

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

October 20, 2020

1:30 p.m.

Virtual Online Meeting including Council Chambers

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.
The meeting is live streamed and recorded by the City of Maple Ridge.*

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

Chair: Acting Mayor

1. CALL TO ORDER
2. ADOPTION AND RECEIPT OF MINUTES
 - 2.1 Minutes of the Committee of the Whole Meeting of October 6, 2020
3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)
 - 3.1 Parks and Recreation Capital Projects Overview
 - Valoree Richmond, Director of Parks & Facilities
 - 3.2 Youth Strategy Update
 - Brenna Ayliffe, Community Health Specialist, Fraser Health
 - Tony Cotroneo, Manager of Community Engagement
4. PLANNING AND DEVELOPMENT SERVICES

Note:

- Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.
- The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.

1101 2017-231-RZ, Assisted Living Residences in Residential Areas

Staff report dated October 20, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7668-2020 to include all classes of Assisted Living Residences be given first and second reading and be forwarded to Public Hearing.

1102 2019-067-SD, 23250 Silver Valley Road and 23267 137 Avenue, 5% Money in Lieu of Parkland Dedication

Staff report dated October 20, 2020 recommending that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23267 137 Avenue be required to provide payment in lieu of parkland dedication.

5. ENGINEERING SERVICES

1131 Award of Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain

Staff report dated October 20, 2020 recommending that Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain be awarded to WSP Canada Group Limited, that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

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

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>.

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

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

APPROVED BY:

DATE:

CHECKED BY:

DATE:

CHECKED BY:

DATE:



Oct 15, 2020



Oct 15, 2020



Oct 15, 2020

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

October 6, 2020

The Minutes of the Committee of the Whole Meeting held on October 6, 2020 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

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

Appointed Staff

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

Other Staff as Required

T. Cotroneo, Manager of Community Engagement
P. Frederick, Community Coordinator
C. Goddard, Director of Planning
A. Grochowich, Planner 2
D. Hall, Planner 2
M. McMullen, Manager of Community Planning
R. MacNair, Senior Advisor, Bylaw and Licensing Services
J. Mickleborough, Director of Engineering
D. Olivieri, Research Technician
D. Pope, Director of Recreation & Community Engagement
A. Rieu, Planner 1

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Yousef chose to participate electronically.

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

1. **CALL TO ORDER**

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of September 15, 2020

Note: Councillor Duncan joined the meeting at 1:32 p.m.

It was moved and seconded

That the minutes of the September 15, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 Age Friendly Community Implementation Plan Update

Heather Treleaven, Maple Ridge, Pitt Meadows & Katzie Seniors Network Coordinator, provided a detailed presentation on the Age Friendly Community Implementation Strategy and staff responded to questions from Council.

4. ***PLANNING AND DEVELOPMENT SERVICES***

1101 2020-182-AL, 10875 272 Street, Non-Adhering Residential Use Application

Staff report dated October 6, 2020 recommending that Application 2020-182-AL to replace an existing principle residence for use as an accessory residential structure be forwarded to the Agricultural Land Commission for consideration.

D. Hall, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated October 6, 2020 titled "Non-Adhering Residential Use Application, 10875 272 Street" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

1102 2020-177-RZ, 12834 232 Street, RS-2 to CD-5-20

Staff report dated October 6, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7661-2020 to rezone from RS-2 (One Family Suburban Residential) to CD-5-20 (Comprehensive Development), to permit the future construction of a three-storey building with approximately 12 residential units and commercial on the ground floor (daycare and office use) be given first reading and that the applicant provide further information as described on

Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

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

It was moved and seconded

That the staff report dated October 6, 2020 titled "First Reading, Zone Amending Bylaw No. 7661-2020, 12834 232 Street" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

1103 2017-233-RZ, Ground-Oriented Residential Infill Development Permit Guidelines

Staff report dated October 6, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7673-2020 to include Ground-Oriented Residential Infill Development Guidelines be given first and second reading and be forwarded to Public Hearing.

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

It was moved and seconded

That the staff report dated October 6, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7673-2020, Ground-Oriented Residential Infill Development Permit Guidelines" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

1104 2020-117-RZ, 11917 and 11903 Burnett Street, Temporary Use Permit

Staff report dated October 6, 2020 recommending that Maple Ridge Official Community Amending Bylaw No. 7659-2020 to designate subject properties as a Temporary Use Permit Area to allow for a temporary sales centre for the future apartment use on-site be given second reading and be forwarded to Public Hearing.

M. McMullen, Manager of Community Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated titled "Second Reading, Official Community Plan Amending Bylaw No. 7659-202; 11917 and 11903 Burnett Street, Temporary Use Permit" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

1105 Addendum to Report on Proposed New Cannabis Retail Store at Unit A 11771 225 Street

Staff report dated October 6, 2020 recommending that the application for a non medical cannabis retail store by Chronic Cannabis not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

Jaclynn Pehota, Althing Consulting Services, Applicant Representative

Ms. Pehota provided a summary presentation addressing the questions and concerns noted by Council at the September 15, 2020 Committee of the Whole.

Staff responded to questions from Council.

Note: Councillor Yousef left the meeting at 3:05 p.m. and returned at 3:08 p.m.

Note: Councillor Duncan left the meeting at 3:06 p.m. and returned at 3:09 p.m.

It was moved and seconded

That the staff report dated October 6, 2020 titled "Addendum to Report on Proposed New Cannabis Retail Store at Unit A 11771 225 Street" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

Note: Councillor Meadus left the meeting at 3:15 p.m. and did not return.

5. ENGINEERING SERVICES

1131 Latecomer Agreement LC 165/18

Staff report dated October 6, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 165/18 with the subdivider lands at 11716 Burnett Street.

It was moved and seconded

That the staff report dated titled "Latecomer Agreement LC 165/18" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

1132 Licence Agreement Authorization - Metro Vancouver Pump Station

Staff report dated October 6, 2020 recommending that a Licence Agreement between the City of Maple Ridge and the Greater Vancouver Sewerage and Drainage District to allow an emergency generator to be constructed on City property be authorized and that the Corporate Officer be authorized to execute the agreement.

It was moved and seconded

That the staff report dated October 6, 2020 titled "Licence Agreement Authorization - Metro Vancouver Pump Station" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

6. CORPORATE SERVICES

1151 Employment Lands Investment Incentive Program - Revitalization Tax Exemption Agreements

Staff report dated October 6, 2020 recommending that the Corporate Officer be authorized to execute revitalization tax exemption agreements with qualified property owners and developers.

D. Olivieri, Research Technician, responded to questions from Council.

It was moved and seconded

That the staff report dated October 6, 2020 titled "Employment Lands Investment Incentive Program - Revitalization Tax Exemption Agreements" be forwarded to the Council Meeting of October 13, 2020.

CARRIED

7. PARKS, RECREATION & CULTURE - Nil

8. ADMINISTRATION - Nil

9. ADJOURNMENT - 3:19 p.m.

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Assisted Living Residences in Residential Areas
First and Second Reading
Zone Amending Bylaw No. 7668 - 2020

MEETING DATE: October 20, 2020
FILE NO: 2017-231-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

At the June 23, 2020 Council Workshop, staff presented an approach to permit supportive recovery homes in residential areas of Maple Ridge through the use of density bonus provisions and an accompanying housing agreement. Staff prepared Zone Amending Bylaw No. 7651-2020 to reflect the proposed approach. Zone Amending Bylaw No. 7651-2020 to permit supportive recovery homes in residential areas of Maple Ridge received third reading on September 29, 2020 and will be considered for final adoption on October 27, 2020.

At the June 23, 2020 Council Workshop meeting, Council also directed that the future zone amending bylaw be expanded to include all classes of Assisted Living Residences, namely for residences for seniors, persons with disabilities and people receiving services associated with mental health. This report outlines the necessary bylaw amendments to permit all classes of Assisted Living Residences in residential areas of Maple Ridge through the use of density bonus provisions and an accompanying housing agreement. Staff are seeking direction to bring Zone Amending Bylaw No. 7668-2020 to an upcoming Council Meeting for consideration of First and Second Reading.

RECOMMENDATION:

That Zone Amending Bylaw No. 7668-2020 be given first and second reading and be forwarded to Public Hearing.

1.0 BACKGROUND:**1.1 Recent Work To Date**

On October 22, 2019, staff presented an approach to regulate supportive recovery housing and facilities for Council consideration. At that meeting, Council directed that further work take place on supportive recovery housing and that an update be brought back to a future Council Workshop.

On June 23, 2020, staff presented an approach to permit supportive recovery homes through the use of density bonus provisions and an accompanying housing agreement. At that meeting, Council directed that staff prepare the necessary bylaw amendments to permit supportive recovery homes as outlined in the June Workshop report. This work, under Zone Amending Bylaw No. 7651-2020, went before Council for First and Second Reading in July, Public Hearing on September 15, and will be considered for adoption on October 27, 2020.

At the June 23, 2020 Council Workshop meeting, Council also directed that the future zone amending bylaw be expanded to include all classes of Assisted Living Residences, namely residences for seniors, persons with disabilities and people receiving services associated with mental health. Zone Amending Bylaw No. 7668-2020 addresses all classes of Assisted Living Residences.

1.2 Provincial Legislation

The *Community Care and Assisted Living Act* oversees Community Care Facilities as well as Assisted Living Residences. The Assisted Living Registry issues registrations to residences and regulates operators who provide hospitality services¹ and assisted living services² to more than two people. The Assisted Living Registrar also publishes handbooks to help those operating an assisted living residence.

In late 2019, the Province made a number of changes to the *Community Care and Assisted Living Act* and Assisted Living Regulation. These amendments have altered the definition of 'Assisted Living Residence' and established new regulations in relation to Assisted Living Residences. Three classes of Assisted Living Residences have now been established in Section 3 of the Assisted Living Regulation, which are:

1. Mental Health, for adults receiving assisted living services due primarily to a mental disorder;
2. Seniors and Persons with Disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and
3. Supportive Recovery, for adults receiving assisted living services due primarily to substance use.

It is important to note that Section 20 of the Act stipulates that a licensed Community Care Facility with 10 residents, where not more than 6 are in care, is exempt from municipal zoning. Assisted Living Residences with more than 5 residents must comply with municipal zoning.

1.3 Maple Ridge Zoning Bylaw No. 3510 - 1985

Zone Amending Bylaw No 7651 – 2020, proposed to permit supportive recovery homes in residential areas of Maple Ridge, through the use of density bonus provisions and an accompanying housing agreement, was adopted on October 13, 2020. Maple Ridge Zoning Bylaw No. 3510-1985 now defines Supportive Recovery Home, Assisted Living Residences, and Community Care Facilities.

It is important to note that the City cannot regulate or prohibit by zoning, or regulate by business regulation, a provincially operated facility on provincially owned land or on privately owned land (i.e. leased to the Province for a Provincial purpose and undertaking).

1.4 Maple Ridge Business Licensing and Regulation Bylaw

The City of Maple Ridge requires a Business License for all operators renting more than one unit. The 'Rental Units – Room Rental/Care Home' category of the Business Licensing and Regulation Bylaw captures uses such as Community Care Facilities, Assisted Living Residences, Supportive Recovery

¹ Hospitality Services includes meal services, housekeeping services, laundry services, social and recreational opportunities and a 24-hour emergency response system.

² Assisted Living Services as one or more of the following: Assistance with the activities of daily living, including eating, moving about, dressing and grooming, bathing and other forms of personal hygiene; Assistance with managing medication; Assistance with the safekeeping of money and other personal property; Assistance with managing therapeutic diets; Assistance with behaviour management; Psychosocial supports; and Other types of prescribed assistance or support.

Homes, and Transitional Housing, but does not define or categorize the uses beyond 'Room Rental/Care Home'.

When Business License applications are received by the City that fall under the *Community Care and Assisted Living Act*, they must be referred to Fraser Health or the Assisted Living Registrar. Once the Municipality is satisfied that the facility has met the approvals of the Planning, Permit, Bylaws & Fire Departments, the Licensing & Bylaws Department will send a municipal approval letter to the appropriate Provincial body. The Business License is not issued until notification is received from Fraser Health or the Assisted Living Registrar that the facility has been approved.

The City requires non-profit organizations to also hold a valid License, although they are exempt from paying a fee.

2.0 DISCUSSION:

The proposed regulatory framework includes Zoning Bylaw amendments to amend the section on definitions that would include regulating the number of residents at Assisted Living Residences in residential areas; incorporate regulatory changes within specific zones that would permit an Assisted Living Residence; and amend the density bonus provisions to allow up to 10 residents if the facility operators enter into a housing agreement with the City, where a Housing Agreement is drafted and considered on a case-by-case basis. No public hearing is required for a Housing Agreement.

2.1 Proposed Regulatory Approach – Density Bonus Regulations for the provision of Assisted Living Residences in Residential areas of Maple Ridge

Under Section 482 of the *Local Government Act*, a Zoning Bylaw may establish different density rules for a zone. The City's Solicitor has determined that the *Local Government Act* permits density to be measured in more than one way depending on the circumstances. The measure of density in the Maple Ridge Zoning Bylaw was based on either floor space ratio (FSR) or lot coverage. As such, the definition of density, under Zone Amending Bylaw No. 7651-2020, was expanded so that it may also be expressed as the number of people per building.

Under the same section of the *Local Government Act*, a Zoning Bylaw may include density bonus conditions relating to the provision of special needs housing (noting that special needs housing is a term from the *Local Government Act*). Therefore, a density bonus provision can be used to permit Assisted Living Residences in the residential zones of the City's choosing.

What this means is that under the *Local Government Act* the City may establish a base density (for example, three people) that could be increased (for example, to ten people) if the owner provided special needs housing and entered into a housing agreement (as permitted under Section 483 of the *Local Government Act*). The aim of permitting an increase in density for Assisted Living Residences is to motivate an owner or operator to enter into a housing agreement in return for the stated increase in density.

To accommodate this approach, a number of new definitions, as well as new density bonus language, were proposed in Zone Amending Bylaw No. 7651-2020. Details regarding the regulatory provisions are noted in earlier staff reports.

2.2.1 Proposed Draft Zoning Bylaw Definitions

In order to expand the proposed regulatory approach, outlined above, a number of amendments will be required in the City's Zoning Bylaw:

Amended Definitions Proposed for Zoning Bylaw:

The following definitions will be added to the Zoning Bylaw in order to facilitate the proposed regulatory approach for assisted living residences:

- **CLASSES OF ASSISTED LIVING RESIDENCES** are as follows: (a) mental health, for adults receiving assisted living services due primarily to a mental disorder; (b) seniors and persons with disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and (c) supportive recovery, for adults receiving assisted living services due primarily to alcohol and drug substance use, and where assisted living services are as defined in the *Community Care Assisted Living Act*.
- **DENSITY BONUS** means permitting a density on a lot that is greater than shown in the corresponding zone in exchange for an Amenity Contribution or in exchange for special needs housing and a housing agreement prescribed by section 483 of the *Local Government Act*."
- **SPECIAL NEEDS HOUSING** includes Transitional Housing and the following classes of Assisted Living Residences: Mental Health Seniors and Persons with Disabilities, Supportive Recovery and Transitional Housing.

2.2.2 Proposed Zoning Bylaw Regulations

The proposed zoning bylaw regulations were originally drafted to respond to Council's earlier comments regarding an approach to permit supportive recovery homes in residential areas of Maple Ridge. Hearing Council's comments at the June 23rd Council Workshop meeting, the draft regulations and density bonus provisions have been expanded to include the other classes of Assisted Living Residents, namely for those receiving assisted living services due primarily to a mental disorder (Mental Health Class) or to chronic or progressive conditions linked to the aging process of a disability (Seniors and Persons with Disability Class).

Therefore, Zone Amending Bylaw No. 7668-2020 (Appendix A) has been drafted to permit all classes of Assisted Living Residences, which includes supportive recovery homes, as regulated under the Assisted Living Regulation B.C. Reg. 189/2019, on residential lots with a minimum lot size of 668m² (or 7,190 sq ft) or, said differently, in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones. The base density for these residences is to be considered at three (3) residents per building, and will not be strata-titled or permitted to contain habitable space below the recommended Flood Construction Level of any designated floodplain; and will require proof of notification or approval from the applicable Health Authority if located on a lot which is not serviced by municipal sewer.

The density bonus provisions of the Zoning Bylaw are now proposed to reference all classes of Assisted Living Residences. This will permit these residences to 'bonus' up to a maximum of ten (10) residents per building (including staff), providing they comply with the following:

- i. The owner enters into a Housing Agreement with the City (in accordance with S. 483 of the *Local Government Act*), which must be executed and delivered to the City, including all appendices, prior to the issuance of any building permit or business license for the land in relation to which the use is permitted;
- ii. Shall be contained within a One Family Residential building; and

- iii. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot.

2.3 Draft Housing Agreement Template

As discussed in earlier staff reports, the City may use a Housing Agreement to set out accountability mechanisms, including operational terms and conditions, for Assisted Living Residences in Maple Ridge. The conditions of each Housing Agreement will be negotiated by Council on a case-by-case basis.

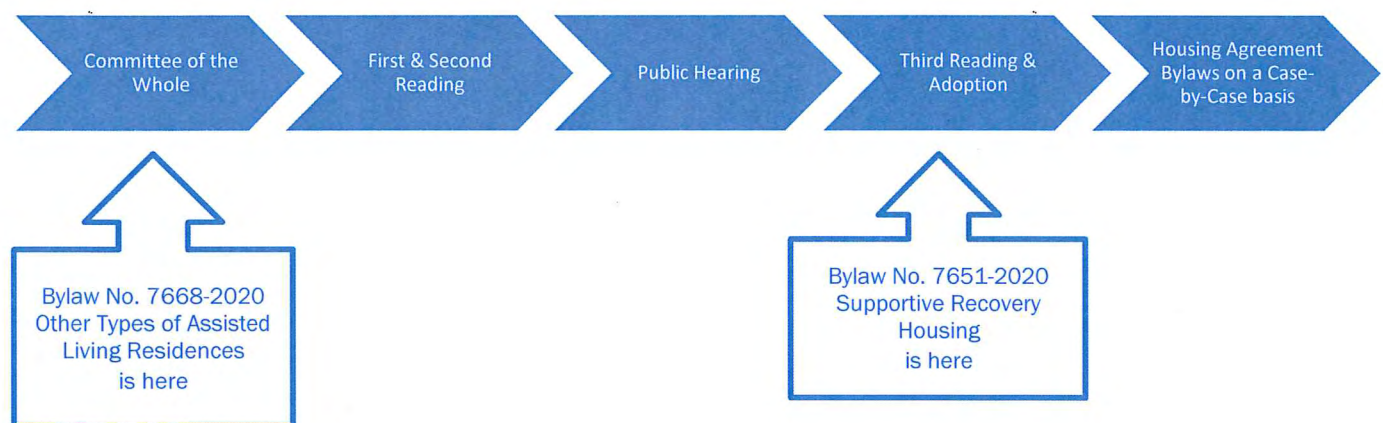
Each Housing Agreement would be tailored per Owner / Operator as well as specific to the site and sensitive to the surrounding neighbourhood. Each Housing Agreement will be signed by the City, the property Owner, as well as proposed Operator. In addition to the terms and conditions set out in a Housing Agreement, all operators and residents would need to comply with all municipal bylaws in effect.

Ultimately, should the City's Zoning Bylaw be amended to permit all classes of Assisted Living Residences, each Housing Agreement will be able to appear before Council, with each Housing Agreement negotiated on a case-by-case basis, tailored to each individual Operator, and approved by Council.

3.0 NEXT STEPS

Based on Council comments at the June 23, 2020 Council Workshop, staff prepared Zone Amending Bylaw No. 7668-2020 to expand the regulatory approach to permit supportive recovery homes, through density bonus provisions, in residential areas of Maple Ridge to include all classes of Assisted Living Residences. The draft Bylaw is being presented for Council comment at the October 20, 2020 Committee of the Whole and, should Council direct, be brought forward for consideration of First and Second Reading at an upcoming Council Meeting.

Figure 1 – Proposed Bylaw Amendment Process



4.0 STRATEGIC ALIGNMENT

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the regulation of supportive recovery housing in Maple Ridge is a key priority of Council.

CONCLUSION:

This report outlines the proposed expansion of the approach to regulate supportive recovery housing in Maple Ridge, through a density bonus provision, to include all classes of Assisted Living Residences and Transitional Housing. Based on Council direction from June 23, 2020, staff are seeking consideration of First and Second Reading for Amending Bylaw No. 7668-2020.

"Original signed by Chuck Goddard" for

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

"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 and Development**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7668-2020

**CITY OF MAPLE RIDGE
BYLAW NO. 7668-2020**

A Bylaw to amend Zoning Bylaw No. 3510 - 1985 as amended

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7668-2020."
2. That in PART 2 INTERPRETATION the definition of "Classes of Assisted Living Residences" is inserted between "CIVIC" and "COMMERCIAL KENNEL":

CLASSES OF ASSISTED LIVING RESIDENCES are as follows: (a) mental health, for adults receiving assisted living services due primarily to a mental disorder; (b) seniors and persons with disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and (c) supportive recovery, for adults receiving assisted living services due primarily to alcohol and drug substance use, and where assisted living services are as defined in the *Community Care Assisted Living Act*.
3. That in PART 2 INTERPRETATION the definition of "DENSITY BONUS" is amended by removing "supportive recovery housing or transitional housing" and adding the words identified in bold text:

DENSITY BONUS means permitting a density on a lot that is greater than shown in the corresponding zone in exchange for an Amenity Contribution or in exchange for **special needs housing** and a housing agreement prescribed by section 483 of the *Local Government Act*.
4. That in Part 2 INTERPRETATION the definition of "SPECIAL NEEDS HOUSING" is amended by removing the text identified by strikethrough and adding the words identified in bold text:

SPECIAL NEEDS HOUSING includes ~~Supportive Recovery Housing, and Transitional Housing~~ **and the following classes of Assisted Living Residences: Mental Health, Seniors and Persons with Disabilities, Supportive Recovery and Transitional Housing.**
5. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by adding the words identified in bold text and removing the text identified by strikethrough:

(16) Density Bonus Regulations for the provision of Assisted Living Residences
 - (b) A Density Bonus of up to a maximum of ten (10) residents per building is allowed for **all Transitional Housing and** ~~Supportive Recovery Housing or Transitional Housing~~ Classes of Assisted Living Residence in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
 - i. The owner enters into a Housing Agreement with the Corporation of the City of Maple Ridge, in accordance with Section 483 of the *Local Government Act*, which must be executed and delivered to the Municipality including all appendices prior to the issuance of

any building permit or business license for the land in relation to which the use is permitted;

- ii. Shall have a maximum of 10 residents including staff;
- iii. Shall be contained within a One Family Residential building;
- iv. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot;
- v. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
- vi. Shall not be strata-titled;
- vii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
- viii. Shall not be permitted unless permitted by the provisions of section 402 (16) (a) and section 601 A. of the Zoning Bylaw;

6. That PART 6 RESIDENTIAL ZONES SECTION 601 A PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by removing the text identified in strikethrough and by adding the words identified in bold text:

All Classes of Assisted Living Residences (Supportive Recovery Class) and Transitional Housing

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

READ a first time the day of , 20 .

READ a second time the day of , 20. .

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 5% Money in Lieu of Parkland Dedication
23250 Silver Valley Road and 23267 137 Avenue

MEETING DATE: October 20, 2020
FILE NO: 2019-067-SD
MEETING: C of W

EXECUTIVE SUMMARY:

The above noted subdivision is subject to the provisions of the *Local Government Act* regarding parkland dedication or payment in lieu of dedication. It is recommended that Council require payment in lieu of parkland dedication for the subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue (see Appendices A and B).

RECOMMENDATION:

That pursuant to *Local Government Act*, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 23250 Silver Valley Road and 23267 137 Avenue, under application 2019-067-SD, shall pay to the City of Maple Ridge an amount that is not less than \$77,500.00.

DISCUSSION:

Section 510 of the *Local Government Act* requires the provision of parkland, without compensation, as a condition of subdivision, subject to some exceptions. The land, not to exceed 5% of the area proposed for subdivision, may be acquired in a location acceptable to the City, or a payment equal to 5% of the market value of the area proposed for subdivision is required.

Section 8.9, Watercourse Protection Development Permit Area, of the Official Community Plan states that where watercourse protection areas are identified on the lands, the area is to be dedicated into public ownership as Park, where possible, for the preservation, protection, restoration and enhancement of watercourses and riparian areas. These designations also provide large vegetated areas in urban neighbourhoods that provide corridors for wildlife and passive park areas for residents.

Where there is either no watercourse protection areas, or no suitable lands are identified for park dedication, then 5% of the market value of the land is paid to the City. These funds are placed into a special Parkland Acquisition Reserve Fund, for the purpose of acquiring parkland, and is typically used where the ability to acquire parkland through development is limited, such as the Blaney Bog.

In this particular instance, there is no suitable land present (see Appendix C), and it is therefore recommended that money in lieu of parkland dedication be provided.

In keeping with past practice, the City has requested that an appraisal be provided for the 5% market value of the development site. This appraisal is based on zoned but not serviced land.

A report from a qualified real estate appraiser has determined that the market value of the land is \$1,550,000.00, which indicates that the 5% value of this property is \$77,500.00

CONCLUSION:

As there are no watercourse protection areas and no suitable lands on the property for parkland dedication, it is recommended that Council require payment in lieu of parkland dedication as prescribed in the appraisal.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, ASCT, MA**
Planner 2

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

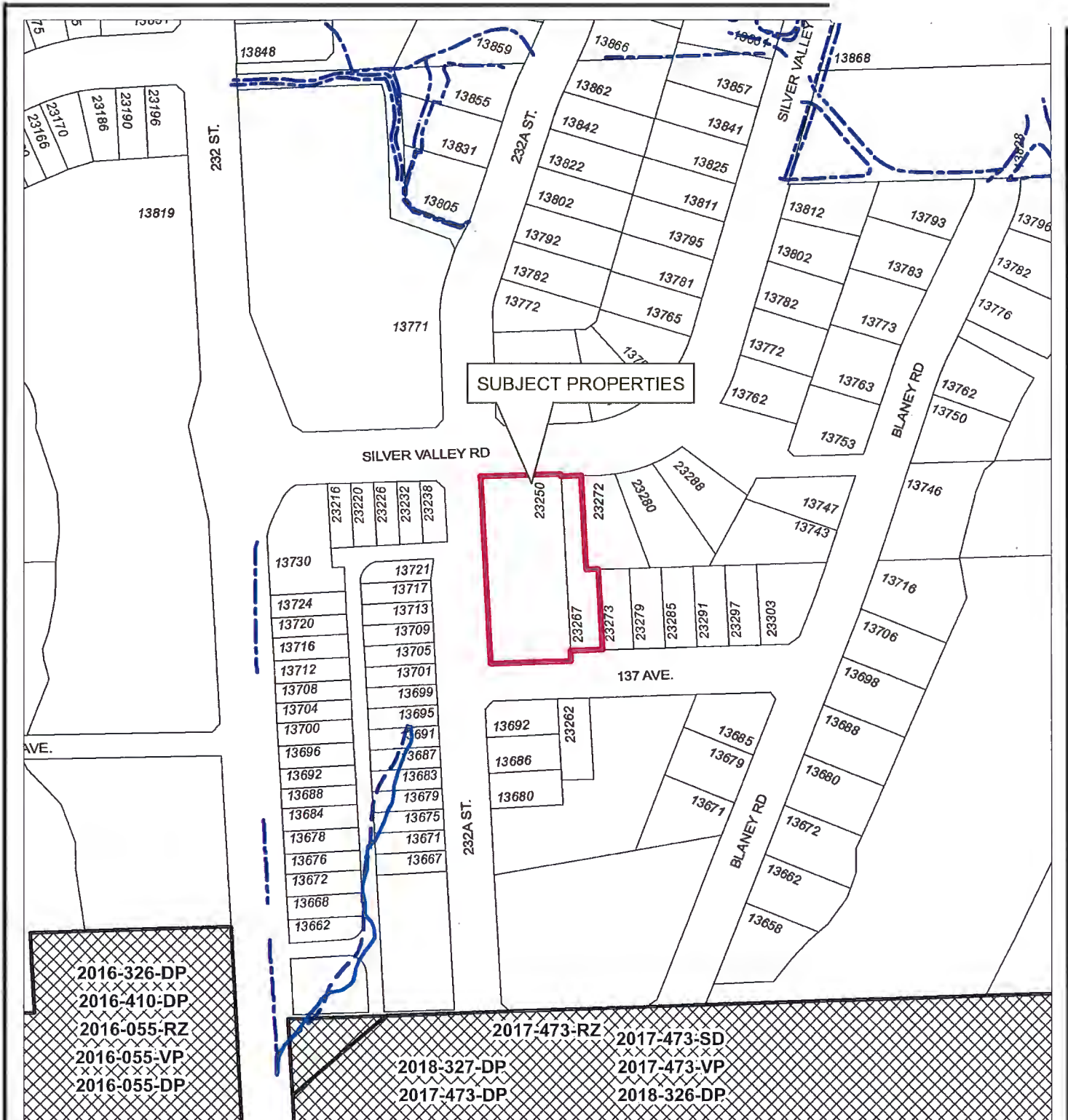
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Subdivision Plan

APPENDIX A



Scale: 1:2,000

Legend

 Active Applications (RZ/SD/DP/VP)

23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

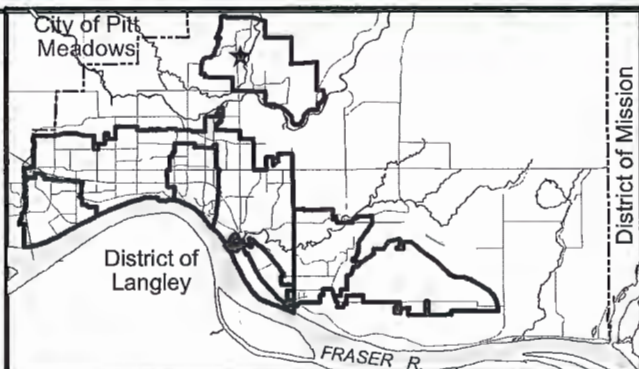
mapleridge.ca

FILE: 2019-067-SD
DATE: Feb 26, 2019

BY: PC



Scale: 1:2,000



23250/67 SILVER VALLEY ROAD
PID: 002-606-160 & 030-522-633

PLANNING DEPARTMENT



MAPLE RIDGE

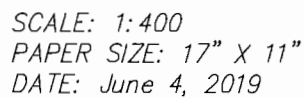
British Columbia

mapleridge.ca

BY: PC

23267 137th Avenue & 23250 Silver Valley Road, Maple Ridge

R-1 LOTS: 371 m2 min. area & 12 metre min. width



TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: October 20, 2020
FILE NO: 11-5255-70-127
FROM: Chief Administrative Officer
MEETING: CoW
SUBJECT: Award of Contract RFP-EN20-24:
Engineering Design Services for Rockridge Reservoir to Silver Valley West
Watermain

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain to WSP Canada Group Limited (WSP) in the amount of \$194,438.00 (excluding taxes).

This proposed high pressure watermain connection will improve the water distribution network throughout Silver Valley by linking the neighbourhoods to a new central pump station at 236 Street and 132 Avenue that is currently under design and construction. This water infrastructure improvement will ensure the community maintains and improves the level of service while allowing for the future growth of the neighbourhoods aligning with the OCP.

Following a detailed review and evaluation of the proposals received, this report recommends that a Client/Consultant Agreement be executed with WSP for the amount of \$194,438.00 excluding taxes. This report also recommends that a \$38,900.00 contingency be established for unanticipated additional works for a total of \$233,338.00.

The design of the watermain will be completed in summer 2021 and will proceed to construction in 2022. The design cost is within the current funding envelope in the 2020 Financial Plan. The budget will be updated in 2021 capital planning when the pre-tender estimates are received.

Council approval is required to award the project to WSP Canada Group Inc.

RECOMMENDATION:

That Contract RFP-EN20-24: Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain, be awarded to WSP Canada Group Limited in the amount of \$194,438.00 excluding taxes; and

That a contingency of \$38,900.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the Contract.

DISCUSSION:

a) Background Context:

The Engineering Department is continuing with upgrades to the water distribution system in order to maintain an adequate level of service and accommodate growth throughout the City of Maple Ridge. This work is guided by the "Water Distribution Master Plan" that was updated in November 2016. This report identified that an area of Silver Valley West would require improvements to the water supply network to meet the maximum day demands in order to provide sufficient service and growth to the area in accordance to the OCP.

Further study and analysis of the current and future water infrastructure in Silver Valley was completed. The memo "City of Maple Ridge Rockridge Zone Transmission Main Sizing" provides a recommendation to construct a new high pressure watermain that would connect Rockridge pressure zone to the Silver Valley West pressure zone to achieve the desired water distribution performance. This memo further guides detailed design.

The proposed watermain consists of two sections using undeveloped City-owned properties. Section A will route from the 232 Street and 136 Avenue intersection and connect at the 235 Street and 236 Street intersection. Section B will connect from the end of Granite Way to the 240 Street and Rockridge Reservoir Service Road intersection (see attached). This watermain will have challenging terrain to traverse which will require the engineering consulting and design services of a qualified firm to manage the required archaeological, environmental, and geotechnical studies to ensure all project design requirements are met. As such, a Request for Proposal for Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain was issued.

RFP Process and Evaluation

The RFP was posted on the City of Maple Ridge, Civic Info and BC Bid websites on July 30, 2020 with a closing date of August 13, 2020. Submissions were received from eight engineering consulting firms and were reviewed by an evaluation team in accordance with the evaluation criteria identified in the RFP. After detailed analysis, all members of the evaluation team ranked WSP's proposal the highest with a fee of \$194,438.00 excluding taxes.

b) Desired Outcome:

The desired outcome of this report is to obtain Council approval to proceed with the award of the contract to WSP Canada Group Inc. for the engineering design services.

c) Strategic Alignment:

Council's Strategic Plan has directed staff to manage municipal infrastructure to accommodate growth in accordance to the OCP. The new watermain will allow the City to maintain and/or improve its water delivery system in Silver Valley allowing for resiliency and growth.

d) Citizen/Customer Implications:

The City will work with WSP to determine the best design and construction solution, taking into account cost factors, property impacts, environmental and archaeological impacts, constructability, schedule and phasing of work.

The design process will not require public consultation. The impacts, if any, to surrounding properties and traffic are expected to be minimal. A communication plan will be developed prior to tender and construction.

e) Interdepartmental Implications:

The Parks Department will be consulted as the proposed alignment of the watermain would follow sections of the Silver Valley trail network. During construction if the trail is altered it will be reconstructed and improved.

The Information Technology Department has also requested fibre optic conduit be installed adjacent to the watermain alignment as part of the project scope. This would provide improved access to Maple Ridge's fibre optic network throughout Silver Valley.

The Planning Department will be consulted to ensure coordination with future development in Silver Valley.

f) Business Plan/Financial Implications:

There is sufficient funds in LTC No. 017135 to complete the detailed design of the Rockridge Reservoir to Silver Valley West Watermain.

Project Expenditures (excluding taxes)

WSP Design Contract	\$194,438.00
Contract Contingency	\$38,900.00
Total Projected Design Costs	\$233,338.00

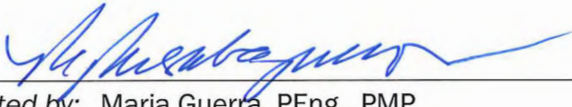
Project Funding Available

240 Street and 136 Avenue West to Forest at Granite Way (LTC No. 017135)	\$1,100,001.00
Expenditures to date	\$1,965.00
Total Available Remaining Budget	\$1,098,036.00

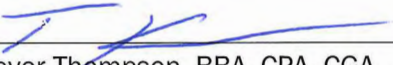
The project budget remaining may cover the construction of Section B but not Section A. Section A which includes the crossing of the North Alouette River is a challenging section of the watermain, options will be investigated, and costs and risks evaluated. The budget will be updated when the pre-tender estimates are received.

CONCLUSIONS:

WSP Canada Group Limited has submitted the highest rated proposal for the Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain that provides the best value to the City. This report recommends Council approval to award the consulting assignment to WSP Canada Group Limited. In addition, it is recommended that a contingency be established for unanticipated additional works.



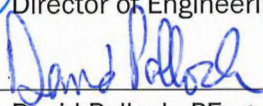
Submitted by: Maria Guerra, PEng., PMP
Acting Manager of Design & Construction



Financial: Trevor Thompson, BBA, CPA, CGA
Concurrence: Director of Finance



Reviewed by: Josh Mickleborough, PEng.
Director of Engineering



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



Concurrence: Al Horsman
Chief Administrative Officer

