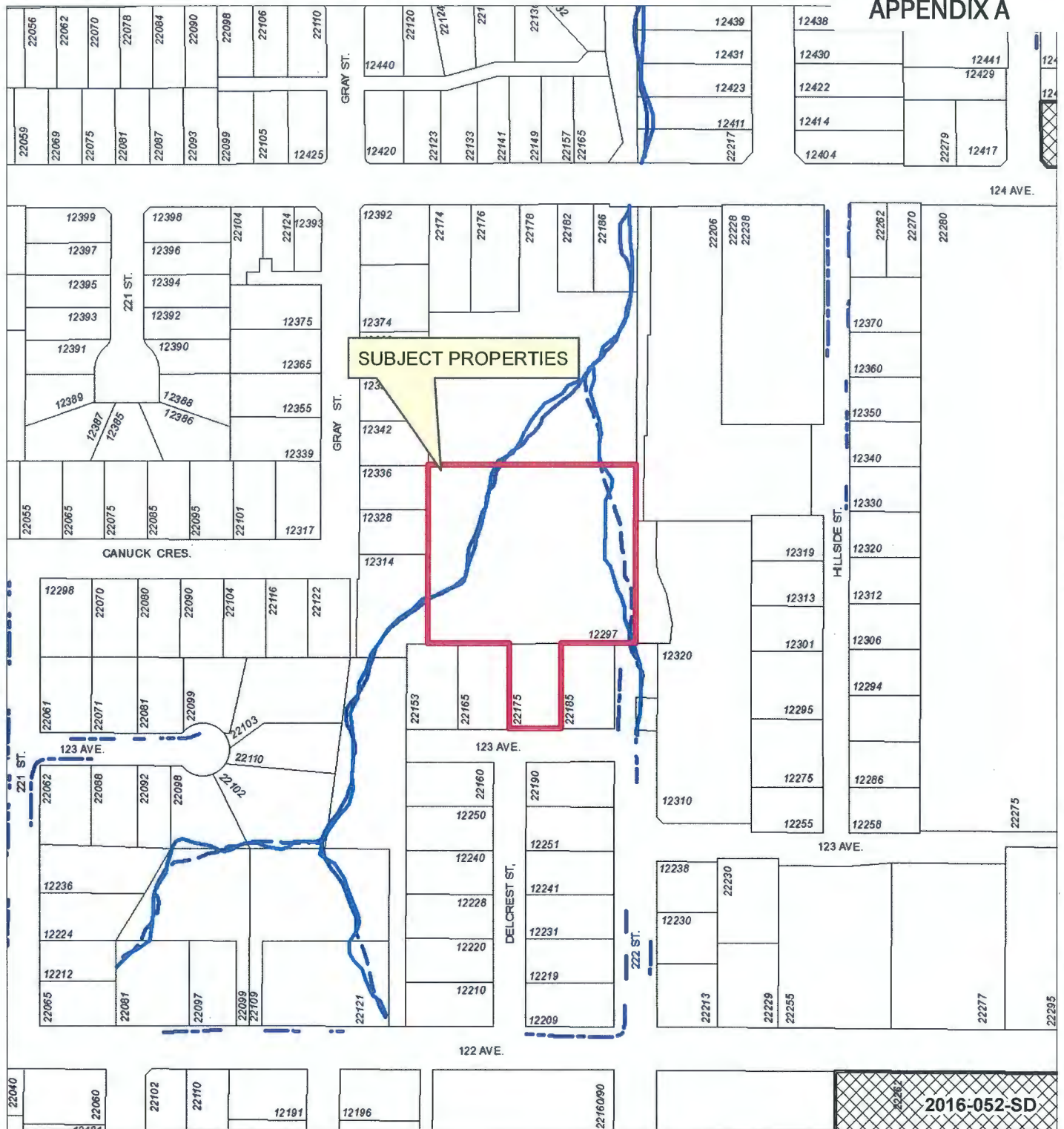
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7571-2019

Appendix D – Environmental Map

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline
- Active Applications (RZ/SD/DPNP)

12297 222 STREET & 22175 123 AVENUE
PID'S: 011-921-935 & 010-122-818

PLANNING DEPARTMENT



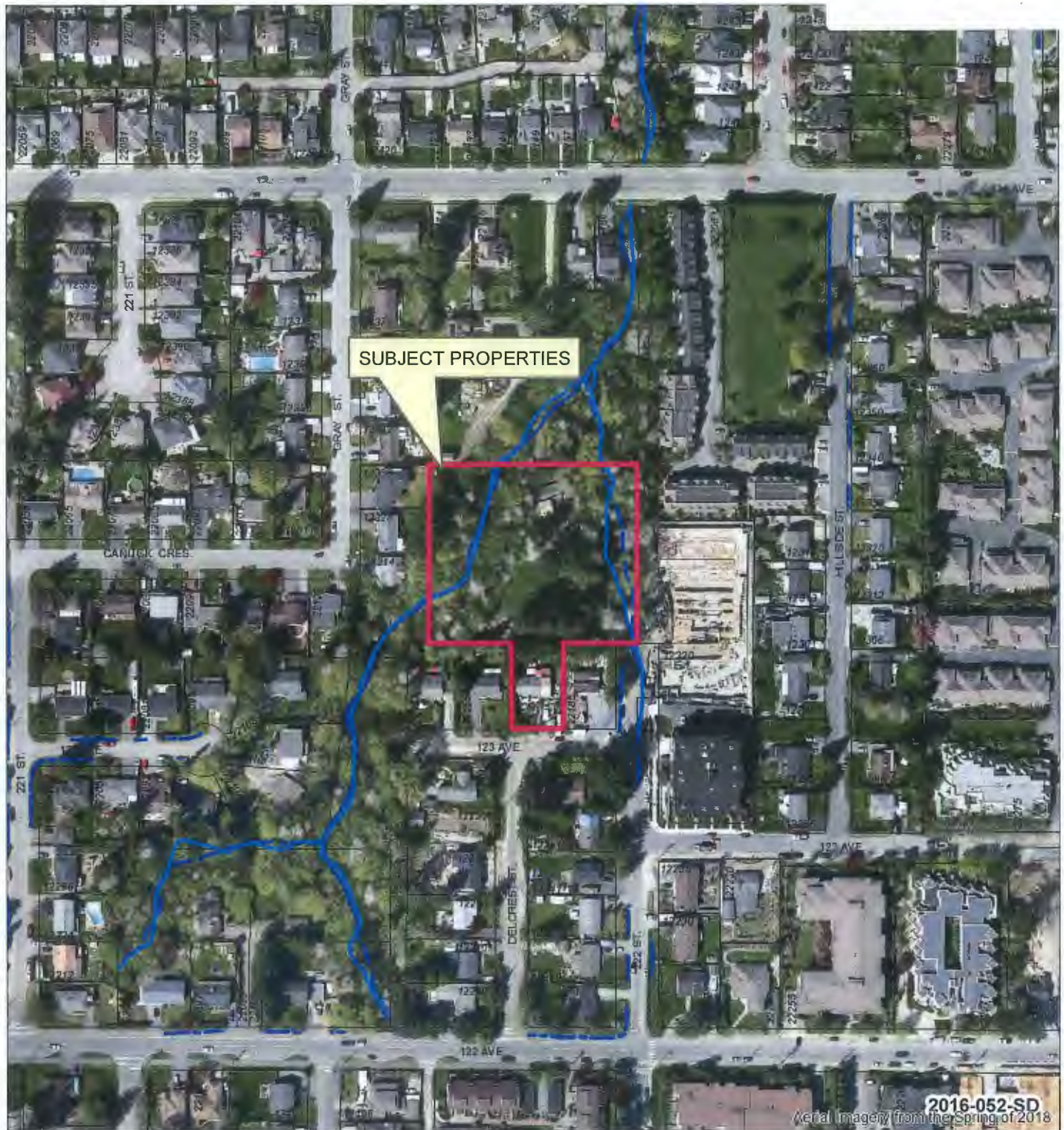
MAPLE RIDGE

British Columbia

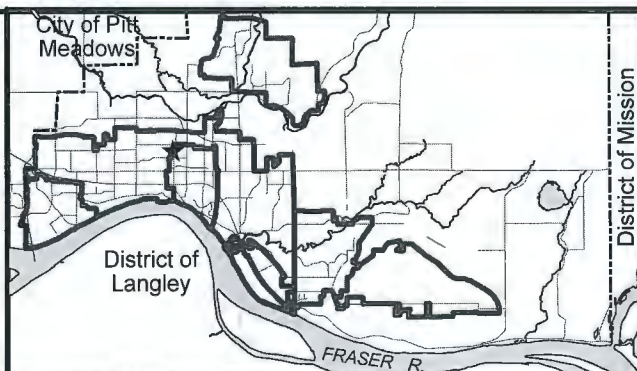
mapleridge.ca

FILE: 2019-255-RZ
DATE: Jul 19, 2019

BY: PC



Scale: 1:2,500



12297 222 STREET & 22175 123 AVENUE
PID'S: 011-921-935 & 010-122-818

PLANNING DEPARTMENT



MAPLE RIDGE

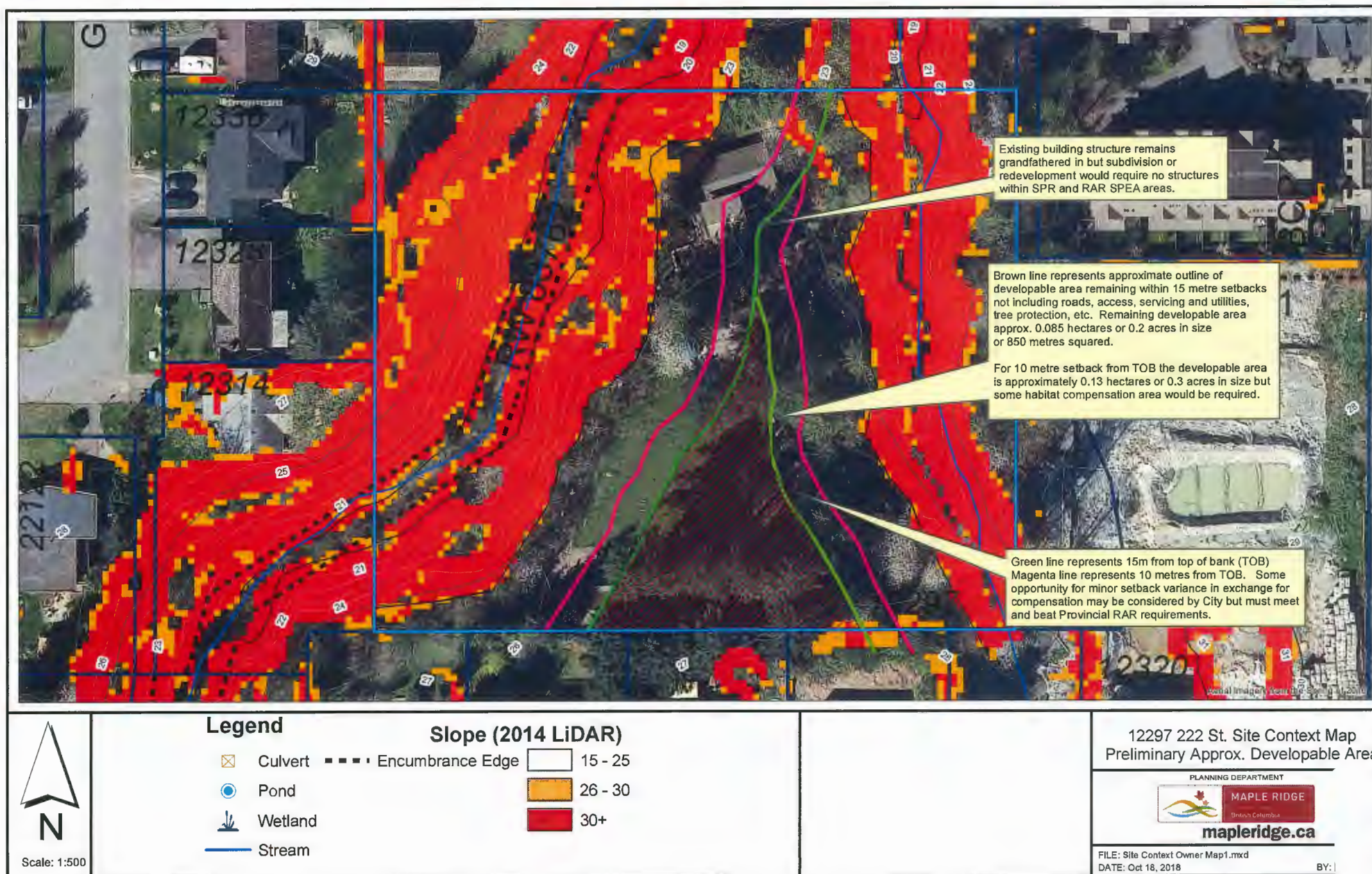
British Columbia

mapleridge.ca

FILE: 2019-255-RZ
DATE: Jul 19, 2019

BY: PC

CORPORATE OFFICER



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
OCP Amending Bylaw No. 7577-2019;
Second Reading
Zone Amending Bylaw No. 7366-2017;
12149, 12131, 12127, 12117, 12097 and 12087 223 Street
and 22229 Brown Avenue

MEETING DATE: September 17, 2019
FILE NO: 2017-306-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street and 22229 Brown Avenue (Appendix A and B) from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings across the development site. Since first reading, the applicant added lands along 223 Street to the development site, allowing the number of units to be increase from 233 to 330 dwellings, while reducing the Floor Space Ratio (FSR) from 1.89 to 1.64. This brings the FSR to below the maximum FSR permitted by the RM-2 Zone, and bonus density payment or affordable units are not required.

The unit mix has been diversified since first reading by dividing the 330 units into: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus "flex room" units; and 20 three bedroom units. Of these, 17 are adaptive units. A total of 561 off-street parking spaces are provided, of which 66 are visitor parking all located at grade.

Since first reading was given on October 10, 2017, the following applies:

- Town Centre Area applications are no longer exempted from Community Amenity Contributions (CAC). Therefore, a CAC payment of \$1,023,000 (330 x \$3,100) will apply; and
- New parking-related regulations require that each residential parking space, excluding visitor parking spaces, have roughed-in infrastructure capable of providing Level 2 charging.

The subject property is designated as Low-Rise Apartments and Single Family Residential in the Official Community Plan (OCP). The lots along 223 Street that have been incorporated into the development site and this require an OCP amendment so that the entire site has the same Low-Rise Apartments designation.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7366-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7577-2019 on the municipal website and requiring that the applicant host a

Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;

- 3) That Official Community Plan Amending Bylaw No. 7577-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 4) That it be confirmed that Official Community Plan Amending Bylaw No. 7577-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 5) That Official Community Plan Amending Bylaw No. 7577-2019; be given first and second readings and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication on 223 Street, including truncation, and a portion of Brown Avenue as required;
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vi) Registration of a Restrictive Covenant for Stormwater Management, including maintenance information;
 - vii) Registration of a Restrictive Covenant for protecting the proposed adaptive dwelling units;
 - viii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - ix) Registration of a Reciprocal Cross Access Easement Agreement;
 - x) Registration of a Statutory Right-of-Way for a public art-inspired corner pedestrian plaza;
 - xi) Removal of existing building/s;
 - xii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xiii) That a voluntary contribution, in the amount of \$1,023,000 (\$3,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Platinum Enterprises Ltd. Avtar Johl

Legal Description: Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375; Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; Lot G, Except Portions in Plans 19681, 59663, 63321 and LMP 27701, District Lot 399, Group 1, New Westminster District Plan 10689.

OCP:

Existing: Low-Rise Apartment and Single Family Residential
Proposed: Low-Rise Apartment

Zoning:

Existing: CD-1-00 (Seniors Apartment and Private Hospital)
RS-1 (One Family Urban Residential)
Proposed: RM-2 (Medium Density Apartment Residential)

Surrounding Uses:

North:	Use: Apartments Zone: Land Use Contracts Designation: Low-Rise Apartment
South:	Use: Maple Ridge and Pitt Meadows School District 42 Office Zone: P-6 (Civic Institutional) and RM-3 (High Density Apartment Residential) Designation: Institutional
East:	Use: Single Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Ground-Oriented Multi-Family Residential
West:	Use: Apartments Zone: Land Use Contracts Designation: Low Rise Apartment

Existing Use of Property: Vacant and existing single residential dwellings
Proposed Use of Property: Apartments
Site Area: 1.6 ha (3.9 acres)
Access: Brown Avenue (south), 222 Street (West) and 222 Street (East)
Servicing requirement: Urban Standard

Background:

The original subject site located at 22229 Brown Avenue, has been expanded since first reading in accordance with OCP policy, to add six (6) properties located at 12149, 12131, 12127, 12117, 12097 and 12087 223 Street (see Appendix A). The parcel at 22229 Brown Avenue is currently vacant, and the lots on 223 Street each have single residential units, some of which have single family houses. The overall site is generally flat in topography, and vegetated with grass and some trees.

The subject property is surrounded by multi-family apartment buildings to the north and west, the Maple Ridge and Pitt Meadows School District 42 office to the southwest, and single family dwellings to the east (see Appendix B). The site can be accessed from the south via Brown Avenue, or from the east via 223 Street. This project coupled with the Swiss Real (2017-061-RZ) project across Brown Street, will result in almost 1,300 new dwelling units to the Town Centre Area. This will have significant spin-offs, including more walk-in clientele for local business and greater vitality being created in the Town Centre Area.

2) Project Description:

The development proposal is for three 5-storey condominium buildings to be built in three phases on the subject property with approximately 26,433 m² (284,514 ft²) of gross floor area. It proposes a total of 330 market condominium units comprising: 12 studio units; 127 one-bedroom or one-bedroom with den units; 171 two-bedroom or two-bedroom plus “flex room” units; and 20 three bedroom units. The first building, to be located on the southern end of the site, will include 139 condominium units, building 2 will include 83 units and building 3 will contain 108 units (see Appendix D). It is anticipated that the three buildings will be completed one after the other.

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in infrastructure as required by the bylaw.

There is sufficient open space, both passive and active, including a child play area. Given the prominent location of this project in the Town Centre Area, the southeast corner of 223 Street and Brown Avenue will have a small corner plaza with seating and surfacing with a public art-related design. Details will be developed and included in the development permit for Council issuance.

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the North View Precinct of the Town Centre Area Plan. Development, an emerging community offering a mix of housing types, densities, and housing choices that cater to people of all ages, family types and income levels. Furthermore, it should provide residents with easy access to transportation choices, shops and services in the central business district, which in turn supports the vibrancy and viability of those shops and businesses. Higher density developments such as apartment buildings should be pedestrian-oriented with main entrances fronting public sidewalks, shallow setbacks, street-friendly facades and semi-public

outdoor spaces. Adequate private and semi-private green spaces, such as front, back, and courtyards should also be included.

The subject properties are currently designated Low-Rise Apartment and Single Family Residential. An OCP amendment (Appendix C) is required for the Low-Rise Apartment designation to be extended to the six (6) lots being added to this application. This designation allows the proposed RM-2 (Medium Density Apartment Residential) zoning and development.

The following policies apply to this proposal:

Official Community Plan Policies

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

There will be 17 residential units constructed in accordance with the adaptable dwelling unit provisions of the BC Building Code (BC Reg. 216/2006, Division B, Section 3.8.5) to support “age-in-place” senior housing. This is generally consistent with other projects in the Town Centre Area.

Town Centre Area Plan Policies

3-1 An increase in residential and commercial density is encouraged in the Town Centre, particularly within the Central Business District... Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.

This project will increase the number of condominium units within walking distance to a range of shops, services, and transit in and around the Central Business District. The applicant has broadened the housing mix for the project to accommodate as many different buyers as possible.

3-10 Land assembly or lot consolidation proposed in conjunction with development, redevelopment, conversion, or infilling should meet the following conditions:

- a. That any residual lots or remaining land parcels are left in a configuration and lot area which are suitable for a future development proposal, or can be consolidated with other abutting residual lots or land parcels and complies with the applicable Land Use Designations and Policies of Section 3.3 of this Plan.*
- b. The use of any residual abutting lots or land parcels can continue to function in accordance with the applicable Land Use Designations and Policies of 3.3 of this Plan;*
- c. Residual abutting lots or land parcels are not isolated or left in a condition which is unsuitable for redevelopment...*

The applicant has optioned adjacent lots along 223 Street, including two (2) lots owned by the City. Thus, this policy has been satisfied to create a more suitable development site and preserve development potential of nearby lands.

3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

This project will be five storeys in height, but situated among three and four storey low rise apartments and buildings to its north and west, as well as a row of single family homes to its east. The shadow study supplied by the applicant demonstrates that the impact is minimal on adjacent lots.

3-15 Concealed parking structures are encouraged in all commercial, mixed-use, multi-family uses... in the Town Centre. Below grade parking structures are particularly encouraged for Low-Rise, Medium, and High-Rise Apartment...buildings.

This project includes an underground parking garage in compliance with this policy and some convenience at grade parking for use by visitors.

3-22 All Low-Rise Apartment developments should be a minimum of three (3) storeys and a maximum of five (5) storeys in height.

This project complies with the height range envisioned by the policy.

2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *landscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

2-20 Energy efficient design and Best Management Practices are encouraged in all developments in the Town Centre.

2-22 Maple Ridge supports the green technologies that are embedded in the Town Centre Development Permit Guidelines and encourages the incorporation of these into development.

The project will meet Step 2 of the new Provincial Step Code. Provision of electrical charging rough-in for all underground resident parking stalls to allow for EV vehicles and reduce greenhouse gas emissions. Provision of reflective white roof technology by Soprema to provide a reduction of heat absorption and provide a more pleasing environment for the roof top decks for each of the buildings. Infiltration and bio-filtration elements are incorporated in the landscaping plans along the edges of surface parking areas. Provision of increased depth of on-site soils for infiltration and storage of rainwater. These project aspects will help to achieve the intent of the OCP sustainability policies.

In summary, this project increases the residential density within the North View Precinct, and provides a healthy unit mix as well as 17 adaptive dwelling units in close proximity to the central business district and its shops and services. The project's three 5-storey buildings conform with the intent of the OCP designation. The form and character is sensitive to the surrounding neighbourhood and will add urban fabric and generate more vitality the Town Centre Area.

ii) Zoning Bylaw:

The proposal is to rezone the expanded development site from CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit three 5-storey condominium buildings (see Appendix C).

iii) Off-Street Parking and Loading Bylaw:

A total of 561 off-street parking spaces (495 spaces in an underground level and 66 surface parking spaces for visitors) are provided on site. This meets the 561 spaces required by Off-Street Parking and Loading Bylaw 4350 – 1990. There will be 100 short term and 84 long term bicycle parking spaces, as well as nine (9) handicapped parking spaces. Small car parking space will make up 8.7% or 49 parking spaces in total, also in compliance with the bylaw. All of the underground parking spaces (495 spaces) will have electric vehicle level 2 rough in as required by the bylaw (Appendix E).

iv) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations to the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

- Section 7, Size of Buildings and Structures, be varied by increasing the height from 4 storeys and 15 metres to 5 storeys and 18.3 metres.

This variance is to increase the building height from 15 to 18.3 metres to accommodate an additional storey and roofline character elements over the 5th floor decks. This relaxation in the number of storeys and height is consistent with similar variances granted in the North View Precinct of the Town Centre Area. This variance will also allow for less site coverage and a greater amount of open space at ground level for common amenity space to provide a better and more livable outdoor environment.

- Section 6, Setbacks, be varied by allowing some decks and their associated supporting columns to project into setbacks.

A variance is required for the decks projecting into the setback areas. The required setback is 7.5 metres; however, the variance would allow a 6.0 metre setback to the face of the decks. The deck depth have been expanded in order to make it more useable, and avoid further indented the decks into the living space adversely impacting the livability of the unit. The area to the south property line is the School Board parking and service lot and is not adversely impacted. The area to the west property line is multi-family housing and will have a minimal impact, the same applies to the north and east property lines which are also future multi-family apartments.

A Development Permit application report will be forwarded for these and any additional variance that may be identified for this project in conjunction with final reading and the issuance of the Form and Character Development Permit.

v) Community Amenity Contributions (CAC):

This application is subject to City Community Amenity Contribution Policy. The voluntary contribution to be made before Final reading will be in the amount of \$1,023,000 (\$3,100/unit).

vi) Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

vii) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on July 17, 2019 and their comments and the applicant's responses can be seen in Appendix F.

A detailed description of the projects form and character will be included in a future development permit report to Council.

viii) Development Information Meeting:

A Development Information Meeting was held at Maple Ridge Activity Centre on June 4, 2019. Thirteen (13) people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and is attached to this report in Appendix G.

4) Traffic Impact:

As the subject site is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

5) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Serving Agreement will be required in conjunction with this application to address requirements such as road widening, construction of sidewalks and street lighting, servicing and utility upgrading and construction and implementation of traffic study requirements. The addition of six (6) lots and increase in the number of units may affect some requirements, and will be addressed as a condition of third reading.

ii) License, Permits and Bylaws Department:

The geotechnical report was deemed to be acceptable and a series of comments were made on matters to be addressed at the building permit stage.

6) School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. The School District responded to the City referral in a letter dated January 9, 2018 attached in Appendix H

Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application to redesignate 6 lots from Single Residential to Low-Rise Apartment such that the development site has the same designation, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

CONCLUSION:

This rezoning will change the permitted density and uses from senior's housing and private hospital under the CD-1-11 Zone, to a full range of residential housing opportunities, within three (3) medium rise apartment buildings, offering a healthy mix of studio units and apartments with one to three units, plus 17 adaptive units to accommodate people with mobility restrictions and allow foraging in place. Attractively designed buildings are proposed (Appendix K). The density level is appropriate for the Precinct and will add to the vibrancy of the Town Centre Area. The request for 5 rather than 4 storeys, is justified because it frees the land for more active and passive open space, and will include a public art-inspired pedestrian corner plaza.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7577 - 2019 that second reading be given to Zone Amending Bylaw No. 7366-2017, and that application 2017-306-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

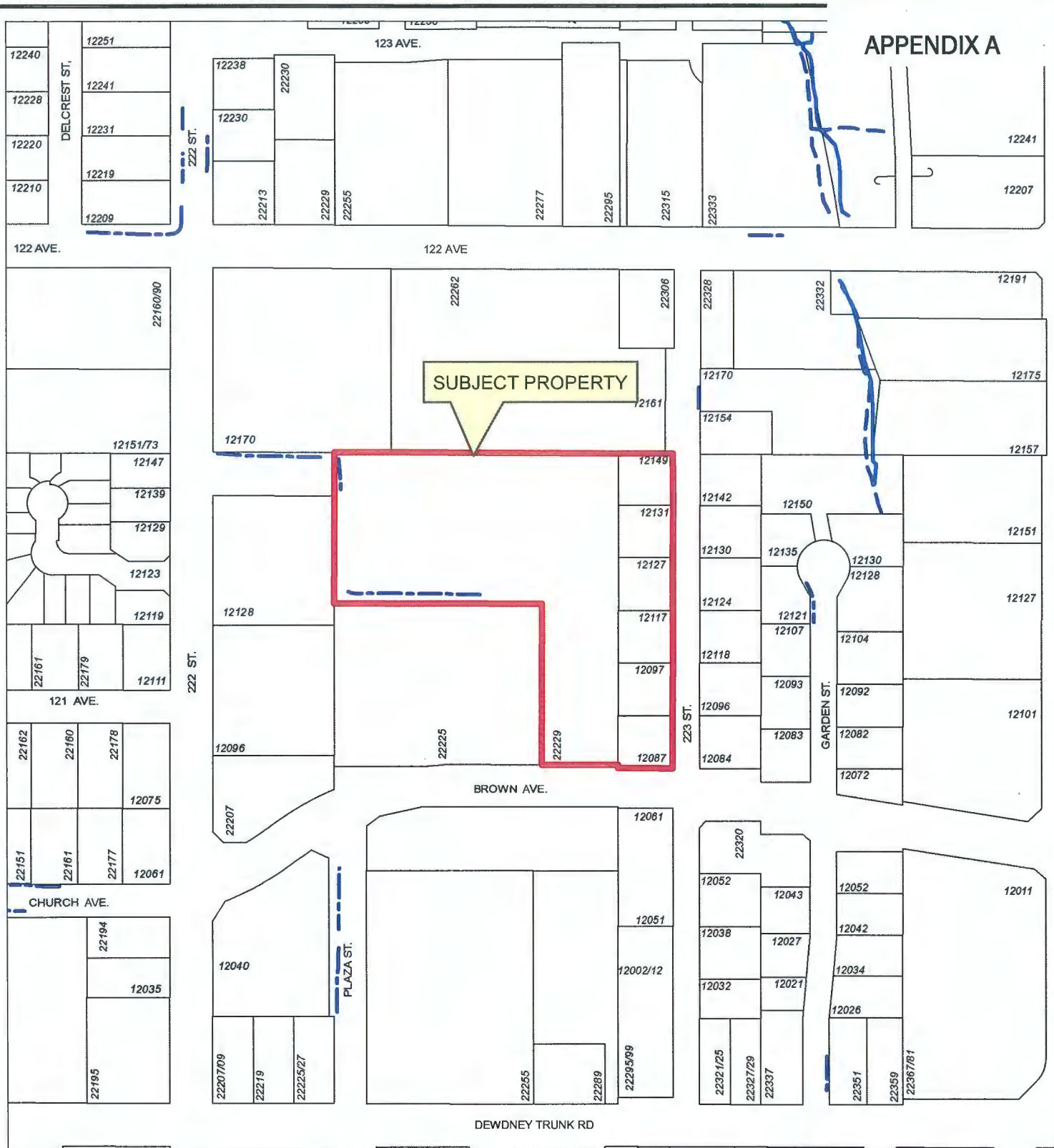
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7577 - 2019
Appendix D – Zone Amending Bylaw No. 7366 - 2017
Appendix E – Site Plan and Underground Parking Plan
Appendix F – Building Elevation Plans
Appendix G – Landscape Plan
Appendix H – DIM Report from applicant
Appendix I – ADP design comments
Appendix J – School District comments
Appendix K - Rendering

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- - - Indefinite Creek

22229 BROWN AVENUE
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

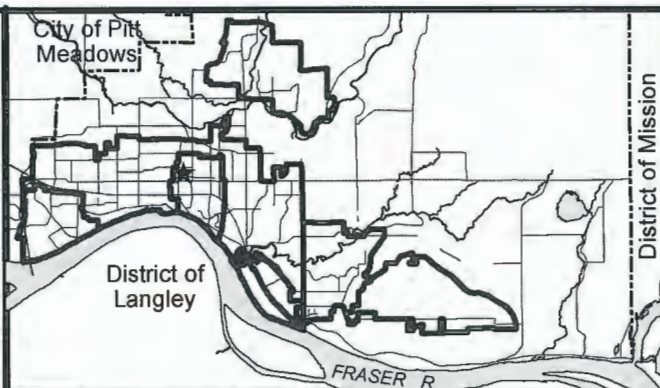
FILE: 2017-306-RZ
DATE: Jun 28, 2019

BY: PC

APPENDIX B



Scale: 1:2,500



22229 BROWN AVENUE
12087/97, 12117/27/31/49 223 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

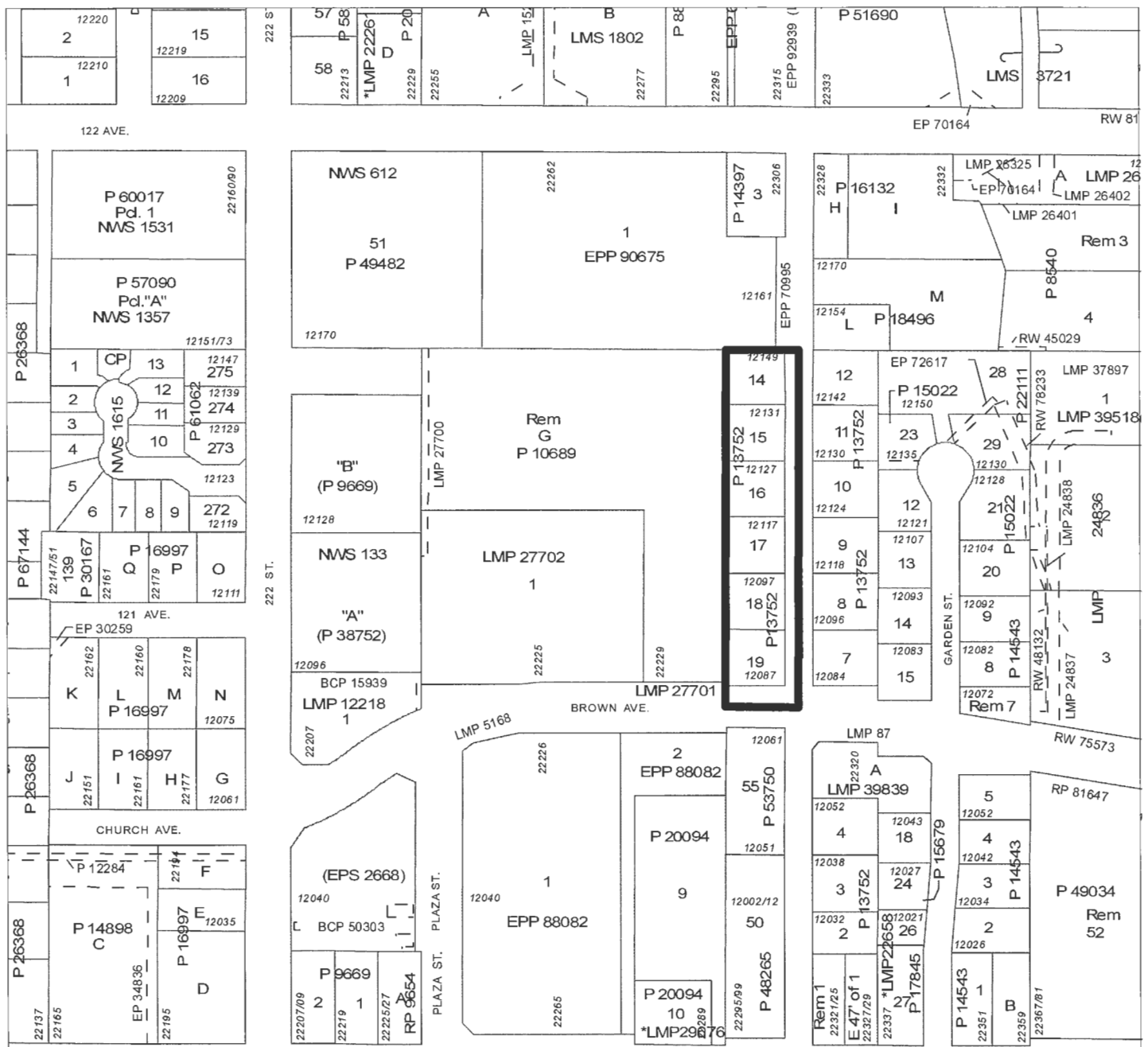
British Columbia

mapleridge.ca

FILE: 2017-306-RZ
DATE: Jun 28, 2019

BY: PC

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7577-2019
 Map No. 1008
 Purpose: To Amend Schedule 1 of the Town Centre Area Plan
 From: Single Family Residential
 To: Low Rise Apartment



SCALE 1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7366-2017

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. 7366-2017."
2. That parcels or tracts of land and premises known and described as:

Lot 14 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
Lot 15 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
Lot 16 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
Lot 17 District Lot 399 Group 1 New Westminster District Plan 1375;
Lot 18 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752;
Lot 19 Block 3 District Lot 399 Group 1 New Westminster District Plan 13752; and
Lot G, Except Portions in Plans 19681, 59663, 63321 and LMP 27701, District Lot 399, Group 1, New Westminster District Plan 10689.

and outlined in heavy black line on Map No. 1727 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential).

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

READ a first time the 10th day of October, 2017.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

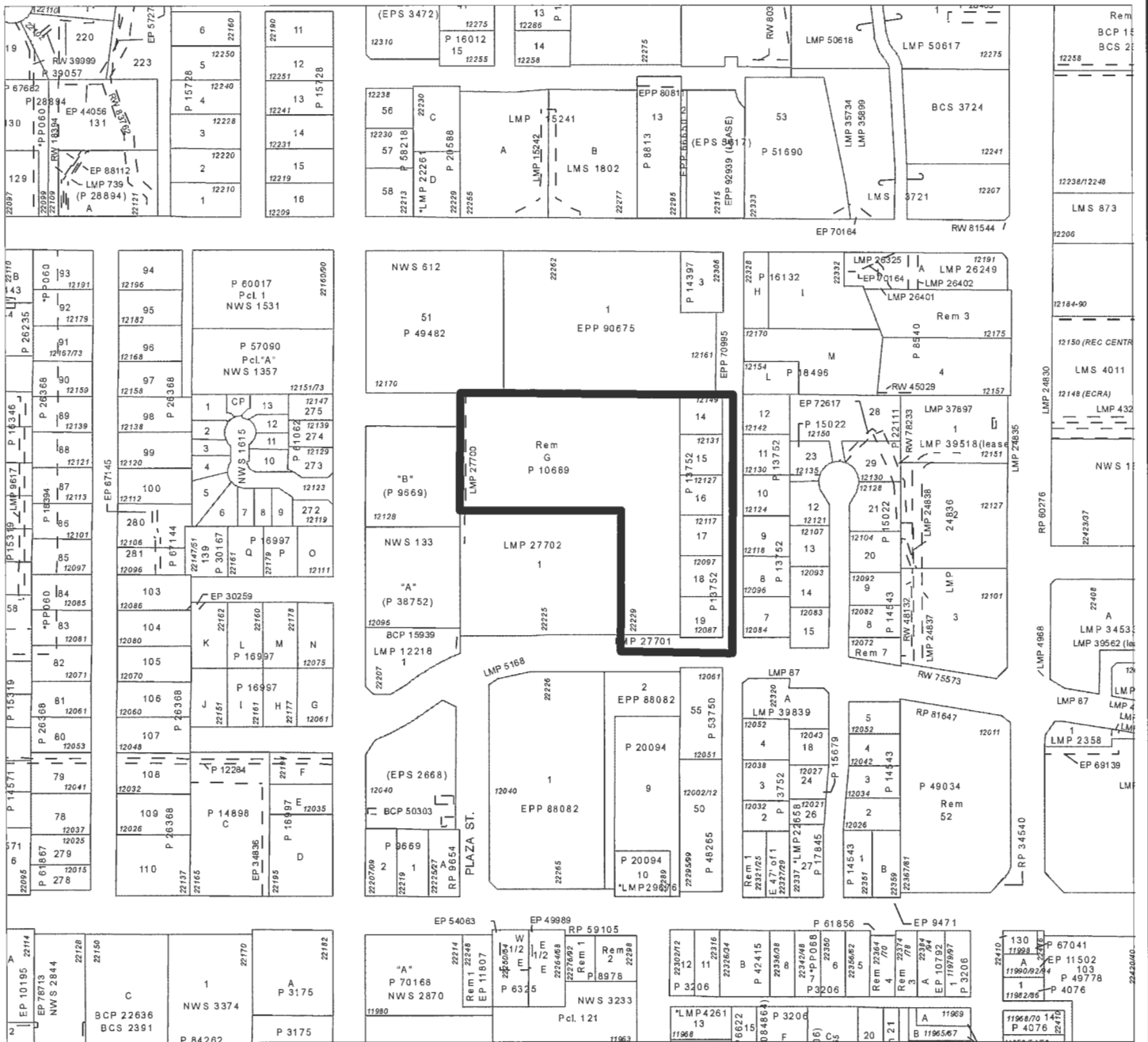
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7366-2017

Map No. 1727

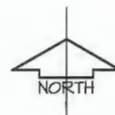
From: CD-1-00 (Seniors Apartment and Private Hospital) and RS-1 (One Family Urban Residential)

To: RM-2 (Medium Density Apartment Residential)



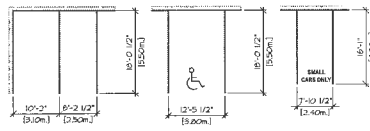
APPENDIX E

UNIT TYPE BREAKDOWN:	BLDG #1	BLDG #2	BLDG #3	TOTAL NO. OF UNITS		
A/A1/A3	1 BED	21	9	20	56	17%
B/B1a/B2	1 BED + DEN	26	25	20	71	22%
C1	2 BED JR	40	20	40	100	30%
D/D2/5	2 BED	10	24	4	38	12%
E/E1	2 BED + FLEX	10	0	15	33	10%
F1/F2/F2a	3 BED	10	5	5	20	6%
G/6/2	STUDIO	0	0	4	12	4%
TOTAL:		194 UNITS	89 UNITS	108 UNITS	390 UNITS	100%
FLOOR PLATE AREA:						
GROUND FLOOR +	21,946.8 S.F.	14,620.3 S.F.	17,440.6 S.F.	TOTAL GROSS FLOOR AREA:		
TYPICAL x 4 FLOORS =	44,404.3 S.F.	58,456.7 S.F.	12,816.5 S.F.			
TOTAL:	121,306.1 S.F.	73,077.0 S.F.	40,257.2 S.F.	284,539.3 S.F.		
	11,264.7 S.M.	6,784.3 S.M.	8,932.9 S.M.	26,432.2 S.M.		

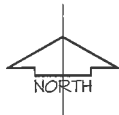


CONCEPTUAL SITE PLAN

CLIENT NO. 466	SHEET NO. AC-21
PROJECT NO. 17024	REV. NO. ③

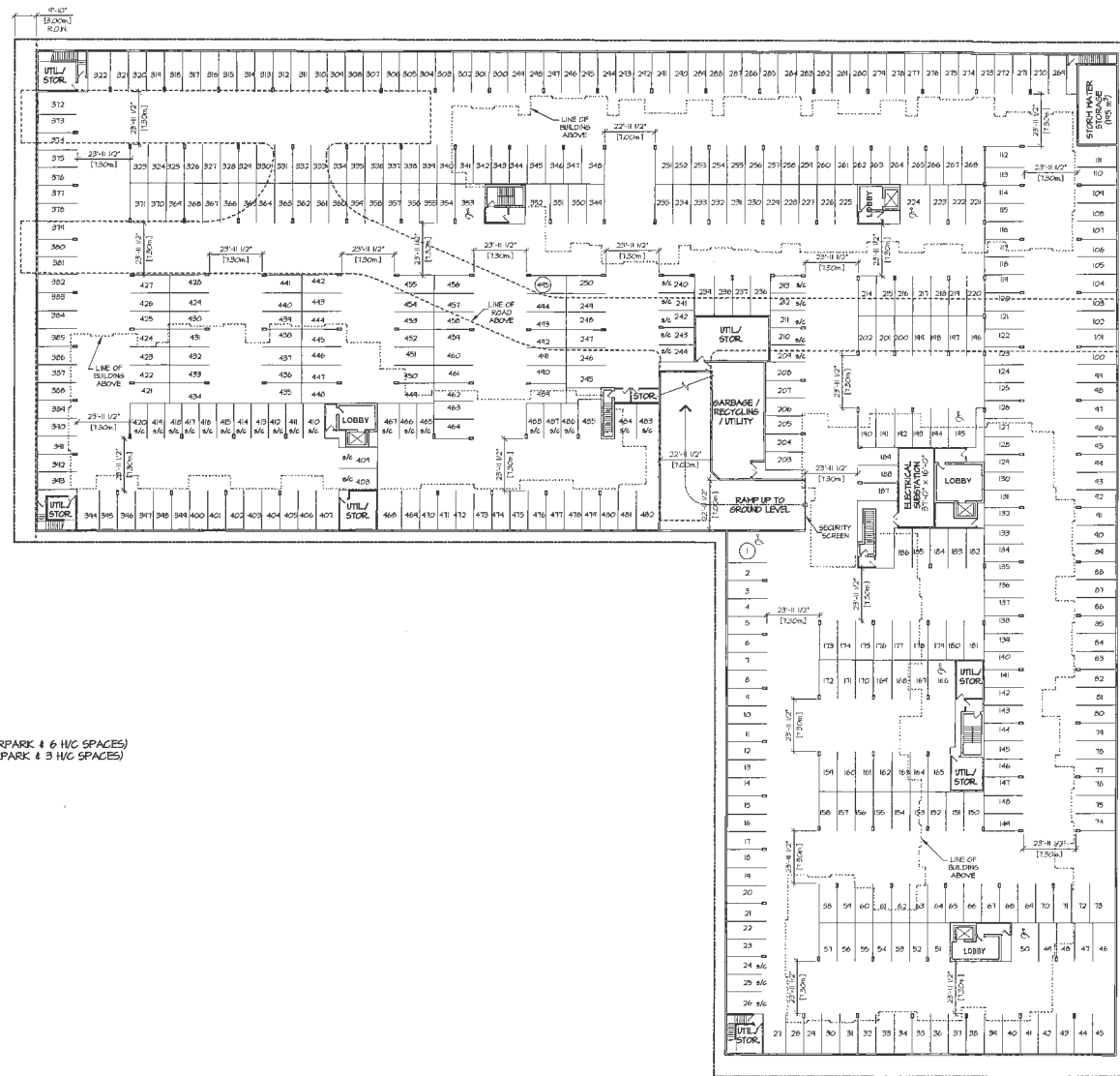


TYPICAL PARKING DIMENSIONS



U/G PARKING LAYOUT

U/G PARKING = 445 SPACES (INCLUDES 34 SMALL CARPARK & 6 H/C SPACES)
 SURFACE PARKING = 66 SPACES (INCLUDES 15 SMALL CARPARK & 3 H/C SPACES)
 TOTAL = 511 SPACES ±



REVISION	DATE	BY	REASON
1			ISSUED FOR PERMIT
2			REVISED TO SHOW 1/2" RAMP UP TO GROUND LEVEL

CLIENT:	PLATINUM ENTERPRISES LTD.
PROJECT:	APARTMENT BUILDING
LOCATION:	BROWN AVENUE, MAPLE RIDGE
SHEET NO.:	1024
DATE:	2004.04.04
SCALE:	1/8" = 1'-0"

barnett dembek
ARCHITECTS LTD.

UNIT 135,
7538 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 587-7100
 FAX: (604) 587-2099
 EMAIL: mcl@barnett-dembek.com

CLOSET NO.	466	SHEET NO.	AC-22
PROJECT NO.	17024	REV.	1



WEST ELEVATION



SOUTH ELEVATION - Brown Avenue

SCHEDULE OF FINISHES

- ① HARDI PANEL SIDING
- ② EASY TRIM
- ③ HORIZONTAL HARDI SIDING - 1" PROFILE
- ④ HORIZONTAL HARDI SIDING - 6" PROFILE
- ⑤ LEDGESTONE
- ⑥ PREFAB METAL FRAMED GLASS RAILING
- ⑦ KNEE BRACES
- ⑧ HOOD POST
- ⑨ VINYL FRAMED WINDOWS
- ⑩ PRIVACY SCREEN
- ⑪ WINDOW TRIMS, BELLY BAND, FASCIA, OTHER TRIM
- ⑫ SOFFITS ABOVE MAIN ENTRY & STREET SIDE
- ⑬ SOFFITS REMAINDER OF BUILDING
- ⑭ GUTTERS
- ⑮ DOWNPIPES - TO MATCH SIDING
- ⑯ SLOPE ROOF
- ⑰ FLAT ROOF
- ⑱ FRONT ENTRY FEATURE

COLOUR SCHEME 'A'

- HARDI COBBLESTONE STUCCO FINISH
- TO MATCH PANNELLING
- HARDI RICH ESPRESSO WOODGRAIN FINISH
- HARDI OLD CHERRY WOODGRAIN FINISH
- MIDNIGHT STACK T8004
- SHADOW BLACK
- TEXAS HONEY BROWN
- TEXAS HONEY BROWN
- BEIGE
- BLACK
- SHADOW BLACK
- TEXAS HONEY BROWN
- BLACK
- BLACK
- KATYCAN 20 PRESTIGE BEIGE OR 60 MOCHA
- BLACK
- WHITE ROOF
- BENJAMIN MOORE CITRINE AF-370

CONSTRUCTION AND FINISHES ARE TO BE DETERMINED BY THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FINISHES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FINISHES. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE FINISHES.

REV	DATE	BY	CHKD	DESCRIPTION
1				
2				
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4				
5				
6				
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20				



CLIENT: PLATINUM ENTERPRISES LTD.	PROJECT: APARTMENT BUILDINGS	DATE: 11/01/2024	SCALE: 1/8"=1'-0"
7538 130 STREET, SURREY, B.C. V3W 1H8	BROWN AVENUE MAPLE RIDGE		
	BUILDING ELEVATIONS		
	BUILDING NO. 1		

barnett dembek ARCHITECTS INC.	
UNIT 130, 7538 130 STREET, SURREY, B.C. V3W 1H8	PHONE: (604) 297-7100 FAX: (604) 297-2099 EMAIL: mtd@barnett-dembek.com
CLIENT NO. 17024	SHEET NO. AC-6.1B

BUILDING #1
COLOUR SCHEME 'A'



MAPLE RIDGE STORMWATER RETENTION REQUIREMENTS TO BE MET BY THE CIVIL ENGINEER'S DESIGN FOR THE TREE ELEMENTS AND COORDINATED TO THE LANDSCAPE DESIGN, INCLUDING:

- FIRMABLE PAVERS IN PARKING STALLS
- INFILTRATION TRENCH SIGNATURE PROVIDED AT EDGE OF PARKING

STORAGE TANKS TO BE PROVIDED IF REQUIRED

- STORAGE FOR UPSTREAM OF DETENTION -
- BIORETENTION - INTERCEPTOR
- SOIL DEPTHS ARE AS FOLLOWS: 150mm (6") FOR LAWN AREAS, 300mm (18") FOR SHUR AREAS, AND 900 (36") FOR SMALL AND 915mm (36") FOR LARGE TREES

- SEE MY CIVIL ENGINEER'S PLAN FOR DETAILS REGARDING STORMWATER RETENTION CALCULATIONS AND STRUCTURE DETAILS

17-248

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pmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4185 68th Creek Drive
Burnaby, British Columbia, V5C 6C9
p: 604 294-0011 ; f: 604 294-0022

SCALE:

NO.	DATE	REVISION DESCRIPTION	DR.
4	16. MAY 16	REV COMMENTS	JC
3	15. APRIL 16	REV SITE PLAN, ADD SUNSHADE	MM
2	14. APRIL 16	REV SITE PLAN	MM
1	14. APRIL 16	REV SITE PLAN	MM

CLIENT:

PROJECT:

APARTMENT BUILDINGS
22229 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:
**LANDSCAPE
DETAILS**

DATE: 17.NOV.22 DRAWING NUMBER:
SCALE: AS NOTED
DRAWN: MHA
DESIGN: MHA
CHECK: PCM

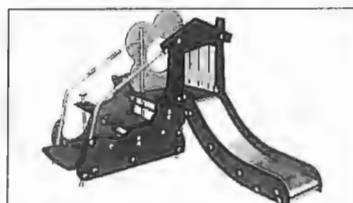
L6

OF 13

17246-7.DWG

PMG PROJECT NUMBER:

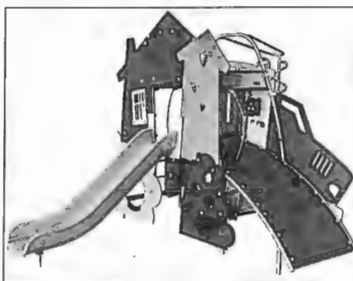
17-246



KIDFARM TUCKER'S CASTLE STEEL BLUE



KIDFARM HORSE AND GARDEN - VICTORY



KIDFARM HORSE AND GARDEN - VICTORY



STRENGTH AND FLEXIBILITY



STRENGTH AND FLEXIBILITY



OVERSHADOWING PAVING



HAILIN BENCH



HAILIN TABLE AND CHAIR



KIDFARM TUCKER'S CASTLE STEEL BLUE



LEGAN TOWER ROLLER



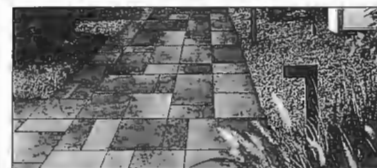
LEGAN TOWER ROLLER



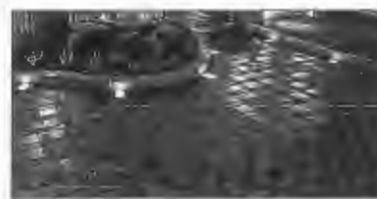
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LEGAN TOWER ROLLER



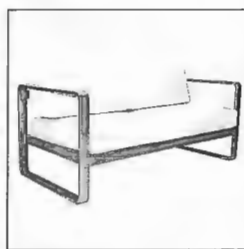
LEGAN TOWER ROLLER



LEGAN TOWER ROLLER



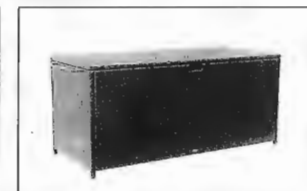
WILSON DAYVIEW PICKING TABLE



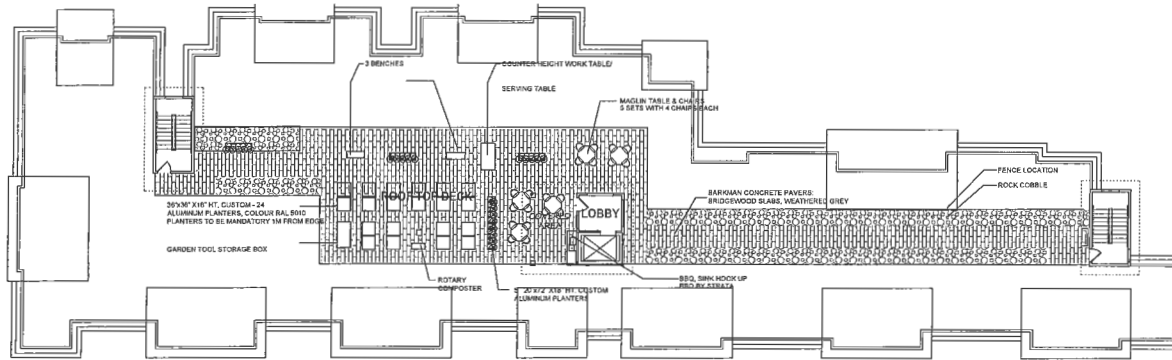
HAILIN BENCH



HAILIN 100 SERIES BINE BLACK - BLACK



HAILIN 100 SERIES BINE BLACK - BLACK



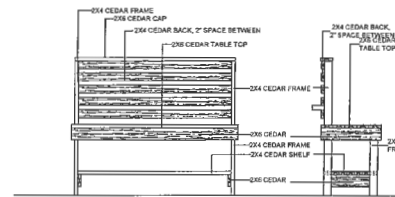
BUILDING 2

PLANT SCHEDULE		PMG PROJECT NUMBER: 17-248	
KEY	QTY	BOTANICAL NAME	COMMON NAME
GRASS			
x 25		CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS
s 23		STIPA TENUSSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
ss 22		SEDUM ALBUM VAR. MCRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP
			SCM POT

NOTES: *PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLY STANDARDS. BOTH PLANT TYPE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR CORNER CONTAINER HEADINGS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. *SUBSTITUTIONS OF PLANT MATERIAL FROM THE LANDSCAPE ARCHITECT PRIOR TO ISSUING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO REQUEST FOR REJECTION. SUBSTITUTIONS ARE SUBJECT TO CANADIAN LANDSCAPE STANDARDS. SUBSTITUTIONS OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS, LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM IDENTIFIED DISEASE FREE NURSERY.

PLANT SCHEDULE		PMG PROJECT NUMBER: 17-248	
KEY	QTY	BOTANICAL NAME	COMMON NAME
GRASS			
x 45		CALAMAGROSTIS ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS
s 42		STIPA TENUSSIMA	MEXICAN FEATHER GRASS
PERENNIAL			
ss 36		SEDUM ALBUM VAR. MCRANTHUM 'CORAL CARPET'	CORAL CARPET STONECROP
			SCM POT

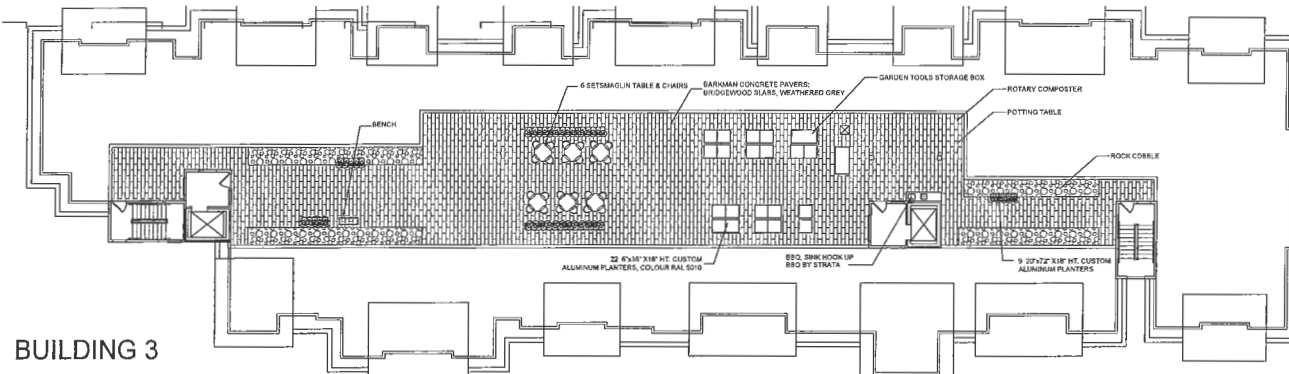
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NOTE: ALL CEDAR TO BE NO. 2 GRADE OR BETTER, FREE OF SPLINTERS
ALL PIECES TO BE SCHEDULED TOGETHER

1 POTTING TABLE / BENCH

1:35



BUILDING 3



HOUSE LOFT LOVESAT



WOODEN BAYVIEW PICNIC TABLE



MAPLE TABLE AND CHAIR - FORD SERIES - COLOUR SILVER 14



LEE VALLEY DULA BATCH ROLLING COMPOSTER



POTTING TABLE

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pmg
LANDSCAPE
ARCHITECTS

Suite C100 - 4185 58th Street Drive
Burnaby, British Columbia, V5C 6G9
p: 604-294-0211; f: 604-294-0222

SCALE:

NO.	DATE	REVISION	DESCRIPTION	CHK.
1	15.05.19		APP. COMMENTS	
2	15.05.19		NEW SITE PLAN, APP. SUBMISSION	
3	15.05.19		NEW SITE PLAN	
4	15.05.19		NEW SITE PLAN	
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99	15.05.19		NEW SITE PLAN	
100	15.05.19		NEW SITE PLAN	

CLIENT:

PROJECT:

APARTMENT BUILDINGS

22229 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:

ROOFTOP
LANDSCAPE PLAN

DATE: 18.05.02
SCALE: 1/8"=1'-0"
DRAWN: MC
DESIGN: MC
CHECK: PCM

L8B
OF 13



1748-7.0P

PMG PROJECT NUMBER:

17-248

1. Introduction

The following report is submitted to the City of Maple Ridge to summarize the results of the Development information meeting for the above application.

The Public Information Meeting (DIM) for the City of Maple Ridge Application No. 2017-306-RZ, located at 22229 Brown Ave, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street was held on June 4, 2019 from 6:00 p.m. to 8:00 p.m. at the Maple Ridge Senior Activity Centre. The purpose of the DIM was to present the proposed development plans, and gain feedback from the community.

2. Public Information Meeting (June 4, 2019)

2.1. Notification

Per City policy, the public was notified through a direct mail-out to neighbouring properties.

The City of Maple Ridge staff generated and provided the mailing labels for all properties within 100 meters of the development site. A total of 471 notifications were mailed out on May 23, 2019, approximately 11 days prior to the DIM. A copy of the mail-out invitation can be found in *Appendix A*.

The notification provided general information including an overall description of the development, location of the DIM and a locational map of the subject site to provide context. Contact information was provided on the invitation for anyone who wished to ask a question, inquire, or make a comment if unable to attend the meeting.

2.2. Public Information Meeting Logistics

The DIM was held at the Maple Ridge Senior Activity Centre (12150 224 Street, Maple Ridge, BC). The venue location, parking availability, and total space of the setting were suitable to host the DIM. The meeting was scheduled from 6:00 p.m. to 8:00 p.m. on Tuesday June 4, 2019. The consulting team prepared the meeting room in advance of the publicly advertised start time.

The consulting team in attendance included:

- Patricia Campbell – PMG Landscape Architects
- David Walls – Barnett Dembek Architects Inc
- Avtar Johl – Project Manager
- Ron Antalek – Marketing

2.3. Public Information Meeting Details

A total of thirteen (13) attendees signed the attendance sheet (see *Appendix C*). All 13 attendees who signed in provided their address and either reside or have a property interest in the community.

The DIM was arranged in an open house format where community members viewed display boards and had the opportunity to ask questions to the project team members. A total of eleven (11) display boards were exhibited at the DIM. Tables and chairs were setup in the middle of the room to allow members of the public to fill in their questionnaire and comment sheet.

The display boards that were presented at the meeting provided the details for the zoning bylaw, architectural, landscape and engineering key plan.

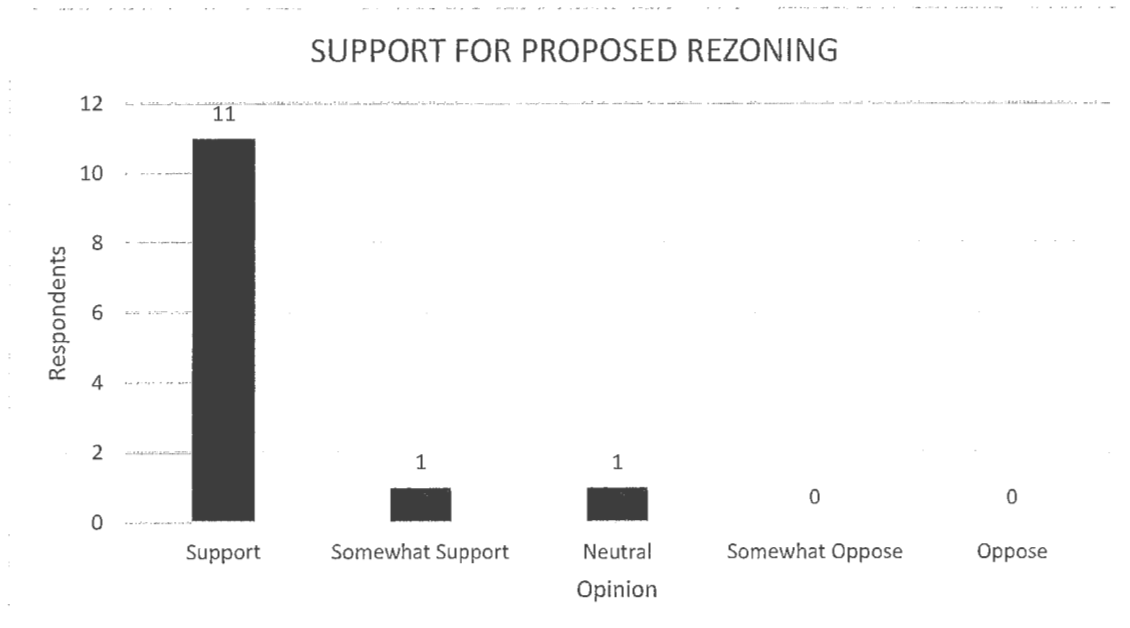
In addition to these display boards a Questionnaire / Comment Sheet was provided to the public (see *Appendix D*.) The questionnaire / comment sheet could either be completed at the meeting and returned to the project team or returned by email. Eight (8) comment sheets were completed at the DIM and four (4) comment sheet were delivered by hand at the DIM and one (1) comment sheet was e-mailed the next day for a total of thirteen (13) comment sheets.

3. Public Information Meeting Results

A questionnaire was prepared to gather public input on the proposed development. The questionnaire was designed with three questions regarding the project.

3.1. Question 1

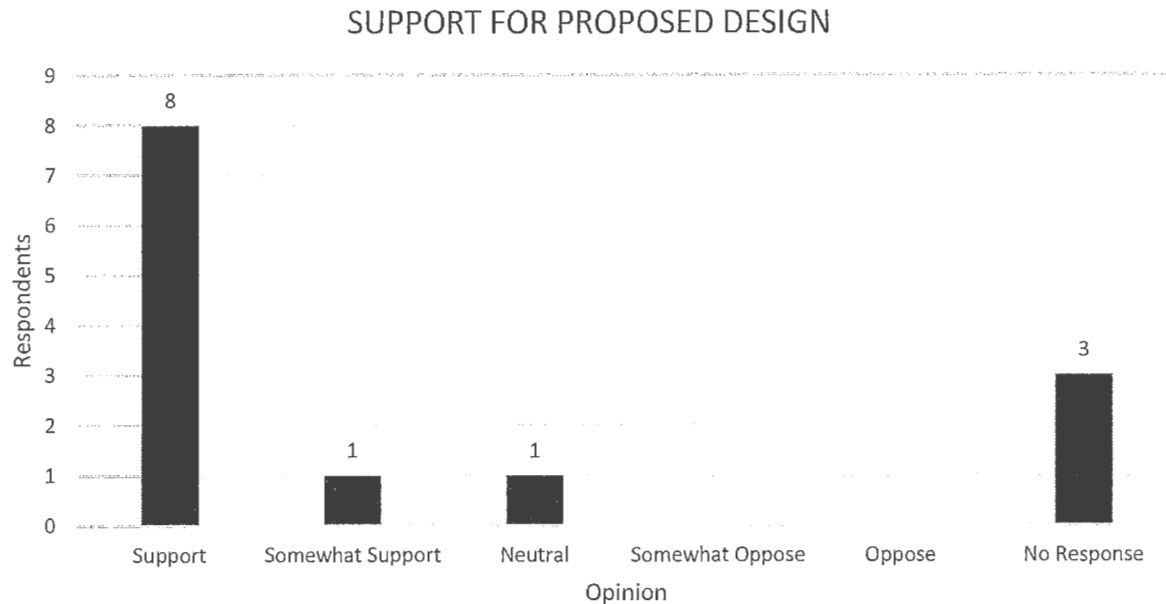
1. The developer is proposing to rezone the Property from CD-1-00 (Seniors Apartment and Private Hospital) to RM-2 (Medium Density Apartment) to develop 330 apartments in three 5-storey buildings with underground parking with a total floor area of approximately 26,299m²:



Additional Written Comments:

- Affordable housing needed
- Opportunity for first time homebuyers, families and seniors.
- Inventory offering affordability is highly needed for seniors, young families, low income
- Require more quality accommodation in City Town Center
- Beautiful design – will improve the area
- Great for the community

2. What are your impressions regarding the proposed design of the apartments?



Additional Written Comments

- Fits into the community
- Great street appeal, fits into the community
- Well designed, provides diversity for different housing demands
- Like design – fits into the community
- Great addition to City, affordable housing needed
- Good project, not enough green land
- Fabulous design, renewing the look of the neighborhood
- Looks perfect
- Another apartment building, rather large on 223 Street, landscaped areas seem nice

3.4. Question 3

Any other thoughts that you would like to share regarding the proposed development?

Additional Written Comments

- *Do it as soon as possible*
- *Help seniors settle into City*
- *Great addition – provides affordable housing*
- *Suitable for all kinds of people*
- *Consider less parking to make more affordable, encourage fewer cars and more alternative transportation, increase traffic concern, improve bike routes, more municipal park and meeting places, not a good idea for Brown Ave drop off zone.*

4. Conclusion

Based on the completed questionnaires and the comments at the public open house, attendees were overwhelmingly supportive of the development proposal, with an overall 11 respondent being supportive, 1 respondent being somewhat supportive of the application and one respondent being neutral.

Comments brought up at the public information meeting and in the questionnaire, include comments on the welcomed improvement in the area, happy with the range of units to attract a diversity of buyers, smaller unit sizes will lead to relative market affordability and attractive design of the buildings and landscape areas. As the project was very well received it is not anticipated to make any revisions to the design of the project at this time.

If you have questions about this report please do not hesitate to contact the undersigned.

Yours truly,

Platinum Group

Avtar Johl, CA
Project Manager

ADP design commentsLandscape Comments:

1. Consider providing adaptable units on ground floor; ensure access is available to greater circulation system from adaptable units;

Landscape Architectural Response: Adaptable unit is provided in Building 2. Where adaptable unit the only change in grading necessary is a slight sloping to eliminate the step at the building access point. No change in layout required.

2. Consider programming for older children in amenity areas;

Landscape Architectural Response: There is a strong focus on play structures for house-bound mothers with small children as older children have wider access to play opportunities at school and parks but by including natural play components tucked into landscape there is no real age focus and offers play opportunities for older children

3. Ensure tree selection on slab is appropriate for soil depth;

Landscape Architectural Response: Large growing tree species were shown in some of the interior planting beds. These large growing species were either moved to perimeter area and smaller species moved to replace or tree varieties in the interior beds were changed to small or medium scale tree species. The perimeter landscape beds have substantial soil volume for large trees. Where less soil volume in interior planting areas, smaller species are now shown. Plant quantities were updated to show specified trees.

4. Consider articulating or activating narrow fenced walkways associated with rooftop amenity either with landscape or hard surfacing or additional seating.

Landscape Architectural Response: Roof deck plans have been amended to address the concern for narrow corridors. The plans have been amended to show walks that jog move and are placed in wider landscape areas. Widened areas have rock cobble beds, additional planters and some benches added. Plantings in roof deck planters amended to show layers of landscape and more interest to the spaces.

Architecture Comments:

1. Consider articulating or providing windows on blank walls of Building 1;

Architectural Response: Windows added and existing windows made larger.

2. Consider deleting storage room and adding partition doors to create a more flexible amenity space;

Architectural Response: Some storage rooms deleted and created a larger area for the feasibility of the amenity area

3. Consider providing access to the washroom from the elevator corridor;

Architectural Response: This cannot be done according to the Building Code

4. Consider adding accent colours to the facades and incorporating colour palette to landscape;

Architectural Response: Building entrances enhanced and accent colours added art entries.

5. Consider adding variety to material to create individual building identities.

Architectural Response: Ledge stone colour added to Building 1 to create individual building identities.



January 9, 2018

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

Attention: Chee Chan

Dear Mr. Chan:

Re: **File #:** 2017-306-RZ
 Legal: Lot "G" Except Portions in Plans 19681, 59663, 63321 and LMP27701, D.L.
 399, Group 1, NWP10689
 Location: 22229 Brown Avenue
 From: CD-1-00 (Senior Apartment and Private Hospital)
 To: RM-2 (Medium Density Apartment Residential)

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

Eric Langton Elementary has an operating capacity of 406 students. For the 2017-18 school year the student enrolment at Eric Langton Elementary was 431 students (106% utilization) including 299 students from out of catchment.

Maple Ridge Secondary School has an operating capacity of 1300 students. For the 2017-18 school year the student enrolment at Maple Ridge Secondary School was 1332 students (102.5% utilization) including 871 students from out of catchment.

Sincerely,

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

cc: Rick Delorme
 David Vandergugten
 James Clarke

APPENDIX K




BUILDING NO. 3

APPENDIX K

CLIENT : PLATINUM ENTERPRISES LTD. 1401 WEST MONTGOMERY BUILDING BROWN AVENUE, MARKLE RIDGE SURREY, B.C. V3W 1H8		DATE : Aug. 2, 84 SCALE : 1/8" = 1'-0"	
DRAWING : 104		SHEET : 104-1	

barrett dembe
ARCHITECTS LTD.

UNIT 133,
 7530 130 STREET,
 SURREY, B.C.
 V3W 1H8



PHONE: (604) 597-7711
 FAX: (604) 597-2600
 EMAIL: mail@barrett-dembe.com

CLIENT NO.	466	DRAWING NO.	104-1
PROJECT NO.	104-1	REV. NO.	1

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7362-2017
11143 Princess Street

MEETING DATE: September 17, 2019
FILE NO: 2017-185-RZ
MEETING: CoW

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11143 Princess Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into approximately two lots. Council granted first reading to Zone Amending Bylaw No. 7362-2017 on December 5, 2017.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution (CAC) Program, and will be requested to pay \$5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7362-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication as required;
 - iii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iv) Registration of a Restrictive Covenant for the location within the Floodplain;
 - v) Registration of a Restrictive Covenant for Tree Protection;
 - vi) Registration of a Restrictive Covenant for Stormwater Management;
 - vii) Removal of existing building/s;
 - viii) 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; and

- ix) That a voluntary contribution, in the amount of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Eun Hong
Legal Description:	Lot 1104 District Lots 279 and 281 Group 1 New Westminster District Plan 46939
OCP:	
Existing:	Single-Family & Compact Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
South:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
East:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
West:	Use: Single-Family Residential Zone: RS-1 (One Family Urban Residential) Designation: Single-Family & Compact Residential
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	1,000 m ² (0.25 acres)
Access:	Ditton Street and Princess Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is approximately 1,000 m² (0.25 acres) in area and is bound by single-family residential properties to the north, east, south and west. There are trees located along the Ditton Street frontage, and some hedging along the Princess Street frontage (see Appendices A and B).

The applicant is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) (see Appendix C) to permit future subdivision into two single-family residential lots (see Appendix D).

3) Planning Analysis:

Official Community Plan:

The subject property is located within the Hammond Area Plan and is currently designated *Single-Family & Compact Residential*. Section 3.1 in the Hammond Area Plan identifies that “*Hammond is an established neighbourhood and it is important that new development is compatible with existing character. Retaining neighbourhood character is a key aim for the Hammond Area Plan, while allowing for increased residential densities that support a more vibrant community. Additionally, introducing new forms of residential development is intended to attract new residents and enable current residents to “age in place”.* The *Single-Family & Compact Residential* designation allows for single family, duplex and triplex forms of development. Section 3.1.1 outlines “*the intent is to allow for some density increase that is compatible with existing single-family form and neighbourhood character*”. The proposed zoning to R-1 (Residential District) is supported within the *Single-Family & Compact Residential* designation.

The Hammond Area Plan consists of four ‘precincts’ with a goal of identifying a clear difference in neighbourhood character, including: land use, street grid pattern, built form and public space. Input was generated through the public consultation process for the Hammond Area Plan, and the following four precincts were identified:

- North Hammond
- Upper Hammond
- Lower Hammond (subject property)
- Maple Meadows Business Park

The subject property is located within the Lower Hammond precinct. As identified in Section 2.3, Precinct 3: Lower Hammond, “*there are a number of older homes scattered throughout Lower Hammond, described in the Heritage Character Study (Donald Luxton & Associates), as being “pre-1940’s wood frame structures that reflect the working-class nature of the area”, but lacking in concentration of similar structures found in Upper Hammond.*” The subject property, known as ‘Rogers House’ had also been identified on Figure 1, Section 2.2.1, Heritage Character Area, as having ‘Heritage Potential’, which states: “*There are a number of sites within the area boundaries that have high potential for inclusion on the Maple Ridge Heritage Inventory or Register. These sites have not been fully researched or evaluated, but they make a strong contribution to neighbourhood character and have been flagged for their potential heritage value.*” The subject property, in the end, was not included in the Heritage Inventory work completed by Donald Luxton & Associates. While staff have encouraged and explored options for the applicant to pursue a Heritage Revitalization Agreement, the applicant has indicated they wish to remove the existing home and proceed with a two lot subdivision application.

i) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision into approximately two single-family residential lots. The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668 m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m².

ii) **Advisory Design Panel:**

This application does not need to be reviewed by the Advisory Design Panel because a Form and Character Development Permit is not required.

iii) **Development Information Meeting:**

A Development Information Meeting is not required for this application, as there are fewer than five dwelling units being proposed.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering Department comments are as follows:

- Cash-in-lieu for curb, gutter and sidewalk along Ditton Street and Princess Street frontages;
- Ditch fronting Princess Street must be maintained;
- Approximately 1 m (3ft.) of road widening required along Ditton Street and Princess Street frontages; as well, the bus stop pad to remain in same location;
- New storm service connections and condition of existing storm pipe to be confirmed;
- New water service and sanitary connections required;
- Require 25 percent cash-in-lieu for future ornamental street lighting;
- Street tree planting required; and
- All utility connections to be underground.

ii) **Building Department:**

As the property is located within the floodplain, a Floodplain Covenant must be registered on title.

5) **School District No. 42 Comments:**

The proposed application would affect the student population for the catchment areas currently served by Hammond Elementary and Westview Secondary School. Hammond Elementary has an operating capacity of 457 students. Actual numbers for 2016 student enrolment at Hammond Elementary was 410 students (92% utilization). Westview Secondary School has an operating capacity of 1200 students. Actual numbers for 2016 student enrolment at Westview Secondary School was 765 students (64% utilization).

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7362-2017, and that application 2017-185-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

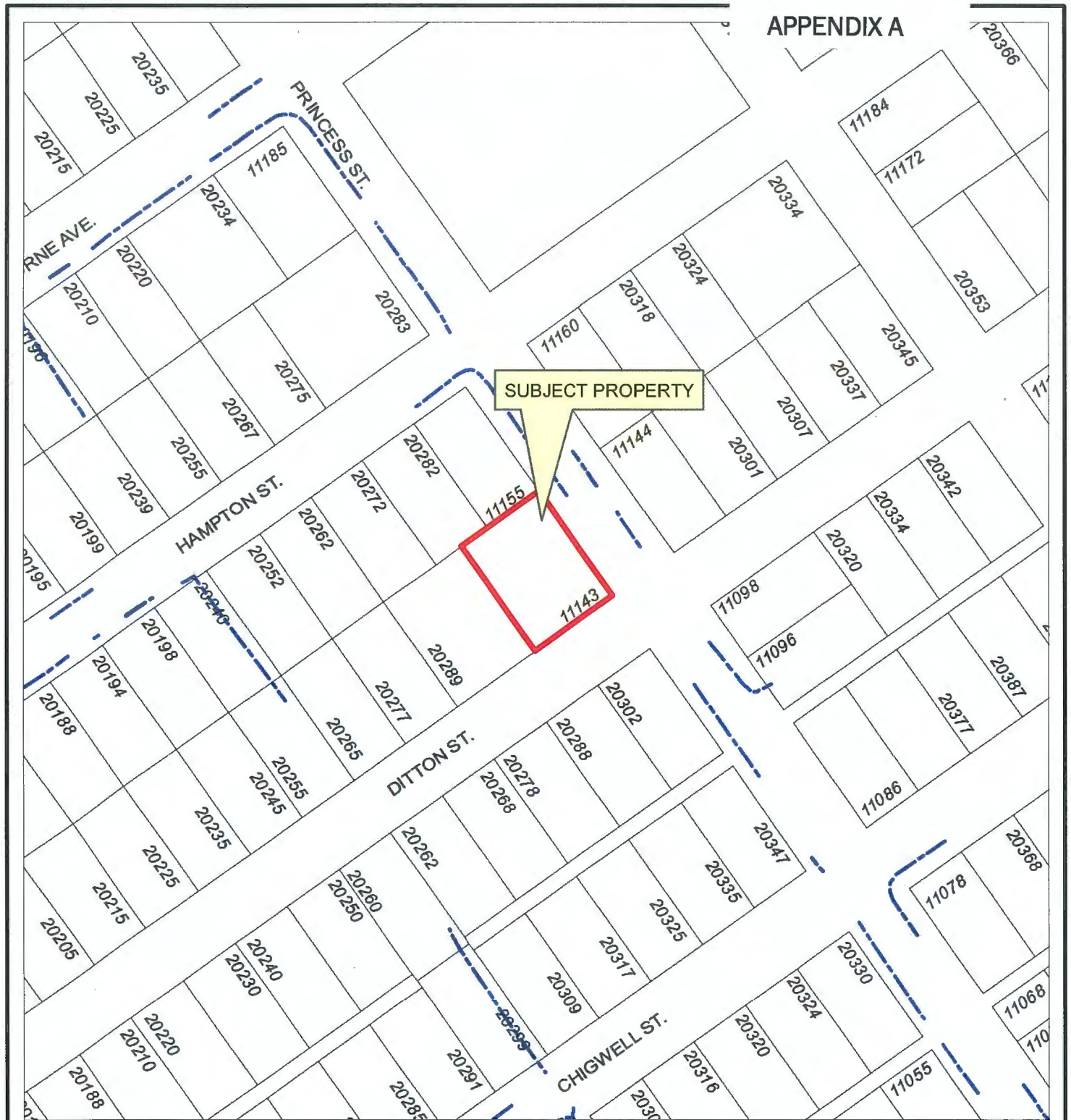
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7362-2017
Appendix D – Subdivision Plan

APPENDIX A



Scale: 1:1,500

Legend

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

11143 Princess Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-185-RZ
DATE: May 5, 2017

BY: JV



Aerial Imagery from the Spring of 2016



Scale: 1:1,500

Legend

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

11143 Princess Street

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

2017-185-RZ
DATE: May 5, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7362-2017

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. 7362-2017."
2. That parcel or tract of land and premises known and described as:

Lot 1104 District Lots 279 and 281, Group 1 New Westminster District Plan 46939

and outlined in heavy black line on Map No. 1723 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 5th day of December, 2017.

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

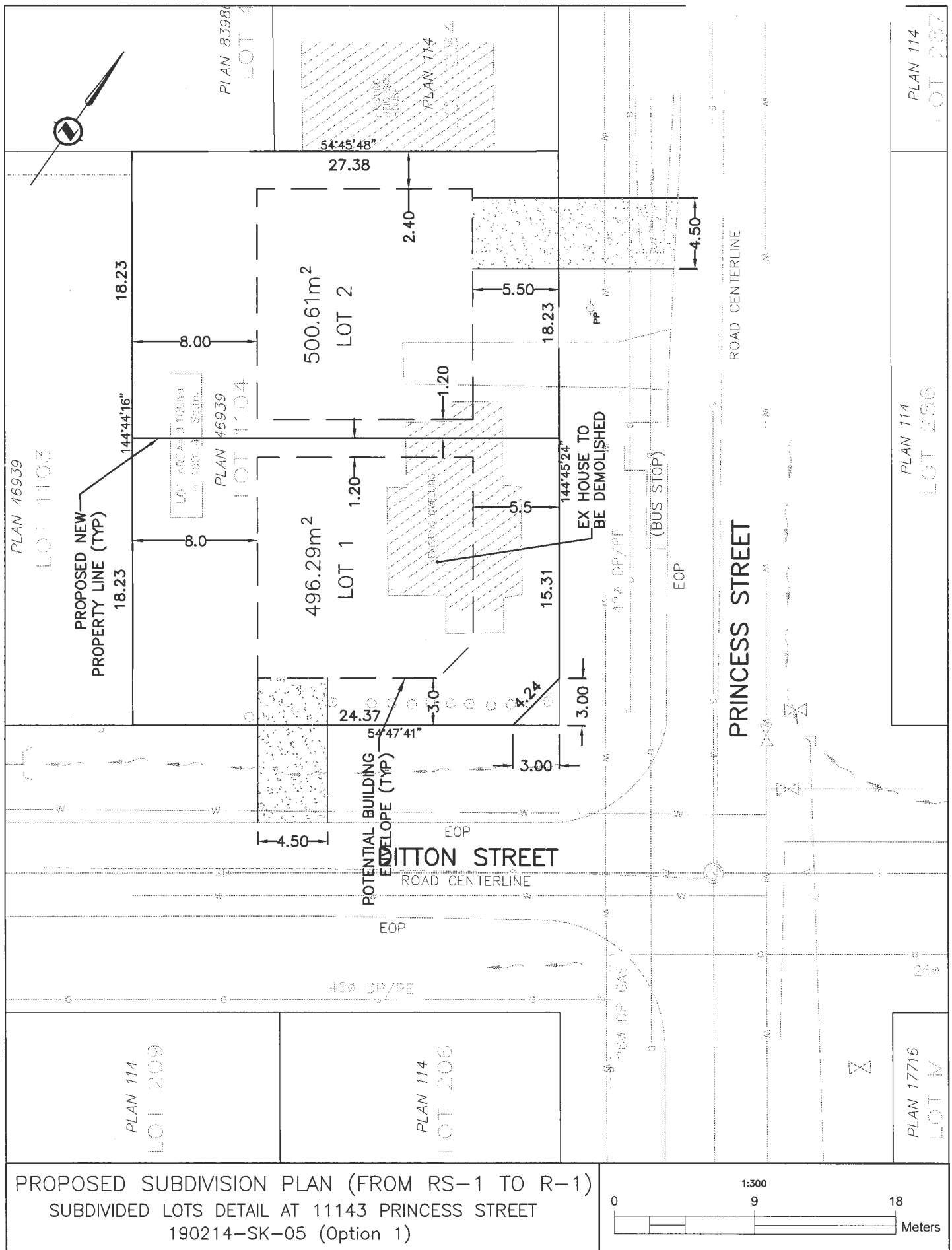
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7483-2018;
28621 104 Avenue & 10455 287 Street

MEETING DATE: September 17, 2019
FILE NO: 2018-231-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 28621 104 Avenue and 10455 287 Street from A-2 (Upland Agricultural) and A-1 Small Holdings Agriculture to RS-3 (One Family Rural Residential), to permit a future subdivision of approximately 4 lots. Council granted first reading to Zone Amending Bylaw No. 7483-2018 on July 24, 2018. The minimum lot size for the current A-2 Upland Agricultural zone is 4 hectares (10 acres) and the minimum lot size for the current A-1 Small Holdings Agriculture zone is 2 hectares (5 acres).

This application is in compliance with the OCP. There are watercourses and environmentally sensitive areas on the site. The preferred method of protecting these areas for this application is through restrictive covenants rather than dedication. For this reason, no Official Community Plan amendment is proposed to bring these areas into conservation.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$10,200.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7483-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on 104th Avenue and 287th Street as required (corner truncation only);
 - iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
 - iv) Registration with the Ministry of Environment Water Protection and Sustainability Branch for water wells;
 - v) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

- vi) That a voluntary contribution, in the amount of \$5100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions, for a total of \$10,200.00, based on two new lots being created.

DISCUSSION:

1) Background Context:

Applicant: Alair Homes, Justin Endresen

Legal Description: Lot 5 Section 9 Township 15 New Westminster District Plan 66081
Lot 13 Section 9 Township 15 New Westminster District Plan 66392

OCP:

Existing: RURRES (Rural Residential)
Proposed: Rural Residential

Zoning:

Existing: A-2 (Upland Agricultural) & A-1 Small Holdings Agriculture
Proposed: RS-3 (One Family Rural Residential)

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
South:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential
East:	Use:	Rural Residential
	Zone:	A-1 (Small Holding Agricultural)
	Designation:	Rural Residential
West:	Use:	Rural Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential

Existing Use of Property: Rural Residential

Proposed Use of Property: Rural Residential

Site Area: 8.8 Ha. (22 acres)

Access: 287th Street and 108th Avenue

Servicing requirement: Rural Standard

2) Project Description:

This proposal is to rezone the subject properties from their current agricultural zones (A-1 and A-2) to RS-3 (One Family Rural Residential), in compliance with the land use designation of the subject properties. A four lot rural subdivision with minimum 2 hectare (5 acre) lots is proposed, with access from 104th Avenue for two of the proposed lots, with the remainder to be taken from 287th Street. The subject site is located in East Maple Ridge, a rural area reliant on on-site water and

sewer. An indeterminate watercourse exists on the property at 28621 104th Avenue. The subject site slopes gradually from west to 287th Street, which marks its highest point. The applicant proposes to retain the two existing houses with this subdivision. In order to keep these two houses, demonstration of septic disposal and potable water quality and quantity will be required.

3) Planning Analysis:

i) Official Community Plan:

The proposed RS-3 Zoning is consistent with the Rural Residential designation of the subject property, and for this reason, this application is supportable.

ii) Zoning Bylaw:

One of the subject properties is zoned A-2 Upland Agriculture. The other subject property is zoned A-1 Small Holding Agriculture. The minimum lot size for the current A-2 Upland Agriculture zone is 4 hectares or 10 acres, while the minimum parcel size for the current A-1 Small Holding Agriculture zone is 2 hectares or 5 acres. The proposed RS-3 (One Family Rural Residential) zone has a minimum lot size of 2 hectares or 5 acres if served by well. These minimum requirements will be met with this application.

iii) Off-Street Parking and Loading Bylaw:

Each parcel will be required to provide a minimum of 2 off street parking stalls to serve each residence. Given the site area involved (minimum 2.0 ha or 5 acres per lot), these requirements are not anticipated to be difficult to achieve.

iv) Development Permits:

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

4) Environmental Implications:

The Environmental Section of the Planning Department has reviewed this proposal along with consultant reports. The scope of their comments include watercourse protection measures, restoration and enhancement planting, tree management, stormwater management, erosion and sediment control, and the need for identification of locations of wells and septic fields.

5) Interdepartmental Implications:

i) Engineering Department:

As this development will rely on on-site water and septic, it will have a minimum requirement for municipal services. As the existing two dwellings on site are proposed to be retained, the services of a qualified professional to assess septic disposal and potable water will be required for these existing dwellings as a condition of subdivision. Road dedication to provide a 4 metre corner truncation will be required at the intersection of 287th Street and 108th Avenue.

ii) **License, Permits and Bylaws Department:**

As a condition of a building permit, the applicant will be required to demonstrate localized drainage of stormwater.

iii) **Fire Department:**

This application will require proof of sufficient water quantity for fire suppression purposes.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7483-2018, and that application 2018-231-RZ be forwarded to Public Hearing.

"Original signed by Diana Hall"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

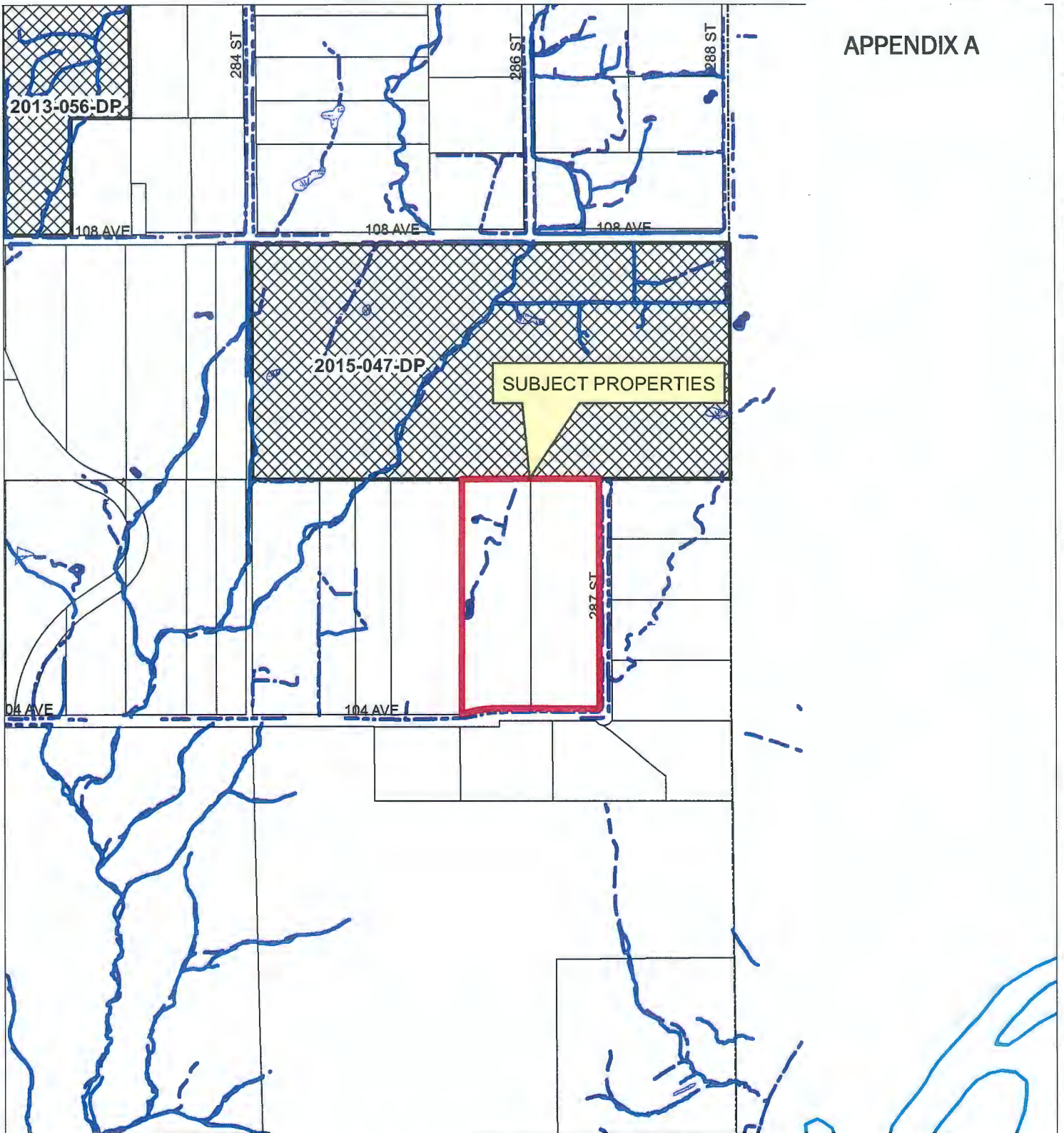
"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7483-2018
Appendix D –Subdivision Plan

APPENDIX A



Scale: 1:9,000

Legend

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

28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-231-RZ

DATE: Jun 5, 2018

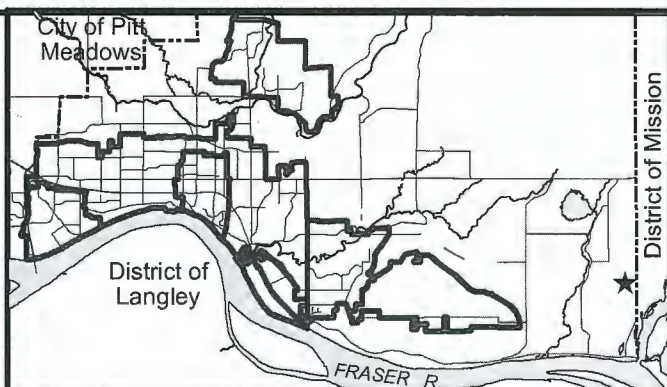
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:9,000



28621 104 AVENUE
10455 287 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-231-RZ

DATE: Jun 5, 2018

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7483-2018**

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. 7483-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 5 Section 9 Township 15 New Westminster District Plan 66081
Lot 13 Section 9 Township 15 New Westminster District Plan 66392

and outlined in heavy black line on Map No. 1767, a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-3 (One Family Rural 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 24th day of July, 2018.

READ a second time the day of , 20

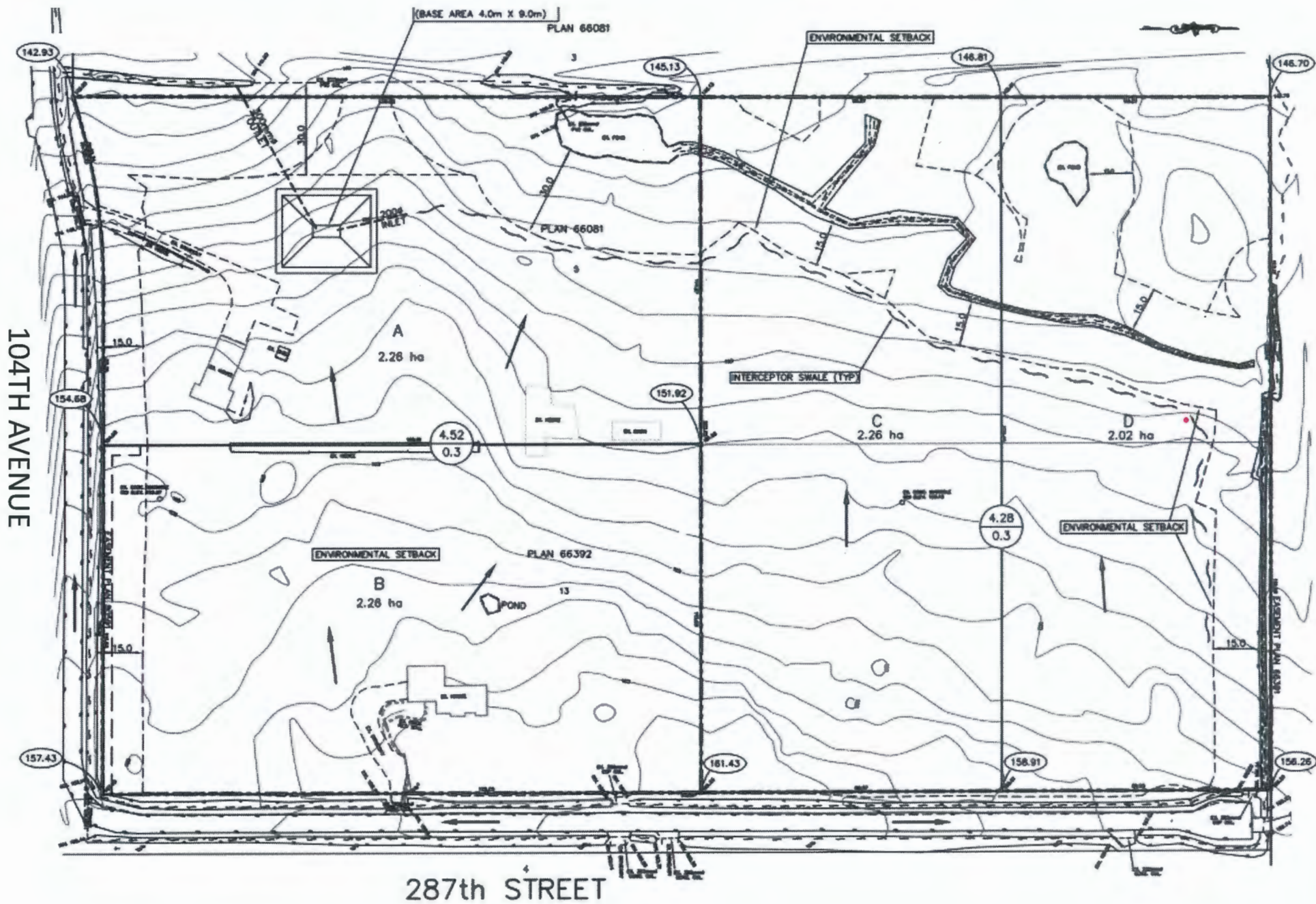
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Wildfire Development Permit
24070 132 Avenue

MEETING DATE: September 17, 2019
FILE NO: 2016-374-DP
MEETING: CoW

EXECUTIVE SUMMARY:

Wildfire Development Permit application 2016-374-DP has been received in conjunction with a Rezoning application, Development Variance Permit application, Natural Features and Watercourse Protection Development Permit application and a Subdivision application for the creation of three single family residential lots, under the R-1 (Residential District) zone. A Wildfire Development Permit is required as the subject property is located within the Wildfire Development Permit area. Council granted final reading for rezoning application 2015-021-RZ on September 10, 2019.

This application has been reviewed in relation to the revised Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2) of the Wildfire Development Permit, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-374-DP respecting property located at 24070 132 Avenue.

DISCUSSION:

a) Background Context

Applicant:	Shida Neshat-Behzadi		
Legal Description:	Lot 8 Section 27 Township 12 New Westminster District Plan 2622		
OCP:	Existing:	Conservation and Low Density Urban	
	Proposed:	Conservation and Low Density Urban	
Zoning:	Existing:	R-1 (Residential District)	
Surrounding Uses:			
	North:	Use:	Park
		Zone:	RS-1b (One Family Urban (Medium Density) Residential)
		Designation:	Conservation and Low Density Urban

South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation and Eco Cluster
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low Density Urban
Existing Use of Property:		Single Family Residential
Site Area:		2.0 ha (5 acres)
Access:		Shoesmith Loop
Servicing requirement:		Urban Standard

b) Project Description:

The subject property, located at 24070 132 Avenue, is 2.0 ha (5 acres) in size and is bound by the unopened 132 Avenue road allowance to the north, single family residential lots to the west and residential acreage to the south and east (see Appendices A and B). The subject property consists of steep slopes, a large ravine, Millionaire Creek, and a small developable area located on a plateau in the northwest corner. Vegetation on the subject property is mainly comprised of a mixed forest that is relatively undisturbed throughout the majority of the site, with the exception of the plateau section. The plateau is made up of lawn, garden and ornamental trees and shrubs. Invasive species, such as English Ivy and Himalayan Blackberry have been located in some areas of the subject property and will be removed as part of the enhancement and restoration works. The steep slopes, ravine and watercourse will be dedicated to the City as *Conservation*. A tree protection covenant will be registered to retain the two significant trees located on the proposed north-eastern property boundary of proposed lot 1.

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately three single family residential lots, not less than 371 m² (3,994 ft²) (see Appendix C). The applicant intends to retain the existing house on proposed lot 3 and create two additional lots to the north of the existing house. The remainder of the subject property will be dedicated as park for *Conservation* purposes. Access to the proposed lots will be provided from Shoesmith Loop. The application will require a variance for the rear yard setback in order to retain the existing house; however, in the future, if the existing house is to be removed, the new home location would be required to adhere to the current Zoning Bylaw and not be permitted to keep its original footprint. This will be achieved through a No-Build Restrictive Covenant on proposed lot 3.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the Official Community Plan (OCP). The Wildfire Development Permit (WFDP) Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

New structures will have a 10 m (33 ft.) area that is free of potential fuel sources. The existing structure will have a 5 m (16 ft.) area that is free of potential fuel sources, as well, vegetation will receive treatments within 5-10 m. All conifers within 10 m, but above slope top of bank, should be removed.

2. *Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;*

Mitigation measures have been proposed that respect ecological sensitivity of conservation areas. No mature trees are to be removed on steep slopes leading to Millionaire Creek. No ground disturbance permitted in tree removal areas or pruning inside the conservation area.

3. *Ensure identified hazard areas are recognized and addressed within each stage of the land development process;*

All forested areas have been assessed and delineated into fuel types. Fire behaviour potential of these areas has been analysed. These findings have driven the recommended fuel treatments. Recommendations for each stage of construction can be found in the Wildfire Development Permit Report from Diamond Head Consulting Ltd.

4. *Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.*

Removal and pruning of retained coniferous trees to 5 m and retention of fire resistant deciduous trees.

d) Environmental Implications

An application for a Watercourse and Natural Features Protection Development Permit 2015-021-DP has been received and approved by the Director of Planning. The Project Coordinator for the

professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

e) Financial Implications

A security in the amount of **\$9,800.00** will be taken as a condition of the Wildfire Development Permit to ensure that the initially proposed clearing, trimming and removals will occur.

CONCLUSION:

This application is consistent with the Wildfire Development Permit Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2016-374-DP be approved.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Senior Planning Technician

"Original signed by Doug Armour"

Reviewed by: **Doug Armour**
Assistant Chief

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

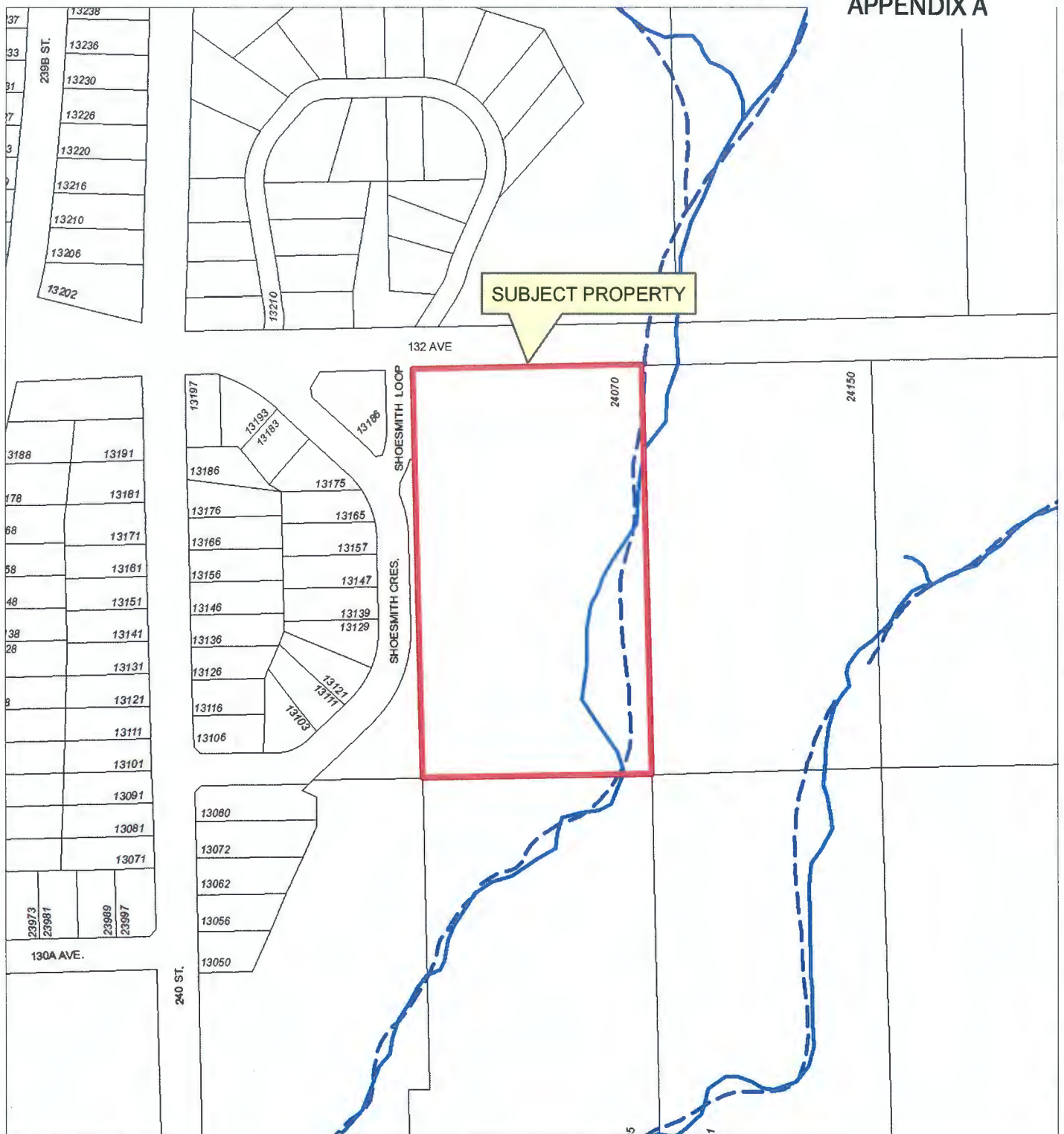
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan

APPENDIX A



24070 132 AVENUE

Legend

- Stream
- Indefinite Creek

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-374-DP
DATE: Sep 28, 2016

BY: PC



Scale: 1:2,500



Aerial Imagery from the Spring of 2015

24070 132 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

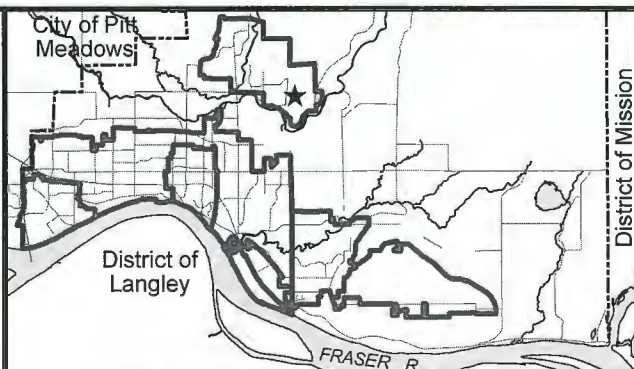
mapleridge.ca

FILE: 2016-374-DP
DATE: Sep 28, 2016

BY: PC



Scale: 1:2,500

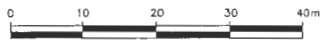


SUBDIVISION PLAN OF LOT 8 SECTION 27
TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 2622
EXCEPT THOSE PARTS SHOWN ON PLAN EPP91075

BCGS 92G.028

CITY OF MAPLE RIDGE

SCALE 1:500



(All distances are in metres)

The intended plot size of this plan is 432mm in width by 559mm in height (C size) when plotted at a scale of 1:500

Bearings are grid derived from differential dual frequency GNSS observations and are referred to the central meridian of UTM Zone 10 (123°W).

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from dual frequency GNSS observations using Can-Net reference network station MISI.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.99995060. The average combined factor has been determined based on an ellipsoidal elevation of 43 metres.

22
PLAN BCP24019

Note:

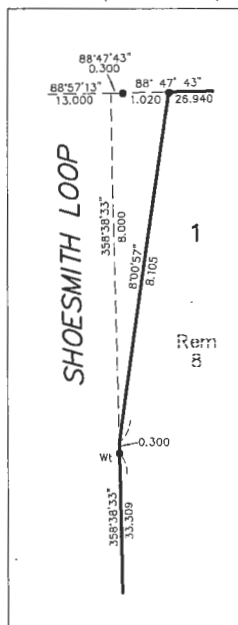
This plan shows one or more witness posts which are not set on the true corner(s).
This plan does not lie within an Integrated Survey Area.

LEGEND

- indicates standard iron post found
- indicates standard iron post placed

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF MAPLE RIDGE

DETAIL (not to scale)



PARK
PLAN BCP24019

PARK
PLAN BCP36962

DATUM: NAD83(CSRS) 4.0.0.8C.1.GVRD
UTM ZONE 10
UTM NORTHING: 5,454,450.475m
UTM EASTING: 532,325.975m
POINT COMBINED FACTOR: 0.9996036
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: 0.05m

DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
UTM ZONE 10
UTM NORTHING: 5,454,261.393m
UTM EASTING: 532,330.455m
POINT COMBINED FACTOR: 0.9996047
ESTIMATED HORIZONTAL
POSITIONAL ACCURACY: 0.05m

A VENUE

SW 1/4

PLAN 2622

Sec 27

PARK
PLAN EPP91075

POSTING PLAN S69766
POSTING PLAN R119718

TP 12

7
PLAN 2622

12
PLAN 2622

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Wildfire Development Permit
14155 Marc Road

MEETING DATE: September 17, 2019
FILE NO: 2018-509-DP
MEETING: C o W

EXECUTIVE SUMMARY:

A Wildfire Development Permit application has been received in conjunction with a rezoning and subdivision application for the creation of a 109 single family lot development. A Wildfire Development Permit is required as the subject property, located at 14155 Marc Road is located within the Wildfire Development Permit area. Council gave final reading for rezoning application 2016-091-RZ on July 23, 2019.

This application has been reviewed in relation to the revised Key Guideline Concepts (Section 8.12.1) and Guidelines (Section 8.12.2), and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-509-DP respecting property located at 14155 Marc Road.

DISCUSSION:

a) Background Context

Applicant:	Morningstar Homes Ltd.
Legal Description:	Lot: 3, Section: 32, Township: 12, Plan: LMP14126
OCP:	
Existing:	ECO (Eco Clusters), Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District), R-2 (Urban Residential District)
Surrounding Uses:	
North:	
Use:	Vacant
Zone:	A-2 (Upland Agricultural)
Designation:	Rural Residential & Agricultural

South:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Eco Clusters
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
West:	Use:	Blaney Bog
	Zone:	A-5 (Agriculture Only)
	Designation:	Park within the ALR and Rural Residential
Existing Use of Property:		Vacant
Proposed Use of Property:		Urban Residential
Site Area:		30.079 Ha. (74.32 acres)
Access:		Marc Road
Servicing requirement:		Urban Standard

b) Project Description:

This development variance application is to support a rezoning and subdivision application for 109 single family houses in the Silver Valley Area. The site is characterized by complex topography, with steep slopes and watercourses.

A Wildfire Hazard Assessment has been received from Diamond Head Consulting Ltd. and was prepared by a Registered Professional Forester qualified by training or experience in fire protection engineering, with at least two years of experience in fire protection engineering and with assessment and mitigation of wildfire hazards in British Columbia.

c) Planning Analysis

The Wildfire Development Permit Area Guidelines are intended for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk, in some cases, may be reasonably abated through implementation of appropriate precautionary measures.

A Wildfire Development Permit is required for all development and subdivision activity or building permits for areas within the Wildfire Development Permit area, as identified in the Official Community Plan (OCP). The Wildfire Development Permit (WFDP) Guidelines are to work in concert with all other regulations, guidelines and bylaws in effect.

This development respects the key guidelines as outlined in this section with comments provided by the Registered Professional Forester:

1. *Locate development on individual sites so that, when integrated with the use of mitigating construction techniques and landscape management practices, the risk of wildfire hazards is reduced;*

The lots at greatest risk, at the perimeter of the subdivision in the forest interface area will be required to remove all highly flammable vegetation and other combustibles. Yards should be short grass or non-combustible surface, or planted and maintained with low density, fire-resistant plants and shrubs. No vegetation should be in contact with structures.

2. Mitigate wildfire impacts while respecting environmental conservation objectives and other hazards in the area;

Environmental dedication area and private lands 30 – 100 m from house structures were reviewed with this proposal. Due to the low to moderate wildfire threat to the site from fuels at this distance, and due to the complexities of environmental sensitivities and treating fuels on lands not under the control of the development, treatments in this area are not recommended.

3. Ensure identified hazard areas are recognized and addressed within each stage of the land development process;

Forested areas within approximately 100 m of the proposed development site were classified into fuel type risks based on the sixteen national benchmark fuel types that are used by the Canadian Fire Behaviour Prediction System. Three fuel types were identified.

4. Manage the interface forest fuel components, including vegetation and structures, thereby increasing the probability of successful fire suppression, containment and minimize adverse impacts.

To achieve this objective, the recommendations in the report included building construction standards; site layout and servicing for defensible space and suppression; fuel hazard mitigation in interface areas and dedicated conservation areas; FireSmart landscaping; and ongoing maintenance.

d) Environmental Implications

An application for a Watercourse and Natural Features Protection Development Permit has been received and is being reviewed concurrently with this application. The Project Coordinator for the professional consultants for this development has reviewed all the consultant reports and ensured that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants.

e) Financial Implications

A security in the amount of **\$454,094.00** will be taken as a condition of the WFDP to ensure that the initially proposed clearing and trimming occurs. Ongoing maintenance will be required in future years, as the vegetation grows back. The cost for doing this maintenance work will need to be incorporated into the Parks, Recreation and Culture Department's budget for publicly-owned lands.

CONCLUSION:

On January 17, 2017, Bylaw No. 7187-2015 was adopted which amended Sections 8.4 Development Permit Area Exemptions and 8.12 Wildfire Development Permit Guidelines of the OCP. This application is consistent with the revised Key Guideline Concepts, Section 8.12.1, and Guidelines, Section 8.12.2, and in consideration of the *Home Owners FireSmart Manual (BC Forest Service Protection Program)*. Therefore, it is recommended that this Wildfire Development Permit 2018-509-DP be approved.

"Original signed by Diana Hall"

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

"Original signed by Doug Armour"

Reviewed by: **Doug Armour**
Assistant Chief

"Original signed by Chuck Goddard"

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

"Original signed by David Pollock" for

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

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer

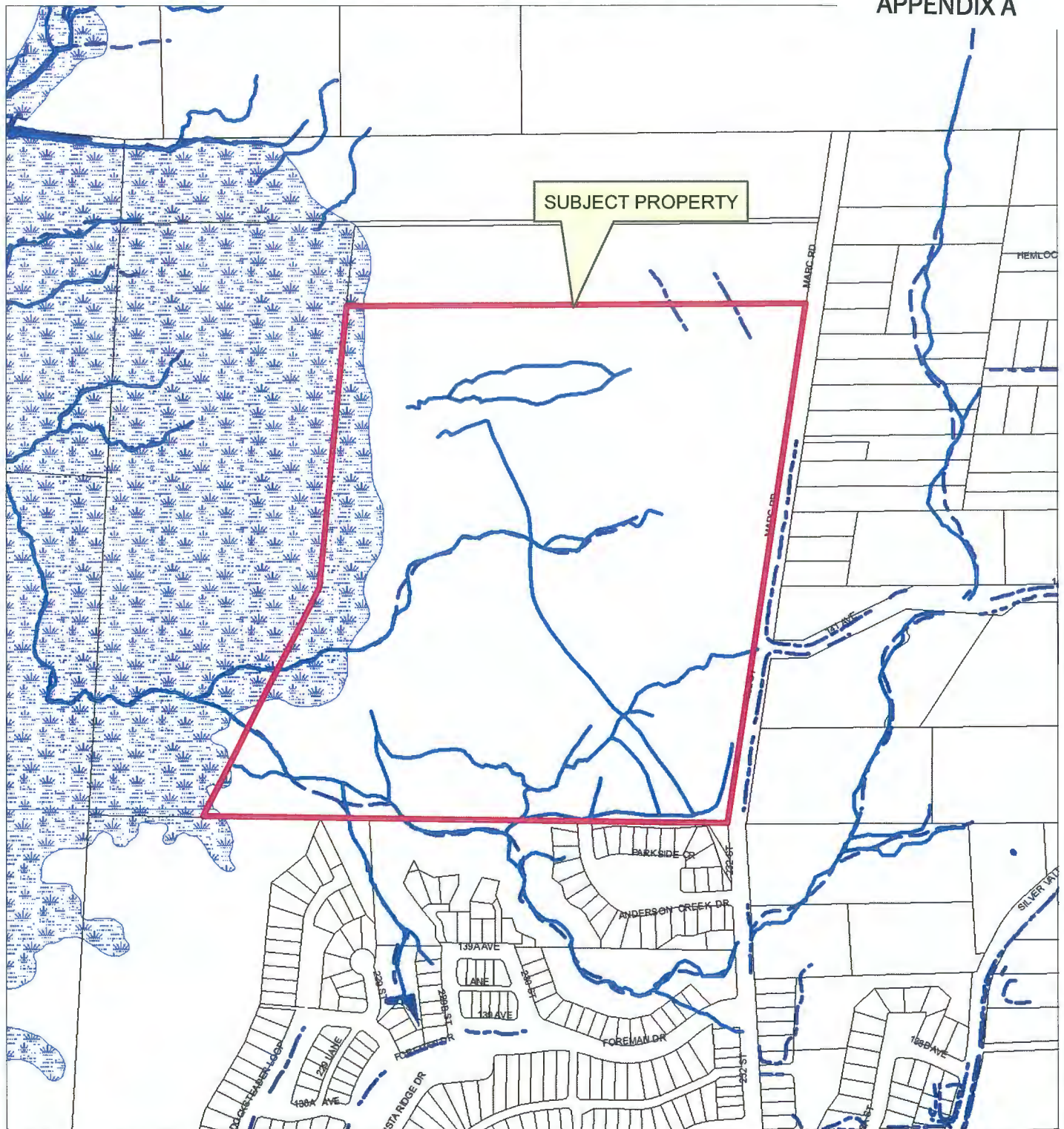
The following appendices are attached hereto:

Appendix A – Subject Map

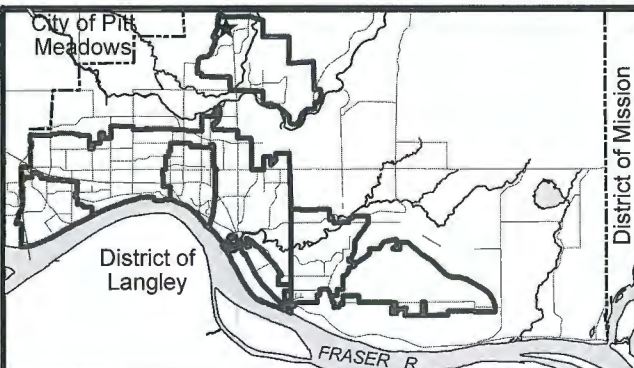
Appendix B – Ortho Map

Appendix C – Site Plan

APPENDIX A



Scale: 1:6,000



14155 Marc Rd

PLANNING DEPARTMENT



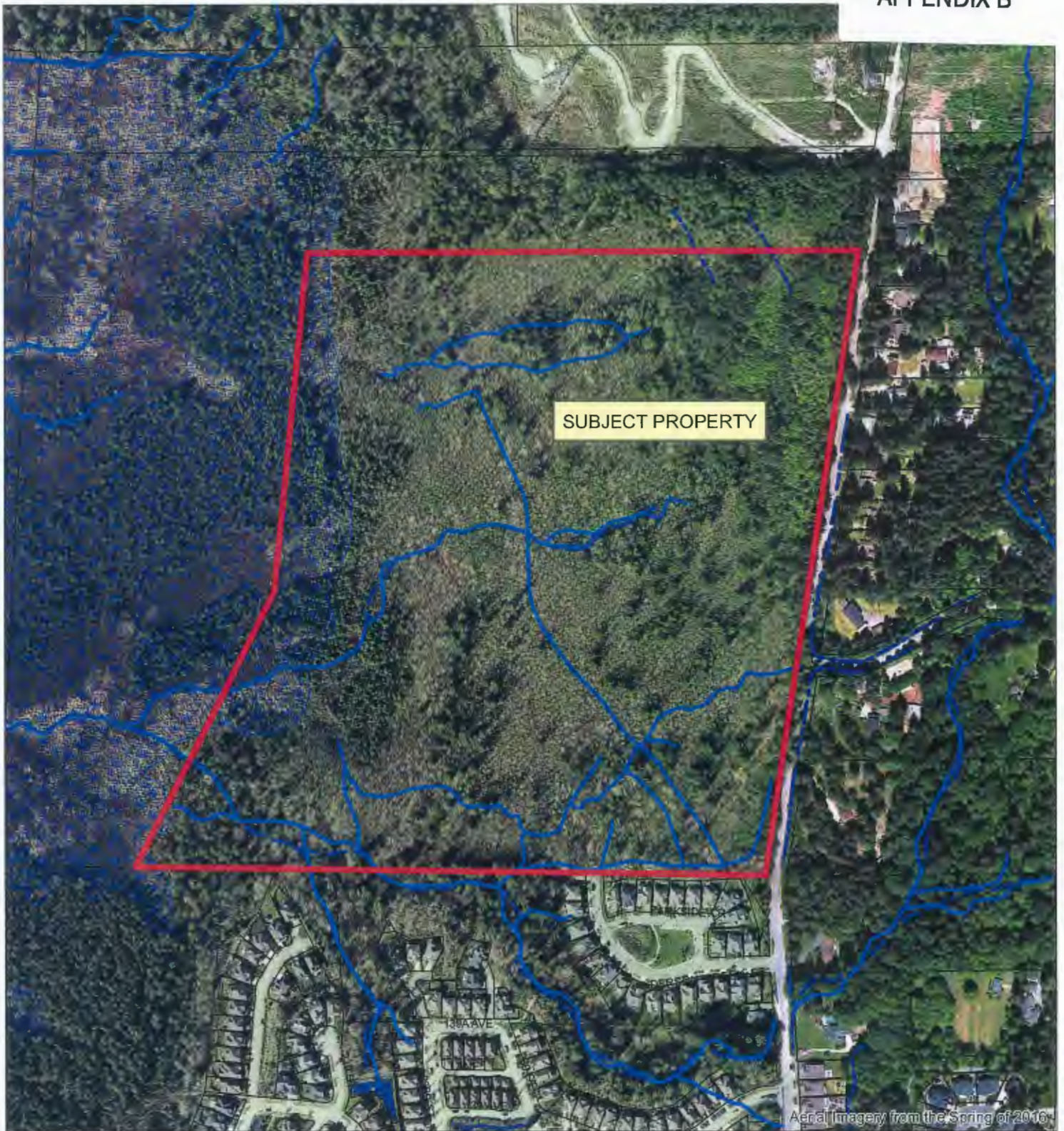
MAPLE RIDGE

British Columbia

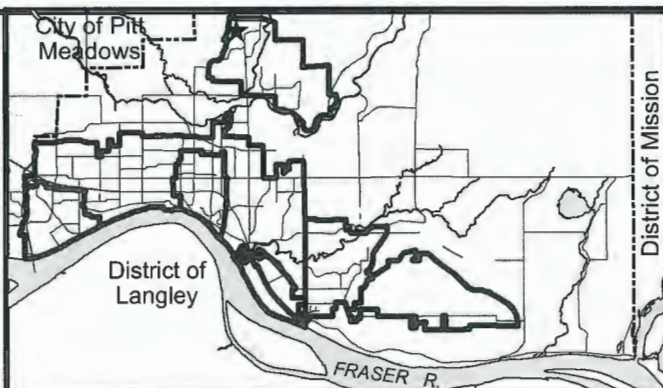
mapleridge.ca

FILE: 2018-509-DP
DATE: Dec 17, 2018

BY: LP



Scale: 1:5,000



14155 MARC ROAD

PLANNING DEPARTMENT

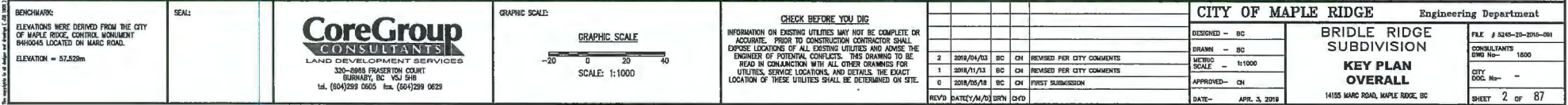


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-091-RZ
DATE: Jan 3, 2018

BY: PC



City of Maple Ridge

TO: His Worship Mayor Michael Morden MEETING DATE: September 17, 2019
and Members of Council FILE NO: 11-5320-20-50-068
FROM: Chief Administrative Officer MEETING: COW
SUBJECT: Local Area Service – 23300 Block of Tamarack Lane Sanitary Sewer Service

EXECUTIVE SUMMARY:

Tamarack Lane has seen municipal services extended through the area due to development. However, three properties in the 23300 block of Tamarack Lane have not been provided with a municipal sanitary sewer service through development and are currently serviced via on-site septic systems.

The property owners at 23364, 23380, and 23386 Tamarack Lane expressed interest in extending the sanitary sewer service to their respective properties through the use of a Local Area Service (LAS). The LAS process was established to assist residents with the construction of municipal services in support of community needs and not to aid the development of land through subdivision.

The City received a formal petition from the property owners, which was deemed sufficient. It is recommended that staff be authorized to proceed with the LAS process. The next step would be to prepare the design for the sanitary sewer extension and then tender the project for construction.

The City will initially finance this project, however the design and construction cost of the project will be 100% borne by the property owners as per the City of Maple Ridge Local Area Service Policy. The property owners will have to option to repay their portion of the design and construction costs back to the City in either a one time lump sum payment or over a 15 year period at a 7% interest rate.

RECOMMENDATION:

That staff proceed with the 23300 Block of Tamarack Lane Local Area Service for Sanitary Sewer.

DISCUSSION:

a) Background Context:

There are three properties in the 23300 block of Tamarack Lane that have not been provided with a sanitary sewer service through development and are currently serviced by aging septic fields that will require replacement in the near future to continue providing reliable service to the properties.

The property owners at 23364, 23380, and 23386 Tamarack Lane have expressed their interest in extending the sanitary sewer service through the LAS process by returning a formal petition to the City. As shown on the attached map, the sanitary sewer would have to be constructed from the frontage of 23386 Tamarack Lane to approximately 125m west and tie into the existing downstream sanitary sewer.

The owners requested that the City authorize an LAS project to construct these services and that the cost be paid back through either a lump sum payment or property taxes over a 15 year period. A preliminary petition was circulated to the three benefiting properties and was returned with 100% support.

The estimated cost for the design and construction to extend sanitary sewer services to the 23300 block of Tamarack Lane is \$115,862.50. The formal petition was prepared identifying the property cost as \$3,962.95 per year and circulated to the three property owners.

The formal petition has been submitted and meets the requirements for this LAS project to proceed. It is recommended that staff proceed with the LAS and prepare the design of the sanitary sewer.

Upon completion of the engineering design, the project will be tendered for construction and staff will confirm approval of tendered construction costs with the property owners. Following receipt of approval to proceed by the property owners staff will return to Council to award the construction contract. Upon City acceptance of the completed works and services, staff will then prepare an LAS Bylaw to recover the costs for Council adoption.

b) Desired Outcome:

The desired outcome is to support the servicing request of the property owners and proceed with the LAS for the 23300 block of Tamarack Lane and provide sanitary sewer service to 23364, 23380, and 23386 Tamarack Lane.

c) Strategic Alignment:

The Corporate Strategic Plan includes financial management and environment as strategic focus areas.

The financial management focus area encourages the continuation of a user-pay philosophy and the provision of a high quality municipal services to our citizens and customers in a cost effective and efficient manner. This project meets these objectives.

d) Citizen/Customer Implications:

The cost of the Tamarack Lane services is estimated at \$115,862.50 to be shared between the three properties. When the final costs are determined, the owners will be offered the option to either pay the actual 'commuted' cost or have the cost placed on the tax roll and amortized over a period of 15 years at the current market interest rate reported by the Municipal Finance Authority and the Finance Department, with the eligibility of paying off anytime during the term without incurring penalty.

This project will provide approximately 125m of sanitary sewer main on Tamarack Lane and a sanitary sewer service connection for each of the three lots. Owners will be responsible for the extending the service connection from property line to the dwelling.

e) Interdepartmental Implications:

When the construction of the service is completed, the Finance Department will confirm the actual costs, impose the agreed costs as a levy and place the notation on the tax roll of the benefiting property owner.

f) Business Plan/Financial Implications:

The City will initially finance the project through the Local Area Service reserve. The design and construction cost of the project will be borne by the property owner.

g) **Policy Implications:**

The LAS process was established to assist residents with the construction of municipal services in support of community needs and not to aid the development of land.

h) **Alternatives:**

The alternative is to not support the LAS and deny the property owners in the 23300 block of Tamarack Lane connection to the municipal sanitary sewer system. These properties would continue to be serviced via private on-site septic systems and the property owners would need to replace these septic systems in the near future.

CONCLUSION:

It is recommended that staff proceed with advancing the LAS for an extension of sanitary sewer to the 23300 block of Tamarack Lane by preparing the engineering design and then tendering the project for construction.



Prepared by: Amritpal Kang, EIT
Engineering Technologist 1



Reviewed by: Mike Canning, PEng.
Manager of Infrastructure Development



Reviewed by: Purvez Irani, PEng., PTOE
Acting Municipal Engineer



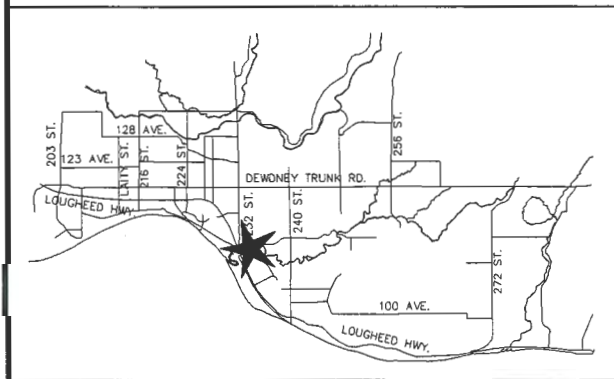
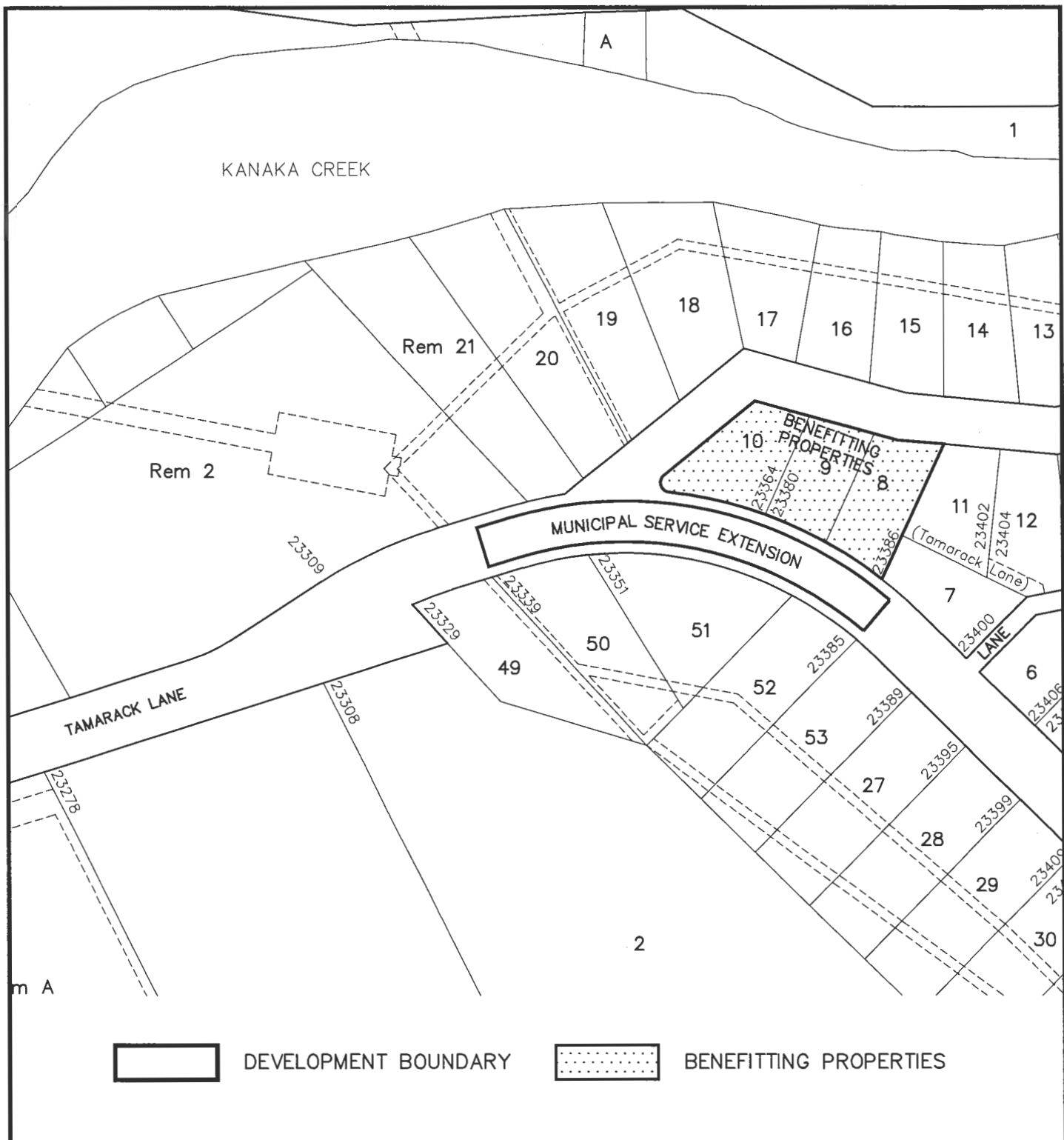
Approved by: David Pollock, PEng.
General Manager Engineering Services



Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

Attachments:

(A) Map - 23300 Tamarack Lane



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

23300 BLOCK TAMARACK LANE
LOCAL AREA SERVICE

DATE: 08/21/2019

FILE/DWG No

SK0423

TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: September 17, 2019
FILE NO: 11-5340-01
FROM: Chief Administrative Officer
MEETING: COW
SUBJECT: 12791 232 Street – Request for Sanitary Service Connection Outside Urban Containment Boundary

EXECUTIVE SUMMARY:

The owners of 12791 232 Street are in the preliminary stages of a rezoning permit application to allow for the development of a two storey commercial building. The lot is currently vacant and is zoned RS-2 with an agricultural OCP designation. The previous house on the property did have a sanitary service connection that was disconnected in 2004 with the demolition of the house. The subject property is located outside the Agricultural Land Reserve and Metro Vancouver's Urban Containment Boundary (UCB).

Under current Metro Vancouver regulations, any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary system does not represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB, as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary service connection to 12791 232 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The property at 12791 232 Street is currently vacant but the owners are in the preliminary stages of a rezoning permit application to allow for the development of a two storey commercial building. The lot is zoned RS-2 with an agricultural OCP designation. The subject property is located outside the Agricultural Land Reserve and Metro Vancouver's Urban Containment Boundary (UCB). The previous house on the property did have a sanitary service connection that was disconnected in 2004 with the demolition of the house.

Under the current Metro Vancouver regulations any extension or amendment of sanitary servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

It is not anticipated that the redevelopment of this property to a commercial use will represent a significant change in the sanitary capacity requirement and does not increase the pressure to provide sanitary services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary service connection to the regional collection system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed use.

c) Alternatives:

Not supporting the request would prevent the applicant from connecting to the regional collection system which would limit or prevent the redevelopment of this property to a commercial use due to the requirement to accommodate an on-site septic system.

CONCLUSION:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.



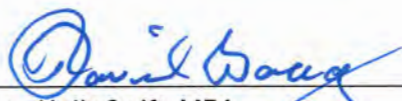
Submitted by: Mike Canning, PEng.
Manager of Infrastructure Development



Reviewed by: Purvez Irani, PEng., PTOE
Acting Municipal Engineer



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

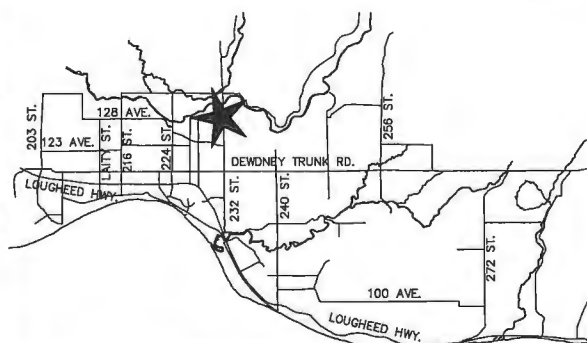


Concurrence: Kelly Swift, MBA
PAR Acting Chief Administrative Officer

Attachments:
(A) Map



Metro Vancouver Urban Containment Boundary



SCALE:
N. T. S.



**CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

**EXTENSION
SANITARY
12791 232 STREET**

DATE: Sep 2019

FILE/DWG No

SK0426

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	September 17, 2019
FROM:	Chief Administrative Officer	FILE NO:	2019-314-RZ
		MEETING:	C o W
SUBJECT:	First and Second Reading Zone Amending Bylaw No. 7569-2019; Density Bonus Requirements		

EXECUTIVE SUMMARY:

At the July 23, 2019 Council Workshop, Council directed that a Zone Amending Bylaw be brought forward that establishes a set of density bonus regulations for new development. The regulations, which are revised from an earlier set of provisions approved in-principle in 2018, remove any optional requirement to provide below market rental floor space in exchange for bonus density. Instead the revised density bonus regulations now focus on an increased set of cash contribution rates which would be used to fund future affordable housing projects. The intent of this work is to further implement the City's Official Community Plan, Housing Action Plan and Council's Strategic Plan to encourage greater delivery of affordable, rental, and special needs housing within the City.

Staff are reporting back to Council and are recommending that Zone Amending Bylaw No. 7569-2019 (attached in Appendix A) be given first and second reading and forwarded to the next available Public Hearing.

RECOMMENDATION:

That Zone Amending Bylaw No. 7569-2019 be given first and second reading, and be forwarded to Public Hearing.

BACKGROUND:

On July 17, 2018, Council reviewed and approved in-principle a draft framework of density bonus regulations to encourage greater delivery of affordable, rental, and special needs housing options through new development and directed that the draft regulations be included in the New Zoning Bylaw.

On January 29, 2019, application 2017-461-RZ to rezone the subject property located at 11641 227 Street from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of approximately 153 residential units based on a density bonus, was considered by Council for second reading. During that meeting Council expressed an interest in revising the in-kind amenity contribution of the 13 market rental and 3 affordable rental units, and directed staff to discuss further with the applicant the option of providing a cash-in-lieu contribution in exchange for the proposed increase in density. Through the subsequent discussions, the applicant proposed a cash-in-lieu figure of \$20.00 a sq. ft. or an estimated figure of \$256,000.

On June 4, 2019, Council revisited the draft Density Bonus regulations presented in 2018 and discussed preferences for securing additional affordable housing in the City. In doing so, it was directed that the draft Density Bonus provisions were to be amended to eliminate the option of

providing below market rental units. In their place, Council identified a preference for only cash contributions in exchange for bonus density.

On July 23, 2019, as a follow-up and after reviewing the founding financial analysis that underpins the draft Density Bonus regulations, Council directed:

That staff prepare a Zone Amending Bylaw to bring forward draft density bonus zoning which removes the optional requirement to provide rental floor space in exchange for bonus density and increases the cash contribution rates to reflect the analysis identified in the staff report titled "CAC and Density Bonus Analysis and Outcomes", dated July 23, 2019.

DISCUSSION:

a) Draft Density Bonus Regulations

The draft density bonus framework that Council recently approved in-principle on July 23rd and is included in Zone Amending Bylaw No. 7569 – 2019 (available in full in Appendix A) is as follows:

For applicable residential zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
RM-1 RM-4 RM-5	Townhouse	0.60 FSR 0.75 FSR 0.80 FSR	0.75 FSR 0.90 FSR 0.95 FSR	\$344.34 m ² (\$32 sq ft)
RM-2	Apartment	1.8 FSR	2.4 FSR	\$161.46 m ² (\$15 sq ft)
RM-3	Apartment	1.2 FSR	2.8 FSR*	\$161.46 m ² (\$15 sq ft)
RM-6	Apartment	1.6 FSR	3.65 FSR*	\$161.46 m ² (\$15 sq ft)
Other existing density bonus options included				

For applicable commercial zones:

Zone	Housing Form Eligible for Bonus	Base Density	Maximum Density Bonus	Cash Contribution Rate
C-2	Townhouse	Measured in terms of height, with 7.5 m or 1 storey maximum	Base height is increased to permit 1 extra storey (2 storey maximum), to a maximum height of 10 m.	\$161.46 m ² (\$15 sq ft)
C-3	Apartment	1.0 FSR with existing density bonus provisions for underground parking and building height above 2 storeys. **	2.8 FSR outside of Port Haney	\$161.46 m ² (\$15 sq ft)

** This replaces the prior bonus provisions for affordable housing.

Zone Amending Bylaw No. 7569-2019 updates the density bonus rates for apartment and townhouse units in the noted zones. These density bonus options apply to lots within the Town Centre Area, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw. All funds received would require the creation of a new Affordable Housing Density Bonus Reserve Fund, and would be available to help fund future affordable housing projects in the City.

b) Strategic Alignment:

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the creation of affordable, rental, and special needs housing options in Maple Ridge is a key priority of Council.

c) Policy Implications:

The City's Official Community Plan and Housing Action Plan (HAP) establishes as a key strategy the creation of new affordable, rental, and special needs housing opportunities. As a short term action item, the endorsed 2015 HAP implementation plan suggested the potential use of density bonuses as a means of creating affordable, rental and special needs housing options in Maple Ridge.

d) Interdepartmental Implications:

The Planning and Finance Departments continue to collaborate on amenity policy and zoning matters such as density bonus zoning to help foster greater affordable housing in Maple Ridge. Other interdepartmental efforts to create greater housing choice and offer more affordable, rental, and special needs housing options are ongoing.

e) Financial Implications:

The creation of an additional reserve fund and an accompanying authorizing bylaw would be required to receive cash contributions that may stem from the proposed density bonus framework, if approved and adopted by Council. The Affordable Housing Density Bonus Reserve Fund bylaw will be presented to Council concurrently should the draft density bonus bylaw No. 7569-2019 be brought forward for a fourth and final reading.

CONCLUSION:

Given Council's recently expressed interest in developing an appropriate cash contribution density bonus framework that could help facilitate greater affordable, rental, and special needs housing in the City, Zone Amending Bylaw No. 7569-2019 is presented for Council consideration of first and second reading.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner I**

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

Appendix A – Zone Amending Bylaw No. 7569-2019

**CITY OF MAPLE RIDGE
BYLAW NO. 7569-2019**

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

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. 7569-2019”.
2. That PART 6 RESIDENTIAL ZONES, SECTION 602 RM-1 TOWNHOUSE RESIDENTIAL DISTRICT is amended by adding the following after 9.2.:
 3. For lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014):
 - a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
3. That PART 6 RESIDENTIAL ZONES, SECTION 603 RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT is amended by inserting the following after 5. b):
 - b) i) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
4. That PART 6 RESIDENTIAL ZONES, SECTION 604 RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following between 5. e) and 5. f) and re-lettering the remaining bullets accordingly:
 - f) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
 - i) for lots located within the Town Centre Area, as identified on Schedule “H” (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor

Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

5. That PART 6 RESIDENTIAL ZONES, SECTION 605 RM-3 HIGH DENSITY APARTMENT RESIDENTIAL DISTRICT is amended by inserting the following after 5. a) and re-lettering the remaining bullets accordingly:
- b) Additional density not to exceed 0.6 times the lot area may be obtained with the following provision:
- i) for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).
6. That PART 6 RESIDENTIAL ZONES, SECTION 606 RM-5 LOW DENSITY APARTMENT RESIDENTIAL DISTRICT (GARDEN APARTMENTS) is amended by deleting 5. DENSITY and replacing with the following:

5. DENSITY

All buildings for apartment and townhouse use shall not exceed a floor space ratio of 0.8 times the lot area:

- a) Additional density not to exceed 0.15 times the lot area may be obtained for townhouse residential uses for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$344.46 per square metre (\$32.00 per square foot).
- b) The calculations shall not include the following for computing the floor space ratio:
- i) Any portion of a basement or cellar or other common area containing heating, laundry, recreational or storage facilities;
- ii) Amenity areas, swimming pools and open sun decks;
- iii) Any portion of a storey used for mechanical or electrical service room;
- iv) Balconies;
- v) Common stairwells and common corridors.

7. That PART 6 RESIDENTIAL ZONES, SECTION 607 RM-6 REGIONAL TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL is amended by deleting 5 a) iii. and replacing with the following:

5) a) iii. Additional density not to exceed 0.5 times the lot area may be obtained for lots located within the Town Centre Area, as identified on Schedule "H" (Town Centre Area Plan) of this Bylaw, or as designated as Major Corridor Residential in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014) for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

8. That PART 7 COMMERCIAL ZONES, SECTION 702 COMMUNITY COMMERCIAL: C-2 is amended by inserting the following after 6) b):

c) A second storey greater than 50% in area of the first storey, not to exceed a height of 10.0 metres, may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

9. That PART 7 COMMERCIAL ZONES, SECTION 703 CENTRE COMMERCIAL: C-3 is amended by inserting the following after 7) b) and re-lettering the remaining bullets accordingly:

c) Additional density not to exceed 0.5 times the lot area may be obtained for providing a cash contribution at a rate of \$161.46 per square metre (\$15.00 per square foot).

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

READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 2020-2023 Permissive Tax Exemptions

MEETING DATE: September 17, 2019
FILE NO: Doc # 2255933
MEETING: COW

EXECUTIVE SUMMARY:

The Community Charter provides Council with statutory powers to exempt certain types of properties from municipal property taxation for a term of up to ten years. The bylaw attached to this report authorizes permissive exemptions for four years, 2020 through 2023. Council's policy direction in this area is based on the fundamental principle that the City 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. This policy framework was reviewed with Council at the June 18, 2019 Audit & Finance Committee meeting. No changes to the policy framework were contemplated as a result of the review.

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 were three applications received for a 2020 Permissive Tax Exemption where the applicant had not previously received an exemption. They are:

- The One Way Club applied for property at 22270 North Avenue. The recommendation is to deny the application.
- The Army, Navy and Air Force Veterans Canada #379 for property at 22326 North Avenue. The recommendation is to deny the application.
- Jamia Riyadhul Jannah British Columbia Foundation has applied for a permissive exemption for property at 27079 River Road. The property has been in use as a place of public worship since January 2019. The recommendation is to approve this application.

In accordance with the Community Charter and Council policies 5.16 to 5.23, the properties listed in Bylaw No. 7568-2019 are recommended for property tax exemption for the 2020-2023 taxation years.

RECOMMENDATION:

That Maple Ridge Tax Exemption Bylaw No. 7568-2019 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, as are any portions of the property deemed to be used for a commercial purpose, as determined by BC Assessment. The statutory exemption offered to churches is not available for those churches that lease, rather than own, property; Council's policy framework confirms that a permissive exemption will be provided in this instance.

The Community Charter also provides Council with statutory powers to exempt certain other properties from municipal taxation by adopting a bylaw authorizing permissive tax exemptions for up to ten years. 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*. The bylaw attached to this report authorizes exemptions for a period of four years. Should there be any changes to the eligibility status of properties following the adoption of bylaw 7568-2019, staff will bring forward an amending bylaw as needed.

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. 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 2020 and subsequent three 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, 2019 to exempt properties from municipal property taxation for 2020-2023.

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 that received an exemption for the 2019 taxation year are recommended for a permissive tax exemption for 2020 through 2023. New to the bylaw this year is the Jamia Riyadhul Jannah British Columbia Foundation, a property being used as a place of public worship and eligible for a permissive exemption under Policy 5.20.

Two additional organizations submitted applications for permissive tax exemptions this year: the One Way Club Society & the Army, Navy & Air Force Veterans. Staff have evaluated both applications based on Council's policy direction and recommend they be denied as outlined in the following paragraphs.

The One Way Club 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 their services 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. The One Way Club was denied a permissive tax exemption for 2019, but did receive support through Council's Community Grants Program.

The Army, Navy & Air Force Veterans (ANAF) provides a meeting place for veterans, first responders and local seniors and also supports several local causes such as the food bank and hospital foundation. The services provided are not an extension of municipal services and are not intended to be funded through property taxation. Additionally, the ANAF have a retail operation in the building to support their social activities and any portion of the building deemed to be in operation as a business by BC Assessment would be ineligible for an exemption. The ANAF previously applied for a permissive exemption in 2014 and was denied.

There are other organizations in the community that provide similar services to both the One Way Club and the ANAF. Approving exemptions for these organizations could invite other applications in the future, resulting in a further increase in the tax burden against the remaining taxable properties.

e) Business Plan/Financial Implications:

Based on 2019 assessed values, and using the estimated tax increase for 2020 from the business planning guidelines, the estimated amount attributable to all of the 2020 proposed tax exemptions for the municipal portion of taxes is \$840,500. Total exemptions for the proposed 2020-2023 bylaw are estimated at \$3.5M. The tax revenue estimate for 2020 in the financial plan is \$91,645,000, putting the proposed exemptions at less than 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"

Prepared by: Ashley Hilleren
Accounting Clerk II

"Original signed by Catherine Nolan"

Approved by: Catherine Nolan, CPA, CGA
Corporate Controller

"Original signed by Kelly Swift"

Concurrence: Kelly Swift, MBA
Acting Chief Administrative Officer

**City of Maple Ridge
Bylaw No. 7568-2019**

A Bylaw to exempt from property 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 property taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for an exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements for the years 2020-2023;

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

1. The properties described on "Schedule A" through "Schedule H"; which are attached to this bylaw, shall be exempt from property taxation for the years 2020-2023 provided that the lands, buildings, or portions of building thereon, continue to be used for the purpose for which tax exemption has been granted.
2. This Bylaw shall be cited for all purposes as Maple Ridge Property Tax Exemption Bylaw No. 7568-2019.
3. 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 _____ day of _____, 2019.

READ a SECOND TIME _____ day of _____, 2019.

READ a THIRD TIME _____ day of _____, 2019.

RECONSIDERED AND ADOPTED the _____ day of _____, 2019.

PRESIDING MEMBER

CORPORATE OFFICER

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE A"

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 property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Scout Properties (B.C./ Yukon) Ltd.	27660 Dewdney Trunk Road	05299-0100-0	Lot 1, Sec 17, TWP 15, NWD, PL NWP82116	014-874-229
Girl Guides of Canada	26521 Ferguson Avenue	05322-0300-1	Lot 1, Sec 7, TWP 15, NWD, PL NWP70434	002-388-189
Portion of Land and Improvements owned by the City of Maple Ridge/Leased to: Ridge Meadows Seniors Society	12148 224 Street	52700-0001-0	Lot 2, Sec 20, TWP 12, NWD, PL LMS4011	024-607-525
Fraternal Order of Eagles	23461 132 Avenue	73878-0300-6	Lot 3, Sec 28, TWP 12, NWD, PL NWP13167	009-781-455
Ruskin Community Hall	28395 96 Avenue	94856-0000-8	Lot 1, Sec 4, TWP 15, NWD, PL NWP4048	011-015-322

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE B"

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 municipal property 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 property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Region View Recreation Services (Public Golf Course)	20818 Golf Lane	21238-1001-1	Lot 1, DL 277, NWD, PL NWP84260	015-947-424

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE C"

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 property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Occupied By: Maple Ridge Search and Rescue Society	23598 Jim Robson Way	84120-0005-0	DL 275, NWD, PL LMP45108	N/A

**City of Maple Ridge
Bylaw No. 7568-2019**

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

“SCHEDULE D”

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 property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/Leased to: Maple Ridge Pitt Meadows Arts Council	11944 Haney Place	31711-1000-0	N/A	N/A
Greater Vancouver Sewage & Solid Waste/Leased to: Ridge Meadows Recycling Society	10092 236 Street	84112-0001-0	Lot B, DL 275, NWD, PL NWP7587	011-259-281
City of Maple Ridge/ Leased to: Katie's Place	10255 Jackson Road	84292-0100-0	Lot 2, Sec 3, TWP 12, NWD, PL NWP38409	N/A
City of Maple Ridge/Leased to: BC Society for the Prevention of Cruelty to Animals	10235 Jackson Road	84292-0257-0	Lot A, Sec 3, TWP 12, NWD, PL BCP43808	028-160-100

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE E"

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 and not including any portion of the property used for a commercial purpose, be exempt from property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Wildwood Fellowship Church	10810 272 Street	05071-0100-5	Lot 1, Sec 8, TWP 15, NWD, PL NWP15658	010-090-797
Ridge Meadows Open Door Church	11391 Dartford St	10622-0100-0	Lot 695, DL 278, NWD, PL NWP114	011-525-606
B.C. Conference of Mennonite Brethren Churches Inc.	20450 Dewdney Trunk Road	20762-0305-0	Lot 1, DL 222, NWD, PL LMP40767	024-380-253
Christian & Missionary Alliance (Canadian Pacific District)	20399 Dewdney Trunk Road	20804-0401-1	Lot 1, DL 241, NWD, PL NWP83237	015-254-399
St. Pauls Evangelical Lutheran Church of Haney B.C.	12145 Laity Street	20861-0100-4	DL 242, NWD	012-842-320
St. John the Divine Anglican Church	21299 River Road	20920-0100-1	Lot 331, DL 248, NWD, PL NWP65523	003-630-421
Generations Christian Fellowship / Colleen Findlay Foundation	11601 Laity Street	21034-0000-8	Lot 381, DL 249, NWD, PL NWP58286	005-703-808
Roman Catholic Archbishop of Vancouver Church	20285 Dewdney Trunk Road	21140-0400-1	Lot 1, DL 263, NWD, PL NWP75684	008-434-271
Maple Ridge Christian Reformed Church	20245 Dewdney Trunk Road	21142-3300-3	Lot 33, DL 263, NWD, PL NWP71910	004-613-333
Burnett Fellowship Baptist Church	20639 123 Avenue	21190-0001-0	Lot 1, DL 276, NWD, PL LMP42697	024-551-741
Church of Jesus Christ of Latter Day Saints in Canada	11750 207 Street	21255-0201-X	Lot 369, DL 277, NWD, PL NWP54899	005-333-504
Trustees of the Kanaka Creek Congregation of Jehovah's Witnesses	11770 West Street	21335-2200-2	Lot 22, DL 280, NWD, PL NWP67774	000-556-505
Church of the Nazarene	21467 Dewdney Trunk Road	41990-0000-8	Lot B, DL 245, NWD, PL NWP9007	011-402-911
High Way Church	21746 Lougheed Highway	42162-0000-X	Lot 3, DL 247, NWD, PL NWP6664	011-228-393
Congregation of the Haney Presbyterian Church	11858 216 Street	42176-0000-8	Lot 324, DL 247, NWD, PL NWP64655	003-471-951
Trustees of the Congregation of the Golden Ears United Church	22165 Dewdney Trunk Road	42249-0100-6	Lot C, DL 396, NWD, PL NWP14898	006-588-697
Maple Ridge Baptist Church	22155 Lougheed Highway	42331-0100-1	Lot A, DL 397, NWD, PL NWP67821	000-580-376

**City of Maple Ridge
Bylaw No. 7568-2019**

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

“SCHEDULE E” continued

Governing Council of the Salvation Army in Canada	22188 Lougheed Highway	42345-0200-0	Lot A, DL 397, NWD, PL NWP68759	000-933-295
Roman Catholic Archbishop of Vancouver	22561 121 Avenue	52788-0000-8	Lot 24, Sec 20, TWP 12, NWD, PL NWP1161	012-020-389
Trustees of Webster's Corner United Church	25102 Dewdney Trunk Road	63029-0100-5	Lot 5, Sec 14, TWP 12, NWD, PL NWP3275	010-904-140
Parish of St. George (Maple Ridge)	23500 Dewdney Trunk Road	63157-2001-1	Lot A, Sec 16, TWP 12, NWD, PL NWP83835	015-406-661
Christian Life Assembly	11756 232 Street	63163-2300-2	Lot 22, Sec 16, TWP 12, NWD, PL NWP75454	008-243-123
Lord Bishop of New Westminster (St. John Evangelical)	27123 River Road	94720-0001-0	Lot 1, DL 433, NWD, PL LMP28492	023-434-716
Foursquare Gospel Church of Canada	28304 96 Avenue	94803-0100-3	Lot 10, DL 439, NWD, PL NWP46269	006-054-714
Apostles of Infinite Love, Canada	27289 96 Avenue	94906-0000-3	Lot B, Sec 5, TWP 15, NWD, PL NWP11439	008-311-048
Jamia Riyadhul Jannah British Columbia Foundation	27079 River Road	94717-0000-0	DL 433, NWD	012-877-301

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE F"

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 property taxation:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
664589 BC Ltd/Leased to: Northridge Foursquare Church	22899 Dewdney Trunk Road	63220-0000-0	Lot A, Sec 20, TWP 12, NWD, PL LMP1505	017-474-485

**City of Maple Ridge
Bylaw No. 7568-2019**

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

“SCHEDULE G”

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

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
City of Maple Ridge/ Leased to: Maple Ridge Historical Society (St.Andrew's United Church)	22279 116 Avenue	31428-0000-1	Lot 4, DL 398, NWD, PL NWP59018	005-724-431
Prince David Temple Society	22272 116 Avenue	31429-0100-0	Lot 3, DL 398, NWD, PL NWP59018	001-421-336
City of Maple Ridge/Leased to: Fraser Information Society (Old Japanese School House)	11739 223 Street	31492-0000-3	Lot 28, BLK 5, DL 398, NWD, PL NWP155	011-539-348
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney House)	11612 224 Street	31790-0000-4	Lot 2, BLK 2, DL 398, NWD, PL NWP155	011-538-449
City of Maple Ridge/Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House)	22520 116 Avenue	31962-0502-3	Lot 2, DL 401, NWD, PL NWP79665	012-350-371

**City of Maple Ridge
Bylaw No. 7568-2019**

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

"SCHEDULE H"

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 property taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

Owner/Lessee Name	Civic Address	Folio Number	Legal Description	Primary PID
Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation	23588 Jim Robson Way	84120-0002-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	024-715-883
Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation	23588 Jim Robson Way	84120-0004-0	DL 275, 405, 406 & 408, NWD, PL LMP45108	N/A

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.

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Fire Department Master Plan Review

MEETING DATE: September 17, 2019
FILE NO: 2256240
MEETING: C.O.W.

EXECUTIVE SUMMARY:

The Fire Department Master Plan is a guiding document for fire protection in the City of Maple Ridge. The existing Master Plan was adopted in 2004, and has aged past the targets and timelines outlined within it. An updated Fire Department Master Plan would be an important complement to Council's Community Safety Plan that is under development. This report recommends that the Fire Department Master Plan be updated, and outlines a phased approach to undertake this work.

RECOMMENDATION:

That a phased process to review and update the 2004 Fire Department Master Plan be endorsed as outlined in the September 17, 2019 report titled "Fire Department Master Plan Review".

DISCUSSION:

a) Background Context:

The Fire Department's 2004 Master Plan was written with a view to maintain Council's strategic priority at the time for a "Safe and Liveable Community", while responding to rapid growth in Maple Ridge. Prior to the adoption of this Master Plan, the Fire Department operated on a volunteer/Paid-on-Call (POC) delivery model 24/7 with no ready response. The benchmark for the development of the 2004 Plan was based on the Fire Department's ability to respond to a house fire. To ensure a guaranteed response, a transition in fire service model was included in the Plan, from POC service delivery to a composite model through the addition of full-time staffing. This increase in staffing significantly improved the Department's ability to respond to calls and conduct inspections to improve fire safety.

Development of the 2004 Master Plan was undertaken by a Planning Group consisting of several POC members from each of the three fire halls, six Chief Officers, and the General Manager Corporate & Financial Services. The Planning Group reviewed service areas including Emergency Response, Public Education, Fire Prevention, Training, existing and proposed fire halls and fire/rescue equipment. Subject matter experts from City Hall including Planning, Engineering, Operations and Information Technology staff were engaged to give technical information, advice and forecasted assumptions to inform the Plan's development.

All relevant standards, regulations and statutory requirements were reviewed and included in a draft Plan for review by an external Fire Chief Review Panel. Subsequently, a public

information session was conducted for feedback before the final Plan was presented to Maple Ridge Council and adopted.

Following the adoption of the 2004 Master Plan, an implementation plan for 2005 to 2015 was initiated based on Master Plan assumptions, recommendations and financial capacity. This included a Fire Department Levy applied to property taxes, the bulk of which funded the hiring of 53 career fire fighters.

This Council has endorsed the development of a comprehensive, multi-sectoral Community Safety Plan that recognizes the range of service providers that are involved in safety. The Fire Department will be a fundamental partner in developing and delivering on that plan. A Fire Department Master Plan that is in alignment with the Community Safety Plan will further contribute to improving the overall safety and well-being of our citizens.

Now more than 15 years old, the Master Plan has become outdated, especially when considering the increasing population and new growth in our community. Many of the 2004 Master Plan recommendations have been achieved, while some still require more work. Staff are therefore recommending that a review of the current Master Plan be undertaken to determine its relevancy and validity with a view of moving forward to meet the evolving needs of the community.

To achieve this, staff recommend a phased sequence of activities to review and assess the five core functions of the Fire Department:

1. Emergency Response
2. Public Education
3. Fire Prevention
4. Training
5. Hall and Equipment

Staff also anticipate that a review of the Community Emergency Program will be required to clarify how this new addition to the Fire Department portfolio can most effectively work with the other core functions, and to prepare for imminent changes in governing Provincial legislation.

Upon Council's endorsement of this phased approach, a Master Plan Review Committee would be formed consisting of the Chief Administrative Officer, General Manager Corporate Services, other relevant City staff, and Fire Department representatives including POC and career staff and Chiefs. The committee will begin with a gap analysis, determine alignment with our current context and service needs, and undertake a review of relevant literature and standards to inform a framework for a new Master Plan. The recommended framework will be brought before Council before a new Master Plan document is finalized for review by industry peers and the public in advance of final endorsement by Council.

b) Desired Outcome:

The desired outcome is to develop and implement an updated Fire Department Master Plan that meets current needs to ensure we can continue to deliver a high standard of emergency response and fire prevention services to the community.

c) Strategic Alignment:

The 2004 Fire Department Master Plan reflects Council's strategic priority for a Safe and Liveable Community. A revised Master Plan will include alignment with Council's refined strategic priorities for Community Safety and Growth.

d) Business Plan/Financial Implications:

As the Master Plan Review Committee begins its work, it may be determined that an external subject matter expert is required for further guidance. Should this be the case, a modest cost will be incurred which can be funded through the existing Fire Department operating budget.

CONCLUSION:

With several components of the 2004 Master Plan now complete, and recognizing ongoing growth in the community, now is an excellent time to undertake a review of the Fire Department Master Plan to ensure this guiding document continues to serve the Fire Department, City of Maple Ridge and its citizens in the delivery of essential fire protection services in alignment with Council's strategic priorities.



Prepared by: **Howard R. Exner**
Fire Chief



Concurrence: **Kelly Swift, MBA**
Acting Chief Administrative Officer