

City of Maple Ridge

**COUNCIL MEETING AGENDA**

**October 27, 2020**

**7:00 p.m.**

**Virtual Online Meeting including Council Chambers**

*Meeting Decorum:*

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

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

Note: This Agenda is also posted on the City's Website at [www.mapleridge.ca](http://www.mapleridge.ca)

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

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*For virtual public participation during Public Question Period register by going to [www.mapleridge.ca/640/Council-Meeting](http://www.mapleridge.ca/640/Council-Meeting) and clicking on the meeting date*

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|-----|------------------------------------------------------------|
| 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 October 13, 2020 |
| 500 | PRESENTATIONS AT THE REQUEST OF COUNCIL                    |
| 600 | DELEGATIONS                                                |

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- October 7, 2020
- October 14, 2020

701.2 Committees and Commissions of Council Meetings

- Advisory Design Panel – June 17, 2020 and July 22, 2020

702 Reports

702.1 Disbursements for the month ended September 30, 2020

Staff report dated October 27, 2020 providing information on disbursements for the month ended September 30, 2020.

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

*The items in the "Unfinished Business" category are staff reports presented at an earlier Council Workshop meeting, typically a week prior, 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 Council Workshop agenda packages dated accordingly.*

Note: Item 801 was forwarded from the September 29, 2020 Council Workshop

801 Proposed Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020

Addendum to the staff report dated September 29, 2020 recommending that Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 to regulate prohibited construction and the maintenance of boulevards within the City of Maple Ridge be given first, second and third reading.

**900 CORRESPONDENCE**

**1000 BYLAWS**

*Note: Items 1001 to 1004 are from the October 20, 2020 Public Hearing*

**Bylaws for Third Reading**

**1001 2019-394-RZ, 20857 Golf Lane**

**Maple Ridge Zone Amending Bylaw No. 7611-2020**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately six (6) single family lots.

**1002 2020-240-RZ, 510 - 20395 Lougheed Highway**

**Maple Ridge Zone Amending Bylaw No. 7669-2020**

To allow for the proposed Muse Cannabis retail store to be located 340.5 metres in distance from another cannabis retail store.

**1003 2018-498-RZ, 21640 124 Avenue**

**Maple Ridge Zone Amending Bylaw No. 7533-2019**

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill). The current application is to permit a ground oriented, multi-family development of approximately three (3) units.

**Bylaws for Third Reading and Adoption**

**1004 2020-217-RZ, 22000 Block (22625 and 22631 119 Avenue) and Portion of 22558 McIntosh Avenue**

**Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020**

To allow a Temporary Use Permit for a public gravel parking lot for approximately 128 vehicles for a period of 3 years.

**Bylaws for Adoption**

**1005 2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue**

**1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**

To amend the Silver Valley Area Plan Land Use Designation Map from Low/Medium Density Residential and Medium/High Density Residential to Medium Density Residential.

**1005.2 Maple Ridge Zone Amending Bylaw No. 7547-2019**

To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

**1006 2017-231-RZ, Supportive Recovery Housing**

**Maple Ridge Zone Amending Bylaw No. 7651-2020**

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

**1100 COMMITTEE REPORTS AND RECOMMENDATIONS**

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, 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.*

**Planning & Development Services**

**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 23257 137 Avenue be required to provide payment in lieu of parkland dedication.

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.

Corporate Services

Parks, Recreation and Culture

Administration (including Fire and Police)

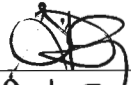
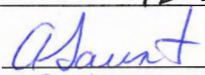
- 1200 STAFF REPORTS
- 1300 OTHER MATTERS DEEMED EXPEDIENT
- 1400 PUBLIC QUESTION PERIOD
- 1500 MAYOR AND COUNCILLOR REPORTS
- 1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING
- 1700 ADJOURNMENT

APPROVED BY:

DATE:

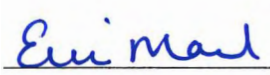
PREPARED BY:

DATE:

  
Oct. 22, 2020  
  
Oct. 22, 2020

CHECKED BY:

DATE:

  
Oct 22/20

### **PUBLIC QUESTION PERIOD**

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

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

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorcouncilandcaol@mapleridge.ca](mailto:mayorcouncilandcaol@mapleridge.ca)

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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**

October 13, 2020

The Minutes of the City Council Meeting held on October 13, 2020 at 7:00 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**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  
D. Pollock, General Manager Engineering Services  
S. Nichols, Corporate Officer  
T. Thompson, Chief Financial Officer

*Other Staff as Required*

C. Goddard, Director of Planning

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

Note: Due to the COVID-19 pandemic, Council members participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2020-401

It was moved and seconded

That the agenda of the Regular Council Meeting of October 13, 2020 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

401 Minutes of the Regular Council Meeting of September 29, 2020

R/2020-402

It was moved and seconded

That the minutes of the Regular Council Meeting of September 29, 2020 be amended to indicate that Councillor Duncan was absent and that the minutes be adopted as amended.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil*

600 *DELEGATIONS*

601 Waste Reduction Week Presentation – Ridge Meadows Recycling Society

- Leanne Koehn, Community Engagement

Ms. Koehn gave a presentation providing a history and background on the Ridge Meadows Recycling Society and outlining events set up for waste reduction week. She advised on items which can be recycled at the Maple Ridge Recycling Depot.

700 *ITEMS ON CONSENT*

701 Minutes

701.1 Meetings of the Development Agreements Committee

- September 30, 2020

702 Reports

702.1 2020 Council Expenses

Staff report dated October 13, 2020 listing Council expenses recorded to September 30, 2020.

703 Correspondence – Nil

704     Release of Items from Closed Council Status – Nil

705     Recommendation to Receive Items on Consent

R/2020-403

It was moved and seconded

That items on the “Items for Consent” agenda of the October 13, 2020 Council Meeting be received into the record.

CARRIED

800     UNFINISHED BUSINESS

801     Motion by Councillor Yousef (Notice of Motion provided at the September 29, 2020 Council Meeting)

MAIN MOTION

R/2020-404

Moved and seconded

WHEREAS the global COVID-19 pandemic continues to result in severe economic hardship for local businesses across our community and social distancing requirements have significantly reduced the number of restaurant and pub patrons allowed to be safely seated in a given area;

AND WHEREAS when Maple Ridge’s expanded patio program expires at the end of October 2020, the loss of the additional patio space currently permitted may result in the temporary or permanent closure of many long time local businesses;

THEREFORE BE IT RESOLVED that as part of Maple Ridge Council’s commitment to supporting the small business community by reducing barriers and incentivizing new investment, that the expanded patio program be extended indefinitely and that authorization be given for the winterization of patios on city property through the use of tents, louvered roofs, and heaters.

MOTION TO AMEND

R/2020-405

Moved and seconded

That the last paragraph in the main motion be amended to remove the text “indefinitely”.

AMENDMENT CARRIED

**Question on the main motion**

The question was then called on the main motion as amended.

CARRIED AS AMENDED

**MAIN MOTION AS AMENDED**

WHEREAS the global COVID-19 pandemic continues to result in severe economic hardship for local businesses across our community and social distancing requirements have significantly reduced the number of restaurant and pub patrons allowed to be safely seated in a given area;

AND WHEREAS when Maple Ridge's expanded patio program expires at the end of October 2020, the loss of the additional patio space currently permitted may result in the temporary or permanent closure of many long time local businesses;

THEREFORE BE IT RESOLVED that as part of Maple Ridge Council's commitment to supporting the small business community by reducing barriers and incentivizing new investment, that the expanded patio program be extended and that authorization be given for the winterization of patios on city property through the use of tents, louvered roofs, and heaters.

900      **CORRESPONDENCE** – Nil

1000      **BYLAWS**

**Bylaws for Adoption**

1001      **Maple Ridge Property Tax Exemption Amending Bylaw No. 7670-2020**  
To include the removal of Generations Christian Fellowship/Colleen Findlay Foundation from the schedule and to amend the location of NorthRidge Foursquare Church.

R/2020-406

Moved and seconded

That Property Tax Exemption Amending Bylaw No. 7670-2020 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

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.

R/2020-407

Moved and seconded

That Application 2020-182-AL, respecting property located at 10875 272 Street, be forwarded to the Agricultural Land Commission for consideration.

CARRIED

Councillor Duncan - OPPOSED

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.

R/2020-408

Moved and seconded

1. In respect of Section 4 75 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. 7661-2020 be given first reading; and
- 3. That the applicant provide further information as described on Schedules A, C, D and E of the Development Procedures Bylaw No. 5879-1999.

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.

R/2020-409

Moved and seconded

- 1. That, in accordance with Section 4 75 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. 7673-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2. That Official Community Plan Amending Bylaw No. 7673 - 2020 be given first and second reading and be forwarded to Public Hearing.

CARRIED

Councillor Svendsen, Councillor Yousef - OPPOSED

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.

R/2020-410

Moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7659-2020 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7659-2020 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 Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement for the Temporary Use. Servicing requirements due to change to land use in the future shall be reviewed by Engineering;
  - ii) Amendment to Official Community Plan, Schedule "D - Temporary Use Permits" identifying the subject properties for temporary use as a sales centre, for a maximum term of 3 years.

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.

R/2020-411

Moved and seconded

That the application for a non medical cannabis retail store by Chronic Cannabis, located at A-11771 225 St., Maple Ridge not be supported based on the information contained in the Council report dated September 15, 2020; and

That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

CARRIED

Councillor Dueck, Councillor Meadus - OPPOSED

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.

R/2020-412

Moved and seconded

That the cost to provide the excess or extended services at 11716 Burnett Street is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided; and

That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in Schedule A; and further

That the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 165/18 with the subdivider of the lands at 11716 Burnett Street.

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.

R-2020-413

Moved and seconded

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 further



That the Corporate Officer be authorized to execute the agreement

CARRIED

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.

R/2020-414

Moved and seconded

That the Corporate Officer be authorized to execute agreements with qualified property owners and developers as defined in the Maple Ridge Revitalization Tax Exemption Bylaw No. 7112-2014, and identified in Attachment B.

CARRIED

Parks, Recreation & Culture – Nil

Administration – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD – Nil

1500 MAYOR AND COUNCILLORS' REPORTS

The Mayor and members of Council provided a report on activities participated in during the past few weeks.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS – Nil

1700 *ADJOURNMENT* – 8:50 p.m.

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M. Morden, Mayor

Certified Correct

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D. Denton, Deputy Corporate Officer

700     *ITEMS ON CONSENT*

## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

October 7, 2020  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 20-114451 BG**

LEGAL: Lot 15 Section 10 Township 12 New Westminster District Plan  
EPP91843  
PID: 030-788-307  
LOCATION: 10597 Jackson Road  
OWNER: Cipe Homes Inc. (Chris Nieman)  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-114451 BG.**

**CARRIED**

**2. 20-116940 BG; 20-115677 BG; 20-105682 BG; 20-118406 BG; 20-116937 BG;  
20-117387 BG; 20-120100 BG**

LEGAL: Lot 2, Lot 4, Lot 6, Lot 8, Lot 10, Lot 11, Lot 14, all of: Section 10  
Township 12 New Westminster District Plan EPP91843;  
PID: 030-788-137; 030-788-153; 030-788-170; 030-788-200;  
030-788-226; 030-788-269; 030-788-293  
LOCATION: 24646 106 Avenue, 24658 106 Avenue, 24670 106 Avenue, 24681  
106 Avenue; 24693 106 Avenue; 24699 106 Avenue and 10587  
Jackson Road  
OWNER: Cipe Homes Inc. (Chris Nieman)  
REQUIRED AGREEMENTS: Secondary Suite Covenants

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-116940 BG; 20-115677 BG; 20-105682 BG; 20-118406 BG; 20-116937 BG; 20-117387 BG; 20-120100 BG.**

**CARRIED**

**3. 20-108097 BG**

LEGAL: Lot 46 Section 33 Township 12 New Westminster District Plan  
EPP60118  
PID: 030-522-501  
LOCATION: 13662 Blaney Road  
OWNER: 1041635 B.C. Ltd. (Rajinder Singh Tatla)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-108097 BG.**

**CARRIED**

**4. 20-107099 BG**

LEGAL: Lot 47 Section 33 Township 12 New Westminster District Plan  
EPP60118  
PID: 030-522-510  
LOCATION: 13672 Blaney Road  
OWNER: 1041635 B.C. Ltd. (Rajinder Singh Tatla)  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-107099 BG.**

**CARRIED**

**5. 19-105206 BG**

LEGAL: Lot 11 Section 21 Township 12 New Westminster District Plan 85151  
PID: 015-965-015  
LOCATION: 12422 233A Street  
OWNER: Ross and Melody Penny  
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-105206 BG.**

**CARRIED**

**6. 20-106553 BG**

LEGAL: Lot 11 Section 21 Township 12 New Westminster District Plan 85151  
PID: 015-965-015  
LOCATION: 13698 Blaney Road  
OWNER: Shawn and Lea O'Shea  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-106553 BG.**

**CARRIED**

**7. 18-123636 BG**

LEGAL: Lot 59 Section 23 Township 12 New Westminster District Plan 17924  
PID: 008-166-803  
LOCATION: 24813 122 Avenue  
OWNER: Janette Carr  
REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-123636 BG.**

**CARRIED**

**8. 20-114453 BG; 20-118394 BG; 20-118399 BG; 20-119426 BG; 20-119428 BG; 20-118397 BG**

LEGAL: Lot 2, Lot 5, Lot 6, Lot 8, Lot 9, Lot 10 all of: Section 16 Township 12  
New Westminster District Plan EPP86997  
PID: 030-758-106; 030-758-131; 030-758-149; 030-758-165;  
030-758-173  
LOCATION: 23878 Dewdney Trunk Road; 23881, 23871, 23856, 23864, 23872  
of 119B Avenue  
OWNER: Cipe Homes Inc. (Chris Nieman)  
REQUIRED AGREEMENTS: Temporary Residential Use Covenants

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-114453 BG; 20-118394 BG; 20-118399 BG; 20-119426 BG; 20-119428 BG; 20-118397 BG.**

**CARRIED**

**9. 20-108468 BG**

LEGAL: Lot 2 Section 11 Township 12 New Westminster District Plan  
EPP67241  
PID: 030-313-333  
LOCATION: 10815 Morrisette Place  
OWNER: Harbour Creek Homes Ltd. (Kuldeep Sidhu)

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-108468 BG.**

**CARRIED**

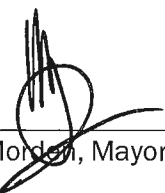
**10. 20-115467 BG**

LEGAL: Lot 4 Section 16 Township 12 New Westminster District Plan 11624  
PID: 028-681-771  
LOCATION: 11776 236 Street  
OWNER: Rochelle Sevigny

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

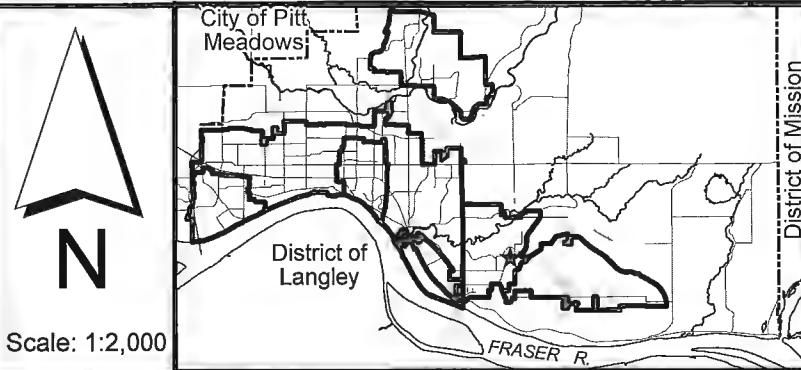
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-115467 BG.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair


  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member





# 10597 Jackson Road

ENGINEERING DEPARTMENT

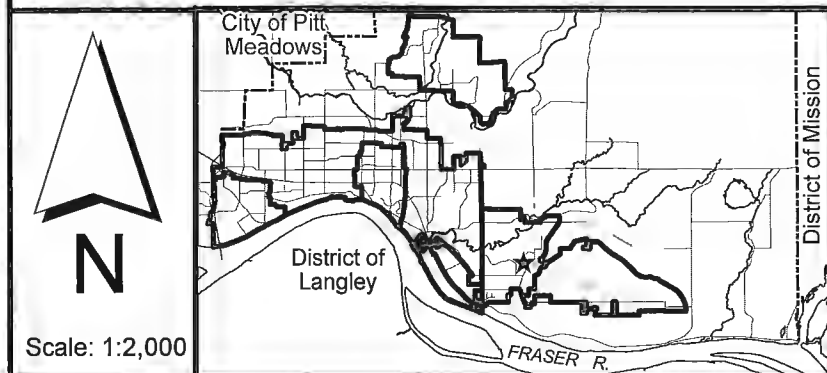


**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Oct 6, 2020

BY: NV



## 24646 106 Avenue

ENGINEERING DEPARTMENT

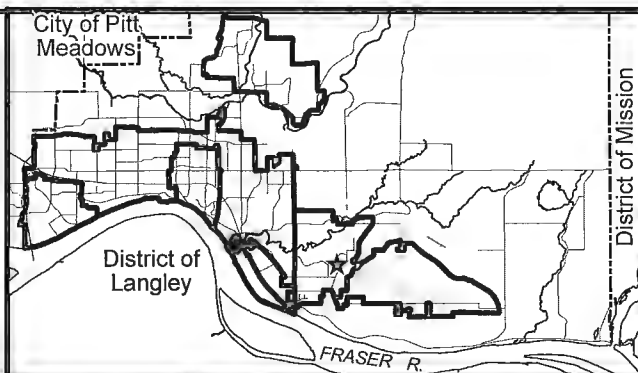
**mapleridge.ca**

FILE: Untitled  
DATE: Oct 6, 2020

BY: NV



Scale: 1:2,000



24658 106 Avenue

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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

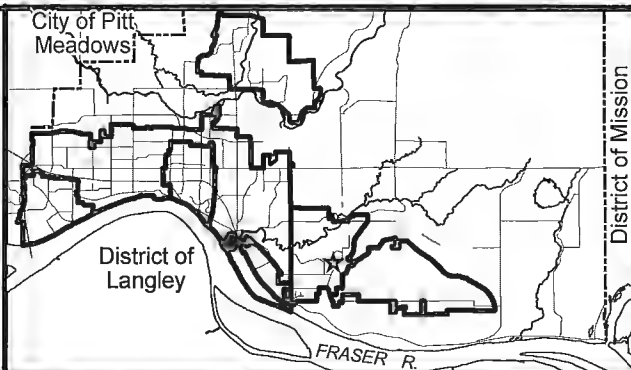
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24670 106 Avenue

ENGINEERING DEPARTMENT



MAPLE RIDGE

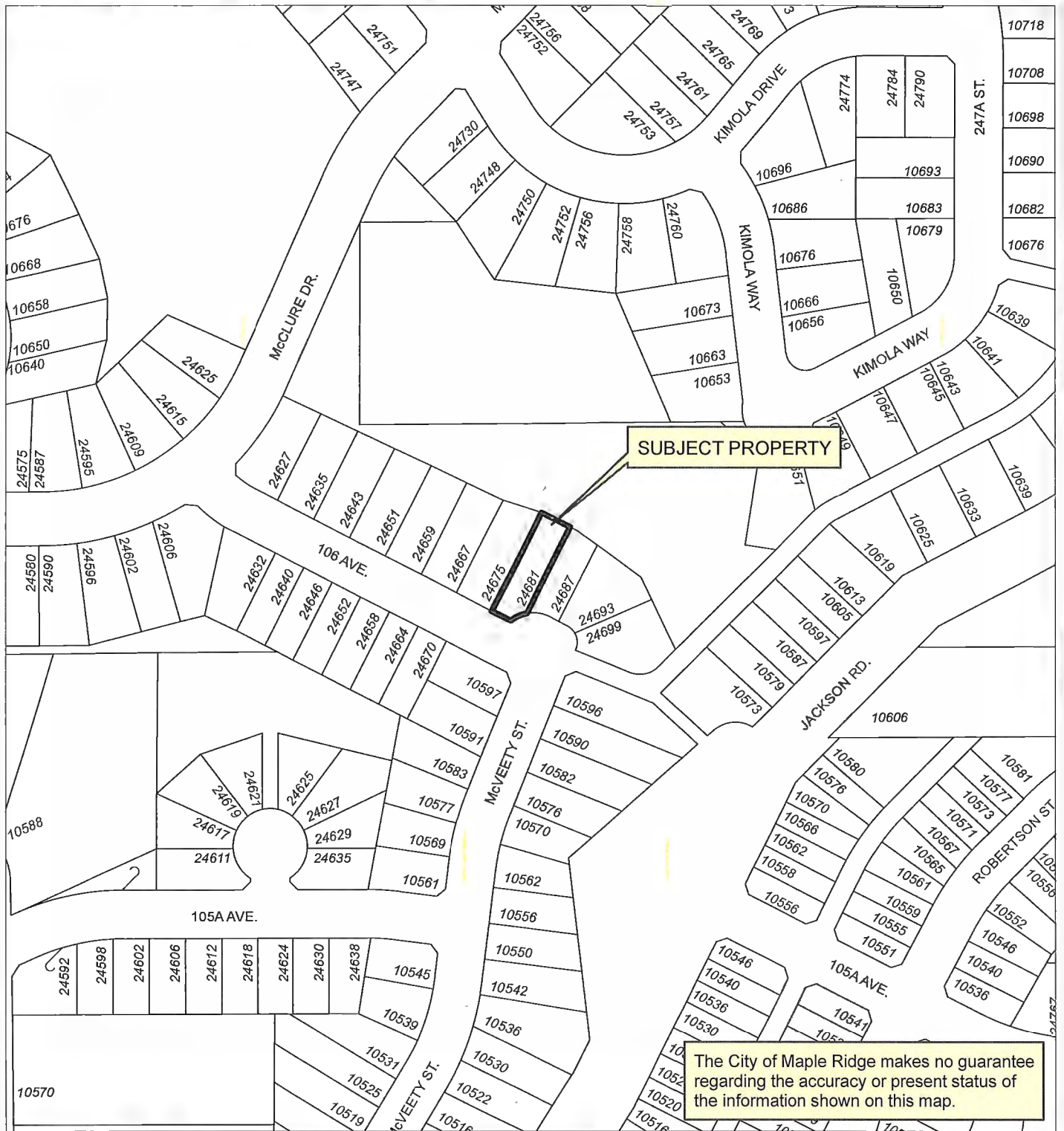
British Columbia

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

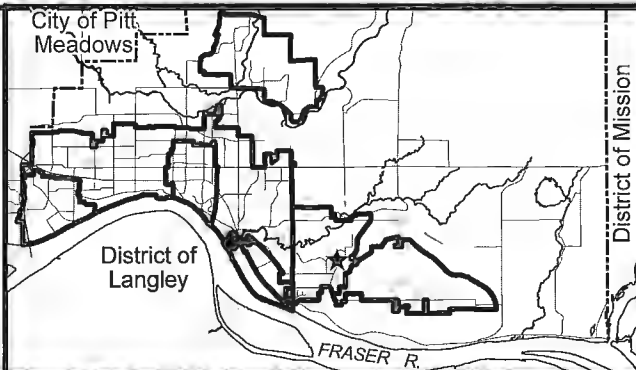
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DATE: Oct 6, 2020

BY: NV



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24681 106 Avenue

ENGINEERING DEPARTMENT



MAPLE RIDGE

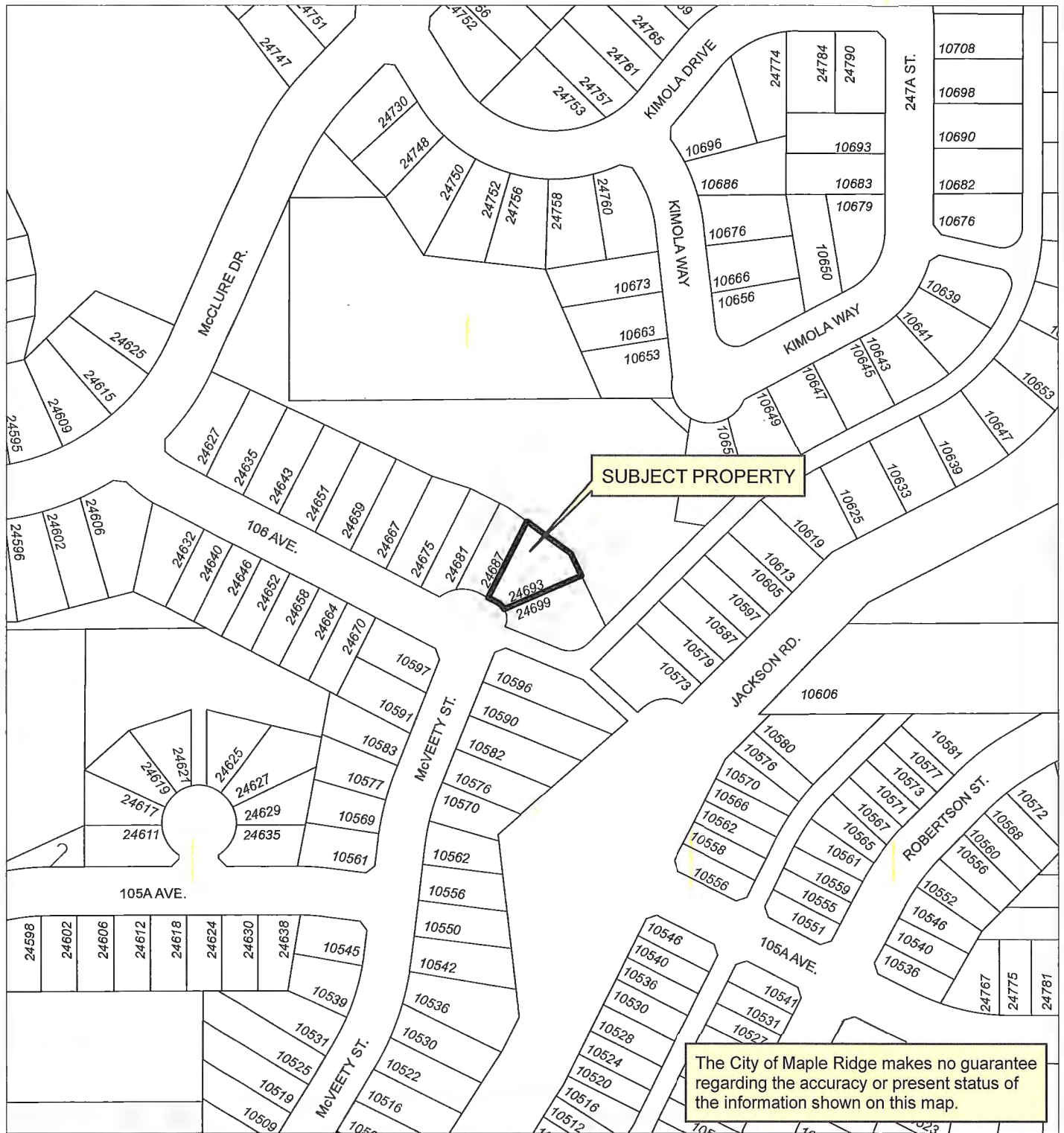
British Columbia

mapleridge.ca

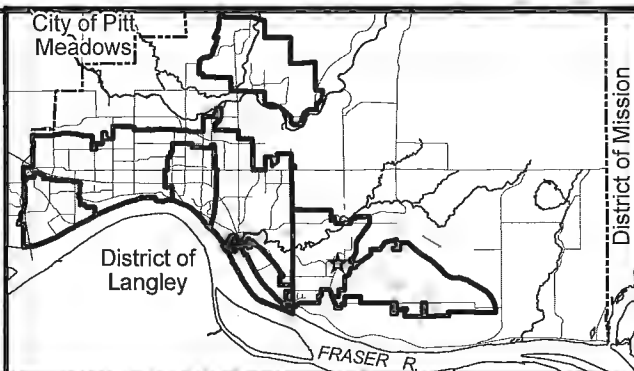
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BY: NV



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24693 106 Avenue

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

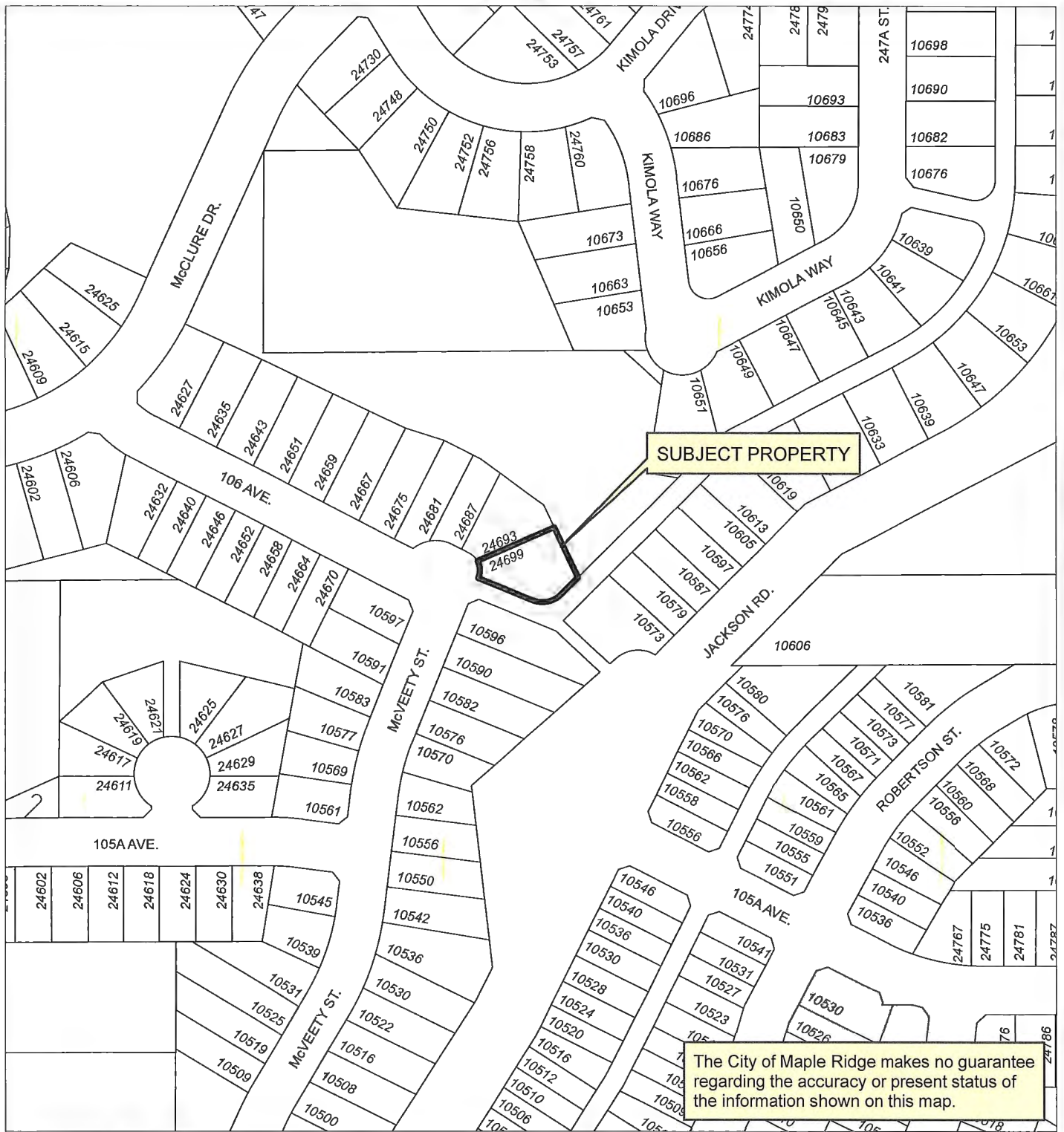
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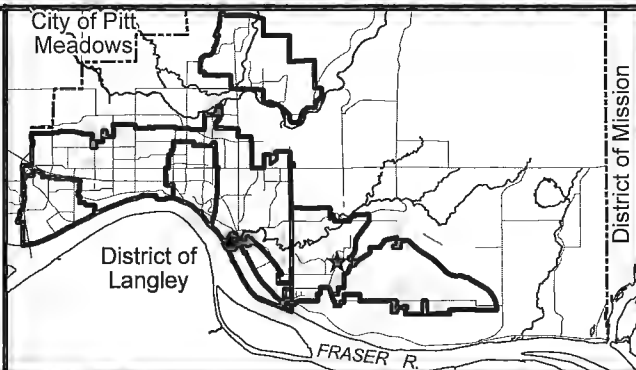
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BY: NV





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24699 106 Avenue

ENGINEERING DEPARTMENT



**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

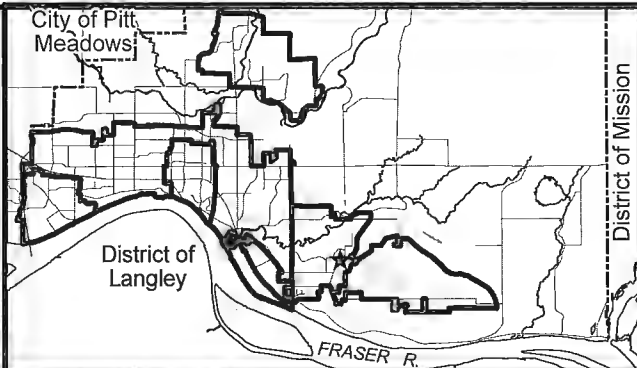
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DATE: Oct 6, 2020

BY: NV



Scale: 1:2,000



10587 Jackson Road

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

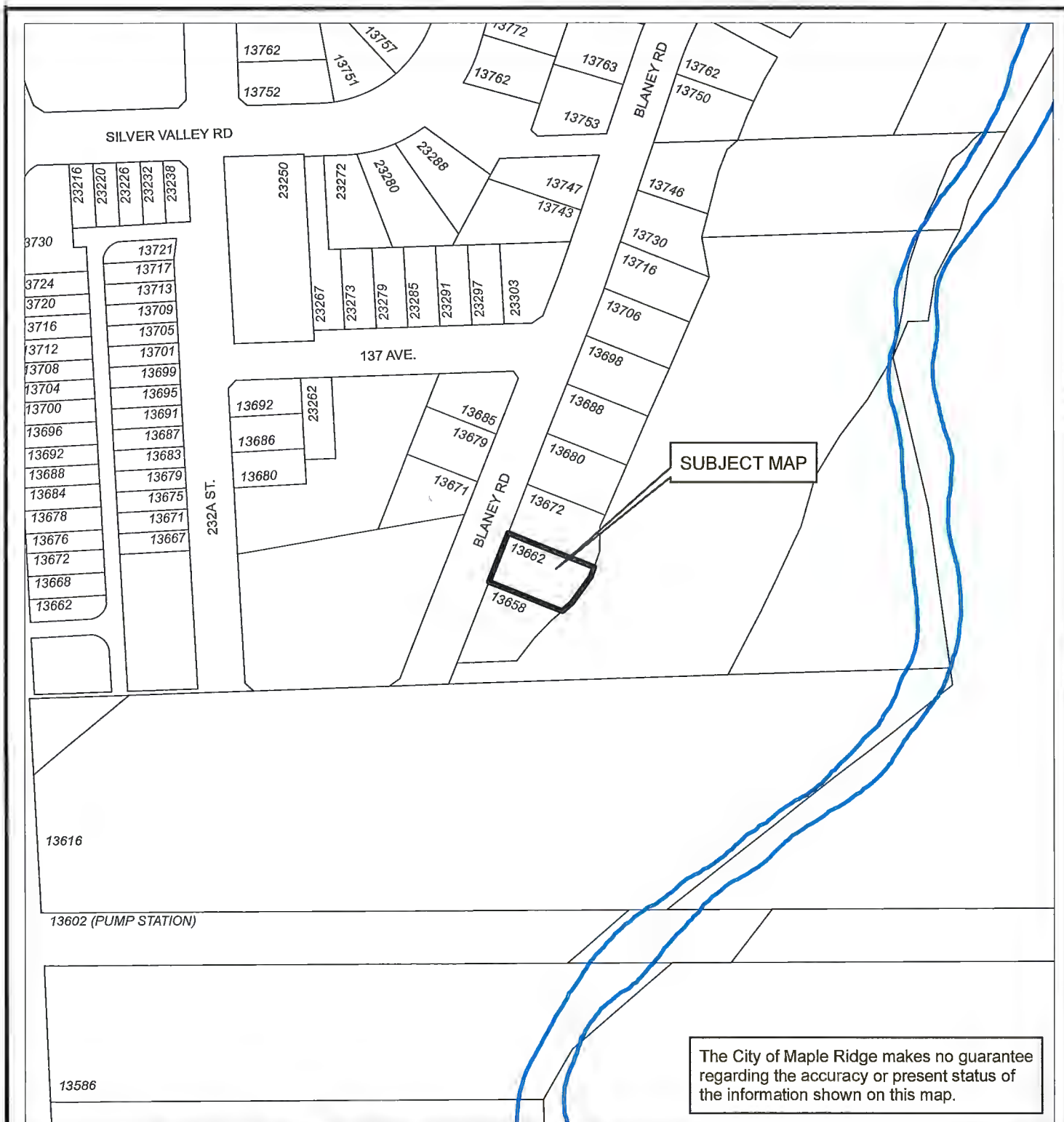
[mapleridge.ca](http://mapleridge.ca)

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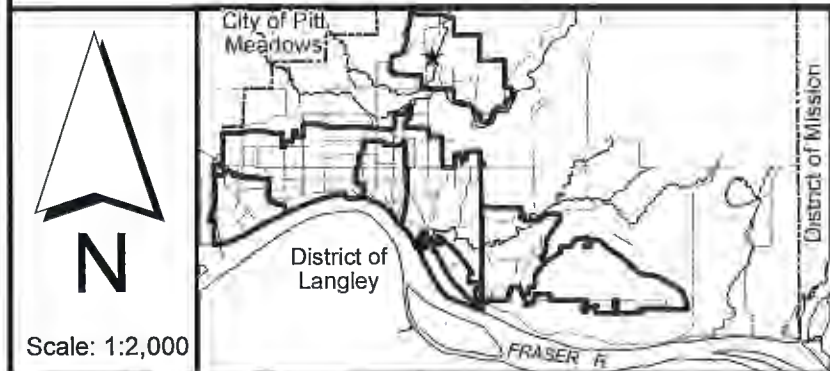
DATE: Oct 6, 2020

BY: NV





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



13662 Blaney Road

ENGINEERING DEPARTMENT



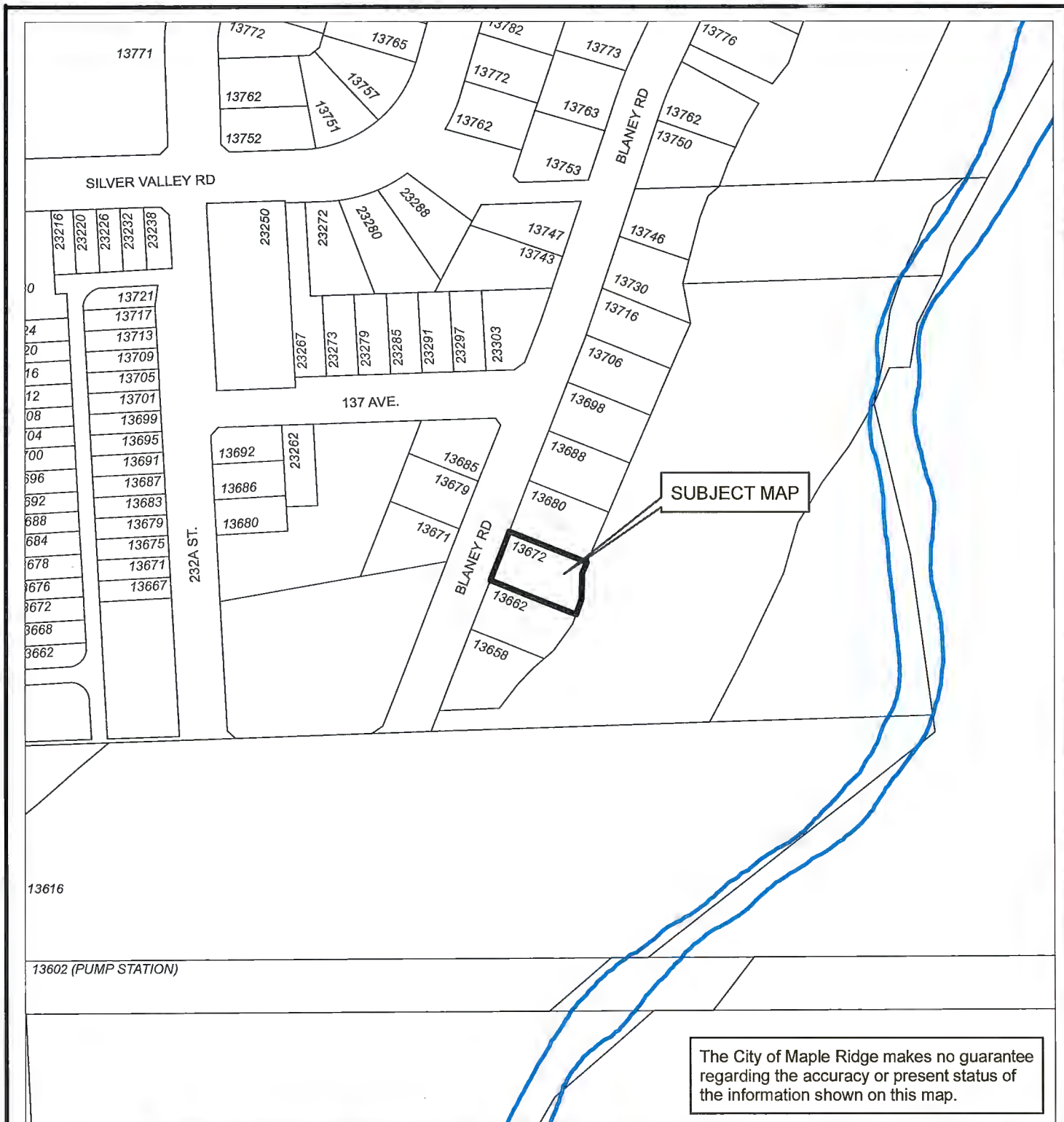
MAPLE RIDGE

British Columbia

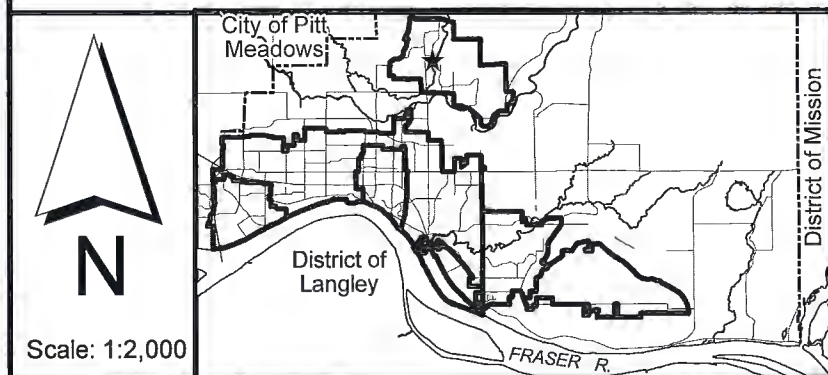
mapleridge.ca

FILE: Untitled  
DATE: Oct 6, 2020

BY: NV



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



13672 Blaney Road

ENGINEERING DEPARTMENT



MAPLE RIDGE

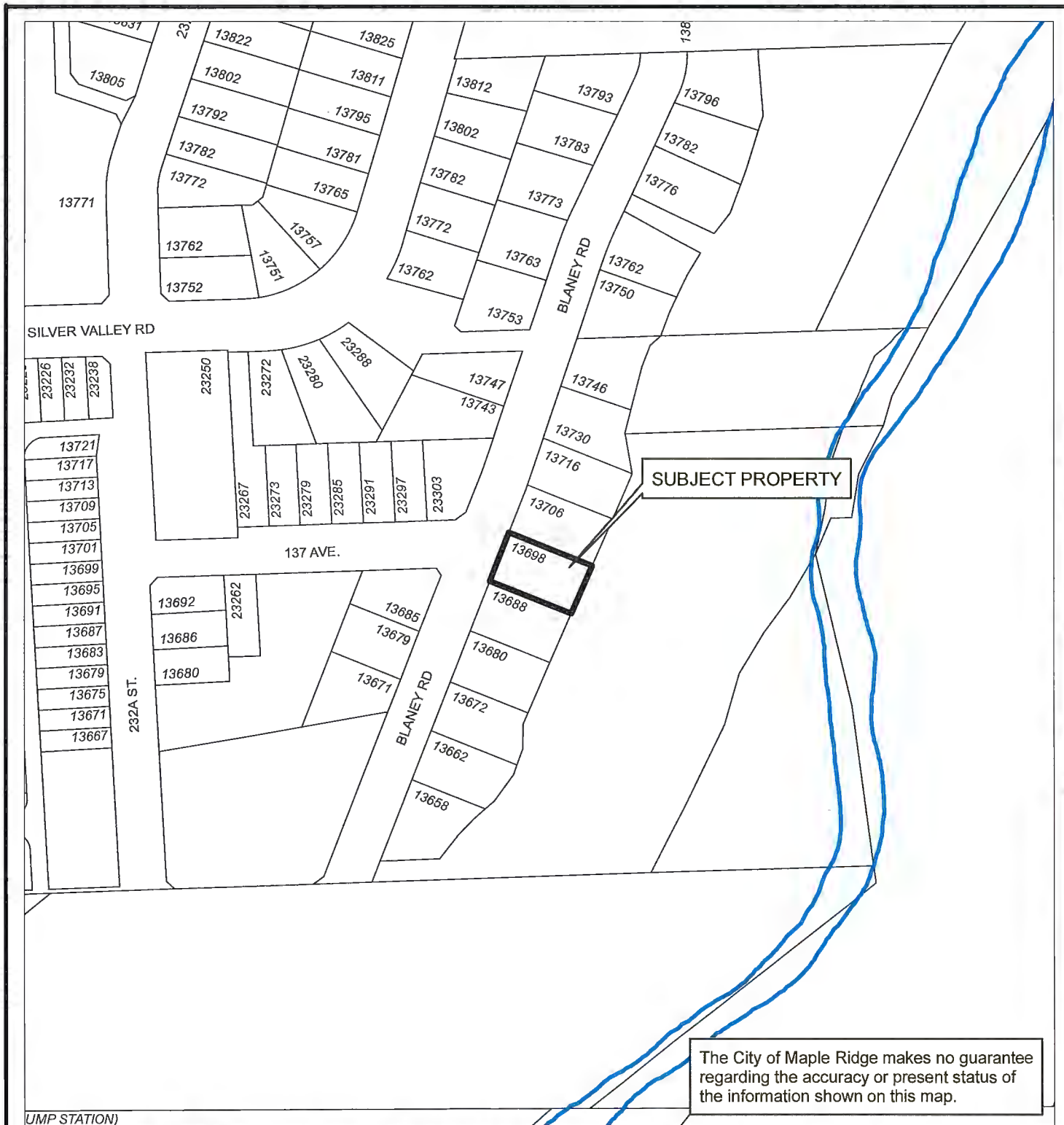
British Columbia

mapleridge.ca

FILE: Untitled  
DATE: Oct 6, 2020

BY: NV

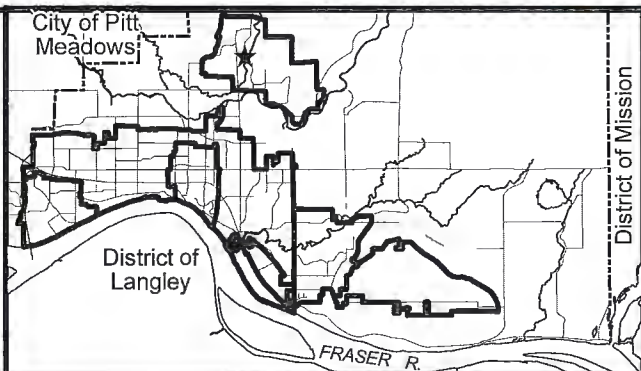




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Scale: 1:2,000



13698 Blaney Road

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: Untitled  
DATE: Oct 6, 2020

BY: NV



24745	24757	24765	24771	12287
HALNOR AVE.				
24728	24746	24754	24768	24780
				12275
				12263
24731	24739	24747	24755	24763
				24771
				24779
				24787
				24795

122A AVE.				
24732	24740	24748	24756	24764
				24772
				24780
				24788
				24796

12153				
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12296
12266
12248
12240
12230

12212	24813	24823	24833	24843	24853	24863	24873	24883	24887	24893
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SUBJECT PROPERTY

12178	24805	24819	24827	24835	12169	12129
24814	24824	24834				

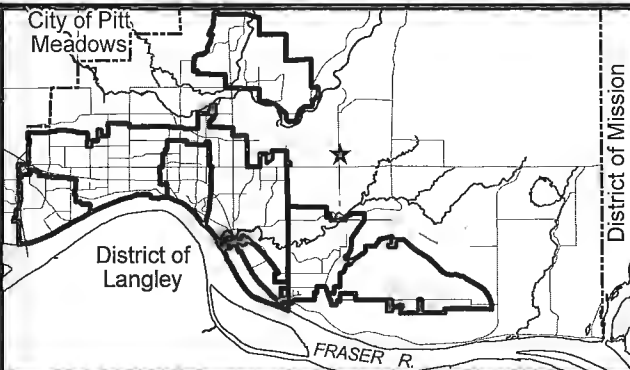
LILLIAN ST.

12104	24814	24826	24836	24846	24854	24866	24878	24888	24898
12098									

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



Scale: 1:2,000

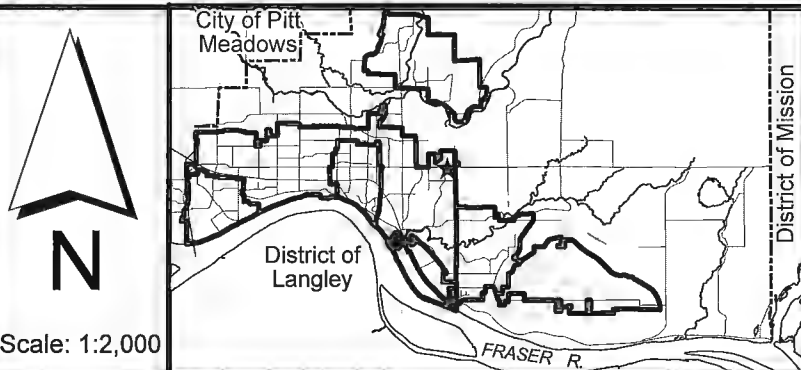
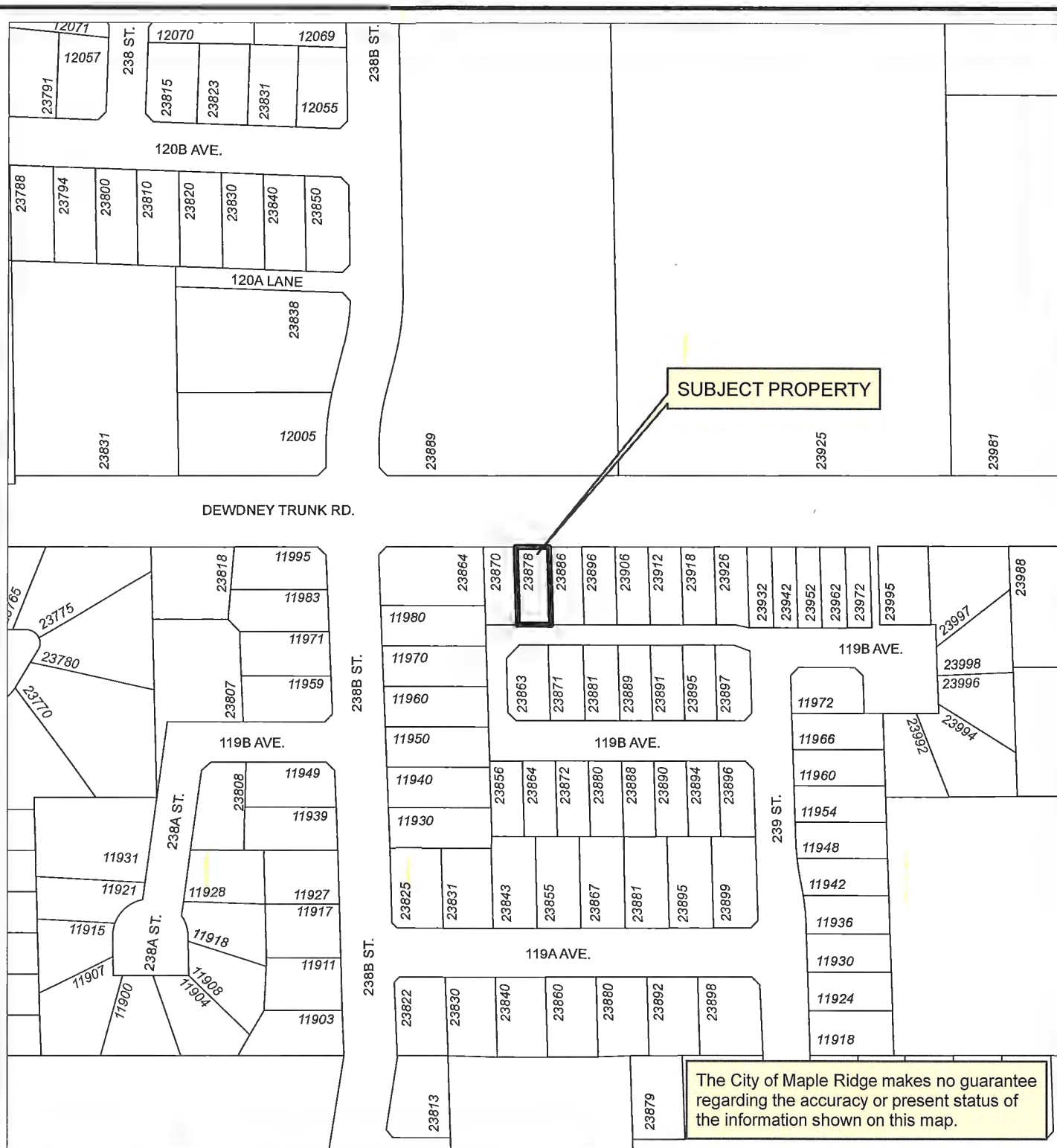


24813 122 Avenue



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DATE: Oct 6, 2020

BY: NV

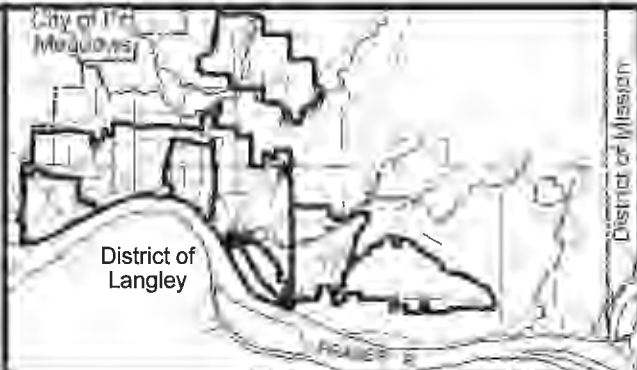


23878 Dewdney Trunk Road

ENGINEERING DEPARTMENT  
  
**MAPLE RIDGE**  
 British Columbia  
[mapleridge.ca](http://mapleridge.ca)



Scale: 1:2,000



23881 119B Avenue

ENGINEERING DEPARTMENT



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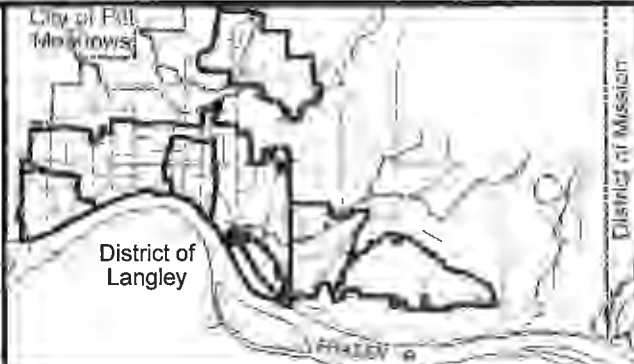
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DATE: Oct 6, 2020

BY: NV



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23871 119B Ave

ENGINEERING DEPARTMENT



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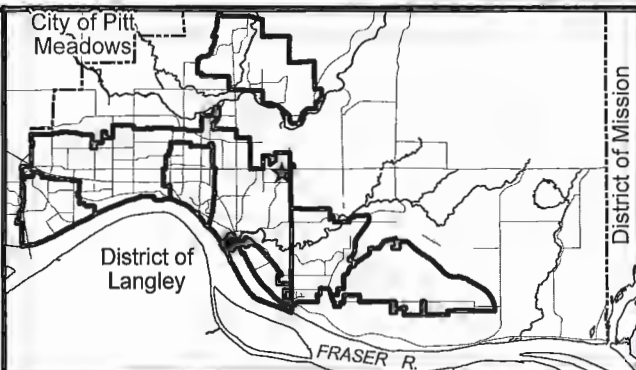
DATE: Oct 6, 2020

BY: NV





Scale: 1:2,000



23856 119B Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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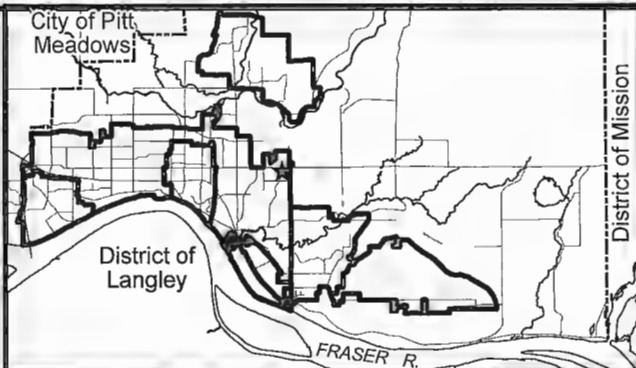
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DATE: Oct 6, 2020

BY: NV



Scale: 1:2,000



23864 119B Avenue

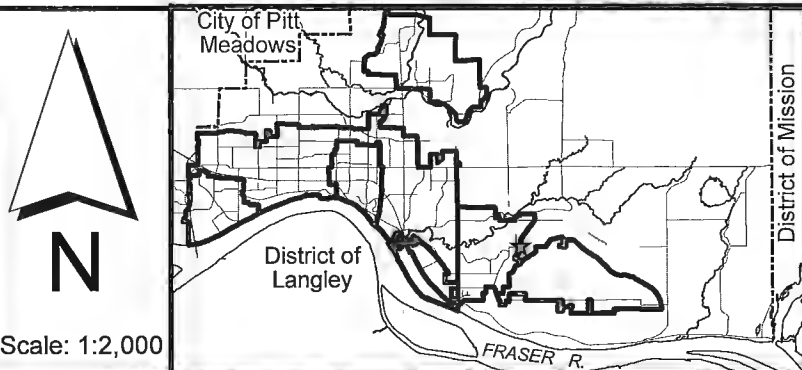
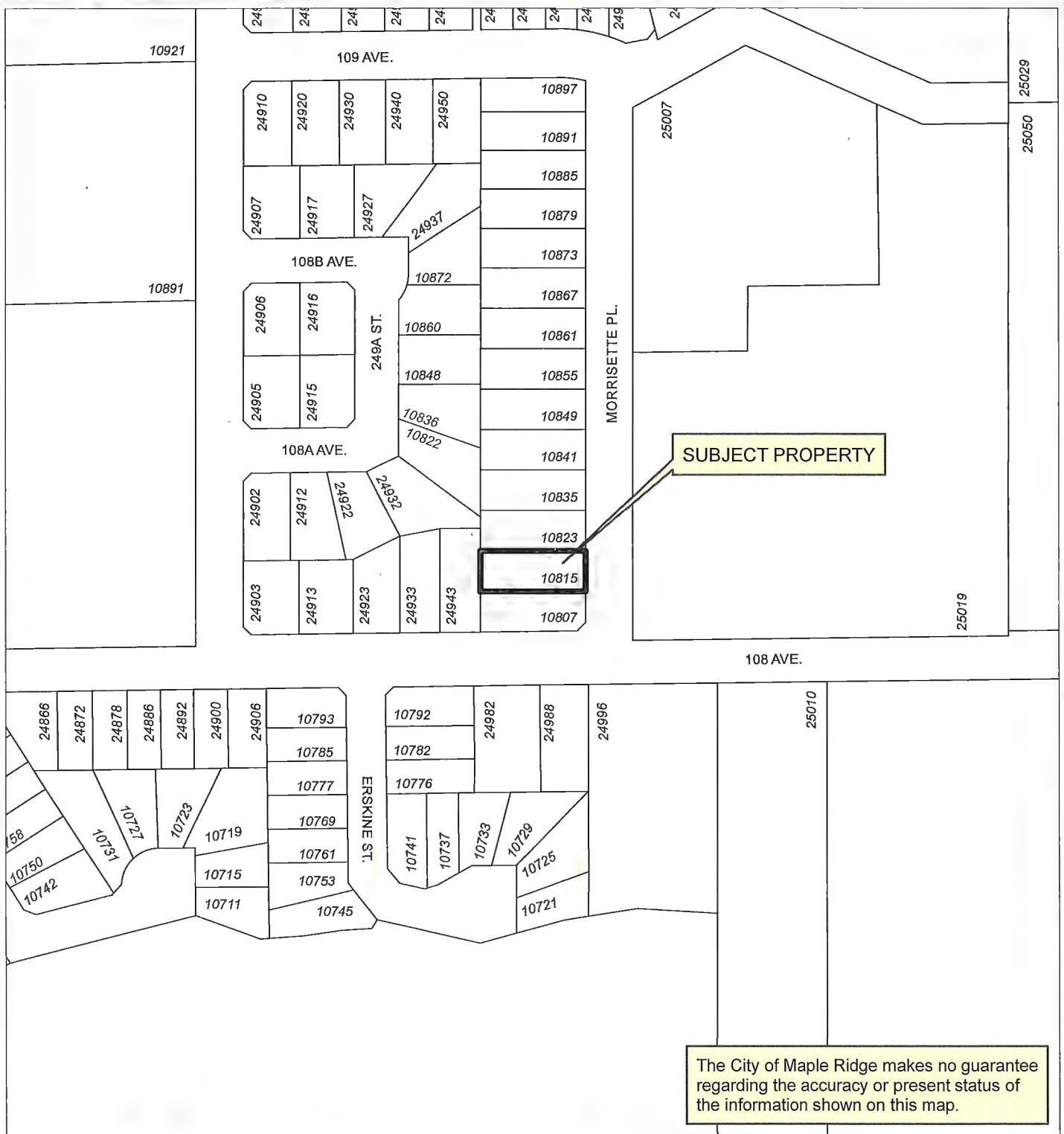


FILE: Untitled  
DATE: Oct 6, 2020

BY: NV

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## 10815 Morrisette Place

ENGINEERING DEPARTMENT



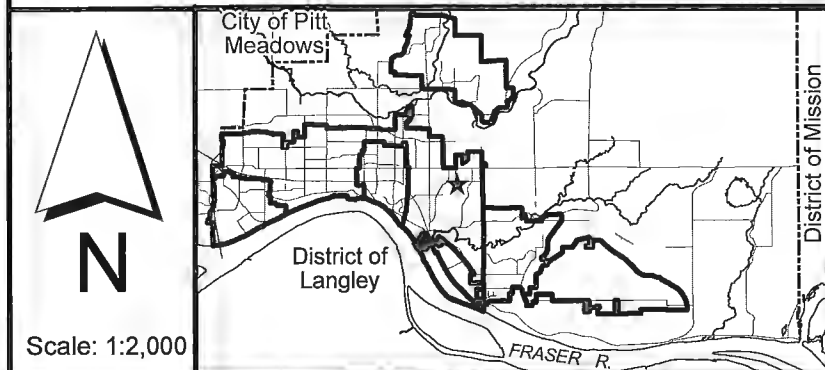
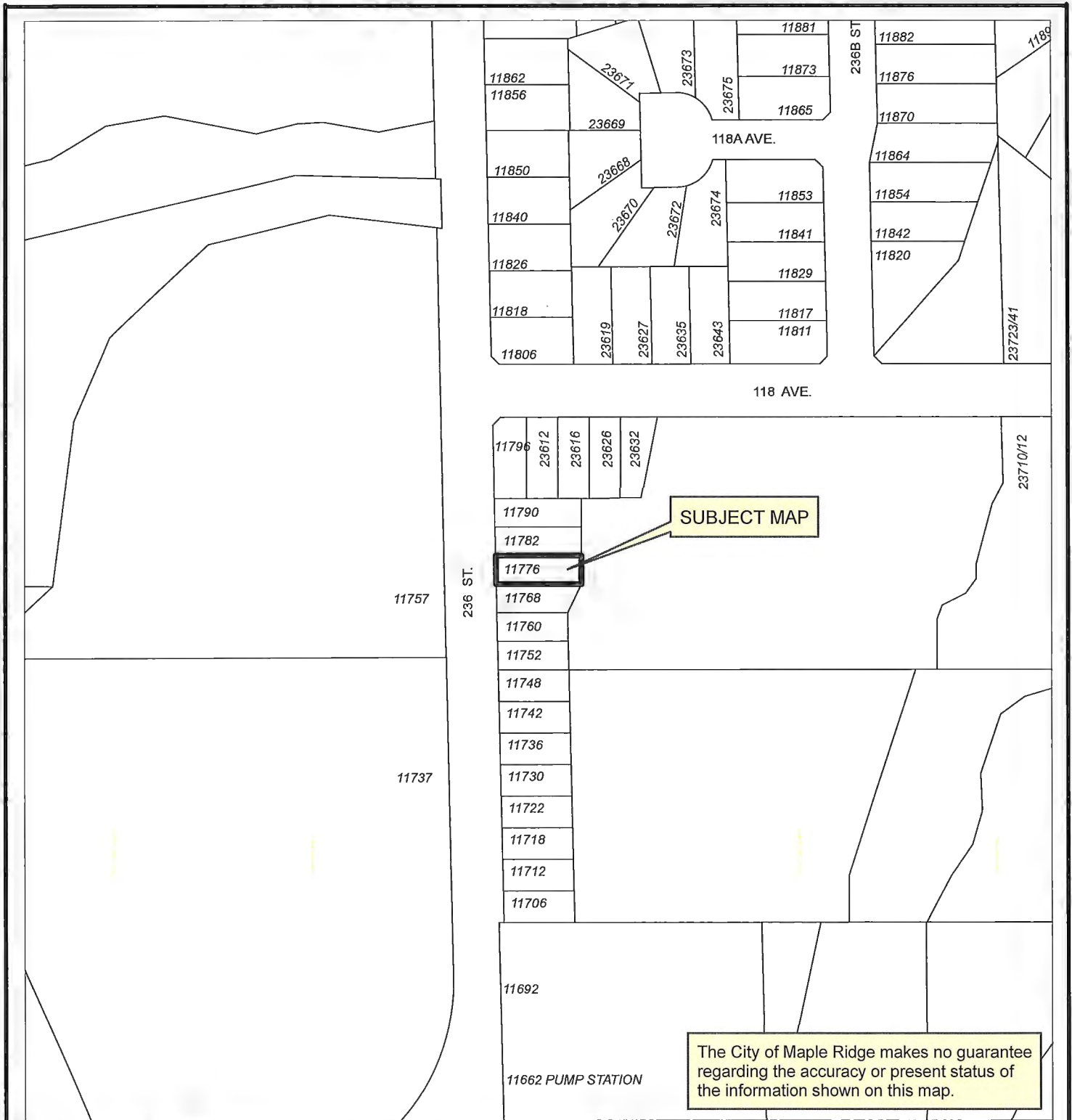
**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Sep 29, 2020

BY: NV





Scale: 1:2,000

11776 236 St

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: Untitled

DATE: Sep 29, 2020

BY: NV

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

October 14, 2020  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Al Horsman, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 20-121385 BG**

LEGAL: Strata Lot 3 Section 28 Township 12 New Westminster District Strata  
Plan EPS3889  
PID: 030-185-572  
LOCATION: #3 - 23527 Larch Avenue  
OWNER: Landmark Enterprises Ltd. (Paul and Peter Hayes)  
REQUIRED AGREEMENTS: Release of Covenant (CA6129579)  
Revised Slope Protection Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 20-121385 BG.**


**CARRIED**

**2. RZ/010/08**

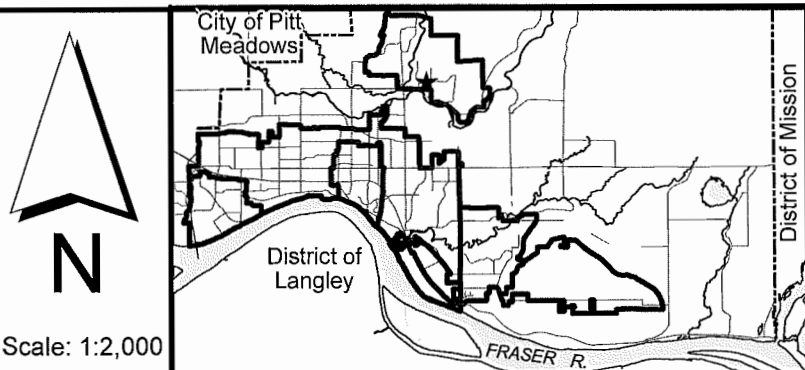
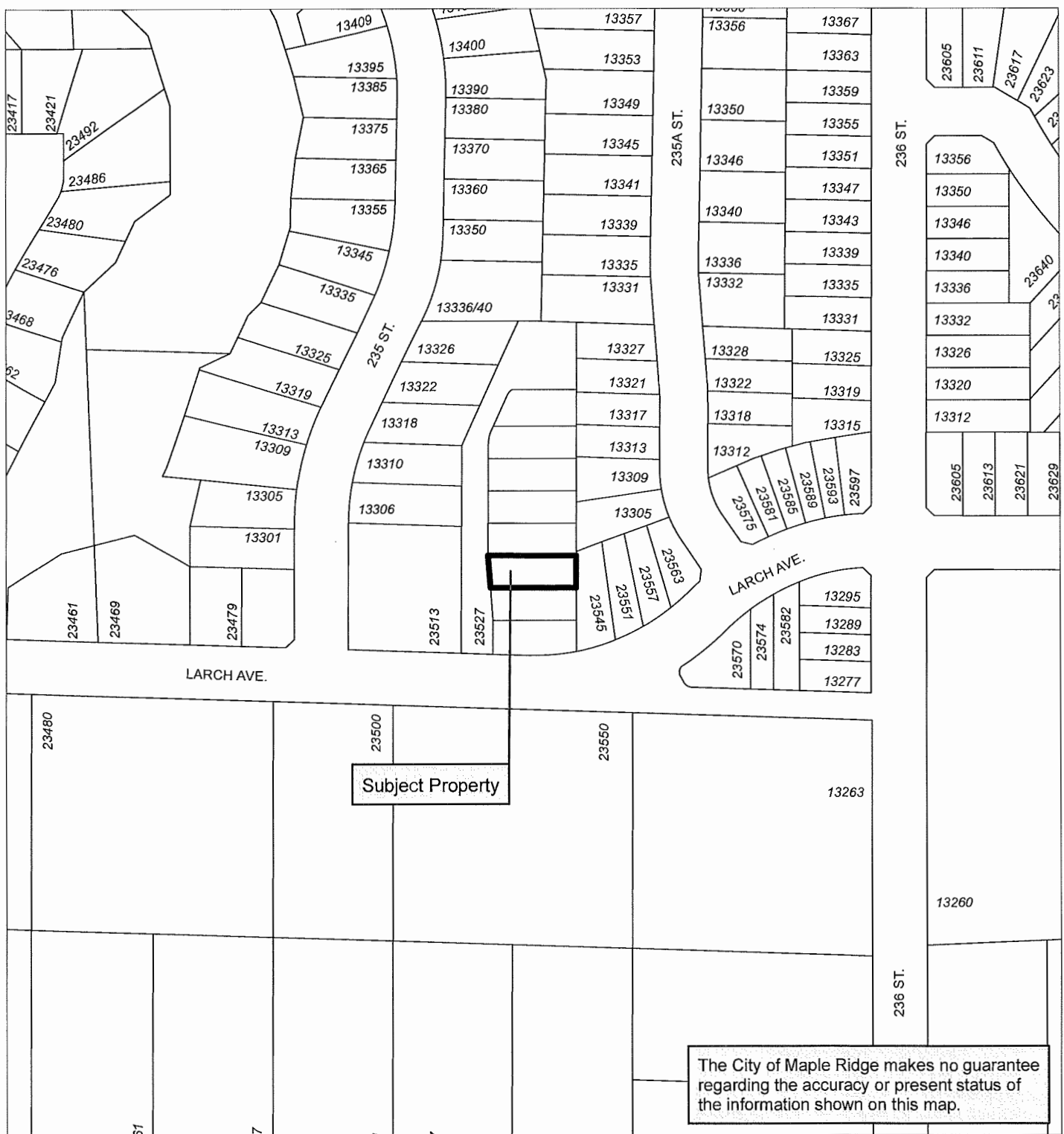
LEGAL: Lot 5 Section 33 Township 12 New Westminster District Plan  
BCP42873 Except Plans EPP34551 and EPP34552; and Lot 6  
Section 33 Township 12 New Westminster District Plan BCP42873  
PID: 028-091-973 / 028-091-981  
LOCATION: 13762 Silver Valley Road and 13753 Blaney Road  
OWNER: Mariaco Developments Inc.  
REQUIRED AGREEMENTS: Release of Covenants - BB1222935, BB1222936 and  
BB1119157

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO RZ/010/08.**

**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Al Horsman, Chief Administrative Officer  
Member



Lot#3 23527 Larch Ave

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

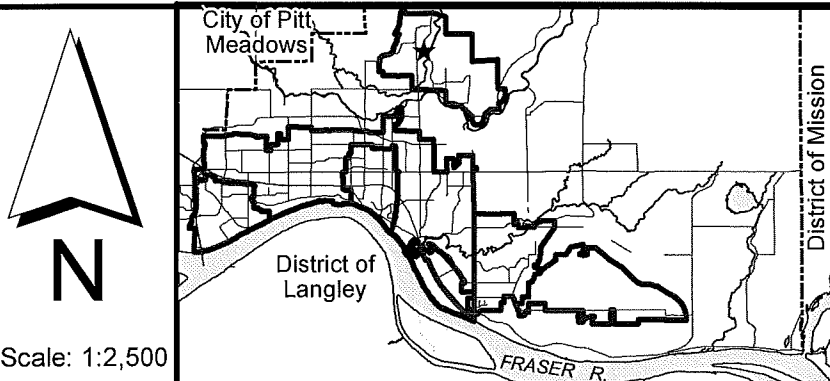
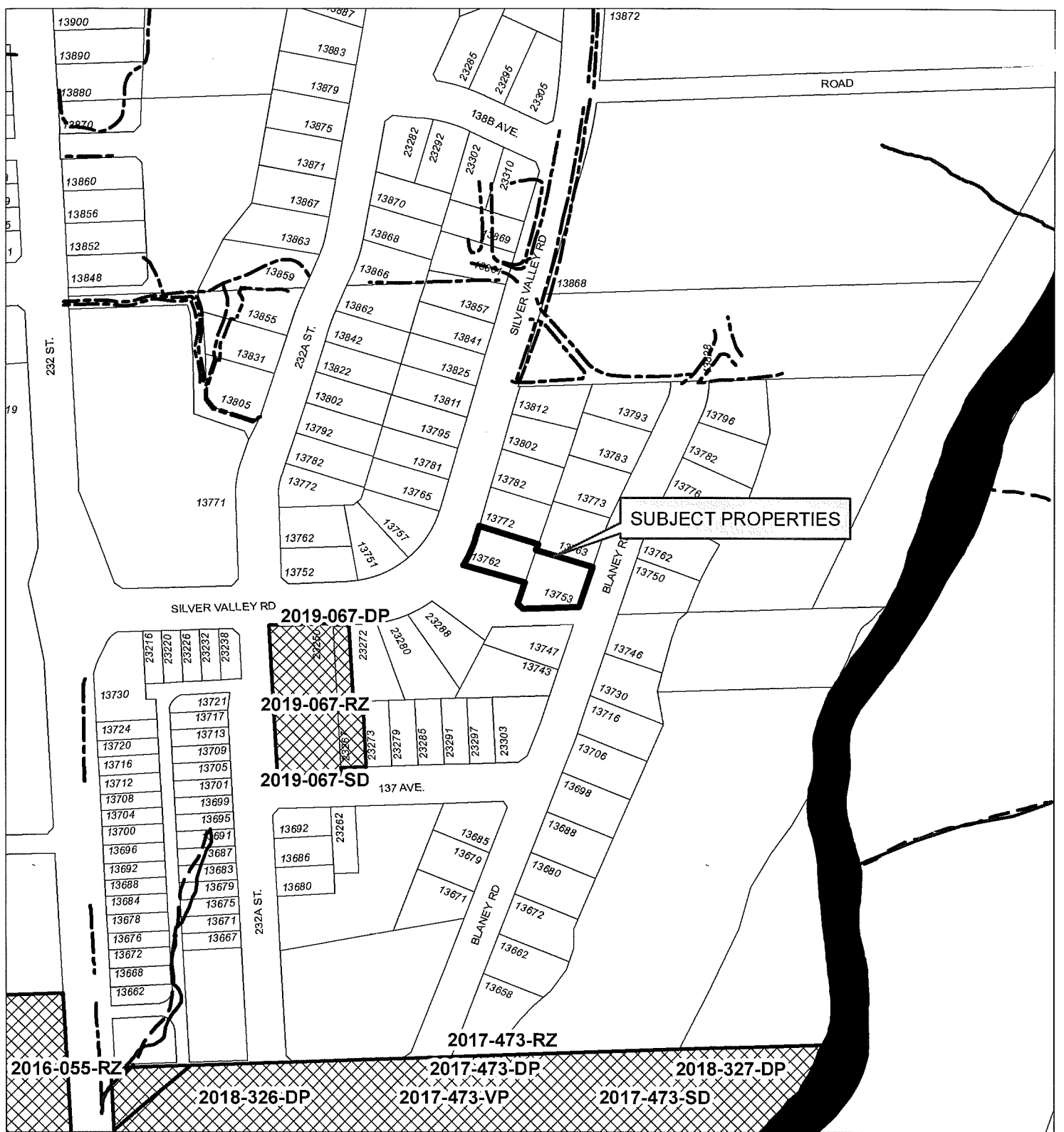
British Columbia

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

FILE: Untitled

DATE: Oct 9, 2020

BY: AA



13762 SILVER VALLEY ROAD, PID: 028-091-973  
13753 BLANEY ROAD, PID: 028-091-981

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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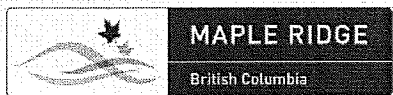
FILE: RZ/010/08  
DATE: Oct 2, 2020

BY: BD

Scale: 1:2,500



**701.2 Minutes of Meetings of Committees and Commissions of Council**



**mapleridge.ca**

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

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel  
held via video conference on Wednesday, June 17, 2020 at 4:04 pm.

---

**PANEL MEMBERS PRESENT**

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Steven Bartok	Architect AIBC

**STAFF MEMBERS PRESENT**

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

**PANEL MEMBERS ABSENT**

Narjes Miri	Architect AIBC
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-016

It was moved and seconded

That the agenda for the June 17, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-017

It was moved and seconded

That the minutes for the April 15, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

**4. QUESTION PERIOD – Nil**

**5. NEW AND UNFINISHED BUSINESS – Nil**

## 6. PROJECTS

### 6.1. Development Permit No: 2018-190-DP

The staff liaison provided a verbal overview of the project. The project team presented details of the 23 unit townhouse project proposed for 23627 132 Avenue and answered questions from the Advisory Design Panel.

R/2020-018

It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

#### Architectural Comments:

- Consider removing the parking space between Units 19 & 20 to ease entry into units - the development only requires 5 visitor parking stalls, not 6 as currently provided;
- Consider including more double garages;
- Consider relocating the stairs for Building 4/5, Units 12/15 to add more light;
- The elevations of the building could benefit from more rigor put into an overall architectural theme, character and detail consistency, especially the units that face 132<sup>nd</sup> Ave;
- Improve the relationship between the units, the open space and the livability of the development and creating place making;
- Consider a more prominent site entry;
- Information pertaining to material selections was not provided to the Advisory Design Panel prior to the meeting. Elevations pertaining to the neighbouring properties were not available. Site renderings and additional cross sections with neighbouring context need to be provided.

#### Landscape Comments:

- Consider planting material around the perimeter of site for seasonality and screening during winter. Provide consistent perimeter planting including in the amenity space;
- Recommend reviewing the location of services at the main entry and placing services away from the main entry if at all possible;
- Consider the addition of a pedestrian entry into the site;
- The tree next to the water meter chamber requires structural soil;
- Provide screening material between the rear yards of units (ie. solid fence or planting screen);
- Review the relationship of Buildings 1, 2, and 3 with the adjacent lot. Modify the fence type to increase visibility and to reduce the impact to the street and neighbouring properties;
- Provide details of retaining walls and other landscape materials. Ensure wall materials have long term durability;
- Ensure universal access to all common amenity spaces. Ensure access does not go through private entry to units;
- Consider putting stairs near Unit 11 and Unit 16 for maintenance entrance;
- Evaluate potential for usability of Unit 16 amenity space in coordination with project arborist;
- Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked; and

- Consider material changes through the lane and markings to encourage pedestrian use and social gathering.

CARRIED

7. CORRESPONDENCE – Nil

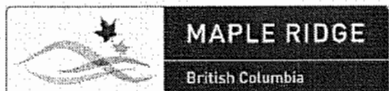
Note: Emily Kearns left the meeting at 5:57 pm.

8. ADJOURNMENT – 6:00 pm.

A handwritten signature in cursive script, appearing to read "SHeller", is written above a horizontal line.

Stephen Heller, Chair

/em



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

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel  
held via video conference on Wednesday, July 22, 2020 at 4:09 pm.

---

**PANEL MEMBERS PRESENT**

Stephen Heller, Chair	Landscape Architect BCSLA
Meredith Mitchell, Vice-Chair	Landscape Architect BCSLA
Emily Kearns	Architect AIBC
Steven Bartok	Architect AIBC

**STAFF MEMBERS PRESENT**

Michelle Baski	Planner
Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

**PANEL MEMBERS ABSENT**

Narjes Miri	Architect AIBC
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**1. CALL TO ORDER**

**2. APPROVAL OF THE AGENDA**

R/2020-019

It was moved and seconded

That the agenda for the July 22, 2020 Advisory Design Panel meeting be approved as circulated.

CARRIED

**3. ADOPTION OF MINUTES**

R/2020-020

It was moved and seconded

That the minutes for the June 17, 2020 Advisory Design Panel meeting be adopted as circulated.

CARRIED

**4. QUESTION PERIOD – Nil**

**5. NEW AND UNFINISHED BUSINESS – Nil**

Note: At 4:12 pm Meredith Mitchell announced a conflict of interest with File No. 2019-428-DP and recused herself.

## 6. PROJECTS

### 6.1. Development Permit No: 2019-428-DP

The staff liaison provided a verbal overview of the project. The project team presented details of the 22 storey apartment building proposed for 22709 Lougheed Highway and answered questions from the Advisory Design Panel.

R/2020-021

It was moved and seconded

That application 2019-428-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

#### Architectural Comments:

- Consider adding scaled massing on the east elevation to provide additional levels of scaling;
- Consider adding intermediate or rooftop outdoor amenity space;
- Consider design techniques or materiality to address overheating concerns on south and west elevation; and
- Improve access to storage in corners of underground parking due to limited accessibility when vehicles are parked adjacent.

#### Landscape Comments:

- Consider reclaiming space in the parking area for amenity or green space;
- Utilize the base between the surface parking and the parkade slab to provide more trees and additional planting soil;
- Consider applying surface treatment ie. colour, patterning, or texture to pedestrian routes between the building and mall;
- Vary the seating arrangements between the front plaza and the public sidewalk; consider L-shaped seating, planting buffers to improve the social interaction;
- The project has a significant amount of bike parking, consider integrating the bike parking into the seating areas; and
- Provide more planting buffer between the common amenity on Level 2 and adjacent private units.

CARRIED

## 7. CORRESPONDENCE – Nil

## 8. ADJOURNMENT – 5:28 PM.



Stephen Heller, Chair



**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** October 27, 2020  
and Members of Council      **FILE NO:** 05-1630-01-2020  
**FROM:** Chief Administrative Officer      **MEETING:** Council  
**SUBJECT:** Disbursements for the month ended September 30, 2020

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**EXECUTIVE SUMMARY:**

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Corporate Controller. Expenditure details are available by request through the Finance Department.

**RECOMMENDATION:**

That the disbursements as listed below for the month ended September 30, 2020 be received for information only.

GENERAL	\$ 9,191,063
PAYROLL	\$ 1,896,951
PURCHASE CARD	\$ 75,379
	<u>\$ 11,163,393</u>

**DISCUSSION:****a) Background Context:**

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

**b) Citizen/Customer Implications:**

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.



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

Highlights of larger items included in Financial Plan or Council Resolution

• Double V Construction Ltd – Albion Community Centre	\$	822,143
• Fraser Valley Regional Library – 3rd quarter members assessment	\$	752,219
• Greater Vancouver Water District – Water consumption Jul 1-Aug 4/20	\$	1,274,462
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	243,286
• Yellowridge Construction Ltd– Maple Ridge Fire Hall #4	\$	603,915

**d) Policy Implications:**

Corporate governance practice includes reporting the disbursements to Council monthly.

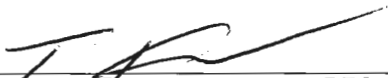
**CONCLUSIONS:**

The disbursements for the month ended September 30, 2020 have been reviewed and are in order.



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Prepared by: **Trevor Hansvall**  
Accounting Clerk 2



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



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Approved by: **Christina Crabtree**  
General Manager Corporate Services



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Concurrence: **Al Horsman**  
Chief Administrative Officer

CITY OF MAPLE RIDGE  
MONTHLY DISBURSEMENTS - Sep 2020

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0946235 BC Ltd	Roadside mowing	67,961
1060233 BC Ltd	Security refund	15,635
Absolute Industrial Mechanical	Pump station electrical upgrades	16,705
Badger Daylighting Lp	Hydro-excavation - multiple locations	54,654
BC Hydro	Electricity	118,501
Bell Mobility Inc	Bell cellphones & tablets (Aug & Sep)	22,424
CUPE Local 622	Dues - pay periods 20/18 & 20/19	33,230
Chairlines	Fire Hall #4 - furniture	16,531
Cobing Building Solutions	Maintenance:	
	City Hall	2,972
	Fire Halls	1,428
	Hammond Pool	2,250
	Leisure Centre	6,405
	Library	673
	Operations	231
	RCMP	1,487
	The ACT	2,023
		<hr/>
Coolin, Cassandra	Tax sale refund	17,469
Double V Construction Ltd	Albion Community Centre	23,255
Eecol Electric	Corporate supply arrangement - LED street light luminaires	822,143
Envirochem Services Inc	Phase II environmental study	175,550
Falcon Village Joint Venture	Security refund	23,938
Fraser Valley Regional Library	3rd quarter members assessment	391,231
		752,219
	Contributed capital replacement funding	10,000
		<hr/>
Frazer Excavation Ltd	Commuter parking lot	762,219
Greater Vancouver Sewerage & Drainage	2020 waste discharge industrial treatment fee	76,149
Greater Vancouver Water District	Water consumption Jul 1 - Aug 4/20	24,779
Hallmark Facility Services Inc	Janitorial services & supplies	1,274,462
Interprovincial Traffic Services	Traffic control	28,250
Lafarge Canada Inc	Roadworks material	40,533
Main Street 240 Ventures Ltd	Security refund	25,751
Manulife Financial	Employer/employee remittance	50,000
Maple Leaf Disposal Ltd	Refuse container and litter collection	182,637
Maple Ridge & PM Arts Council	Arts Centre contract (Aug)	19,190
		57,493
	Program revenue	18,643
		<hr/>
Miza Architects Inc	Consulting services	76,136
Municipal Pension Plan BC	Employer/employee remittance	18,685
Organized Crime Agency of BC	DNA analysis services	520,306
Paladin Technologies	Software maintenance	41,257
Prime Traffic Solutions Ltd	Traffic control	21,844
Province of British Columbia	Employer health tax	29,925
	2019-2020 IHIT charge	188,274
		622,696
		<hr/>
PW Trenchless Construction Inc	Tamarac Lane sanitary sewer local area service	810,970
Ranger Construction	Renovations (front counter)	121,013
Receiver General For Canada	Employer/employee remittance	18,768
RG Arenas (Maple Ridge) Ltd	Curling Club parking lot maintenance (50/50 split)	697,570
		1,213
	Ice rental (Aug)	62,960
		<hr/>

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>		<u>AMOUNT</u>
Ricoh Canada Inc	Additional Laserfiche licenses	38,610	
	Permit scanning	2,244	40,854
Ridge Meadows Recycling Society	Litter pick up	1,581	
	Monthly contract for recycling	243,286	244,867
Scottish Line Painting Ltd	Thermoplastic road markings		34,726
Stewart Mcdannold Stuart Trust	Claim settlement & holdback release		268,608
Strata Plan LMS Commercial	Panorama strata fees		17,749
Streetside Developments (BC)	Security refund		180,000
Streetwise Traffic Controllers	Traffic control		16,988
Suncor Energy Products	Gasoline & diesel fuel		62,142
The Get Go Inc	Video detection system		26,177
Triahn Enterprises (2018) Ltd	Holdback release		38,111
Tundra Plumbing Ltd	Miscellaneous repairs and maintenance		28,445
Warrington PCI Management	Tower common costs		119,598
Westridge Security Ltd	Community patrols		68,459
Whitestar Property Services	Parks mowing & trimming + light landscaping		63,725
Yellowridge Construction Ltd	Maple Ridge Fire Hall #4		603,915
Disbursements In Excess \$15,000			8,518,209
Disbursements Under \$15,000			672,854
Total Payee Disbursements			9,191,063
Payroll	PP20/19 & PP20/20		1,896,951
Purchase Cards - Payment			75,379
Total Disbursements September 2020			11,163,393

800     *Unfinished Business*

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	October 27, 2020
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	09-4560-20
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Addendum to Report on Proposed Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020		

---

**EXECUTIVE SUMMARY:**

At the September 29, 2020 Workshop meeting, Council voted to refer the report on the proposed Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 back to staff to add an exemption for property owners on double fronting streets, or who do not have appropriate access to do the work. This Addendum Report will demonstrate the changes and additions suggested by the City solicitor on this exemption and some housekeeping revisions.

As mentioned in the previous report, Boulevards are the section of the land between private property lines and the edge of the pavement or curb of the roadway. In the majority of municipalities, property owners and residents are required to maintain the City boulevards bordering their properties, whether they be the front, back or sides of the property. In addition, owners are also required to maintain the separated boulevards, which is the area between the curb and the sidewalk.

This bylaw would be in addition to, and would not impede with any Engineering boulevard maintenance programs initiated by the City.

**RECOMMENDATION:**

**That Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 be given first, second and third reading.**

**DISCUSSION:**

On September 29, 2020, Council was presented with a report on a proposed new boulevard maintenance bylaw.

Some questions were raised that required staff to research an exemption for properties who do not have access to maintain sections of their boulevards. Upon reviewing the proposed bylaw the solicitor also had some other minor revisions.

Boulevard

Add: "...of an adjoining parcel of land..."

Highway

Amended for simplicity.

Occupier:

Add: Occupier has the same meaning prescribed in the Community Charter, as amended or

replaced from time to time.

Owner:

Add: (ii) the Occupier of the land, premises or Property; and renumber.

Amend section 4.2.1

Replace "abutting" with "that is next to that Owner's"

Exemption – Section 4.2.2

Add: The requirements of section 4.2.1 do not apply to:


- (a) a Boulevard that has never been improved or landscaped beyond the pruning or trimming of natural growths of vegetation by the City in order to maintain intersection sight lines for traffic;
- (b) a Boulevard along the rear of an Owner's real property, to which the Owner does not have direct access from the Owner's rear yard.

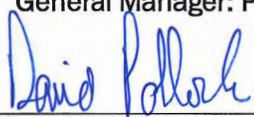
The above section will provide an exemption under the proposed bylaw to residents who cannot access their boulevards in the manner mentioned.

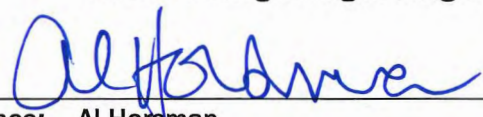
**CONCLUSIONS**

The intention of a Boulevard Maintenance Bylaw is to deal with problematic property owners who do not cut their grass, maintain their boulevards, or erect, plant or install offending materials. Overall, the gracious residents of Maple Ridge do take pride and do maintain their boulevards along with their properties. This bylaw is meant to deal with owners or occupiers who fail or refuse to maintain their boulevards to neighbourhood or community standards.

  
Prepared by: Michelle Orsetti  
Director: Bylaw & Licensing Services

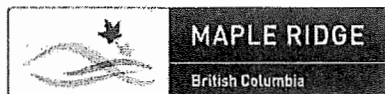
  
Approved by: Christine Carter, MCIP, M.P.I.  
General Manager: Planning and Development Services

  
Approved by: David Pollock, P.Eng.  
General Manager: Engineering Services

  
Concurrence: Al Horsman  
Chief Administrative Officer

**Attachments:**

- Appendix I: Maple Ridge Boulevard Maintenance Bylaw Workshop Report dated September 29, 2020
- Appendix II: Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020

**MEETING DATE:** September 29, 2020  
**FILE NO:** 09-4560-20  
**MEETING:** Council Workshop

---

### EXECUTIVE SUMMARY:

The attached report is scheduled to be on the October 13, 2020 Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an extended opportunity for Council to seek additional information if required, prior to decision-making.

### RECOMMENDATION:

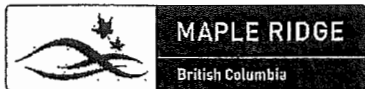
That the attachment to the September 29, 2020 Council Workshop report titled "*Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020*" be forwarded to the Council Meeting on October 13, 2020.

A handwritten signature in black ink, appearing to be "J. S.", written over a horizontal line.

Approved by: Corporate Officer

### Attachment:

- Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020  
– Staff report dated September 29, 2020



**mapleridge.ca**

## City of Maple Ridge

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	October 13, 2020
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	09-4560-20
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020		

---

### EXECUTIVE SUMMARY:

In late 2019, the Bylaw and Licensing Services department observed that numerous City boulevards fronting real property throughout the City were not being maintained; had accumulations of unauthorized materials and grass was not being trimmed to reasonable community standards.

Boulevards are the section of the land between private property lines and the edge of the pavement or curb of the roadway. In the majority of municipalities, property owners and residents are required to maintain the City boulevards bordering their properties, whether they be the front, back or sides of the property. In addition, owners are also required to maintain the separated boulevards, which is the area between the curb and the sidewalk.

Currently the City's Untidy and Unsightly Premises Bylaw No. 6533-2007 does not address boulevards, only real property. Although the Highway and Traffic Bylaw No. 6704-2009 does restrict signage and other materials on boulevards, it does not regulate maintenance or require property owners to cut the grass on boulevards fronting their properties.

In keeping with Council's Strategic Plan regarding Community Safety, and Pride and Spirit, the proposed Boulevard Maintenance Bylaw No. 7666-2020 would enhance public perception of a clean and safe City and contribute to the vibrancy of the community at large. The Boulevard Maintenance Bylaw No. 7666-2020, would be an effective regulatory tool for Bylaw Compliance Officers to encourage property owners to maintain their boulevards, thus contributing to beautiful streetscapes, safe passage for pedestrian and vehicular traffic, and to the general well-being of the community.

This bylaw would be in addition to, and would not impede with any Engineering boulevard maintenance programs initiated by the City.

### RECOMMENDATION:

That Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020 be given first, second and third reading.

### DISCUSSION:

Boulevards are public spaces and as mentioned above, are the section of land between property lines and the edge of the pavement or curb of the roadway. Boulevards are important municipal attributes as their appearance affects the overall look and feel of the City's landscape. Overgrown vegetation can also contribute to pedestrian and vehicular sight line obstructions and prohibit citizens from utilizing wheelchairs or strollers safely.



By having property owners and occupiers maintain City boulevards bordering their properties, this will help to ensure sight lines are protected, pedestrians have safe access, utility companies and City staff have unobstructed access to maintain underground utilities, water mains, storm drains, as well as prune and preserve City maintained trees and vegetation.

**a) Background Context:**

In a survey of nine local municipalities; four have adopted stand-alone boulevard maintenance bylaws, three regulate boulevards within other bylaws, and two currently do not have any bylaws to compel owners to maintain their boulevards. Of the three municipalities where boulevards are regulated by other bylaws, two are included in highway traffic bylaws, and one is within an unsightly property bylaw. Direct enforcement and City remedies for clean up are permitted within the unsightly bylaw, however ticketing and long form prosecutions under the *Offence Act*, are the only remedies allowed under the highway traffic bylaw.

**SURVEY OF LOCAL MUNICIPALITIES**

<b>MUNICIPALITY</b>	<b>BOULEVARD MAINTENANCE BYLAW</b>
City of BURNABY	No
City of COQUITLAM	Yes
City of LANGLEY	Yes – included in another bylaw
Township of LANGLEY	Yes – included in another bylaw
District of MISSION	No
City of PITT MEADOWS	Yes
City of PORT COQUITLAM	Yes
City of PORT MOODY	Yes
City of SURREY	Yes – Included in another bylaw

In addition, many residents do maintain their boulevards and this can be a source of conflict and frustration in some neighbourhoods where others do not maintain regularly or at all. The proposed Boulevard Maintenance Bylaw would allow ticketing under the Bylaw Notice and the Municipal Ticket Information programs, as well as City remedies to maintain the boulevard on the property owner's behalf should they fail to comply.

**b) Desired Outcome:**

To effectively reduce the negative impacts of overgrown and unsightly boulevards and enhance the beautification of the overall City landscape.

**c) Strategic Alignment:**

The proposed Boulevard Maintenance Bylaw No. 7666-2020 would be a tool for Bylaw Compliance Officers to deal with unkempt and unsightly boulevards, sight-line obstructions, illegal construction, and to ensure boulevards are maintained to a reasonable community standard. This is in line with Council's Strategic Priorities.

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

The Licences & Bylaw Department currently has the ability to administer this bylaw under current resources. Bylaw Compliance Officers continue to deal with unsightly properties,

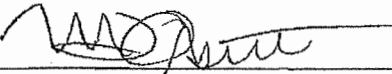
however are unable to address unkempt boulevards that border these properties. This proposed bylaw will increase efficiencies and contribute to an aesthetically pleasing landscape.


**e) Alternatives:**

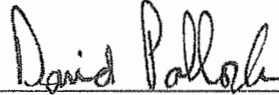
At this time, the City cannot require owners or occupiers to maintain boulevards fronting their properties. Certain restrictions including illegal signs and the accumulation of rubbish, are currently regulated under the Highway and Traffic Bylaw No. 6704-2009, however, this bylaw does not address maintenance, the removal of noxious weeds, the cutting of grass, or a City remedy for clean up.


**CONCLUSIONS**

The intention of a Boulevard Maintenance Bylaw is to deal with problematic property owners who do not cut their grass, maintain their boulevards, or erect, plant or install offending materials. Overall, the gracious residents of Maple Ridge do take pride and do maintain their boulevards along with their properties. This bylaw is meant to deal with owners or occupiers who fail or refuse to maintain their boulevards to neighbourhood or community standards.

  
Prepared by: Michelle Orsetti  
Director: Bylaw & Licensing Services

  
Approved by: Christine Carter, MCIP, M.Pl.  
General Manager: Planning and Development Services

  
Approved by: David Pollock, P.Eng.  
General Manager: Engineering Services

  
Concurrence: Al Horsman  
Chief Administrative Officer

**Attachments:**

Appendix I: Maple Ridge Boulevard Maintenance Bylaw No. 7666-2020



City of Maple Ridge

## **Boulevard Maintenance Bylaw No. 7666 - 2020**

Effective Date:

City of Maple Ridge

Boulevard Maintenance Bylaw No. 7666 - 2020

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City of Maple Ridge

**Boulevard Maintenance Bylaw No. 7666 - 2020**

A bylaw to Regulate Prohibited Construction and the Maintenance of Boulevards within the  
City of Maple Ridge

---

**WHEREAS** the Council of the City of Maple Ridge wishes to exercise its authority pursuant to the *Community Charter [SBC] 2003, c.26*;

**AND WHEREAS** the *Community Charter* authorizes Council by bylaw, to regulate prohibit and impose requirements in relation to public places;

**AND WHEREAS** the Council deems it expedient to provide a bylaw respecting the maintenance of boulevards within the City;

**NOW THEREFORE**, pursuant to sections 8(3)(b), 16, 17, 39, 62 and 194 of the *Community Charter*, the Council of the City of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

**Part 1      Citation**

1.1      This bylaw may be cited as the Boulevard Maintenance Bylaw No. 7666 - 2020.

**Part 2      Severability**

2.1      If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

**Part 3      Definitions**

3.1      In this bylaw:

**Boulevard** means the area from the edge of pavement or curb of a highway, or where there is no pavement or curb from the edge of the traveled portion of the highway, to the property line of an adjoining parcel of land, and includes the space below and above the surface of the land, but excludes the sidewalk.

**City** means the City of Maple Ridge.

**Highway** means every highway within the meaning of the *Transportation Act* and amendments thereto; and includes the roadway, shoulder, boulevard, ditch and sidewalk and whatever lands lie between the boundary lines of the highway.

**Noxious weeds** has the same meaning prescribed in the *Weed Control Act, RSBC 1996, c 487*, as amended or replaced from time to time.

**Officer** means a Bylaw Officer, the Director of Bylaws & Licensing Services for the City or designate, and shall include any members of the Maple Ridge Fire Department and the Royal Canadian Mounted Police.

**Occupier** has the same meaning prescribed in the *Community Charter*, as amended or replaced from time to time.

**Owner**, in addition to any other meaning, includes:

- (i) the registered owner of the land, premises or **Property**;
- (ii) the **Occupier** of the land, premises or **Property**;
- (iii) any **Person** residing on or in the land, premises or **Property**;
- (iv) the **Person** entitled to the possession of land, premises or **Property** if there is no **Person** residing on or in the land, premises or **Property**; and
- (v) a leaseholder;

and shall include the agent of any such **Person**.

**Person** includes natural persons of either sex, associations, corporations, bodies politic, co-partnerships, whether acting by themselves or by a servant, agent or employee, and the heirs, executors, administrators, successors and assigns or other legal representative of such persons.

**Rubbish** means decaying or non-decaying solid and semi-solid wastes, including but not limited to both combustible and non-combustible wastes, such as paper, trash, refuse, cardboard, waste material, cans, yard clippings, wood, glass, mattresses, crates, rags, barrels, boxes, lumber, scrap iron, tin and other metal, scrap paving material, discarded appliances, discarded furniture, dry vegetation, weeds, dead trees and branches, overgrown vegetation and trees which may harbor insect or rodent infestations or may become a fire hazard, and piles of earth mixed with any of the above, or other similar substances or materials.

**Sidewalk** means every structure designed primarily for pedestrian use including without limitation any footpath made of concrete, gravel, asphalt, limestone, dirt or other material, and includes the unpaved edge adjoining any asphalt road surface where no finished sidewalk exists.

## Part 4 Boulevard Regulations

### 4.1 Boulevard Construction:

#### 4.1.1 No **Owner** of real property adjacent to a **Boulevard** shall:

- (a) plant any tree, hedge, bush, shrub or any other vegetation other than grass, on the **Boulevard**, unless authorized by the City;
- (b) construct any impervious surface on the **Boulevard** including, without limitation, any fence, wall, retaining wall or rockery;
- (c) erect any signage on the **Boulevard**;

### 4.2 Boulevard Maintenance:

#### 4.2.1 Every **Owner** of real property shall maintain in a clean, tidy and well kept condition every **Boulevard** that is next to that **Owner's** real property and without limiting the generality of the foregoing shall:

- (a) remove accumulations of filth, **Rubbish**, discarded materials, hazardous objects and other materials which obstruct a drainage facility;
- (b) keep grass areas trimmed to a maximum of 30 centimetres in height, and free of **Noxious Weeds**;
- (c) keep landscaping trimmed so that driveway and intersection sight distances are unobstructed; and
- (d) keep landscaping from encroaching over paved roadways or gravel shoulders.

#### 4.2.2 The requirements of section 4.2.1 do not apply to:

- (a) a **Boulevard** that has never been improved or landscaped beyond the pruning or trimming of natural growths of vegetation by the City in order to maintain intersection sight lines for traffic;
- (b) a **Boulevard** along the rear of an **Owner's** real property, to which the **Owner** does not have direct access from the **Owner's** rear yard.

## Part 5 Prohibitions

### 5.1 No **Person** shall dispose of any vegetation cuttings, **Rubbish**, discarded materials or any liquid or solid waste on any **Boulevard**.



- 5.2 Notwithstanding the requirement to maintain landscaping on the **Boulevard** pursuant to section 4.2.1, no **Person** may cut down or prune any tree, shrub, brush or hedge on any **Boulevard** without first obtaining written permission of the **City**.

## **Part 6 Notices and City Action at Defaulter's Expense**

- 6.1 **Officers** may issue in writing such notices as may be necessary to notify a **Person** of a violation or contravention of this bylaw and may order such **Person** to comply with this bylaw within a specified time, to discontinue any work or activity in contravention of this bylaw, to remove items or things, or refrain from doing such other actions and things that are in violation or contravention of this bylaw.
- 6.2 A notice issued under this bylaw may be delivered:
- (a) by hand to the person who is the addressee of the notice;
  - (b) by regular mail to the occupier or registered **Owner** of the real property to which the violation or contravention relates; or
  - (c) by posting it on the real property to which the violation or contravention relates.
- 6.3 If a **Person** to whom a notice has been issued fails to comply with such notice, the **City** may do or cause to be done such acts and things as are necessary to fulfill the requirements of the notice (including entering on the real property, if required) and may take such other measures as may be necessary to protect the public, all at the expense of such **Person**, and recover the costs incurred from that **Person** as a debt.
- 6.4 Any costs incurred by the **City** pursuant to section 6.3 may be collected in the same manner and with the same remedies as property taxes and if any such costs remain unpaid by December 31 of the year incurred, are deemed to be taxes in arrears

## **Part 7 Inspection**

- 7.1 An **Officer** may, in accordance with section 16 of the *Community Charter*, enter on any property at any reasonable time to ascertain whether the requirements of this bylaw, or any order issued pursuant to this bylaw, are being observed.

## **Part 8 Offence and Penalty**

- 8.1 Any **Person** who violates any of the provisions of this bylaw or who suffers or permits any act or thing to be done in contravention of or neglects to do or refrains from doing any act or thing required to be done pursuant to any provision of this bylaw or any notice issued pursuant hereto, commits an offence and shall be liable to the penalties hereby imposed and each day that such violation is permitted to exist shall constitute a separate offence.

- 8.2 Any **Person** who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed under the *Offence Act*.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

---

PRESIDING MEMBER

---

CORPORATE OFFICER

1000 **Bylaws**

**CITY OF MAPLE RIDGE  
BYLAW NO. 7611-2020**

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. 7611-2020."
2. That parcel or tract of land and premises known and described as:  
  
Lot 185 District Lot 277 Group 1 New Westminster District Plan 40699  
  
and outlined in heavy black line on Map No. 1826 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 11<sup>th</sup> day of February, 2020.

**READ** a second time the 8<sup>th</sup> day of September, 2020.

**PUBLIC HEARING** held the 20<sup>th</sup> day of October, 2020.

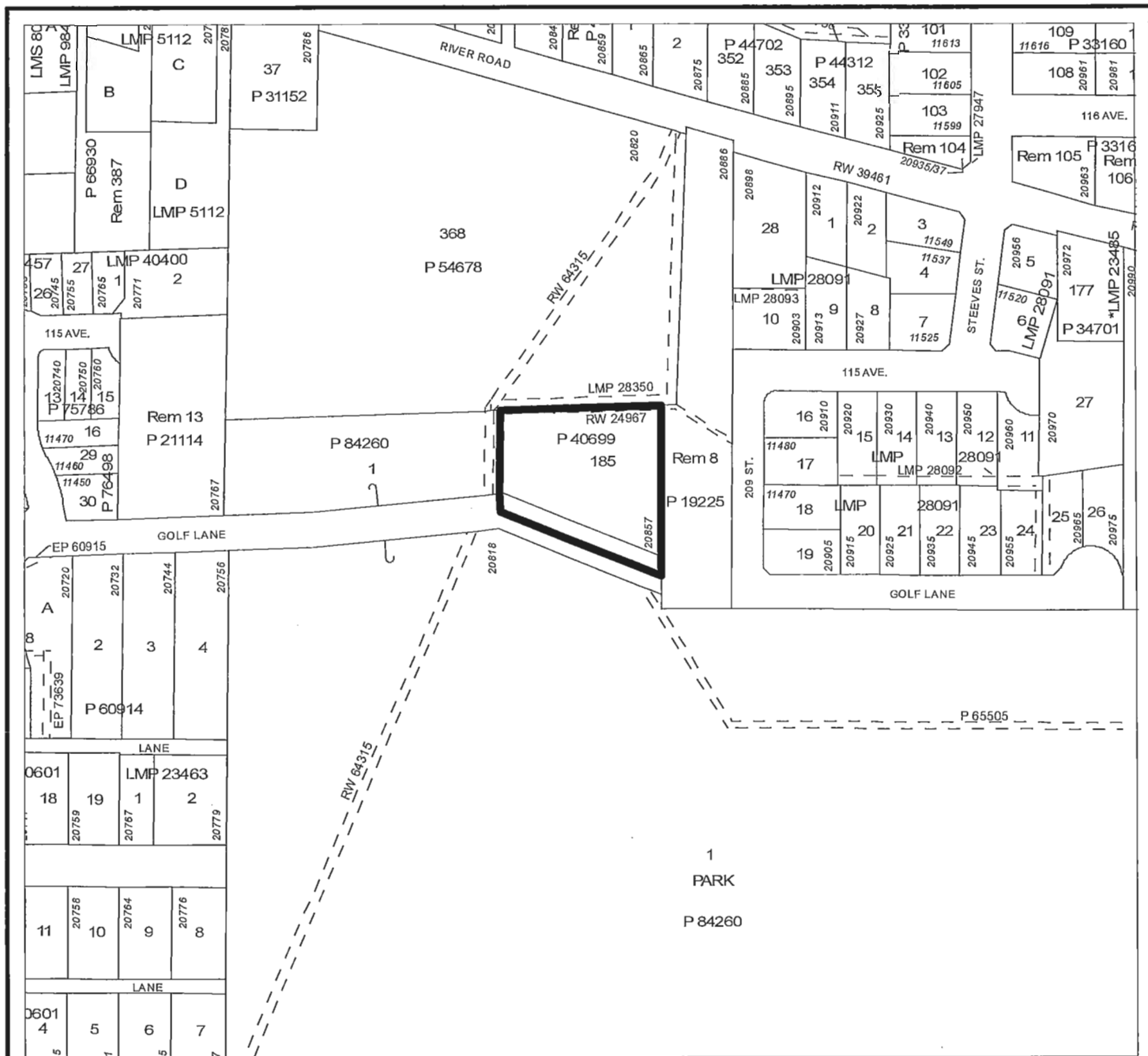
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**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. 7611-2020

Map No. 1826

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)



SCALE 1:2,500

**CITY OF MAPLE RIDGE  
BYLAW NO. 7669-2020**

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. 7669-2020"
2. That Part 4 Section 401 (3) (h) ii be amended as follows:
  - a. By adding a colon between "except for" and "the property" and making the existing remaining text as a clause (a); and
  - b. By adding the following clause immediately following in correct alphabetical order:

the property legally described as *Lot D District Lot 222 Group 1 New Westminster District Plan LMP34007*, that is 340.5 metres from a cannabis retail use.
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

**READ** a first time the 29<sup>th</sup> day of September, 2020.

**READ** a second time the 29<sup>th</sup> day of September, 2020.

**PUBLIC HEARING** held the 20<sup>th</sup> day of October, 2020.

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

**ADOPTED**, the        day of        , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7533-2019**

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. 7533-2019."

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

East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New  
Westminster District Plan 8586

and outlined in heavy black line on Map No. 1791 a copy of which is attached hereto and  
forms part of this Bylaw, is hereby rezoned to RT-2 (Ground Oriented Residential Infill).

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

**READ** a first time the 19<sup>th</sup> day of March, 2019.

**READ** a second time the 14<sup>th</sup> day of April, 2020.

**PUBLIC HEARING** held the 19<sup>th</sup> day of May, 2020.

**PUBLIC HEARING** held the 20<sup>th</sup> day of October, 2020.

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

**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





**CITY OF MAPLE RIDGE**

**BYLAW NO. 7664-2020**

**A Bylaw to amend the Official Community Plan**

---

**WHEREAS** the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7664-2020.
2. Appendix D is amended by adding the following new Temporary Use Area:

**TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION NO. 9**

**Purpose:**

To permit a temporary gravel / reclaimed asphalt public parking lot.

**Location:**

Those parcels or tracts of land and premises shown on Temporary Use Permit Area Location No. 9 map, and known and described as:

- Lot A District Lot 401 Group 1 New Westminster District Plan LMP15424;
- Lot 2 District Lot 401 Group 1 New Westminster District Plan 8695; and
- a portion of Lot 120 District Lot 401 Group 1 New Westminster District Plan 60562 Except Plan BCP52040.

is hereby designated to permit a temporary gravel / reclaimed asphalt public parking lot, for a three-year period, effective upon issuance of a Temporary Use Permit.

3. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Use Permit Area Location No. 9 map in sequential numeric order after Temporary Commercial Use Permit Area Location No. 8.

CORPORATE OFFICER



TEMPORARY USE  
PERMIT AREA  
Location No. 9

CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT



mapleridge.ca

BY: DT

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading  
Official Community Plan Amending Bylaw No. 7554-2019  
Zone Amending Bylaw No. 7547-2019  
23250 Silver Valley Road and 23267 137 Avenue

**MEETING DATE:** October 27, 2020  
**FILE NO:** 2019-067-RZ  
**MEETING:** COUNCIL

---

**EXECUTIVE SUMMARY:**

Official Community Plan Amending Bylaw No. 7554-2019 and Zone Amending Bylaw No. 7547-2019 for the subject properties, located at 23250 Silver Valley Road and 23267 137 Avenue (see Appendix A), have been considered by Council and at Public Hearing and subsequently were granted third reading. The applicant has now requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7547-2019 on June 11, 2019. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7554-2019 and second reading for Zone Amending Bylaw No. 7547-2019 on March 31, 2020 (see Appendices B and C). This application was presented at Public Hearing on April 21, 2020, and Council granted third reading to these bylaws on April 28, 2020. The purpose of the rezoning is to permit the subdivision into six lots not less than 371 m<sup>2</sup> (3,994 ft<sup>2</sup>) (see Appendix D).

**RECOMMENDATIONS:**

1. That Official Community Plan Amending Bylaw No. 7554-2019 be adopted; and
2. That Zone Amending Bylaw No. 7547-2019 be adopted.

**DISCUSSION:**

**a) Background Context:**

Council considered this rezoning application at a Public Hearing held on April 21, 2020. On April 28, 2020, Council granted third reading to Official Community Plan Amending Bylaw No. 7554-2019 and Zone Amending Bylaw No. 7547-2019 with the stipulation that the following conditions be addressed:

- i) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet;  
  
*Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet will be amended with final approval of these bylaws;*
- ii) Registration of a Restrictive Covenant for Stormwater Management;

*A signed Restrictive Covenant for the Stormwater Management Plan has been provided with a Letter of Undertaking to ensure registration with the Land Titles Office;*

- iii) Removal of existing buildings;

*The existing buildings have been removed.*

- iv) 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; and

*A disclosure statement has been submitted advising that there is no evidence of underground fuel storage tanks on the subject property.*

- v) That a voluntary contribution, in the amount of \$30,600.00 (\$5,100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

*The voluntary contribution in the amount of \$30,600.00 has been paid to the City.*

### **CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7554-2019 and Zone Amending Bylaw No. 7547-2019.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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Concurrence: **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

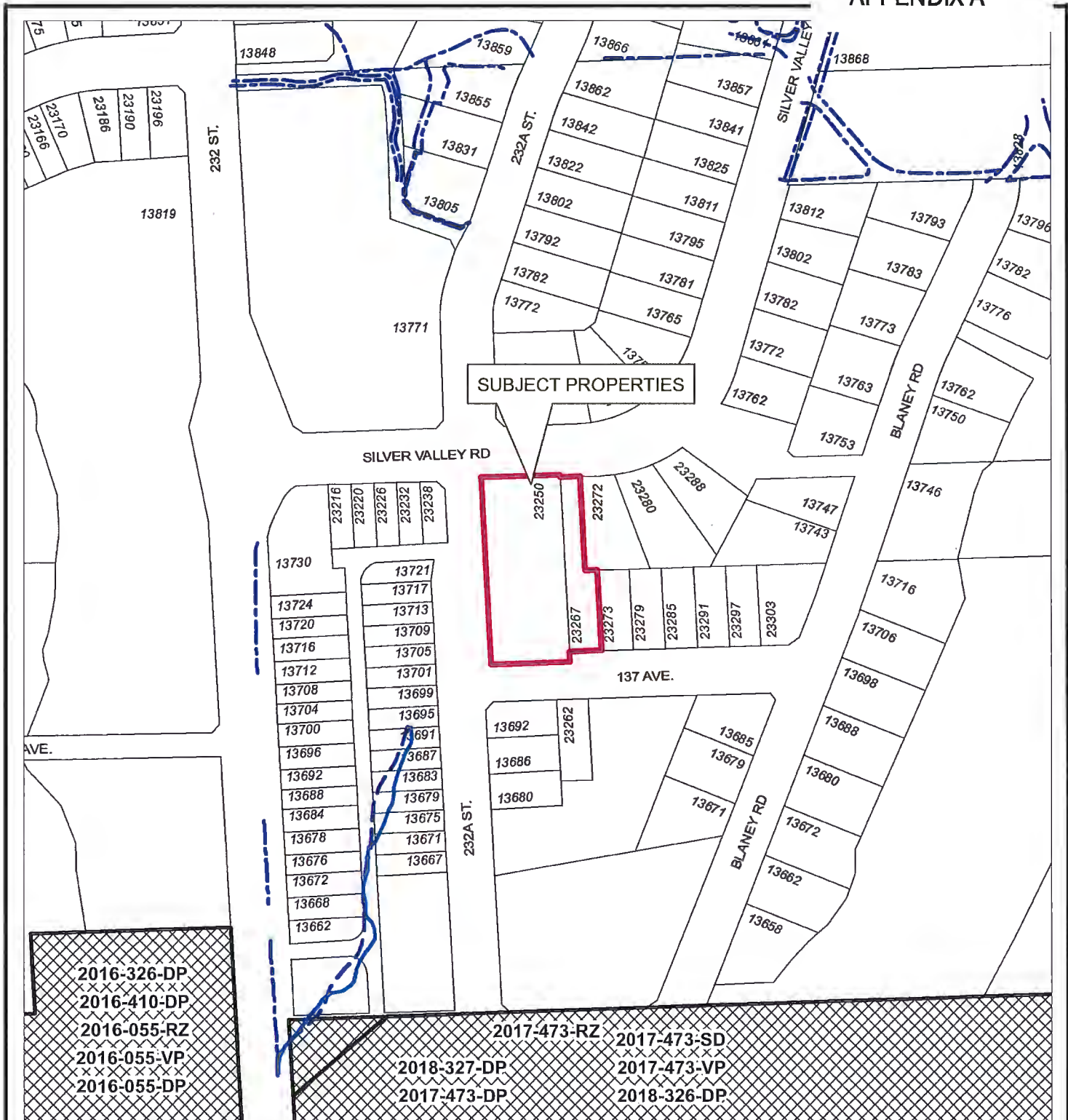
Appendix A – Subject Map

Appendix B – Official Community Plan Amending Bylaw No. 7554-2019

Appendix C – Zone Amending Bylaw No. 7547-2019


Appendix D – 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](http://mapleridge.ca)

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

BY: PC



CITY OF MAPLE RIDGE  
BYLAW NO. 7554-2019

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

---

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan and Figure 3A - Blaney Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 2 Block A, Section 33 Township 12 New Westminster District Plan 20132  
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

and outlined in heavy black line on Map No. 1004, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 31<sup>st</sup> day of March, 2020.

READ a second time the 31<sup>st</sup> day of March, 2020.

PUBLIC HEARING held the 21<sup>st</sup> day of April, 2020.

READ a third time the 28<sup>th</sup> day of April, 2020.

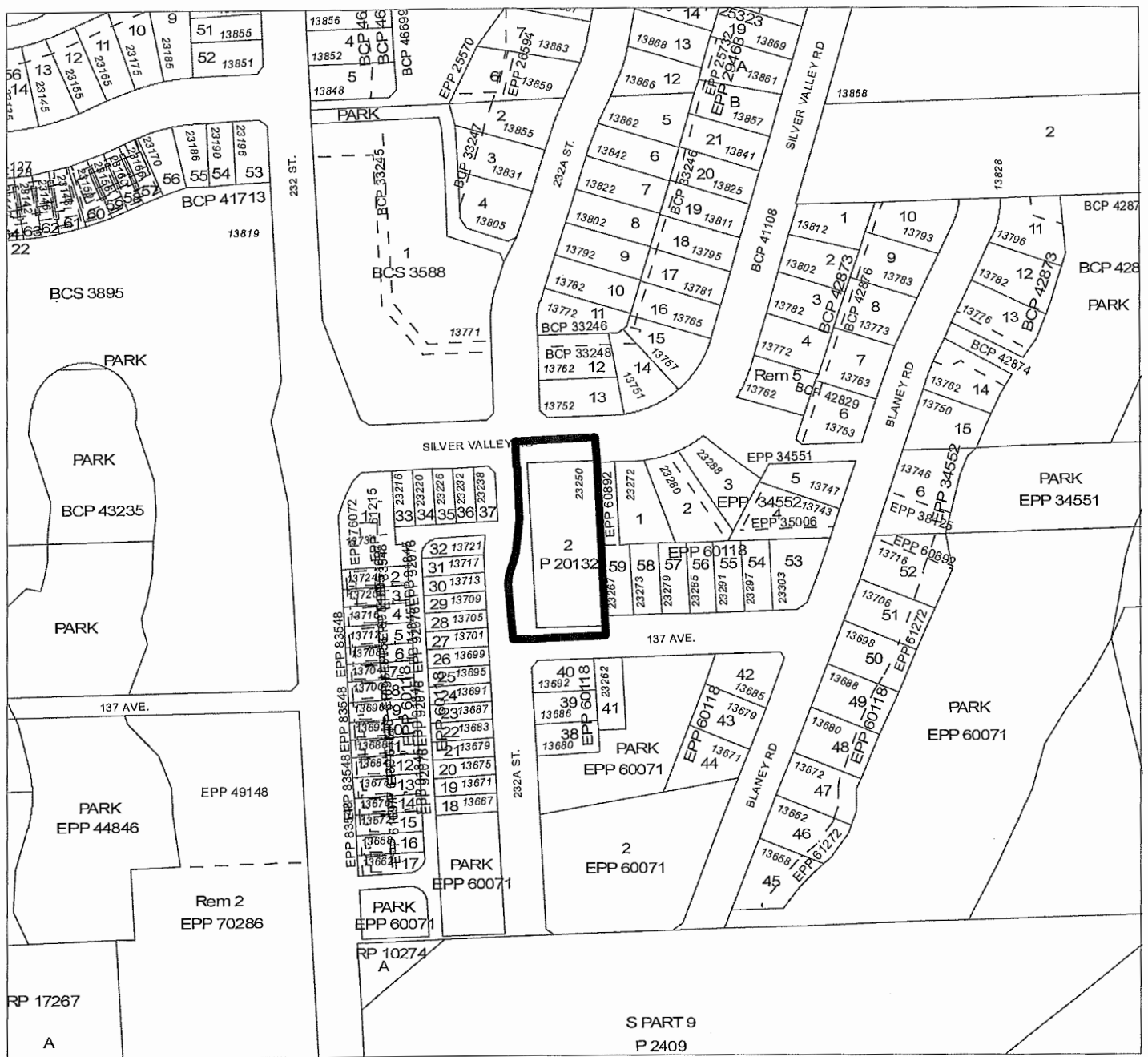
ADOPTED, the       day of       , 20 .

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PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7554-2019

Map No. 1004

Purpose: To Amend Silver Valley Area Plan Figure 2 and Figure 3a

From: Low/Medium Density Residential and  
Medium/High Density Residential

To: Medium Density Residential



SCALE 1:2,500

CITY OF MAPLE RIDGE  
BYLAW NO. 7547-2019

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7547-2019."
2. Those parcels or tracts of land and premises known and described as:

Lot 2 Block A, Section 33 Township 12 New Westminster District Plan 20132  
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

and outlined in heavy black line on Map No. 1796 a copy of which is attached hereto and forms part of this Bylaw, are 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 11<sup>th</sup> day of June, 2019.

READ a second time the 31<sup>st</sup> day of March, 2020.

PUBLIC HEARING held the 21<sup>st</sup> day of April, 2020.

READ a third time the 28<sup>th</sup> day of April, 2020.

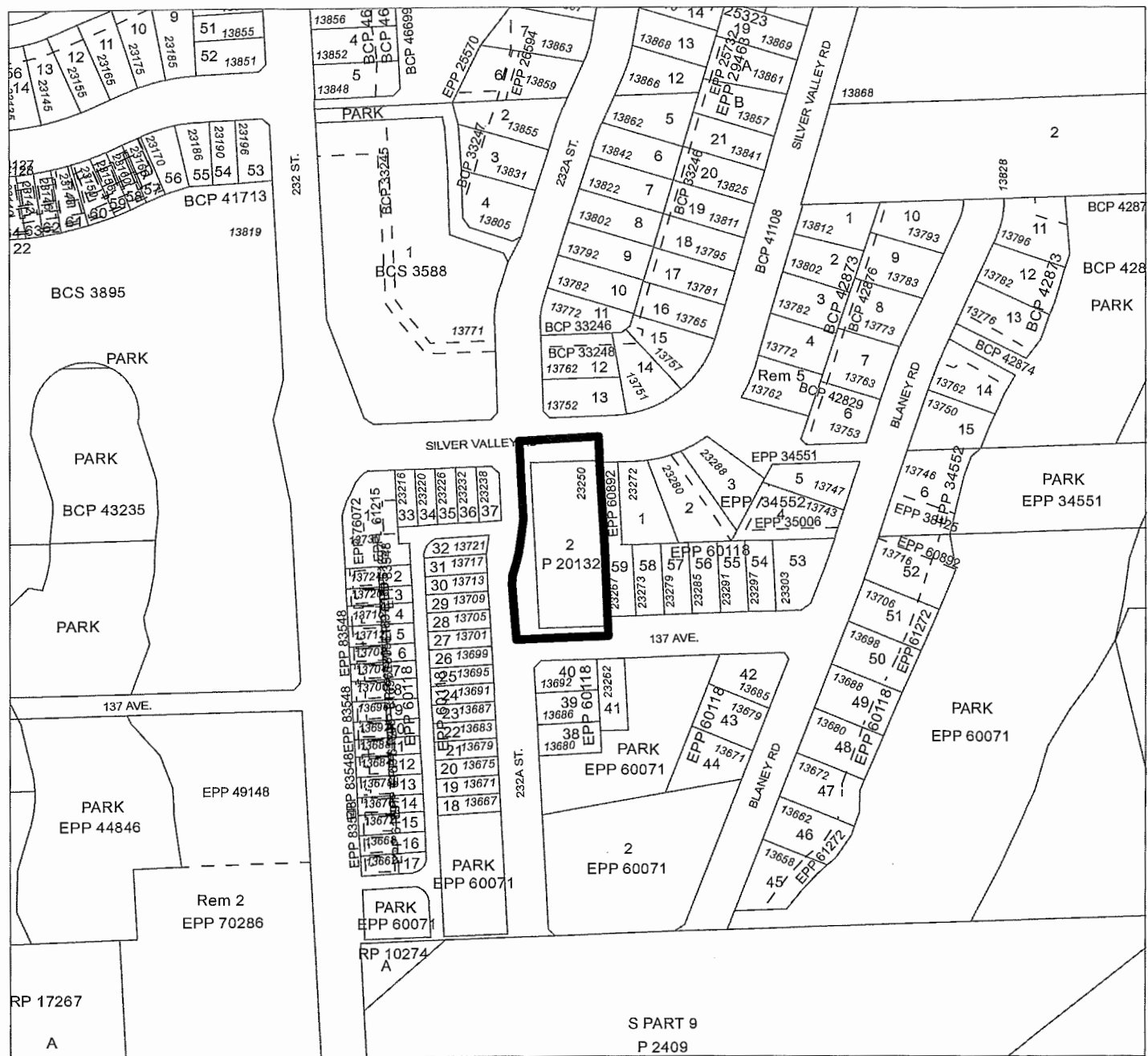
ADOPTED, the        day of        , 20

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PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7547-2019

Map No. 1796

From: RS-3 (One Family Rural Residential)

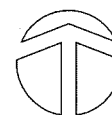
To: R-1 (Residential District)



SCALE 1:2,500

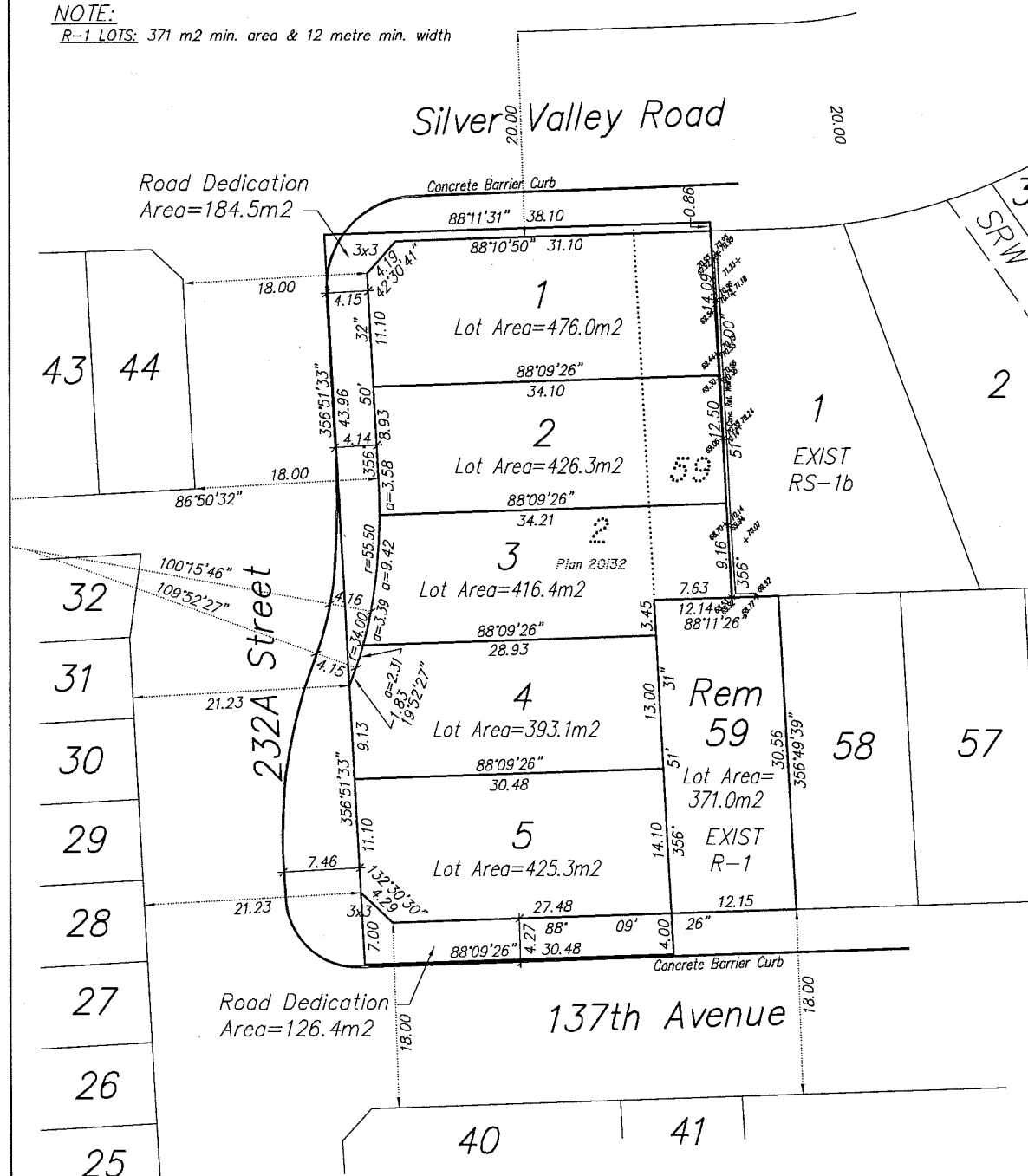
# SKETCH PLAN OF PROPOSED SUBDIVISION

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



## NOTE:

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



**CITY OF MAPLE RIDGE  
BYLAW NO. 7651-2020**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7651-2020."
2. That Maple Ridge Bylaw No. 7339-2017, at second reading, be repealed in its entirety.
3. That Part 2 INTERPRETATION is amended by inserting the following between "ASSEMBLY USE" and "AUTOMOBILE ACCESSORY":

**ASSISTED LIVING REGULATION** means the Assisted Living Regulation B.C. Reg. 189/2019

4. That Part 2 INTERPRETATION is amended by inserting the following between "ASSISTED LIVING REGULATION" and "AUTOMOBILE ACCESSORY":

**ASSISTED LIVING RESIDENCE** means a premises or part of a premises, other than a community care facility,

(a) in which housing, hospitality services and assisted living services, as defined in the *Community Care and Assisted Living Act*, are provided by or through the operator to 3 or more adults who:

1. (i) are not related by blood or marriage to the operator of the premises, and
2. (ii) do not require, on a regular basis, unscheduled professional health services, or

(b) designated by the Lieutenant Governor in Council to be an assisted living residence; and is regulated under the *Community Care and Assisted Living Act*.

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

**COMMUNITY CARE AND ASSISTED LIVING ACT** means the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75.

6. That Part 2 INTERPRETATION is amended by inserting the following between "COMMUNITY CARE AND ASSISTED LIVING ACT" and "COMMUNITY GAMING FACILITY":

**COMMUNITY CARE FACILITY** means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act*, as defined in the *Community Care and Assisted Living Act*:

1. (a) in which a person provides care to 3 or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer, is used in conjunction with the community care facility for the purpose of providing care, or

2. (b) designated by the Lieutenant Governor in Council to be a community care facility.
7. That Part 2 INTERPRETATION is amended by inserting the following between "DATUM DETERMINATION POINTS" and "DENSITY BONUS":

**DENSITY** means a measurement of use and development intensity of land and buildings and includes expressing density as a floor space ratio or as the number of people per building.

8. That in PART 2 INTERPRETATION the definition of "DENSITY BONUS" is amended by deleting the words identified in bold text:

**DENSITY BONUS** means permitting a density on a **development site** that is greater than shown in the corresponding **Land Use Designation in the Official Community Plan, in exchange for an Amenity Contribution.**

9. That in PART 2 INTERPRETATION the definition of "DENSITY BONUS" is amended by 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 supportive recovery housing or transitional housing and a housing agreement prescribed by section 483 of the Local Government Act."**

10. That in PART 2 INTERPRETATION the definition of "ELDERLY CITIZENS RESIDENTIAL" is amended by deleting the definition and replacing with:

**ELDERLY CITIZENS RESIDENTIAL** means an Assisted Living Residence for the residential accommodation of elderly persons.

11. That in PART 2 INTERPRETATION the definition of "FAMILY" is amended by deleting the definition and replacing with:

**FAMILY** means one person or a group of persons who through marriage, blood relations, adoption or foster parenthood or other circumstances normally live together, provided that where the persons living together under other circumstances their number cannot exceed 3 (three) and does not include Assisted Living Residences or Community Care Facilities.

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

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



13. That Part 2 INTERPRETATION is amended by inserting the following between "SLEEPING UNIT" and "STOCK-IN-TRADE":

**SPECIAL NEEDS HOUSING** includes Supportive Recovery Housing and Transitional Housing.

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

**SUPPORTIVE RECOVERY HOUSING** means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

15. That Part 2 INTERPRETATION is amended by inserting the following between "TOWNHOUSE(S)" and "TRIPLEX":

**TRANSITIONAL HOUSING** means an Assisted Living Residence for adults receiving services to allow them to transition from temporary to permanent housing.

16. 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:

(13) **Albion Area Density Bonus Amenity Contribution Regulations**

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

(16) **Density Bonus Regulations for the provision of Assisted Living Residences**

- (a) An Assisted Living Residence is a permitted use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
  - i. The base density is three (3) residents per building;
  - ii. 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;
  - iii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
  - iv. Shall not be strata-titled.
- (b) A Density Bonus of up to a maximum of ten (10) residents per building is allowed for 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;
- (c) A Community Care Facility which satisfies the conditions in section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents, not more than six (6) of whom are persons in care is not subject to this Bylaw in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

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

**Albion Area Density Bonus (subject to Section 402)**

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

**Assisted Living Residences (Supportive Recovery Class)**

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

- 5) Private Hospital Use
- 6) Assisted Living Residences with over 10 residences, including staff
- 7) Community Care Facility of a residential class where there are more than 6 residents in care or where there are more than 10 residents.

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

**READ** a first time the 28<sup>th</sup> day of July, 2020.

**READ** a second time the 28<sup>th</sup> day of July, 2020.

**PUBLIC HEARING** held the 15<sup>th</sup> day of September, 2020.

**READ** a third time the 29<sup>th</sup> day of September, 2020.

**ADOPTED**, the       day of       , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**

## 1100 ***Committee Reports and Recommendations***

Items in Section 1100 ***Committee Reports and Recommendations*** that refer to a staff report earlier than this agenda date 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 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.

**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

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**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 services<sup>1</sup> and assisted living services<sup>2</sup> 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

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

<sup>2</sup> 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 23<sup>rd</sup> 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 668m<sup>2</sup> (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.

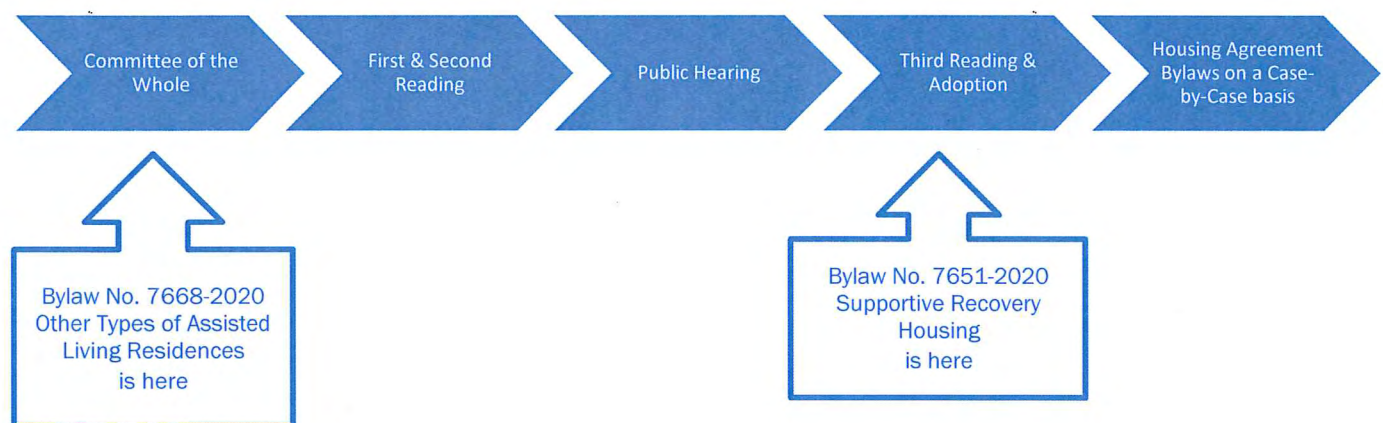
Each Housing Agreement would be tailored per Owner / Operator as well as specific to the site and sensitive to the surrounding neighbourhood. Each Housing Agreement will be signed by the City, the property Owner, as well as proposed Operator. In addition to the terms and conditions set out in a Housing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

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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*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

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PRESIDING MEMBER

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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

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#### **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"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

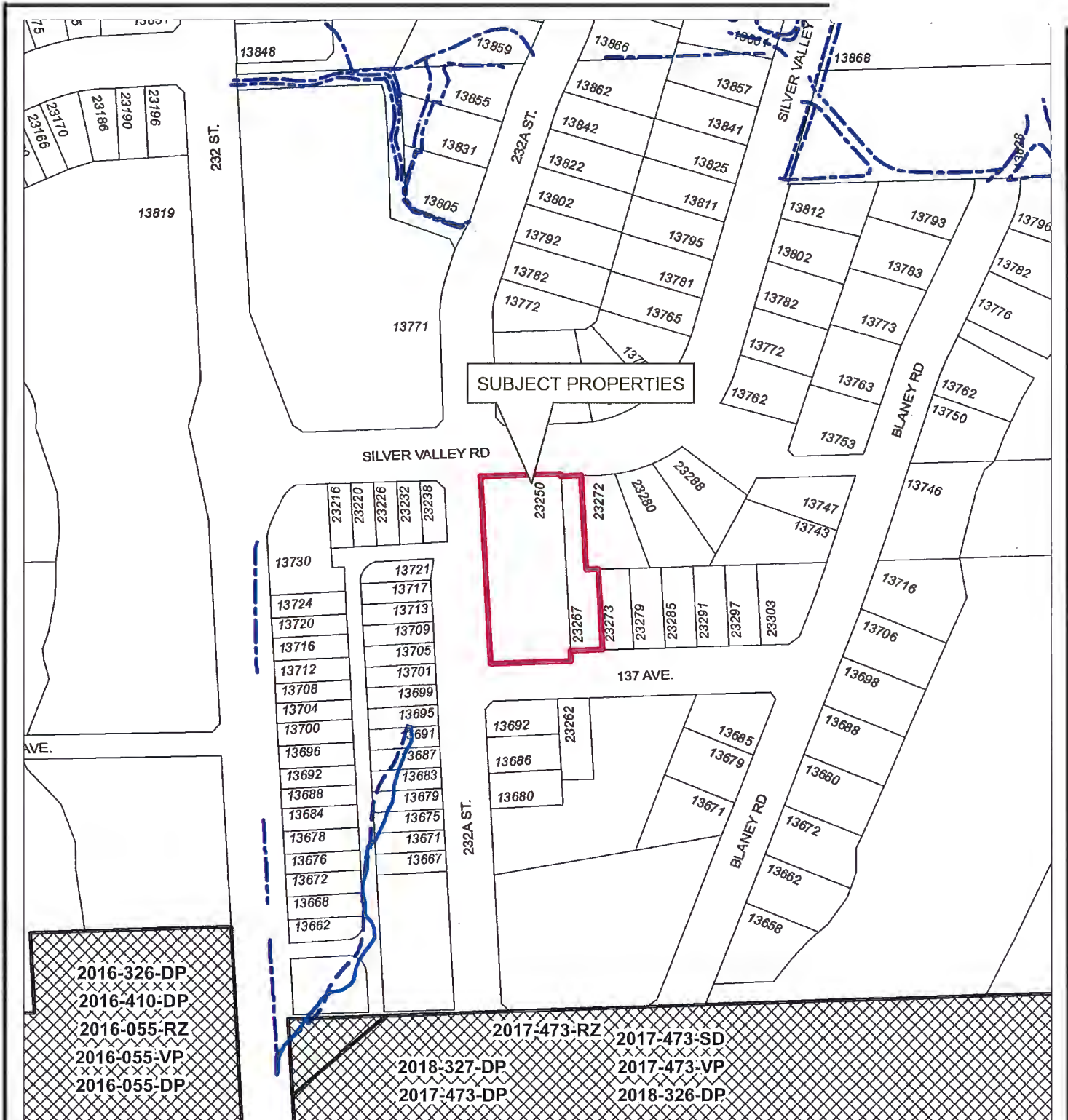
The following appendices are attached hereto:

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](http://mapleridge.ca)

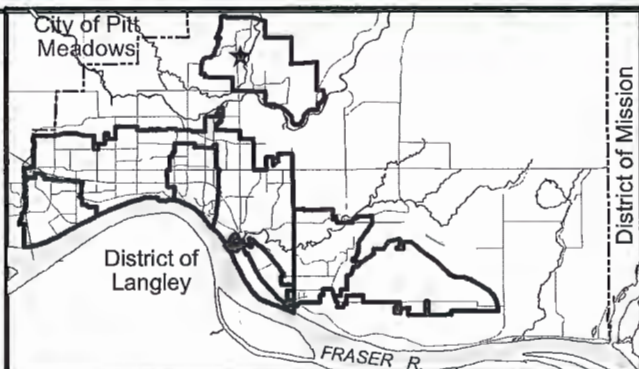
FILE: 2019-067-SD  
DATE: Feb 26, 2019

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](http://mapleridge.ca)

BY: PC

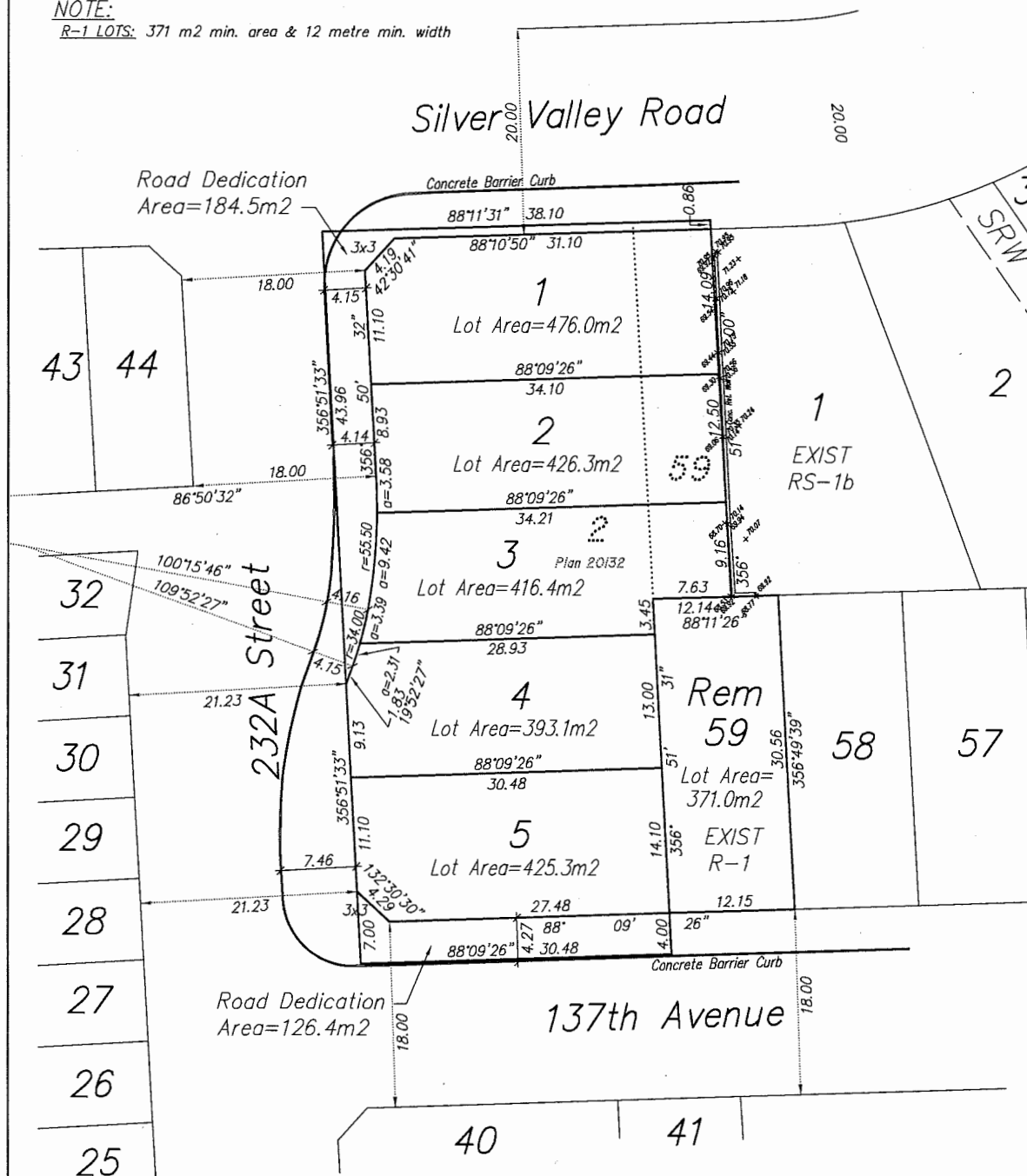
# SKETCH PLAN OF PROPOSED SUBDIVISION

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



## NOTE:

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



SCALE: 1:400

PAPER SIZE: 17" X 11"

DATE: June 4, 2019



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Award of Contract RFP-EN20-24:  
Engineering Design Services for Rockridge Reservoir to Silver Valley West Watermain

**MEETING DATE:** October 20, 2020  
**FILE NO:** 11-5255-70-127  
**MEETING:** CoW

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#### 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
<b>Total Projected Design Costs</b>	<b>\$233,338.00</b>

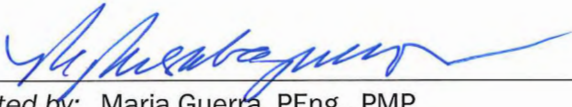
Project Funding Available

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

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.

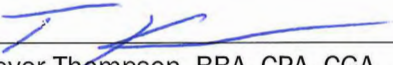
## CONCLUSIONS:

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.



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



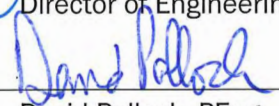
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Financial: Trevor Thompson, BBA, CPA, CGA  
Concurrence: Director of Finance



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Reviewed by: Josh Mickleborough, PEng.  
Director of Engineering



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



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Concurrence: Al Horsman  
Chief Administrative Officer

