

City of Maple Ridge
COMMITTEE OF THE WHOLE
AGENDA
December 1, 2020
1:30 p.m.
Virtual Online Meeting

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

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

1. CALL TO ORDER
2. ADOPTION AND RECEIPT OF MINUTES
 - 2.1 Minutes of the Committee of the Whole Meeting of November 17, 2020
3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)
4. PLANNING AND DEVELOPMENT SERVICES

Note:

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

1101 2020-301-RZ, 21643 River Road, RS-1 to RT-2

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7686-2020 to rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit a future Courtyard Housing development with approximately eight (8) dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

1102 2020-389-RZ, Temporary Use Permits

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7685-2020 to designate the entire City as a Temporary Use Area removing the requirement to amend the Official Community Plan for each application, be given first and second reading and be forwarded to Public Hearing.

1103 2020-362-RZ, 11300 Pazarena Place, RM-1 to C-1

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7678-2020 to redesignate from Urban Residential to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7679-2020 to rezone from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) to adjust zone boundaries to match subdivision boundaries for a mixed use site and adjacent townhouse site be given first and second reading and be forwarded to Public Hearing.

1104 2018-243-RZ, 21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street, RS-1 to RM-5

Staff report dated December 1, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7484-2018 to rezone Street from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential) to permit construction of approximately twelve (12) townhouse units be given second reading as amended and be forwarded to Public Hearing.

1105 2016-055-DVP, 2016-055-DP, 23183 136 Avenue

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-055-DVP to reduce minimum yard setbacks, to reduce minimum radius of space unencumbered by buildings from living room windows and from the centre of all other required windows, and to reduce minimum Usable Open Space per three bedroom unit and that the Corporate Officer be authorized to sign and seal 2016-055-DP for a 54-unit townhouse development consisting of eleven buildings under the RM-1 (Townhouse Residential) zone.

5. ENGINEERING SERVICES

1131 Award of Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area

Staff report dated December 1, 2020 recommending that Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment - Fraser River Escarpment Area be awarded to BGC Engineering Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

1132 Latecomer Agreement LC 174/20

Staff report dated December 1, 2020 recommending that the Corporate Officer be authorized to sign and seal Latecomer Agreement LC 174/20 for lands at 20658 and 20668 113 Avenue.

6. CORPORATE SERVICES

1151 First Reading, Greenhouse Gas Reduction Targets, Official Community Plan Amending Bylaw No. 7688-2020

Staff report dated December 1, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7688-2020 to adopt the regional target for reduction of community greenhouse gas emissions be given first reading.

1152 Infrastructure Inspection Policy No. 9.12 Amendment

Staff report dated December 1, 2020 recommending that Infrastructure Inspection Policy No. 9.12 be adopted as amended.

Business Plan Wrap up Items

(presented at the November 24, 2020 Council Workshop for Business Planning)

1153 Municipal Security Issuing Resolution

Staff report dated November 24, 2020 recommending approval of borrowings from the Municipal Finance Authority of British Columbia as part of the 2021 Spring Borrowing Session with a request that Metro Vancouver Regional District consent to the borrowings over the terms noted and include the borrowing in their Security Issuing Bylaw.

1154 Recommendations for Inclusion in the 2021-2025 Financial Plan Bylaw

Approval of recommendations included in the Financial Overview Report for inclusion in the 2021-2025 Financial Plan Bylaw.

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

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

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

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 as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. In-person attendance by the public at Council meetings is not available and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

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

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

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

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

For more information contact:

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

APPROVED BY:


DATE:


PREPARED BY:

DATE:

CHECKED BY:

DATE:


Nov. 26, 2020
A. Saunt
Nov. 26, 2020


Nov 26/20

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

November 17, 2020

The Minutes of the Committee of the Whole Meeting held on November 17, 2020 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	Other Staff as Required
	W. Cooper, Planner 1
	H. Exner, Fire Chief
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	M. Halpin, Manager of Transportation
	A. Kopystynski, Planner 2
	M. McMullen, Manager of Development and Environmental Services
	J. Mickleborough, Director of Engineering

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

Note: Due to the COVID-19 pandemic, Councillor Yousef choose to participate electronically. Councillor Duncan was absent at the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of November 3, 2020

It was moved and seconded

That the minutes of the November 3, 2020 Committee of the Whole Meeting be adopted.

CARRIED

2.1

3. *DELEGATIONS/STAFF PRESENTATIONS – Nil*

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2020-228-RZ, 25629 Bosonworth Avenue, RS-2 to RS-3

Staff report dated November 17, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7672-2020 to rezone from RS-2 (One Family Suburban Residential) to RS-3 (One Family Rural Residential) be given first reading and that the applicant provide further information as described on Schedule C of the Development Procedures Bylaw No. 5879-1999.

A. Kopystynski, Planner 2, provided a summary presentation.

Note: Councillor Robson left the meeting at 1:34 p.m.

It was moved and seconded

That the staff report dated November 17, 2020 titled "First Reading, Zone Amending Bylaw No. 7672-2020, 25629 Bosonworth Avenue" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

Note: Councillor Robson reentered the meeting at 1:36 p.m. and was absent for the vote on item 1101.

1102 2020-296-RZ, 10420, 10456 240 Street and 24027 104 Avenue, RS-2 to RM-1

Staff report dated November 17, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7683-2020 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit a future townhouse development of approximately 66 units be given first reading and that the applicant provide further information as described on Schedules C, D, E, and F of the Development Procedures Bylaw No. 5879-1999.

A. Kopystynski, Planner 2, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "First Reading, Zone Amending Bylaw No. 7683-2020, 10420, 10456 240 Street and 24027 104 Avenue" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1103 2020-369-RZ, 12478 223 Street, RS-3 to RS-1b

Staff report dated November 17, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7864-2020 to rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the future subdivision of two single family residential lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning and Development Services, acknowledged correspondence received relative to a tree on the property advising that it is too early in the application to comment. Mr. Goddard then provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "First Reading, Zone Amending Bylaw No. 7864-2020, 12478 223 Street" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1104 2020-327-RZ, Removal of the Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites

Staff report dated November 17, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7674-2020 to remove the owner occupancy requirement for secondary suites and detached garden suites be given first and second reading and be forwarded to Public Hearing, that Business Licensing and Regulation Amending Bylaw No. 7675-2020 to implement a Good Neighbour Agreement for property owners renting two or more rental units on the property be given first, second and third reading and that enforcement of the owner occupancy requirement continue to be held in abeyance until the Zoning Bylaw and Business Licensing and Regulation Bylaw amendments are adopted.

K. Gowan, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Removal of the Owner Occupancy Requirement for Secondary Suites and Detached Garden Suites, First and Second Reading, Zone Amending Bylaw No. 7674-2020; and First, Second and Third Reading, Business Licensing and Regulation Amending Bylaw No. 7675-2020" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1105 2019-064-RZ, 11045 Cameron Court, RS-2 to RS-1d

Staff report dated November 17, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7551-2019 to rezone from RS-2 (One Family Suburban Residential) to RS-1d (One Family Urban (Half Acre) Residential to permit the future subdivision of approximately 6 lots be given second reading and be forwarded to Public Hearing and that the developer be required to pay the City an amount equal to 5% of the market value of the land in lieu of parkland dedication.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

Note: Councillor Duncan entered the meeting at 2:30 p.m. during the staff presentation.

Note: Councillor Svendsen left the meeting at 2:48 p.m.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Second Reading, Zone Amending Bylaw No. 7551-2019, 11045 Cameron Court" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

Note: Councillor Svendsen reentered the meeting at 2:51 pm. and was absent for the vote on Item 1105.

1106 2018-105-DVP, 24145 and 24185 110 Avenue, Development Variance Permit

Staff report dated November 17, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-105-DVP to reduce the minimum required lot widths for the RS-1d sized lots within the development.

W. Cooper, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Development Variance Permit, 24145 and 24185 110 Avenue" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

5. ENGINEERING SERVICES

1131 Award of Contract - ITT-EN20-49, Sanitary Sewer Upgrades on 123 Avenue and 227 Street

Staff report dated November 17, 2020 recommending that Contract ITT-EN20-49: Sanitary Sewer Upgrades on 123 Avenue and 227 Street be awarded to Redline Excavating Ltd., that a contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Award of Contract ITT-EN20-49, Sanitary Sewer Upgrades on 123 Avenue and 227 Street" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1132 Award of Contract RFP-EN20-29: Engineering Design Services for Two (2) Multi-Use Pathways and One (1) Intersection Improvement

Staff report dated November 17, 2020 recommending that Contract RFP-EN20-29: Engineering Design Services for Two (2) Multi-Use Pathways and One (1) Intersection improvement be awarded to McElhanney Ltd., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Award of Contract RFP-EN20-29: Engineering Design Services for Two (2) Multi-Use Pathways and One (1) Intersection Improvement" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1133 Abernethy Way Extension Study (240 Street to 256 Street Study Update)

Staff report dated November 17, 2020 recommending that the McElhanney September 2020 Technical Memo, Abernethy Way Extension Study 240 Street to 256 Street Study Update be endorsed and that the alignment of Abernethy Way Extension from 240 Street to 256 Street as identified in Appendix A be selected as the preferred route.

J. Mickleborough, Director of Engineering introduced Mark Halpin, Manager of Transportation. Bernard Abelson, Project Engineer, McElhanney Ltd., provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Abernethy Way Extension Study (240 Street to 256 Street Study Update)" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1134 Snow and Ice Control Policy No. 9.08 Update

Staff report dated November 17, 2020 recommending that Snow and Ice Control Policy No. 9.08 be adopted as amended.

J. Storey, Director of Operations provided a detailed presentation responding to questions raised by Council earlier in 2020. Staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Snow and Ice Control Policy No. 9.08 Update" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

6. CORPORATE SERVICES

1151 Fire Dispatch and Operations Centre After Hours Emergency Callout Services Contract

Staff report dated November 17, 2020 recommending that the contract for Fire Dispatch and Operations Centre After Hours Emergency Callout Services be awarded to the City of Surrey and that the Corporate Officer be authorized to execute the contract.

H. Exner, Fire Chief, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated November 17, 2020 titled "Fire Dispatch and Operations Centre After Hours Emergency Callout Services Contract" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

1152 2021 Council Meeting Schedule

Staff report dated November 17, 2020 recommending the adoption of the 2021 Council Meeting Schedule

S. Nichols, Corporate Officer, spoke to the options presented in the report for September 2021 and January 2022.

It was moved and seconded

That the staff report dated November 17, 2020 titled "2021 Council Meeting Schedule" be forwarded to the Council Meeting of November 24, 2020.

CARRIED

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

9. ADJOURNMENT – 4:40 p.m.

Mayor M Morden, Chair
Presiding Member of the Committee



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7686-2020;
21643 River Road

MEETING DATE: December 1, 2020
FILE NO: 2020-301-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21643 River Road, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future Courtyard Housing development with approximately eight (8) dwelling units. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$4,100.00 per dwelling unit with the first unit exempted), for an estimated amount of \$28,700.00.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7686-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

a) Background Context:

Applicant: Harpal K Kaila

Legal Description: Lot 5 District Lot 247 New Westminster District Plan 13429

OCP:

Existing: Urban Residential
Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
Proposed: RT-2 (Ground-Oriented Residential Infill)

Surrounding Uses:

North: Use: Residential
Zone: RS-1 (One Family Urban Residential)
Designation: Urban Residential

1101

South:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential) and CD-1-98 (Duplex zone)
	Designation:	Urban Residential
Existing Use of Property:		Residential
Proposed Use of Property:		Residential
Site Area:		0.205 HA. (0.507 acres)
Access:		
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject property is relatively flat. There is a cluster of trees in the northwest corner of the property and a small number of trees along a portion of the west and east property lines. The hedge along River Road would need to be removed to allow for the required road widening.

c) Project Description:

The development proposal is for an approximately eight (8) unit courtyard housing project (See Appendices A and B). A preliminary review indicates the proposal generally complies with the density and other regulations of the RT-2 (Ground-Oriented Residential Infill) zone. A setback variance will be required to reduce the front setback from 6.0 metres to approximately 5.1 metres.

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

d) Planning Analysis:

Official Community Plan:

The development site is currently designated *Urban Residential* and located on a Major Corridor in the OCP. The intent of Major Corridor Residential Infill developments is to create more housing choice while being respectful and reflective of the existing neighbourhood context. The proposed RT-2 (Ground-Oriented Residential Infill) zone is consistent with the designation. Noting that the RT-2 (Ground-Oriented Residential Infill) zone permits a range of housing forms.

Zoning Bylaw:

The current application proposes to rezone the property located at 21643 River Road from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit an eight (8) unit Courtyard Housing development (see Appendix D). The intent of a courtyard housing

development is to provide alternative forms of ground-oriented housing in established neighbourhoods. These forms of development are to be compatible with the site design, setbacks, and lot configuration of the existing pattern of development.

The proposed RT-2 application proposes 4 duplex style homes, including side-by-side concealed parking garages as well as a courtyard located at the rear of the site. The minimum lot size, lot width and depth will comply with the proposed RT-2 (Ground-Oriented Residential Infill) zone after road dedication is provided. A reduced front setback is being proposed (5.1 metres is proposed and 6.0 metres is required). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.2 (8) of the OCP, a Ground Oriented Residential Infill Development Permit application, proposed for adoption in December 2020 (if not adopted, the Multi-Family Development Permit will be required), is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

Advisory Design Panel:

A Ground Oriented Residential Infill Development Permit is required and must be reviewed by the Advisory Design Panel prior to Second Reading.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Multi-Family Residential Development Permit Application (Schedule D);
3. A Development Variance Permit (Schedule E);

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

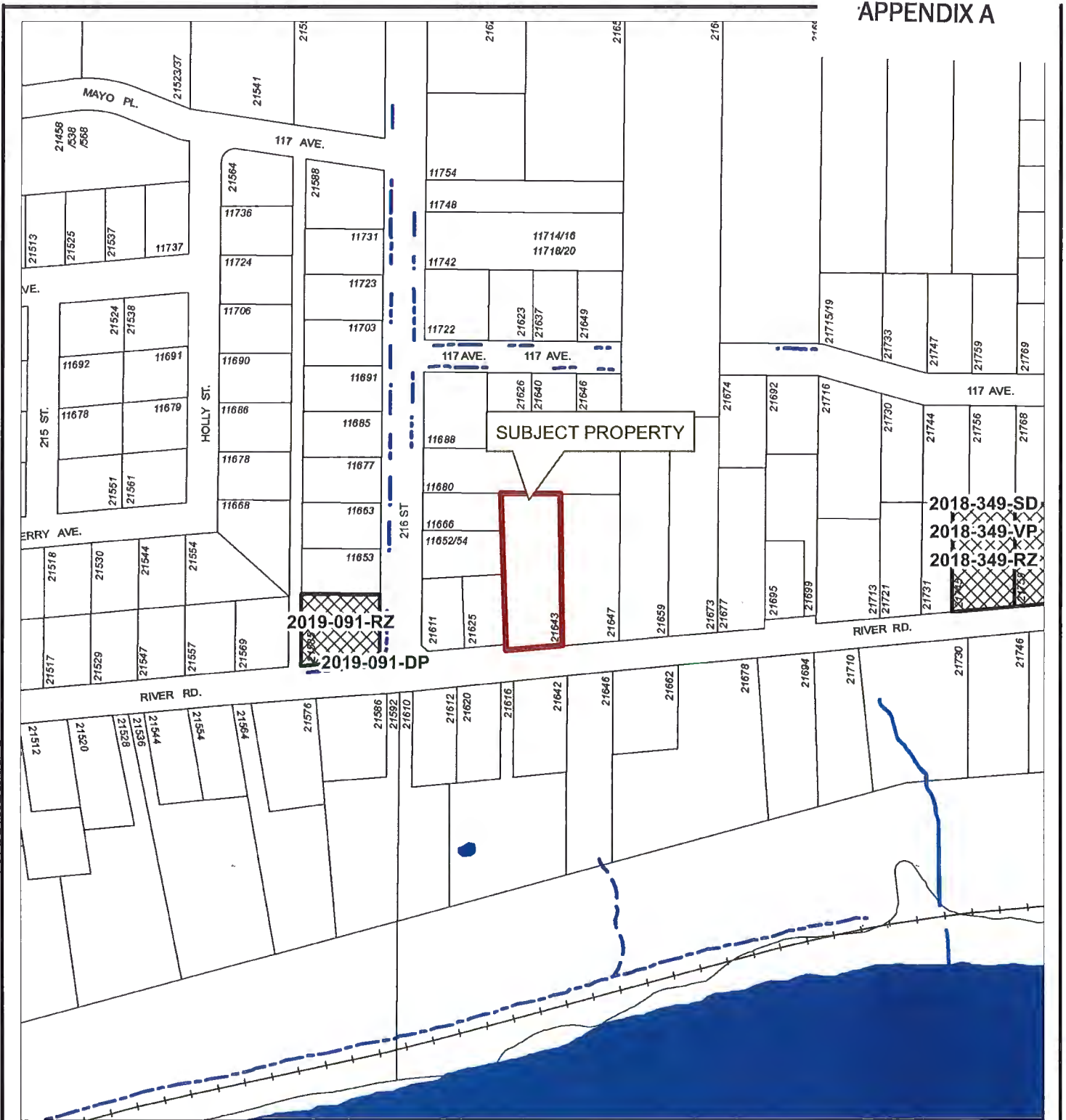
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7686-2020

Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- Lake or Reservoir
- River
- Active Applications (RZ/SD/DP/VP)

21643 RIVER ROAD
PID: 009-811-079

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-301-RZ
DATE: Sep 16, 2020

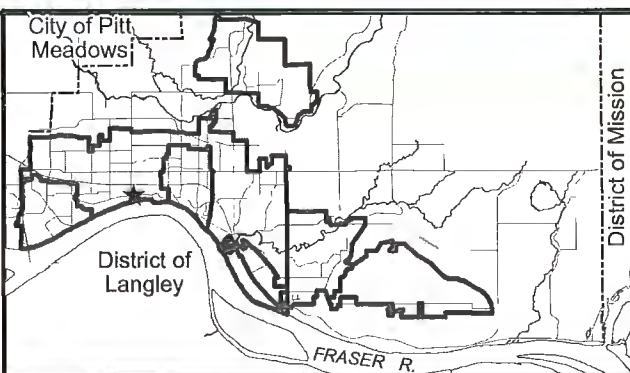
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



21643 RIVER ROAD
PID: 009-811-079

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-301-RZ
DATE: Sep 16, 2020

BY: PC

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

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7686-2020

Map No. 1853

From: RS-1 (One Family Urban Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,500

STATISTICS:

CIVIC ADDRESS: 21643 RIVER ROAD, MAPLE RIDGE, B.C.
LEGAL DESCRIPTIONS: LOT 5; DISTRICT LOT 247; NWD PL13429
PID 009-811-079
ZONING: RT-2 (REZONE FROM RS-1)
SITE AREA: 1,965.27 SQ. M. (21,153.7 SQ. FT.)
SITE DIMENSIONS: 74.81 M. X 28.65 M.

SITE COVERAGE:

MAX. ALLOWED SITE COVERAGE: (45%) 1,965.27 SQ. M. (21,153.7 SQ. FT.)
COURTYARD HOME 70.6 SQ. M. (759.9 SQ. FT.)
GARAGE 39.9 SQ. M. (430.0 SQ. FT.)
TOTAL: (8 - COURTYARD UNITS) 1,965.27 SQ. M. (21,153.7 SQ. FT.)

USEABLE OPEN SPACE:

45.0 SQ. M. (484 SQ. FT.) FOR EACH DWELLING UNIT WITH 3 OR MORE BEDROOMS
30.0 SQ. M. (323 SQ. FT.) FOR EACH DWELLING UNIT WITH 2 OR MORE BEDROOMS

REQUIREMENT 8 UNITS X 45.0 SQ. M. (484 SQ. FT.)
TOTAL: 360 SQ. M. (3,872 SQ. FT.)

PROPOSED:

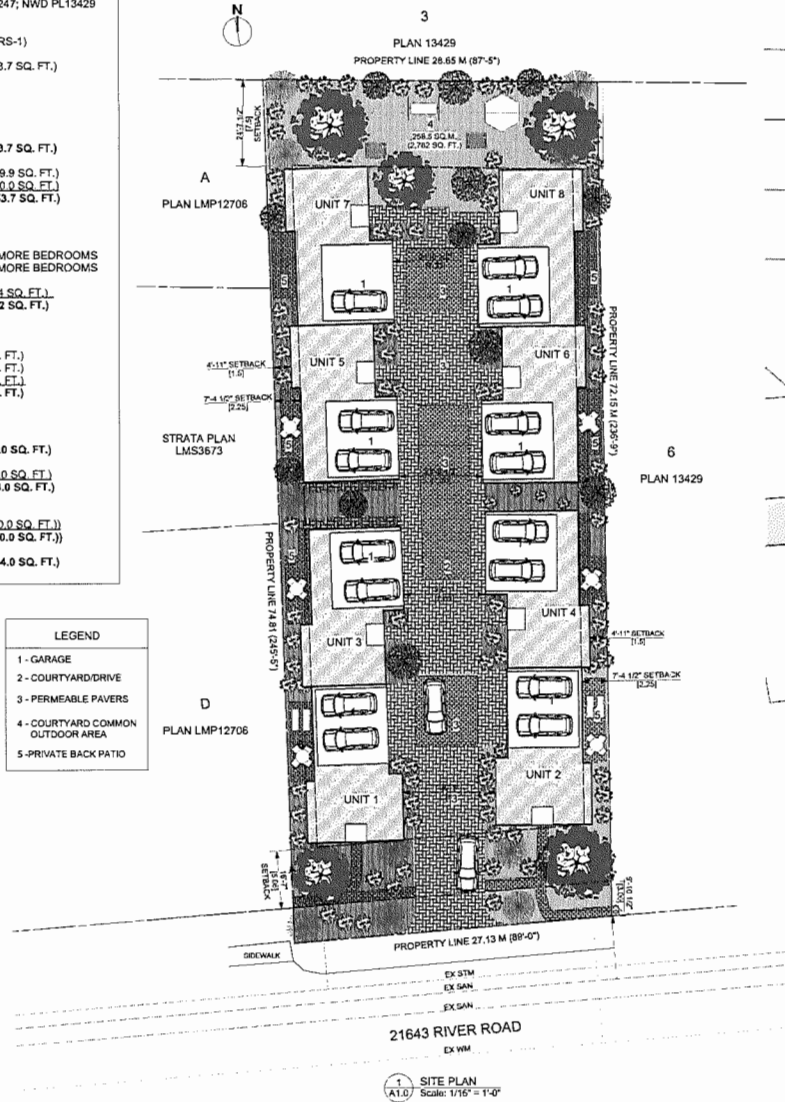
REAR COURTYARD OPEN SPACE: 258.5 SQ. M. (2,782 SQ. FT.)
STREET SIDE OPEN SPACE: 194.4 SQ. M. (2,092 SQ. FT.)
BACK PATIO'S 8 X 18.6 SQ. M. (200 SQ. FT.) 148.8 SQ. M. (1,600 SQ. FT.)
TOTAL: 601.7 SQ. M. (6,474 SQ. FT.)

FSR:

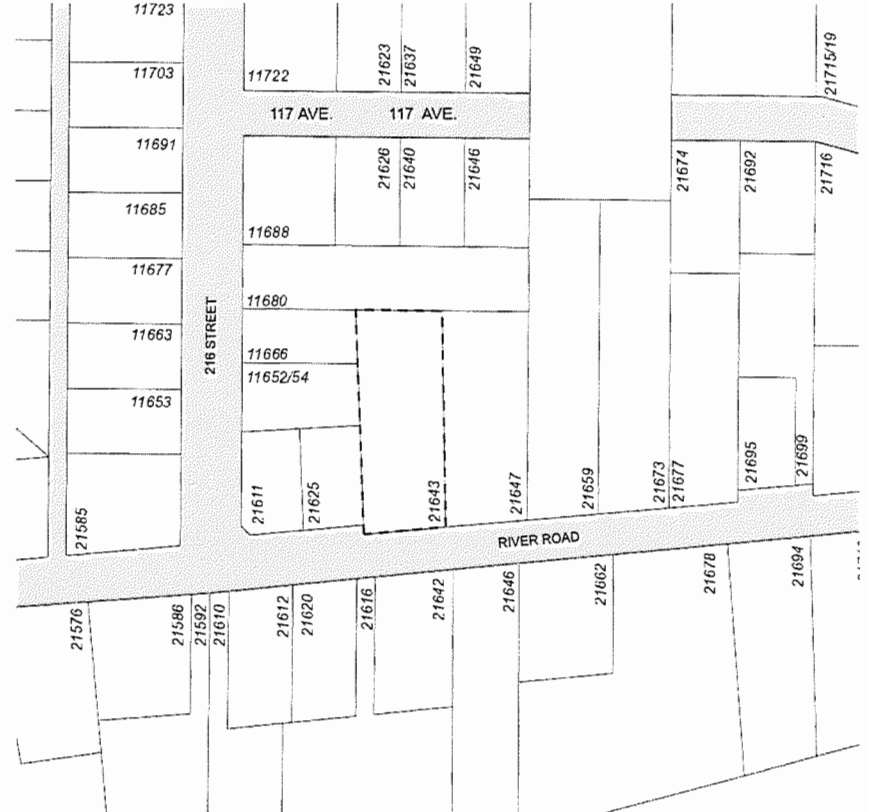
MAX. ALLOWED FLOOR AREA: (75%) 1,473.9 SQ. M. (15,865.0 SQ. FT.)
AREA PER COURTYARD HOME 224.1 SQ. M. (2,413.0 SQ. FT.)
TOTAL: 1,792.8 SQ. M. (19,304.0 SQ. FT.)

EXCLUSIONS:
GARAGE PER COURTYARD HOME (38.8 SQ. M.) (430.0 SQ. FT.)
TOTAL: (319.2 SQ. M.) (3,440.0 SQ. FT.)

TOTAL PROPOSED FLOOR AREA: 1,473.8 SQ. M. (15,864.0 SQ. FT.)



LEGEND	
1 - GARAGE	
2 - COURTYARD/DRIVE	
3 - PERMEABLE PAVERS	
4 - COURTYARD COMMON OUTDOOR AREA	
5 - PRIVATE BACK PATIO	



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LCI Design Inc. 5325 Montverde Place West Vancouver, B.C., V6W 2W8 Tel: (604) 816-4831	
Desiree LaCas Desiree@LCIDesign.net	
Sash Prestige Homes & Renovations Courtyard Housing Project 21643 River Rd. Maple Ridge, B.C.	
SITING PLAN	
Project Name	Project No.
Drawn by: Desiree LaCas	Scale: NTS
Reviewed by:	Drawn by:
DATE: 03/10/2010	Scale: A1.0
Drawn by:	of

(DRAFT)

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7685-2020;
Temporary Use Permits

MEETING DATE: December 1, 2020
FILE NO: 2020-389-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

A Temporary Use Permit (TUP) authorizes a temporary use that is not otherwise permitted in the Zoning Bylaw without the need for a rezoning. TUPs may only be issued if provision is made for them in the Official Community Plan Bylaw (OCP).

Currently, Council considers Temporary Use Permits (TUP) by way of a two-part process whereby the OCP is amended to create a specific TUP Area and then the actual TUP is issued by Council. The current process typically takes between 16 and 26 weeks and costs the applicant \$4,898 in City application fees. As a result of the Covid-19 Pandemic, staff are seeing situations where businesses have moved from appropriately zoned locations, to others that are not appropriately zoned. In such instances, staff are unable to issue business licences or building permits due to the non-compliance with zoning. In many of these cases, the business owners note that the location is considered to be a temporary fix, so are reluctant to seek rezoning. The revised TUP process would take from 12 to 16 weeks to complete.

In recognition of the length of time to obtain a TUP under the current process and consistent with efforts to identify efficiencies, staff recommend that the proposed revision to the process is to designate the entire City as a TUP Area, thus removing the requirement to amend the OCP for each TUP application. By taking this approach, TUPs would be considered at one Committee of the Whole (COW) meeting and one Council meeting with public notification provided in a similar manner to a Public Hearing.

It is recommended that Council consider first and second readings simultaneously, proceed to Public Hearing, and then provide for Council consideration of third reading and adoption of the proposed OCP Amending Bylaw No. 7685-2020.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7685-2020 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. 7685-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7685-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan; and
- 4) That Official Community Plan Amending Bylaw No. 7685-2020 be given first and second readings and be forwarded to Public Hearing.

1.0 BACKGROUND:

As noted above, Council currently considers an OCP Amending Bylaw to designate individual sites as Temporary Use Permit (TUP) Areas. The second part of the process involves issuance of a TUP by Council resolution. The TUP application includes the information included within Schedule H of the Development Procedures Bylaw (see Appendix A). The plans and other information that may be required for a TUP application would remain the same under the revised process.

TUPs can be issued for a maximum of three (3) years and renewed only once for additional three (3) years by Council resolution.

2.0 DISCUSSION:

2.1 Official Community Plan:

The TUP process is provided within Appendix D of the Official Community Plan and includes the following policies:

1. *Lands in the City may be designated to permit temporary uses if a condition or circumstance exists that warrants the use for a short period of time but does not warrant a change of land use designation or zoning of the property.*
2. *Council has the authority by resolution to issue Temporary Use Permits to allow temporary uses on specific properties. Council may specify conditions for the temporary use.*
3. *Designated Temporary Use Permit areas will require guidelines that specify the general conditions regarding the issuance of permits, the use of the land, and the date the use is to terminate.*
4. *As a condition of issuing the permit, Council may require applicants or owners to remove buildings, to restore the property to a specific condition when the use ends, and to post a security bond. A permit may be issued for a period of up to three years, and may be renewed only once.*
5. *Council may issue Temporary Use Permits to allow:*
 - a) *temporary commercial uses, i.e., temporary parking areas;*
 - b) *temporary industrial uses, i.e. soil screening; and*
 - c) *other temporary uses.*
6. *A Temporary Use Permit is issued in accordance with the provisions of Section 492 of the Local Government Act.*

The above current TUP policies would remain in place that allow the City to require conditions and guidelines for the use, as well as removal and restoration requirements once the TUP terminates.

These conditions and guidelines are similar to Development Permit requirements such as surface finishes, landscaping, and fencing.

The proposed change would be to modify OCP Policy 7 from:

7. *The following Section lists areas designated for Temporary Uses and describes the purpose of the use. The described purpose and the specified general conditions for issuing a Permit for the declared areas are described as part of the Temporary Use Permit.*

And replace it with the following:

7. *The entire City of Maple Ridge is designated as a Temporary Use Permit Area which may allow Council to issue a Temporary Use Permit. The described purpose of the use and the specified general conditions for issuing a permit are to be described as part of the Temporary Use Permit.*

The proposed OCP Amending Bylaw would thus remove the need to include specific TUP Areas in the OCP for each TUP and remove the individual site-specific TUP Area maps. The existing, issued TUPs would remain valid within the City-wide TUP Area for the remainder of their three-year terms.

2.2 Current and Revised TUP Consideration Processes

The current and proposed processes are provided as permitted under Sections 492 to 497 of the *Local Government* relating to TUPs.

Current Process

The current Council consideration process includes between six (6) and nine (9) steps, depending on the complexity of the TUP and conditions that may need to be addressed.

1. Application received and reviewed by City staff.
2. Committee of the Whole discusses the OCP Amending Bylaw to create a TUP Area.
3. Council considers first reading to the OCP Amending Bylaw.
4. Council considers second reading the OCP Amending Bylaw.
(Steps 2 and 3 may be at the same meeting if there are no items left to be addressed).
5. Public Hearing notification undertaken by the City.
6. Public Hearing is held where Council receives any correspondence and hears from any residents/owners.
7. Council considers third reading of the OCP Amending Bylaw.
8. Council considers adoption for the OCP Amending Bylaw.
9. Council authorizes issuance of the TUP.
(Steps 5 to 8 may be at the same meeting if there are no conditions left to be addressed).

The current process typically takes between 16 and 26 weeks, depending on the complexity of an application and number of conditions to be addressed by an applicant.

Proposed Process

The proposed Council consideration process includes four (4) steps.

1. Application received and reviewed by City staff.
2. Public notification undertaken by the City.
3. Committee of the Whole discusses the TUP application.
4. Council considers issuance of the TUP after receiving any correspondence and hearing from any residents/owners.

The revised process is estimated to take between 12 and 16 weeks, depending on the complexity of an application and number of conditions to be addressed by an applicant for an uncomplicated proposal (e.g. additional office/retail use in a building, or storage yard).

The proposed process is similar to the Development Variance Permit (DVP) process with the application considered at two (2) meetings with prior public notification. This requires that the applicant address any conditions and referral comments from City Departments prior to Council consideration, similar to a Development Permit.

As provided by Section 494 of the *Local Government Act*, the public notification would be the same as that provided for a Public Hearing with two newspaper advertisements and notices sent to owners/occupiers of properties within 50 m (164 ft.) of the subject site 14 days prior to the Council meeting where the TUP is considered for issuance.

2.3 Application Fees

Currently, there are fees of \$1,913 for an OCP amendment application, a Public Hearing fee of \$882 and \$2,103 for a TUP application for a total cost of \$4,898.

Under the proposed approach, an applicant would pay only the \$2,103 fee for the TUP application. This is similar to the DVP application fee of \$2,442 for non-residential uses for which there is a similar amount of Council review.

3.0 INTERGOVERNMENTAL ISSUES:

The proposed approach for issuing TUPs follows the requirements within the *Local Government Act* as discussed above.

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application to Appendix D Temporary Use Permits is considered to be minor in nature. It has been determined that no additional consultation beyond holding a Public Hearing on the bylaw is required.

4.0 STRATEGIC ALIGNMENT:

As part of the *City of Maple Ridge Strategic Plan 2019 – 2022*, under the 'Growth' theme, the promotion of industrial and commercial businesses is encouraged. Growth would be supported by a reduction in the time and cost to gain approval for temporary commercial and industrial uses. Such temporary uses can assist business in starting an operation more easily, and then seeking a rezoning for a permanent operation if the temporary venture proves successful.

5.0 INTERDEPARTMENTAL IMPLICATIONS:

The Planning Department has discussed the proposed changes with the Licences and Bylaws Department who see that the revised TUP process could allow applicants to more quickly address bylaw compliance.

Building Permits for structures and buildings would still be required by the Building Department. Servicing works could still be required under the Subdivision and Development Bylaw where applicable. This is a similar to approach taken for issuance of Development Permits on pre-zoned land within the City.

The Legal and Legislative Services staff would prepare newspaper notices and mail notices to nearby owners/occupiers of land following the approach currently taken for a Public Hearing. This would occur earlier in the process, prior to Council's initial review of the TUP application, with similar timing to the DVP process.

6.0 FINANCIAL IMPLICATIONS:

The proposed change to the TUP approval process will reduce application fees for this type of application but also reduce the amount of Council time and staff resources required. However, it is recognized as being supportive of business in the community and for that reason is supportable.

CONCLUSION:

The proposed revised process reduces the cost and time taken by the applicant and City to process TUP applications, while maintaining similar consultation to that now provided. Given this, it is recommended that first and second reading be given to OCP Amending Bylaw No. 7685-2020, and that application 2020-389-RZ be forwarded to Public Hearing on January 19, 2021.

"Original signed by Mark McMullen"

Prepared by: **Mark McMullen, MA, MCIP, RPP**
Manager of Development & Environmental Services

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Excerpt Development Procedures Bylaw - Temporary Use Permits

Appendix B – OCP Amending Bylaw No. 7685-2020



**DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT**

Development Application Submission Checklist

**Schedule H
TEMPORARY INDUSTRIAL OR TEMPORARY COMMERCIAL
USE PERMIT APPLICATION**

Applications for Temporary Industrial or Temporary Commercial Use Permits are to be made to the Planning Department, and must include the following:

- 1) A completed application form with the prescribed fee;
- 2) A Certificate of Title and a Consent Form (if the applicant is different from the owner shown on the certificate of title) plus copies of any restrictive covenant documents registered against title;
- 3) A Site Profile;
- 4) A written statement describing the proposal or and the rationale for it;
- 5) Sufficient plans and written information to properly explain and graphically portray improvements proposed with the temporary use including but not limited to:
 - Plans of any new buildings or building renovations;
 - Parking, loading and access provisions;
 - Details of the proposed use and hours of operation;
 - Details of any material storage;
 - The locations of fire related infrastructure such as the Fire Department access routes and connection, fire alarm panel, sprinkler room, and standpipe connections;
 - Information as to whether the proposed use will discharge or emit odorous, noxious, or toxic matter or vapours, heat, glare, noise or reoccurring ground vibrations;
 - Details of the size and number of vehicle movements to and from the site;
 - Drainage plans that indicate the method of storm water disposal and any required detention or retention facilities;
 - Erosion and sediment control plans that indicate the method to be used to prevent the release of sediment into any ravine, watercourse or storm sewer.

Notes:

- Staff or Council may require additional information at any time to properly assess the application.
- All plans to be in metric scale;
- Incomplete applications **will not** be accepted
- A pre-application meeting with staff prior to submission of an application is strongly recommended to assist in identifying issues and expedite processing times.

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: December 1, 2020
FILE NO: 2020-362-RZ
MEETING: C o W
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7678-2020;
First and Second Reading
Zone Amending Bylaw No. 7679-2020;
11300 Pazarena Place

EXECUTIVE SUMMARY:

An application has been received for an OCP and Zoning boundary adjustment for the subject property located at 11300 Pazarena Place (Appencies A and B). At the time that the overall 19 hectare (45 acre) Polygon Provincance development was rezoned, the boundary between the townhouse site and the mixed-use commercial / rental apartment site was approximate. Through subdivision, the exact boundary of the site has been established. Therefore, a narrow strip of land, having an area of approximately 500 sq. m. (5,381 sq. ft.), needs to be redesignated from Urban Residential to Commercial and rezoned from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) as shown on Appendices C to E.

A Development Permit application for the form and character of the mixed-use building site is proceeding separately. Following Advisory Design Panel review, a report will be taken to Council at a future date.

All the terms and conditions of the original rezoning application 2015-297-RZ, such as payment of the Community Amenity Contribution and entering into a Rezoning Servicing Agreement, have been completed by the applicant. Therefore, this application can proceed to first and second readings followed by Public Hearing. Final reading is subject to the rezoning bylaw being approved by the Ministry of Transportation and Infrastructure.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7678-2020 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. 7678-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7678-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7678-2020 be given first and second readings and be forwarded to Public Hearing;

1103

- 5) That Zone Amending Bylaw No. 7679-2020 be given first and second reading, and be forwarded to Public Hearing;

DISCUSSION:

1) Background Context:

Applicant: Polygon Provenance Homes Ltd. (Craig Simms)

Legal Description: Lot C District Lots 402 and 403 Group 1 New Westminster District
Plan EPP79514

OCP:

Existing: Commercial and Urban Residential
Proposed: Commercial

Zoning:

Existing: C-1 (Neighbourhood Commercial) and RM-1 (Townhouse Residential)
Proposed: C-1 (Neighbourhood Commercial)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
East:	Use:	Open space (Ravine and creek)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation
West:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property: Vacant

Proposed Use of Property: Mixed-use Commercial and Rental Apartments

Site Area: Lot Area: 0.238 Ha (0.59 Acres)

Portion being rezoned: 0.05 Ha (0.12 Acres)

Access: Pazarena Place

Servicing: Urban Standard

Original Rezoning Application: 2015-297-RZ

2) Background:

The original Polygon Provenance Project site was rezoned in May 2018 for a comprehensively planned development with single-family residential, townhouse, a mixed-use commercial rental apartment and a neighbourhood park. The first phase has been developed with 125 townhouses. Development Permit applications have been recently submitted for the remaining phases. As expected, fine tuning of the zone boundary between the second townhouse phase and the mixed-use

commercial rental apartment building is required with more detailed information now being submitted.

3) Project Description:

The purpose of this application is to rezone a narrow strip of land, having an area of approximately 500 sq. m. (5,381 sq. ft.), to be redesignated from Urban Residential to Commercial and rezoned from RM-1 (Townhouse Residential) to C-1 (Neighbourhood Commercial) (see Appendix E). By completing this application, the OCP designation and zone boundaries will match the subdivision boundaries and accommodate both Development Permit applications for the subject mixed-use site and adjacent townhouse site in accordance with the comprehensive development plan for the Polygon Provenance development.

4) Planning Analysis:

This application is a minor adjustment to allow the designation and boundaries zone to match the subdivision boundaries, as well as the overall comprehensive development plan.

The applicable OCP policies are fundamentally unchanged. The commercial component of this mixed use site will continue to achieve Policy 6-34 by being a "Neighborhood Commercial Centre within walking distance of neighbourhoods it is intended to serve". The residential component involves rental housing secured by way of a Housing Agreement. This aligned with OCP Policy 3-27 encouraging "rental housing be provided in the community".

The original zoning in 2018 was based on a conceptual plan using the best available information at the time respecting the portion of the site to become a Neighborhood Commercial Centre. With more detailed information produced by the developer, the need for a zone and OCP boundary adjustment became evident. This will allow the entire parcel to be zoned C-1 (Neighbourhood Commercial) for the intended mixed use commercial / rental apartment building.

i) Development Permits:

Pursuant to Sections 8.5 of the OCP, a Commercial Development Permit application has been submitted and will be forwarded to Council a future date following submission to the Advisory Design Panel.

Pursuant to Section 8.9 and 8.10 of the OCP, a combined Watercourse Protection and Natural Features Development Permit application was issued by the Director of Planning in accordance with Council's Delegation Bylaw. There are no further requirements arising from this rezoning application.

ii) Development Information Meeting:

A Development Information Meeting is not required for this application.

5) Traffic Impact:

As the subject property is located within 800 metres of a provincial (e.g. Lougheed Highway and the Haney Bypass). Therefore, a referral to the Ministry of Transportation and Infrastructure is required.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading.

6) Interdepartmental Implications:

There were no concerns identified by City Departments to be addressed with this minor zoning and OCP amendment application.

7) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to adjust the boundary between the Commercial and Urban Residential designations to match the south lot line of the subject site, is considered to be minor in nature. It has been determined that it is unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7678-2020 and to Zone Amending Bylaw No. 7679-2020, and that application 2020-362-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

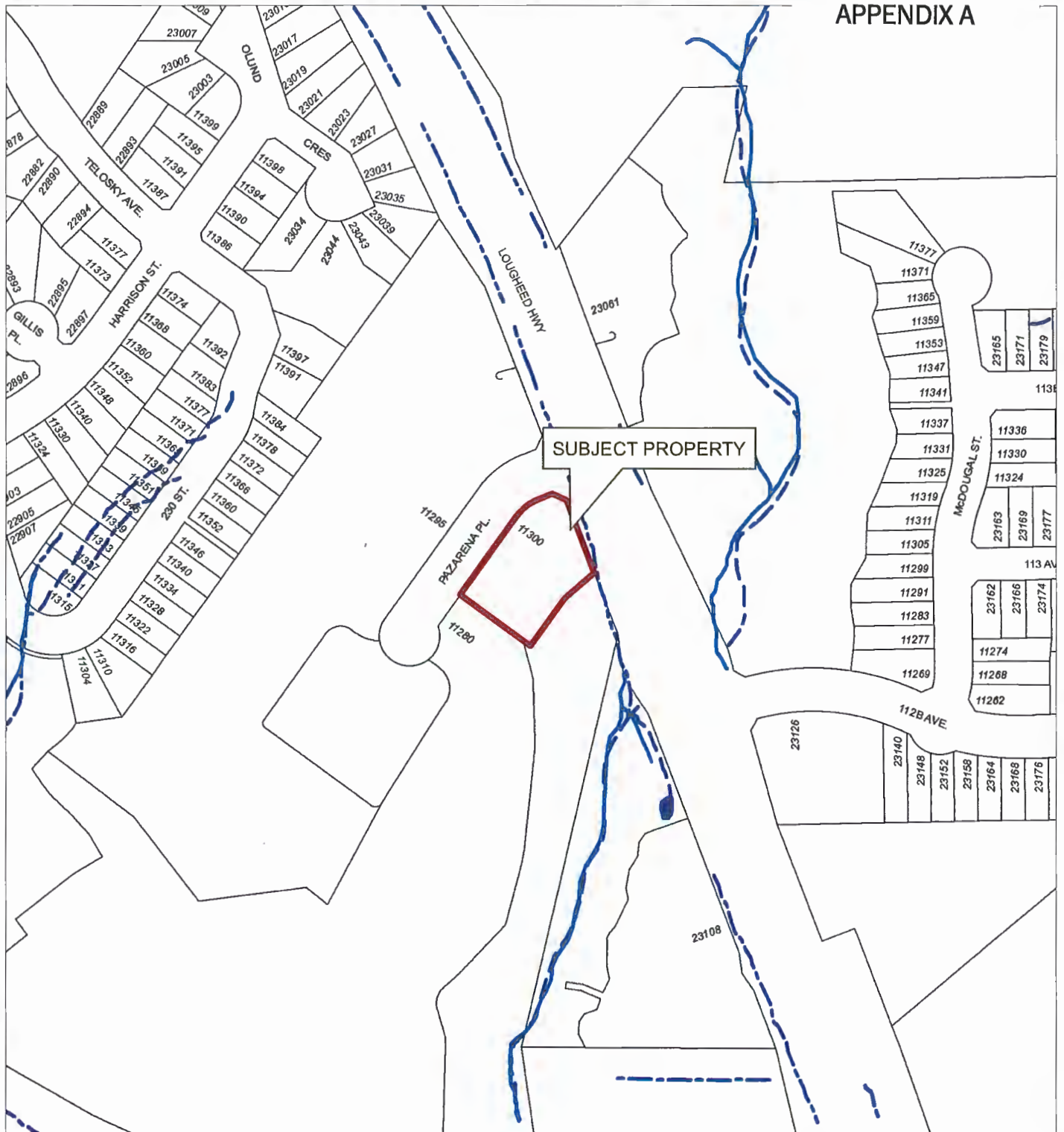
Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7678-2020

Appendix D – Zone Amending Bylaw No. 7679-2020

Appendix E – Subject portion of the site

APPENDIX A



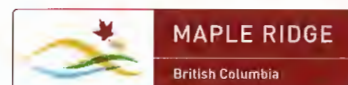
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Legend

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

11300 PAZARENA PLACE
PID: 030-627-788

PLANNING DEPARTMENT

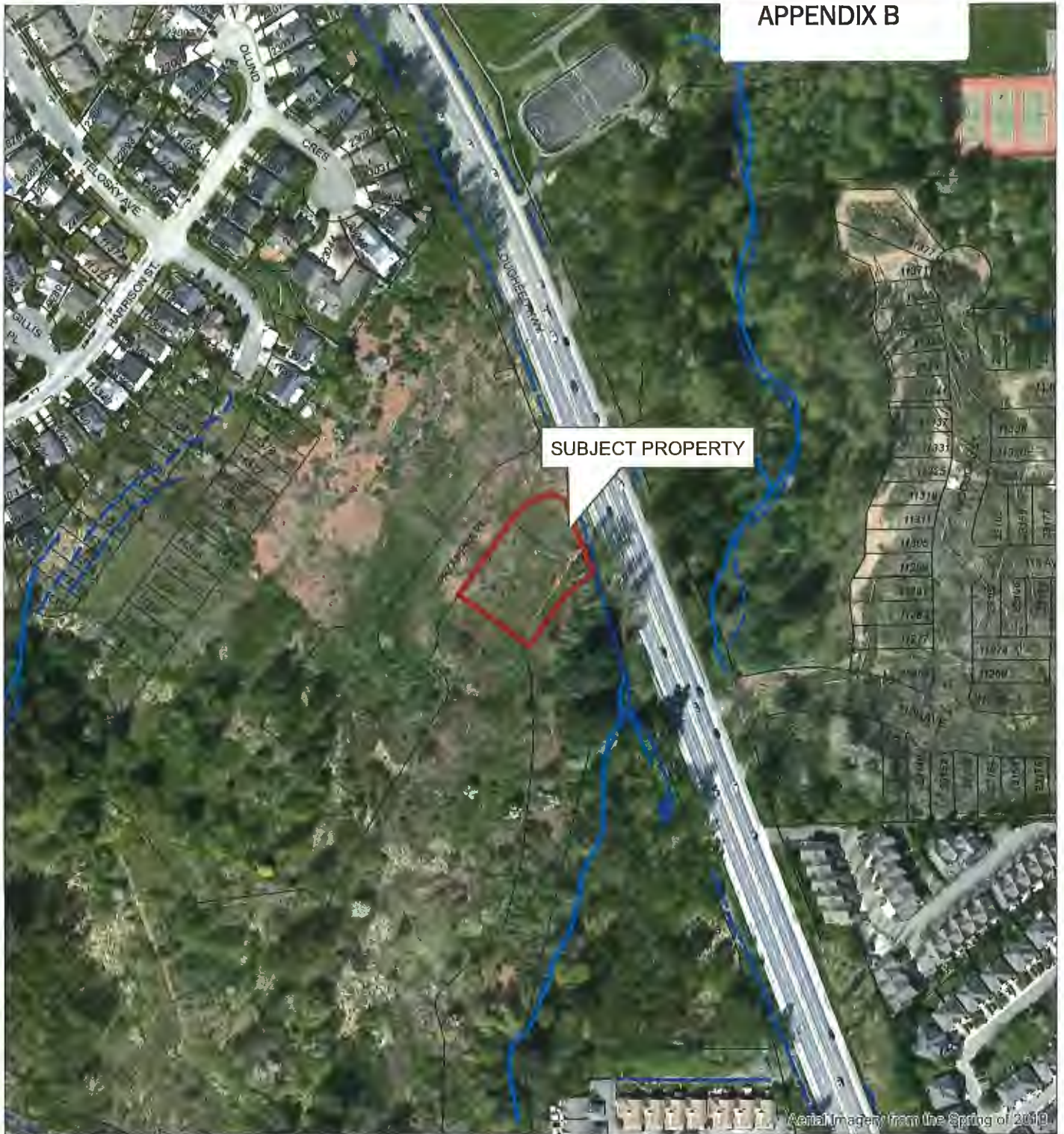


mapleridge.ca

FILE: 2020-362-RZ
DATE: Oct 20, 2020

BY: PC

APPENDIX B

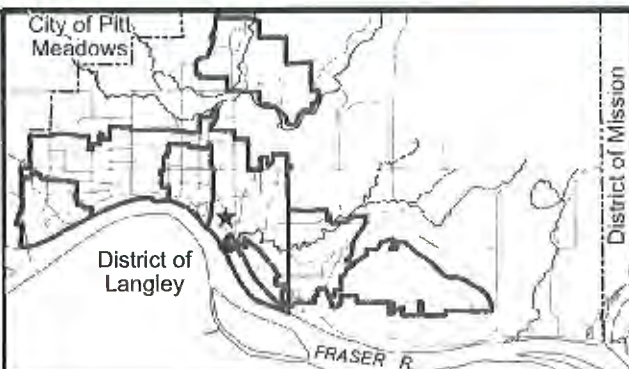


SUBJECT PROPERTY

Aerial Images from the Spring of 2019



Scale: 1:2,500



11300 PAZARENA PLACE
PID: 030-627-788

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2020-362-RZ

DATE: Oct 20, 2020

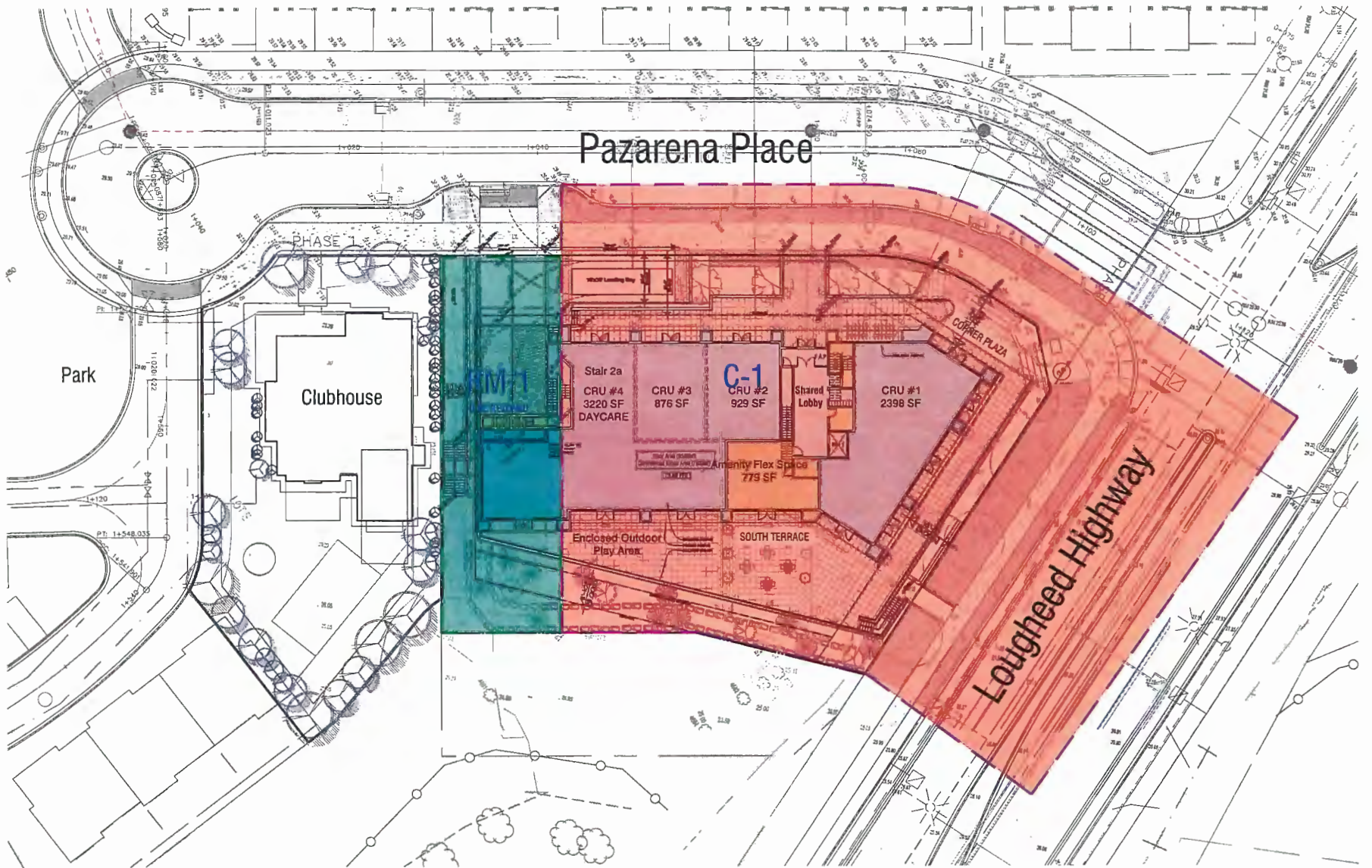
BY: PC

CORPORATE OFFICER

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

CORPORATE OFFICER

SCALE 1:2,000



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Zone Amending Bylaw No. 7484-2018;
21963 Dewdney Trunk Road, unaddressed lot and 12029 220 Street

MEETING DATE: December 1, 2020
FILE NO: 2018-243-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 21963 Dewdney Trunk Road, an unaddressed lot on 220 Street and 12029 220 Street from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential), to permit the future construction of approximately twelve (12) townhouse units. Council granted first reading to Zone Amending Bylaw No. 7484-2018.

This application is in compliance with the OCP.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of (\$4,100.00 per townhouse dwelling unit), for an estimated amount of \$49,200. The proposed project density (Floor Space Ratio or FSR) is 0.83, which complies with the density regulation within the RM-5 zone that allows additional density through a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80. This bonus density payment is approximately \$28,738.30.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7484-2018 be given second reading as amended, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Approval from the Ministry of Transportation and Infrastructure;
 - iii) Road dedication, including corner truncation, along both street frontages as required
 - iv) Consolidation of the subject properties;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

- vi) Registration of a Restrictive Covenant for stormwater management, including maintenance standards;
- vii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
- viii) Removal of existing buildings;
- ix) 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;
- x) That a voluntary contribution, in the amount of \$49,200 (\$4,100/unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
- xi) That a voluntary contribution, in the amount of \$28,738.30, be provided complying with the density bonus provision in the RM-5 zone that includes a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80.

DISCUSSION:

1) Background Context:

Applicant: Robert Salikan Architect

Legal Description: Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883
 Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883
 Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

OCP:

Existing: Urban Residential
 Proposed: Urban Residential

Zoning:

Existing: RS-1 (One Family Urban Residential)
 Proposed: RM-5 (Low Density Apartment Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential
East:	Use:	Apartment
	Zone:	RM-2 Low Rise Apartment
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 One Family Urban Residential
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Townhouse
Site Area:	0.23 Ha. (0.57 acres)
Access:	220th Street
Servicing requirement:	Urban Standard

2) Site Characteristics:

The subject site is located just west of the Town Centre. It consist of three (3) lots at the northwest corner of 220th Street and Dewdney Trunk Road (See Appendix A and B). Its location off Dewdney Trunk Road and the overall site context includes large single family lots with relatively low improvement values to the north along the west side of 220th Street, and an apartment building with RM-2 Zoning to its east across 220th Street.

3) Project Description:

This proposal includes a twelve (12) unit townhouse development sited on a central Mews, with underground parking (Appendix D).

There is no surface parking with all of the parking is within a common underground parkade. The parkade will include private two-car garages (side by side) for each unit with stairway access to the dwelling unit above. This arrangement frees up space for private outdoor areas at grade, including an attractive courtyard or mews element, creating a strong north-south private pedestrian area for future residents.

All units have three (3) bedrooms and average approximately 154.5 square metres (1,663.3 square feet) in area. With road dedication removed, the net floor space ratio (FSR) is estimated at 0.83, slightly higher than the 0.8 maximum in the RM-5 Zone. (See Appendix D & E)

At first reading, one of the lots included in Map No. 1768 attached to and forming part of Zone Amending Bylaw No. 7484-2018, was not included in the body of the bylaw. The bylaw attached as Appendix C has been amended to include the legal descriptions of all three intended subject lots.

4) Planning Analysis:

i) Official Community Plan:

Given the site context, and the frontage along Dewdney Trunk Road, this application meets the requirements for Major Corridor Residential Infill development, described in OCP Policies 3-20 and 3-21 with excerpts as follows:

3 - 20 Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:

- a) building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21; ...*
- c) a maximum height of four storeys for apartments; ...*

3 - 21 All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:

- a) the ability of the existing infrastructure to support the new development;*
- b) the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
- c) the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;...*

This proposal will be three (3) storeys above grade, meeting the requirements of the RM-5 (Low Density Apartment Residential) zone, and providing compatibility with surrounding single family houses. This project height reflects the maximum 11 metres that is currently permitted in the predominant single family RS-1 zone on adjacent lots. This compatibility is further enhanced by retaining a hedge buffer with the lands to the west as part of the overall site landscaping plan.

ii) Zoning Bylaw:

The proposal is to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential). The proposal density (Floor Space Ratio or FSR) is 0.83, which complies with the density regulation applying additional density through a cash contribution at a rate of \$344.46 per square meter (\$32.00 per square foot) for the FSR above 0.80. This bonus density payment is approximately 28,738.30.

iii) Off-Street Parking And Loading Bylaw:

All underground parking is proposed. Each townhouse unit will have a two (2) car garage with its own garage door and separate stairs leading to the townhouse unit that it serves. There will be a total of 24 parking spaces provided meeting the Bylaw requirement. The bylaw requires 0.2 visitor parking spaces per dwelling unit, for a total of 3.0 spaces; however, only two (2) are provided. They are located within the underground structure close to the entrance ramp. If the layout cannot be modified to accommodate the third visitor space, a variance will be required.

iv) Proposed Variances:

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

- Section 606 (6) Sitting 9 a: the setback from a front lot line (Dewdney Trunk Road) is reduced from 7.5 meters to 4.26 metres; and an exterior side lot line (220 Street) is reduced from 7.5 meters to 6.0 metres;
- Section 606 (6) Sitting 9 b: the setback from a rear lot line (north property line) from 6.0 metres to 4.5 metres;
- Section 606 (8) Other Regulations c (i): the unencumbered continuous 90 degree horizontal arc from living room windows be reduced from 15 metres to 7.5 metres; and
- Section 606 (8) Other Regulations c (ii): the unencumbered continuous 90 degree horizontal arc from bedroom windows be reduced from 10 metres to 7.5 metres.

The requested variances to RM-5 (Low Density Apartment Residential) zone will be the subject of a future Council report.

v) Advisory Design Panel:

The application was reviewed by the ADP at a meeting held on September 16, 2020 and their comments and the applicants responses can be seen in Appendix G.

The applicant has addressed most comments and suggestions. A detailed description of the project's form and character and how the remaining matters from ADP were addressed, will be included in a future development permit report to Council.

vi) Development Information Meeting:

A Development Information Meeting was held remotely over the period of August 24 to September 4 2020.

One person submitted feedback on a number of matters with the following responses from the applicant:

- Question about size of vehicles that can be accommodated in the individual garages. The response: The garages can accommodate small to mid-size pick-up trucks and vans, but not large pick-ups (or trailers or campers) and the applicant will look into increasing the garage lengths to potentially 19', to allow longer vehicles.
- Question on lot amalgamation. The response: the three lots will be consolidated allowing a more linear townhouse concept rather than a three-storey apartment building thus being family-oriented and achieving a more compatible residential streetscape and scale with the existing neighbourhood.
- Hedge along west property line. The response: this hedge is shown to be retained on our site plan, and also retained on our landscape architect's drawings.
- Rooflines and overlook issues. The response: the proposed sloping roof is compatible with the sloping roof forms in the neighborhood. Decks are off the 3rd floor master bedrooms face east and south only, not overlooking adjacent residential lots to the north and west.
- Tree on adjacent lot. The response: the project's arborist has confirmed that the excavation is not expected to impact the root system extending over into the subject site.

5) Traffic Impact:

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

6) Interdepartmental Implications:

i) Engineering Department:

A Rezoning Servicing Agreement will be required for the works and services necessary to accommodate the proposal. This will include the typical requirements such as: pavement widening associated with road widening (to include curb and gutter, sidewalks, street trees and street lighting), undergrounding of services (except for existing overhead wiring along Dewdney Trunk Road) and then submission of associated securities.

ii) License, Permits and Building Department:

The property is located in the Fraser River Escarpment area; therefore, the provision associated with Council Policy 6.23 apply to drainage and storm water management that will be addressed within the

forthcoming Servicing Agreement and project landscape plans. There were a number of Building Code-related matters were identified to be resolved in the usual fashion at the building permit stage.

iii) Fire Department:

The typical fire safety-related requirements were identified. These include: developing a construction fire safety plan, sprinklering and other required fire-related infrastructure such as hydrants, fire alarm panels and standpipe connections. These to be resolved in the usual fashion at the building permit stage.

iv) Environmental Section:

As this project proceeds, matters related to coordinating stormwater management with the development permit landscaping plans, erosion and sediment control measures and tree management, such as planting of street trees, will be addressed.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7484-2018, and that application 2018-243-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7484-2018
- Appendix D – Site Plan
- Appendix E – Architectural Plans
- Appendix F – Landscape Plan
- Appendix G – ADP design comments

APPENDIX A



Scale: 1:2,500

Legend

- Street Name Labels
- Ditch Centreline
- Lake or Reservoir

12029 220 STREET
21963 DEWDNEY TRUNK ROAD

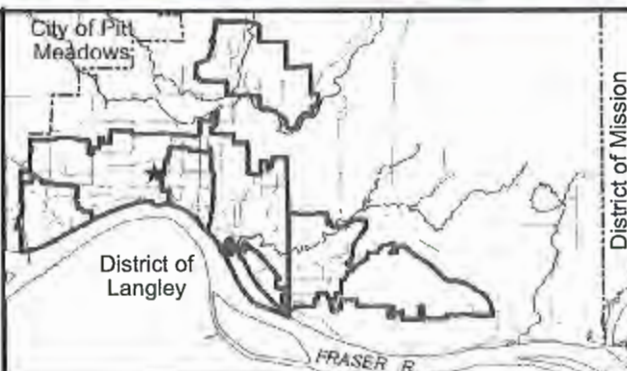


FILE: 2018-243-DP
DATE: Jan 16, 2019

BY: LP



Scale: 1:2,500



12029 220 STREET
21963 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-243-DP
DATE: Jan 16, 2019

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7484-2018**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7484-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 1 District Lot 396 Group 1 New Westminster District Plan 15883
 Lot 2 District Lot 396 Group 1 New Westminster District Plan 15883
 Lot 3 District Lot 396 Group 1 New Westminster District Plan 15883

and outlined in heavy black line on Map No. 1768, a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RM-5 (Low Density Apartment Residential).

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

READ a first time the 24th day of July, 2018.

READ a second time as amended the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

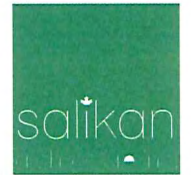
CORPORATE OFFICER



**BUILDING # 1 AND # 2
EAST ELEVATION**
SCALE: 3/16" = 1'-0"



**BUILDING # 1 AND # 2
WEST ELEVATION**
SCALE: 3/16" = 1'-0"



Architect AIBC MRAIC

2023-438 Granville Street
Vancouver, B.C. V6C 1T2
Tel: 604 688 0100
Fax: 604 331 8761
www.saikanarchitects.com



2020-10-10

1 ISSUED FOR D.L. DEC. 17, 2018

MAPLE VILLA DT INC.

21963 DEWDNEY TRUNK ROAD
Maple Ridge, B. C.

**BUILDING 1 AND 2
ELEVATIONS**

Project Number	1504
Date	SEPT. 30, 2011
Drawn by	LR
Checked by	RAS
	A209
Scale	3/16" = 1'-0"



Architect AIBC MRAIC

2023-400 Granville Street
Vancouver, B.C. V6C 1T2
Tel: 604 688 0100
Fax: 604 331 8181
www.salikanarchitecture.ca

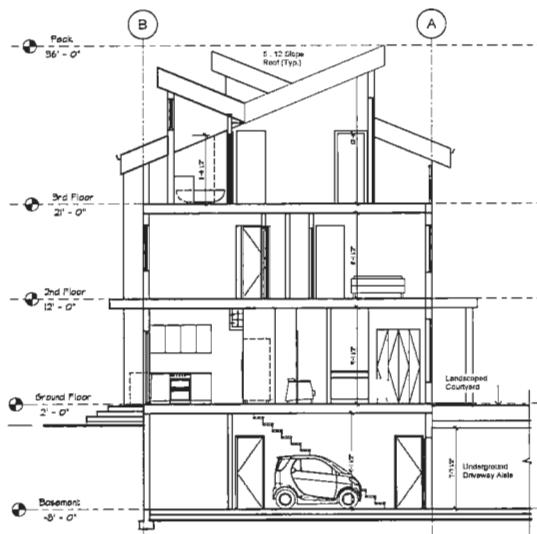


1 ISSUED FOR D.P. DEC. 17, 2018

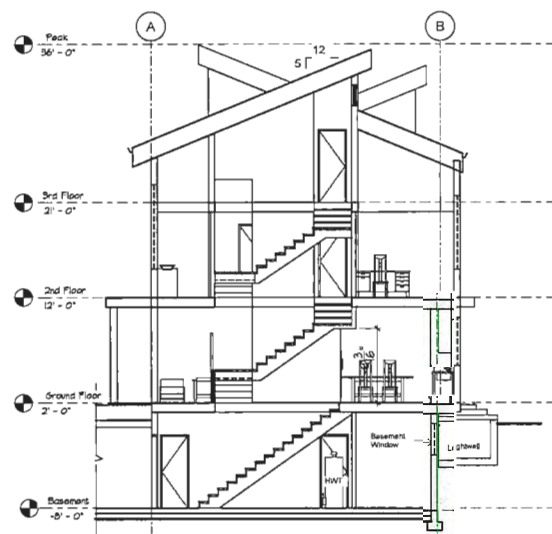
MAPLE VILLA DT INC.
21963 DEWDNEY TRUNK ROAD
Maple Ridge, B. C.

BUILDING 1 AND 2
SECTIONS

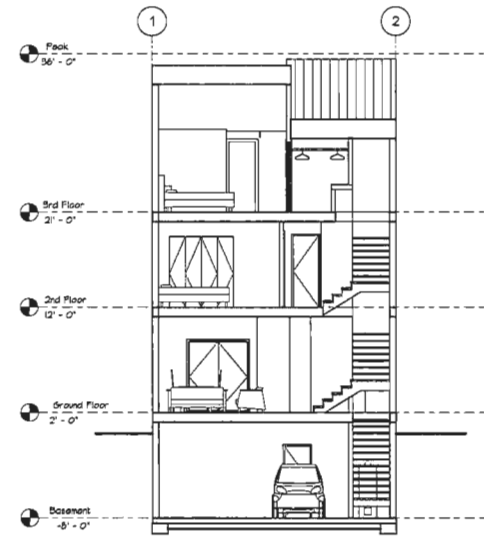
Project Number 1804
Date SEPT. 30, 2018
Drawn by L.R.
Checked by RAS
A208
Scale 3/16" = 1'-0"



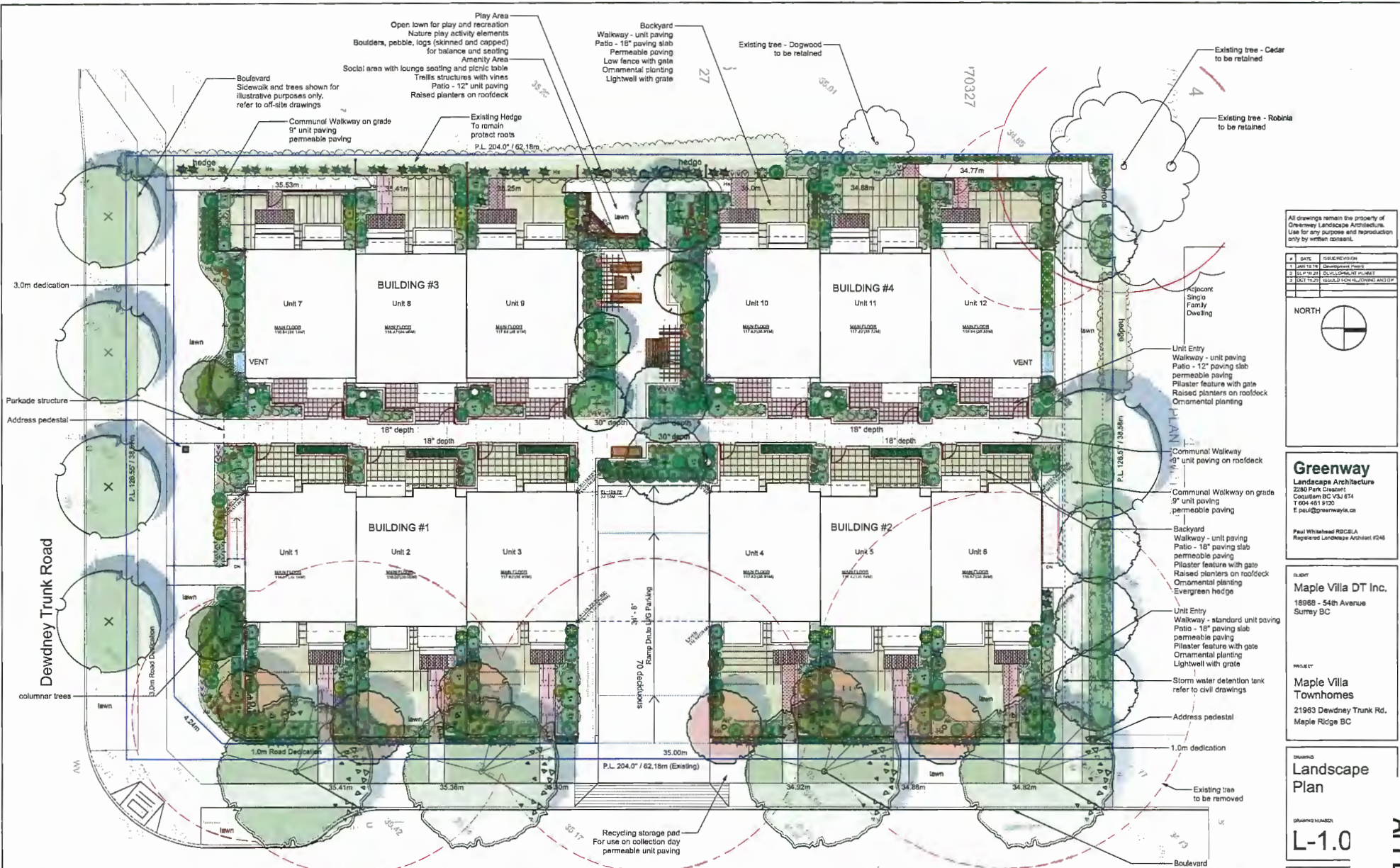
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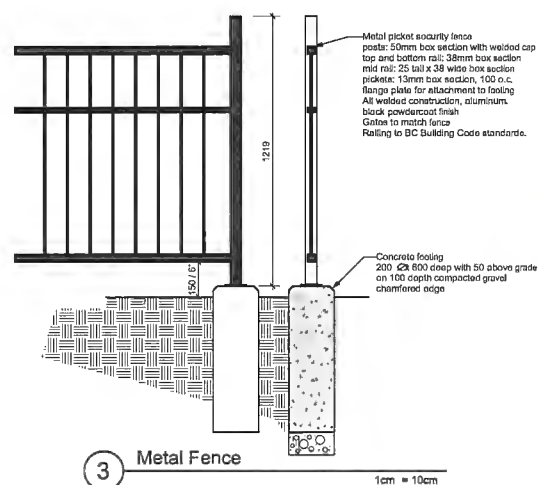
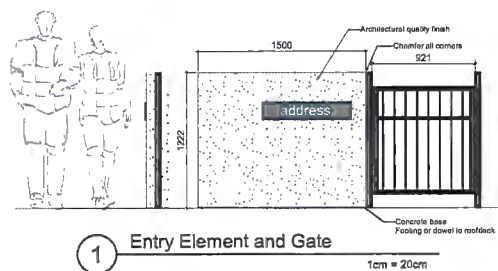


SECTION 2
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SECTION 3
SCALE = 3/16"=1'-0"





PLANT LIST - 21963 Dewdney

October 18, 2020

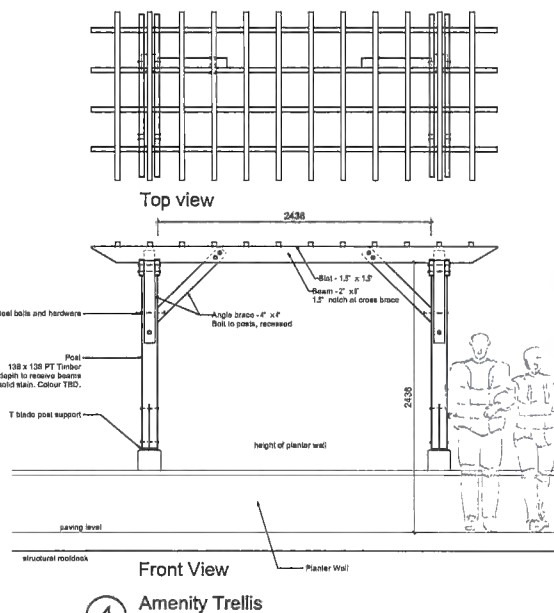
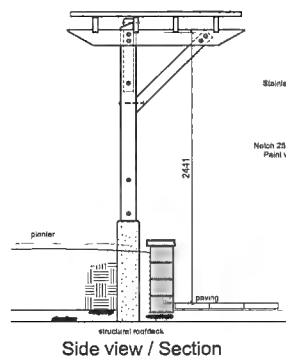
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
TREES					
1		Aster truncatum Pacific Sunset	Pacific Sunset Shrub	6m Cal, WB	1.8m standard
2		Aster palmarum Crested	Green Japanese Maple	2.5m tall	2.5m tall
3		Cornus Florida Cherokee Chief	Red Flowering Dogwood	2.5m tall, multistem	2.5m tall, multistem
7		Blythe japonica	Japanese Anemone	7m Cal, WB	
2		Quercus palustris Pringlean	Green Pillar Oak	7m Cal, WB	
SHRUBS					
5		Arbutus unedo Campes	Campanula Strawberry Tree	#2 pot	750 o.c.
62		Asplenium japonica Dwarf Pink Asplenium	Dwarf Pink Asplenium	#2 pot	750 o.c.
54		Buxus micro Winter Gem	Winter Gem Boxwood	#2 pot	300 o.c.
49		Calluna vulgaris	Pink Heather	#1 pot	450 o.c.
3		Evergreen alba 'Compacta'	Dwarf Burning Bush	#2 pot	900 o.c.
71		Hydrangea macrophylla	Big Leaf Hydrangea	#2 pot	750 o.c.
31		Pieris japonica compacta	Dwarf Pieris	#1 pot	800 o.c.
159		Physalium maritimum	Vegetarian Dwarf Fern	#1 pot	800 o.c.
27		Polestella fruticosa Red Ace	Red Ace Shrub	#1 pot	850 o.c.
76		Rhododendron 'Rampart'	Dwarf Red Rhodo	#2 pot	750 o.c.
63		Rhododendron Vulcan	Red Vulcan Rhododendron	#3 pot	900 o.c.
6		Ribes sanguineum	Red Flowering Currant	#1 pot	750 o.c.
30		Skimmia J. macrophylla M + F	Skimmia (male and female)	#3 pot	900 o.c.
71		Spirea x Bumala Gold Flame	Gold Flame Spirea	#2 pot	900 o.c.
62		Taxus x Madia Brownii	Brown's Yew	1.2m tall, B&B	500 o.c.
7		Vaccinium vitis-idaea	Bergenia Haskelberry	#2 pot	900 o.c.
9		Wagelia florida MW	Midnight Wine Wagelia	#2 pot	750 o.c.

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
GROUND COVERS AND VINES					
Au		Antirrhinum majus VJ	Vanouvier Jade Kinnikinnick	10cm pot	800 o.c.
27		Colostephus damienii	Barberry	10cm pot	800 o.c.
PI		Pachysandra terminalis	Japanese Spurge	10cm pot	450 o.c.
4		Clematis armandi	Silvergreen Clematis	#3 pot	1m
4		Lonicera mandarin	Mandarin Honey Suckle	#3 pot	1m
PERENNIALS					
Ac		Asplenium crinale	Magnus Purple Coneflower	#1 pot	450 o.c.
117		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	#1 pot	450 o.c.
He		Hemerocallis 'Happy Return'	Happy Returns Daylily	#1 pot	500 o.c.
He		Hemerocallis 'Bogart'	Bogart Daylily	#1 pot	500 o.c.
He		Rubus 'Lutes' 'Lutes'	Black-Eyed Susan	#1 pot	450 o.c.
31		Pennstemon alpestris 'Harrow'	Harrow Penstemon	#1 pot	500 o.c.

NOTES:

- In case of discrepancy between plant numbers on this list and on the plan, the plan shall prevail.
- All planting shall be in accordance with District of Maple Ridge Street Tree Specification.
- Grassing medium: 450mm depth continuous for shrubs, 600 depth for trees.
- 450mm depth continuous absorbent soil for lawn areas.
- All trees in lawn areas to have 1.0m dia watering can with 75mm depth mulch.
- OFF SITE LANDSCAPING
- FINAL TREE SPECIFIC SELECTION AND LOCATION SHALL BE TO THE SATISFACTION OF THE DISTRICT OF MAPLE RIDGE. All trees 1.2m standard.
- Tree locations to be staked per submitted drawings.
- Request a review of the stake locations by the landscape planning technician prior to planting.
- Upon planting, submit to the District a completed Schedule 'C' Street Tree Installation Notification.

2 Typical Landscape Materials



PRELIMINARY ONLY
NOT FOR CONSTRUCTION
DRAWING TO SCALE WHEN PRINTED ON ARCH D (30" x 24") SHEET

All drawings remain the property of Greenway Landscape Architecture. Use for any purpose and reproduction only by written consent.

#	DATE	DESCRIPTION
1	10/18/20	Development Phase
2	10/18/20	Development Phase
3	10/18/20	Development Phase
4	10/18/20	Development Phase
5	10/18/20	Development Phase

Greenway
Landscape Architecture
2280 Park Crescent
Coquitlam BC V3J 1T4
T 604 461 9120
E paul@greenwayla.ca

Paul Whitehead RBCSLA
Registered Landscape Architect #246

CLIENT
Maple Villa DT Inc.
18968 - 54th Avenue
Surrey BC

PROJECT
Maple Villa
Townhomes
21963 Dewdney Trunk Rd.
Maple Ridge BC

DRAWING
Landscape
Details

DRAWING NUMBER
L-2.0

SCALE AS NOTED
DRAWN PACW

PROJECT NUMBER 1830

Appendix G – ADP design comments

ADP Comments:	Applicant's Response
Architectural:	
<ul style="list-style-type: none"> Consider increasing the height of windows on the south elevation to increase the benefit of the south exposure 	<ul style="list-style-type: none"> the height of windows are increased on the south elevation to increase the benefit of the south exposure
<ul style="list-style-type: none"> Consider adding horizontal elements to the north and south façades to give human scale 	<ul style="list-style-type: none"> horizontal elements including basement stair guardrail and ground-floor picture window are added to the south façades to give human scale
<ul style="list-style-type: none"> Provide up to date coordinated landscape and architectural drawings 	<ul style="list-style-type: none"> the architectural drawings are fully coordinated to the landscape drawings
<ul style="list-style-type: none"> Consider the proportions of the upper roof pop-ups 	<ul style="list-style-type: none"> the upper roofs have thinner overhanging fascias and less overhang on the civil engineering drawings, the underground stormwater retention tank will be shifted forward along the north side yard to increase separation from neighbour's tree roots at the northwest corner (in response to neighbour's concerns).
Landscape Architectural:	
<ul style="list-style-type: none"> Consider adding columnar trees as a vertical element to compliment architecture on street frontages 	<ul style="list-style-type: none"> columnar trees are included as a vertical element on the south side to compliment architecture on street frontages
<ul style="list-style-type: none"> Review circulation pattern and provide a hierarchy of space to reduce unnecessary hard surfacing in landscape areas 	<ul style="list-style-type: none"> entry paving to west units is changed to red to match other entries and distinguish from main walkway and patios, and to enhance wayfinding
<ul style="list-style-type: none"> Evaluate the function of the building entrances through landscape material to differentiate between public space, entrances and private space 	<ul style="list-style-type: none"> entry paving to west units changed to red to match other entries and distinguish from main walkway and patios.
<ul style="list-style-type: none"> Ensure coordination between arborist and landscape architect for retention of the existing hedge and trees 	<ul style="list-style-type: none"> hedge retention is included in arborist report as well as the landscape drawings
<ul style="list-style-type: none"> Review the depth of soil available for proposed landscape over slab and over the storm water tank 	<ul style="list-style-type: none"> further construction detailing will provide soil depth required for planting <p><u>Staff Comment:</u> to be reflected in final plans to be attached to the staff</p>

	development permit report for Council approval.
<ul style="list-style-type: none"> Consider permeable paving 	<ul style="list-style-type: none"> unit paving ends at property line, with concrete thereafter
<ul style="list-style-type: none"> Consider providing additional usable space or elements for children's play 	<ul style="list-style-type: none"> the central play area is supplemented with natural elements (boulder / log / pebble) to provide additional play opportunities
<ul style="list-style-type: none"> Review additional native plant material 	<ul style="list-style-type: none"> to be enhanced in further construction detailing. <p><u>Staff Comment:</u> to be reflected in final plans to be attached to the staff development permit report for Council approval.</p>
<ul style="list-style-type: none"> Consider adding a trellis with planting over the parkade ramp 	<ul style="list-style-type: none"> A trellis could be added over the parkade entry, but there is not a lot of overlook so there is limited benefit of screening the ramp.
<ul style="list-style-type: none"> Consider removing the central walkway from 220th Street to provide space for additional plantings 	<ul style="list-style-type: none"> It is preferred to retain the central walkway beside the ramp as beneficial for firefighting access as well as better access and clear wayfinding for guests and deliveries, and distribution of movement. The slope of the north and south ends of the walkway is reduced to a gentle slope. <p><u>Staff Comment:</u> Code compliance will be the deciding factor.</p>
<ul style="list-style-type: none"> Consider enhancing the north sidewalk from 220th street to internal sidewalk to improve wayfinding 	<ul style="list-style-type: none"> permeable paving is used throughout, including the north walkway to enhance wayfinding.

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	December 1, 2020
		FILE NO:	2016-055-DVP 2016-055-DP
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Development Variance Permit and Development Permit 23183 136 Avenue		

EXECUTIVE SUMMARY:

A Multi-Family Development Permit application has been received for the subject property, located at 23183 136 Avenue, for a 54-unit townhouse development consisting of eleven buildings, under the RM-1 (Townhouse Residential) zone. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development, with the intent to enhance the existing neighbourhood with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses.

In addition to the Multi-Family Development Permit, the applicant has requested several variances to accommodate the proposed development, as follows:

1. To reduce the minimum front yard setback for Blocks 4 and 5 from 7.5 m (24.6 ft.) down to 1.5 m (4.9 ft.) at its shortest distance.
2. To reduce the minimum rear yard setback for Block 1 from 7.5 m (24.6 ft.) down to 4.1 m (13.5 ft.) at its shortest distance.
3. To reduce the minimum exterior yard setback for Blocks 1 through 4 from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.) at its shortest distance.
4. To reduce the minimum interior yard setback from 6.0 m (19.7 ft.) to:
 - i. 4.0 m (13.1 ft.) for Block 9;
 - ii. 1.9 m (6.2 ft.) at its shortest distance for Block 10; and
 - iii. 3.1 m (10.2 ft.) for Block 11.
5. To reduce the required minimum radius of space unencumbered by buildings from living room windows from 15 m (49.21 ft.) to:
 - i. 12.6 m (41.3 ft.) between Blocks 1 through 4 and Blocks 5 through 7;
 - ii. 9.9 m (32.5 ft.) between Blocks 5 and 11;
 - iii. 14.9 m (48.9 ft.) between Blocks 7 and 8, and Blocks 9 and 10;
6. To reduce the required minimum radius of space unencumbered by buildings from the centre of all other required windows other than a living room windows from 10 m (32.8 ft.) to 9.9 m (32.5 ft.) between Blocks 5 and 6, and Block 11; and
7. To reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6.0 m (20 ft.) to 4.0 m (13.1 ft.) for its shortest length for all units.

Council considered rezoning application 2016-055-RZ and granted first reading for Zone Amending Bylaw No. 7238-2016 on April 26, 2016. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7446-2018 and second reading for Zone Amending Bylaw No. 7238-2016 on April 10, 2018. This application was presented at Public Hearing on May 15, 2018, and Council granted third reading on May 22, 2018. The purpose of the rezoning is to permit the construction of 54 townhouse units.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2016-055-DVP respecting property located at 23183 136 Avenue; and
2. That the Corporate Officer be authorized to sign and seal 2016-055-DP respecting property located at 23183 136 Avenue.

DISCUSSION:

a) Background Context:

Applicant: Gatehouse Developments Inc.
Legal Description: Lot 2, Section 32, Township 12, New Westminster District Plan EPP70286

OCP:
Existing: Medium/High Density Residential, Conservation, Civic
Proposed: Medium/High Density Residential, Conservation

Zoning:
Existing: A-2 (Upland Agricultural)
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential
South:	Use:	Single Family Residential (under application for 5 single family lots)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential, Eco Cluster, Conservation
East:	Use:	Multi-Family Residential (under application for Street Townhouses and single family lots)
	Zone:	RST-SV (Street Townhouses – Silver Valley)
	Designation:	Medium/High Density Residential, Low Density Urban, Eco Cluster, Conservation, and Open Space
West:	Use:	Single Family Residential
	Zone:	A-2 (Upland Agricultural)
	Designation:	Civic and Conservation

Existing Use of Property: Vacant
Proposed Use of Property: Multi-Family Townhouses
Site Area: 1.4 ha (3.5 acres)
Access: 136 Avenue
Servicing: Urban Standard
Companion Applications: 2016-055-RZ/DVP, 2016-326-DP, 2016-410-DP

b) Project Description:

The subject property is located on the northwest corner of 232 Street and 136 Avenue. The site slopes from the northeast corner down to the west. A watercourse, Cattell Brook, is located to the west of the property, running north-south (see Appendices A and B).

The applicant is proposing to rezone the subject property to permit future construction of a townhouse development with approximately 54 units, all with double car garages (see Appendix C). The proposal includes a mix of three and four bedroom units. The units are oriented in a north-south direction and accessed via a private strata road leading from 136 Avenue. Park dedication for conservation purposes is proposed along the western property line, including a new trail running north-south, within the dedicated park area.

c) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan of the Official Community Plan (OCP) and is currently designated *Medium/High Density Residential, Civic and Conservation*. The *Medium/High Density Residential* designation provides for single family, intensive residential, and townhouse forms of development and aligns with the proposed RM-1 (Townhouse Residential) zone. For the proposed development, an OCP amendment will be required to make small adjustments to the *Conservation* area boundary for protection of the watercourse, and to remove the remnant 1% *Civic* designation from the north-western corner of the property.

A Multi-Family Development Permit is required for all new Multi-Family development on land designated for Multi-Family development. The purpose of a Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The Key Guideline Concepts with a description from the architect of how the project complies is summarized below:

1. New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.

"The proposed townhouse development is located near surrounding townhouse developments with very similar massing, density and material finishes. The building heights, form and architectural features are very alike, but the proposed development has been designed to have its own identity."

2. Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground-oriented housing located to the periphery of higher density developments.

"All surrounding buildings are residential units with very similar massing and density."

3. Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.

"All side elevations of the buildings that can be seen from the main street have been enhanced by creating more visual elements, such as windows and smaller roof elements projecting slightly outward from the side facades. This creates more interest and better visual elements from the streets. All buildings have incorporated similar design features and roof elements creating a sense of unity."

4. Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.

"The majority of the parking stalls have been tucked between buildings, which enables less of the parking stalls to be seen from the street. Landscaping and shrubs surround these stalls to create a buffer and a more appealing view from the buildings. All landscape features used on the site have a natural appearance, such as the shrubs, stones, stepping logs and climbing rocks. This enables all these site elements to integrate and create a balance between the natural wood finishes and colours used on all the building facades. Retaining walls have been used throughout the site to manage the slope of the land. These retaining walls provide an area for more landscape planting and shrubs."

Based on the above information, the proposed development complies with the Key Guideline Concepts of the Multi-Family Development Permit.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from A-2 (Upland Agricultural) to RM-1 (Townhouse Residential) to permit a townhouse development. The development proposal includes variance requests for setbacks, distance between buildings, and open space dimension requirements, as discussed below.

The maximum allowable density of the RM-1 (Townhouse Residential) zone is a floor space ratio (FSR) of 0.60 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development has an FSR of 0.63, therefore a site-specific text amendment to the zone will be required to allow for the additional density. The applicant is proposing to pay \$3,100 per unit for the additional density, which is consistent with the Density Bonus provision within the RM-1 (Townhouse Residential) zone that has been recently adopted.

This density bonus contribution of \$3,100.00 per unit, for an estimated amount of \$167,400.00, is in addition to the Community Amenity Contribution.

iii) Proposed Variances:

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

The requested variances and rationale for support are described below (see Appendix D):

1. *Zoning Bylaw No. 3510 -1985, Part 6, Section 602, 6. a):* To reduce the minimum front yard setback for Blocks 4 and 5 from 7.5 m (24.6 ft.) down to 1.5 m (4.9 ft.) at its shortest distance.

Although this setback to 137 Avenue is considered a front yard setback by definition, it functions more as an exterior side setback, and is adjacent to an emergency access only lane. This variance can be supported, as the units actually front onto 232 Street, or an internal strata road, so a front yard is provided for the units.

2. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 6. a): To reduce the minimum rear yard setback for Block 1 from 7.5 m (24.6 ft.) down to 4.1 m (13.5 ft.) at its shortest distance.

Although this setback to 136 Avenue is considered a rear yard setback by definition, it functions more as an exterior side setback, and is adjacent to 136 Avenue. This variance can be supported, as the units actually front onto 232 Street, so a rear yard is provided for the units.

3. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 6. a): To reduce the minimum exterior yard setback for Blocks 1 through 4 from 7.5 m (24.6 ft.) down to 4.0 m (13.1 ft.) at its shortest distance.

This variance can be supported, as it is consistent with other development in this area.

4. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 6. b): To reduce the minimum interior yard setback from 6 m (19.7 ft.) to:
 - i. 4.0 m (13.1 ft.) for Block 9;
 - ii. 1.9 m (6.2 ft.) at its shortest distance for Block 10; and
 - iii. 3.1 m (10.2 ft.) for Block 11.

These variances can be supported as the units back onto dedicated green space.

5. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 8. c) (i): To reduce the required minimum radius of space unencumbered by buildings from living room windows from 15 m (49.21 ft.) to:
 - i. 12.6 m (41.3 ft.) between Blocks 1 through 4 and Blocks 5 through 7;
 - ii. 9.9 m (32.5 ft.) between Blocks 5 and 11;
 - iii. 14.9 m (48.9 ft.) between Blocks 7 and 8, and Blocks 9 and 10;

These variances can be supported as the park dedication required for this development made the subject property quite narrow. The blocks will also be separated by an internal strata road, which will serve as additional visual separation.

6. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 8. c) (ii): To reduce the required minimum radius of space unencumbered by buildings from the centre of all other required windows other than a living room from 10 m (32.8 ft.) to 9.9 m (32.5 ft.) between Blocks 5 and 6 and Block 11;

This variance can be supported as it is minor in nature.

7. *Zoning Bylaw No. 3510-1985*, Part 6, Section 602, 8. d): To reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6.0 m (20 ft.) to 4.0 m (13.1 ft.) for its shortest length for all units.

This variance can be supported as the shortfall in Usable Open Space per unit is provided through additional Common Activity Area.

Although there are several variances being requested for the proposed development, staff can support the variances as the site is narrow due to setback required for the watercourse to the west.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* requires two parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces. For 54 units, this amounts to a required total of 108 residential parking spaces and 11 visitor parking spaces. Double-car garages are provided for all of the units, providing the required 108 residential parking spaces. Twelve visitor parking spaces are provided throughout the site, with two of them sized for accessible parking spaces. Some of the driveway aprons of Blocks 9 and 10 are also capable of providing additional off-street parking spaces within the development for those individual townhouse units.

d) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on November 15, 2017. Following presentations by the project Architect and Landscape Architect, the ADP made the following resolutions, and the applicant has responded, as noted below:

Landscape Comments:

1. *Provide a gateway structure at entry to the development emphasizing the character of the development;*
Entry signage has been added on both sides of main driveway (2-sided, and "L" shape), as noted on the Landscape drawings in Appendix E.
2. *Provide more energy to public amenity space/playground area (i.e. with different surface material, texture, elements and natural play elements, site furniture, etc.)*
Additional natural play structures added (playhouse), fiber mulch surfacing, picnic table, more lighting, and minor re-design of the layout. More benches have been added throughout the site as well, as noted on the Landscape drawings in Appendix E.
3. *Provide pedestrian connection between public amenity space and trails;*
Not provided – the Parks Department was not supportive of this connection as it is not common practice to have private amenity areas accessible to the general public.
4. *Provide texture to pedestrian crossing and traffic calming measures at selective locations and intervals (i.e. between building breaks) to break up the length of the drive aisles;*
Traffic calming measures have been incorporated on the site, as noted on the Landscape drawings.
5. *Provide adequate pedestrian lighting in public amenity space and at exterior stairs and Provide additional pole lights at strategic locations;*
Lighting has been added, as noted on the Landscape drawings.
6. *Create overhead structure at mailbox for weather protection and provide recycling and garbage receptacles at mailbox kiosks;*
An overhead structure for the mailbox was not provided at second reading, but was added after second reading at Council's request, prior to Public Hearing, as noted on the Landscape drawings. Recycling and garbage receptacles are still not provided, but can presumably be added afterwards by the Strata if they choose.
7. *Provide more variety of tree species along 232 Street and internal roads;*
Amended tree species have been provided, as noted on the Landscape drawings.

Architectural Comments:

8. *Have material at front elevations return along the sides of the end units;*
Material returned at front corners, as noted on the Building Elevation drawings in Appendix E.
9. *Consider providing more variation on the facades (materials, colours, glazing, etc.);*
Colour Scheme 3 was added with varying colours, as noted on the Building Elevation drawings.
10. *Show rainwater leaders on elevations;*
Rainwater leaders have been added to the Building Elevation drawings.
11. *Consider using longboard for fencing at the front yard (along 232 Street);*
Considered, but not provided due to the increase in cost; the original fencing remains unchanged.
12. *Consider variations in gate access to the units along 232 Street;*
Gaps between pickets were revised for gates, to create variation, as noted on the Landscape drawings.
13. *Consider different treatments at bump out at end of buildings 1, 4, 8, and 9;*
Revisions to curb bump-outs have been provided, as noted on the Building Elevation drawings.
14. *Consider colour variations to the hardie panel facades labelled 6 that show the wood braces.*
Not provided, as the variations to the elevations were applied to the additional Colour Scheme 3, as noted on the Building Elevation drawings.

Most of ADP's resolutions have been addressed appropriately and are reflected in the current plans (see Appendices E and F). The applicant has not provided recycling/garbage receptacles (item 6); they are not providing longboard fencing (item 11); and they are not providing colour variations to the hardie panel facades (item 14). The applicant has addressed most of the ADP's resolutions but has a particular style that they prefer with less colour variation than recommended. The recycling/garbage receptacles can be added by the Strata at a later time, and the other items are subjective. Staff can support the development as proposed.

e) Environmental Implications:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Cattell Brook and the adjacent slopes. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been received for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

Adherence of this project to the Watercourse Protection, Natural Features, and Wildfire Development Permit guidelines will be the subject of future reports to the Director of Planning and securities will be taken as a condition of the issuance of the Development Permits to ensure that the Watercourse Protection, Natural Features and Wildfire Development Permit Area guidelines are met.

f) Citizen Implications:

A Development Information Meeting was held at Yennadon Elementary School on March 6, 2018 and Public Hearing was held on May 15, 2018. Approximately 12 residents attended the Development Information Meeting. A summary of the comments and discussions with the attendees was summarized in the second reading report, dated April 10, 2018.

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

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$228,260.92, the security will be \$228,260.92.

CONCLUSION:

The proposed variances are supported for the reasons listed above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-055-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Permit 2016-055-DP.

"Original signed by Mark McMullen" _____ for _____
Prepared by: **Michelle Baski, ASCT, MA**
Planner

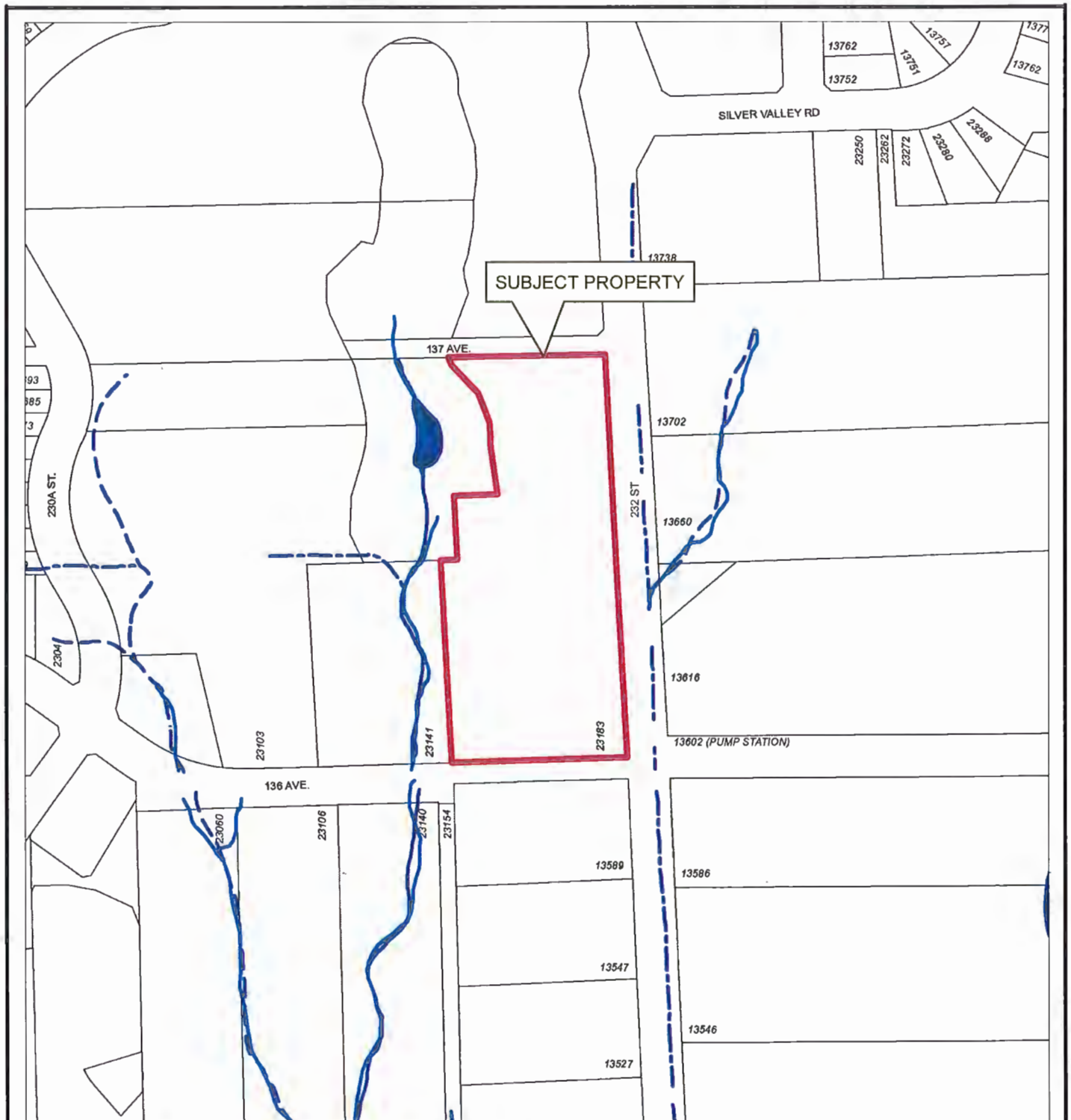
"Original signed by Chuck Goddard" _____
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

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

"Original signed by Al Horsman" _____
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan
- Appendix D – Proposed Variances
- Appendix E – Building Elevations
- Appendix F – Landscape Plans



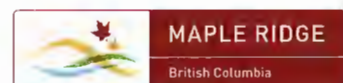
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Legend

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

23183 136 AVENUE

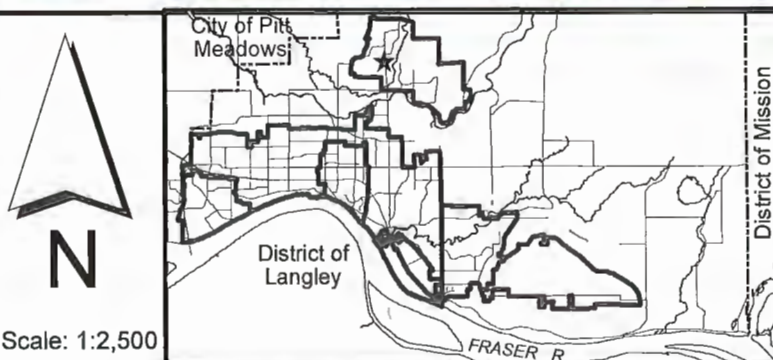
PLANNING DEPARTMENT



British Columbia
mapleridge.ca

FILE: 2016-055-RZ
DATE: Aug 3, 2017

BY: PC



23183 136 AVENUE

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2016-055-RZ
DATE: Aug 3, 2017

BY: PC

UNIT BREAKDOWN						
UNIT TYPE	# OF BED ROOMS	# OF UNITS	BASEMENT S.F. (EXCL. 50m2 OF BASEMENT)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE & 50m2 OF BASEMENT)
UNIT A	3	27 UNITS	14.6 S.F. (1.35m2)	642.2 S.F. (59.66m2)	664.4 S.F. (61.72m2)	1321.2 S.F. (122.7 m2)
UNIT A1	3	5 UNITS	14.6 S.F. (1.35m2)	646.8 S.F. (60.04m2)	681.1 S.F. (63.27m2)	1342.5 S.F. (124.7 m2)
UNIT A2	3	6 UNITS	17 S.F. (1.58m2)	650.8 S.F. (60.46m2)	673.3 S.F. (62.55m2)	1341.0 S.F. (124.6 m2)
UNIT A3	3	3 UNITS	14.6 S.F. (1.35m2)	646.8 S.F. (60.04m2)	664.2 S.F. (62.17m2)	1330.5 S.F. (123.6 m2)
UNIT A4	3	2 UNIT	17 S.F. (1.58m2)	650.8 S.F. (60.46m2)	685.5 S.F. (63.7m2)	1383.3 S.F. (125.7m2)
UNIT B	4	2 UNITS	104.5 S.F. (9.7m2)	683.7 S.F. (63.5m2)	1015.4 S.F. (94.3m2)	1803.5 S.F. (167.5 m2)
UNIT B1	4	5 UNITS	160.2 S.F. (14.88m2)	681.3 S.F. (63.24m2)	1003.4 S.F. (93.2m2)	1844.9 S.F. (171.4 m2)
UNIT B2	4	2 UNITS	160.2 S.F. (14.88m2)	681.3 S.F. (63.24m2)	1003.4 S.F. (93.2m2)	1844.9 S.F. (171.4 m2)
UNIT C	4	2 UNITS	125 S.F. (11.56m2)	613.7 S.F. (56.8m2)	865 S.F. (80.4m2)	2403.7 S.F. (223.3 m2)
6 ELEC. ROOMS						
TOTAL: 54 UNITS						18,925.2 S.F. (1,731.6 m2)

ZONING: RM-1

GROSS SITE A: 112,002.1 S.F.
GROSS SITE B: 40,864 S.F.

TOTAL GROSS SITE AREA: 152,867.7 S.F. (3,504 Ac) (14,178.65 m2) (1.418 Ha)

ROAD DEDICATION: 5017.68 S.F. (466.16 m2)

PARK AREA: 23,458 S.F. (2,150.3 m2)

NET SITE AREA: 124,454.22 S.F. (2,857.10 m2) (1.156 Ha)

DENSITY: 18.9 U.P.A. 46.71 U.P.Ha (54 UNITS)

SITE COVERAGE: 40.4% (50,307 S.F.) (4,674 m2)

F.A.R.: 0.63 (78,925.2 S.F.) (7,331.6 m2)

AMENITY SPACE:

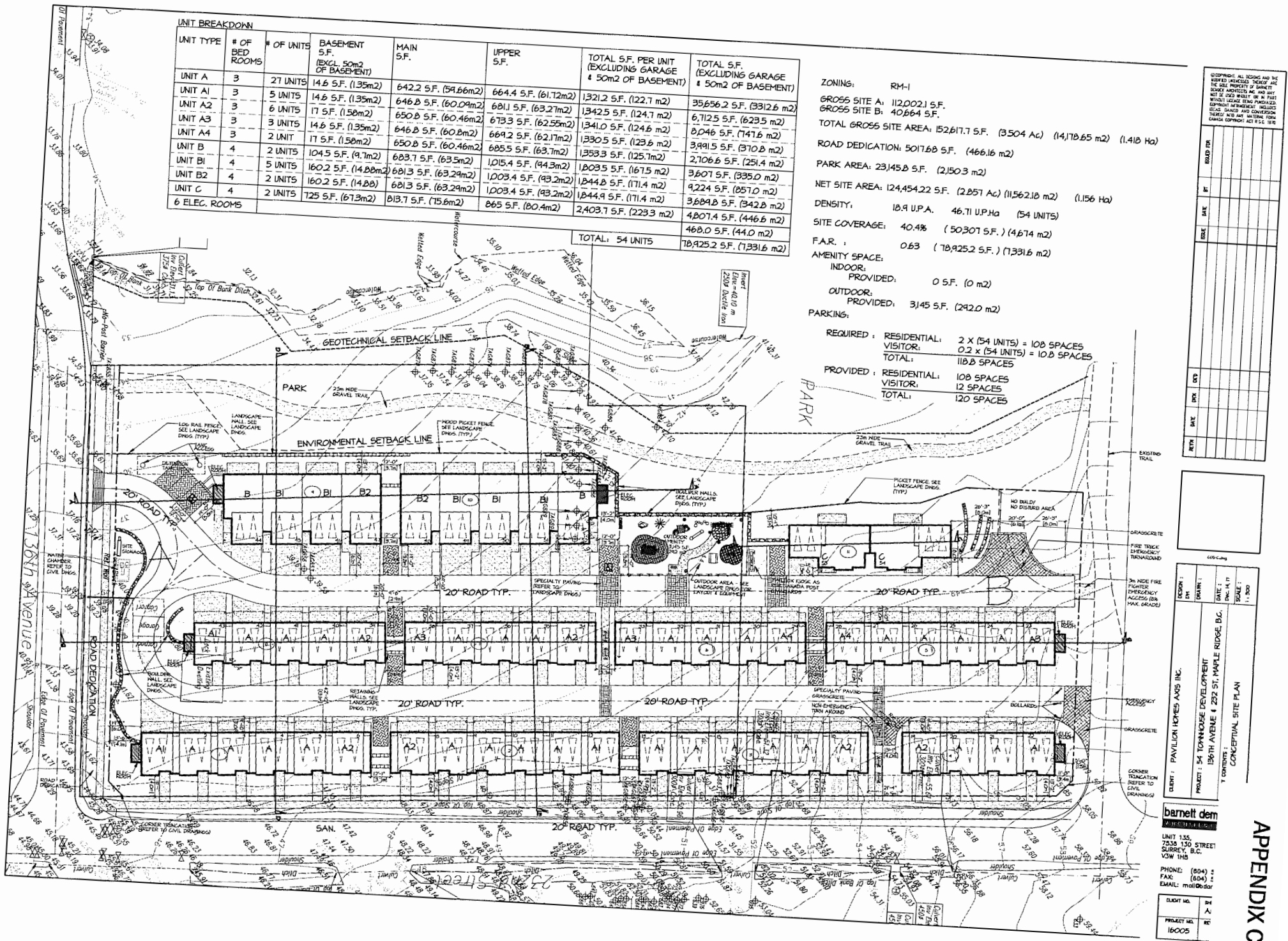
INDOOR: PROVIDED: 0 S.F. (0 m2)

OUTDOOR: PROVIDED: 3,45 S.F. (292.0 m2)

PARKING:

REQUIRED: RESIDENTIAL: 2 X (54 UNITS) = 108 SPACES
VISITOR: 0.2 X (54 UNITS) = 10.8 SPACES
TOTAL: 118.8 SPACES

PROVIDED: RESIDENTIAL: 108 SPACES
VISITOR: 12 SPACES
TOTAL: 120 SPACES



UNIT	TYPE	AREA	DATE	BY
1	UNIT A	112,002.1 S.F.	11/20/02	JM
2	UNIT B	40,864 S.F.	11/20/02	JM
3	UNIT C	125 S.F.	11/20/02	JM
4	UNIT D	104.5 S.F.	11/20/02	JM
5	UNIT E	160.2 S.F.	11/20/02	JM
6	UNIT F	160.2 S.F.	11/20/02	JM
7	UNIT G	125 S.F.	11/20/02	JM
8	UNIT H	104.5 S.F.	11/20/02	JM
9	UNIT I	160.2 S.F.	11/20/02	JM
10	UNIT J	160.2 S.F.	11/20/02	JM
11	UNIT K	125 S.F.	11/20/02	JM
12	UNIT L	104.5 S.F.	11/20/02	JM
13	UNIT M	160.2 S.F.	11/20/02	JM
14	UNIT N	160.2 S.F.	11/20/02	JM
15	UNIT O	125 S.F.	11/20/02	JM
16	UNIT P	104.5 S.F.	11/20/02	JM
17	UNIT Q	160.2 S.F.	11/20/02	JM
18	UNIT R	160.2 S.F.	11/20/02	JM
19	UNIT S	125 S.F.	11/20/02	JM
20	UNIT T	104.5 S.F.	11/20/02	JM
21	UNIT U	160.2 S.F.	11/20/02	JM
22	UNIT V	160.2 S.F.	11/20/02	JM
23	UNIT W	125 S.F.	11/20/02	JM
24	UNIT X	104.5 S.F.	11/20/02	JM
25	UNIT Y	160.2 S.F.	11/20/02	JM
26	UNIT Z	160.2 S.F.	11/20/02	JM

DESIGN	DATE	DATE	SCALE
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29	11/20/02	11/20/02	1:500
30	11/20/02	11/20/02	1:500

CLIENT: PAVILLION HOMES AMIS INC.
PROJECT: 54 TOWNHOUSE DEVELOPMENT
1301 AVENUE & 222 ST. MAPLE RIDGE, B.C.
CONCEPTUAL SITE PLAN

barrett dem
7330 130 STREET
SURREY, B.C.
V4N 1H8

PHONE: (604) 2
FAX: (604) 2
EMAIL: mail@barrett.com

CLIENT NO. 15005
PROJECT NO. 15005

Proposed Variances

UNIT BREAKDOWN			Proposed Variances				
UNIT TYPE	# OF BED ROOMS	# OF UNITS	BASEMENT S.F. (EXCL. 50m2 OF BASEMENT)	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE & 50m2 OF BASEMENT)	TOTAL S.F. (EXCLUDING GARAGE & 50m2 OF BASEMENT)
UNIT A	3	27 UNITS	14.6 S.F. (135m2)	642.2 S.F. (59.66m2)	664.4 S.F. (61.72m2)	1312.2 S.F. (122.7 m2)	35,656.2 S.F. (3312.6 m2)
UNIT A1	3	5 UNITS	14.6 S.F. (135m2)	646.0 S.F. (60.04m2)	681.1 S.F. (63.27m2)	1342.5 S.F. (124.7 m2)	6,712.5 S.F. (623.5 m2)
UNIT A2	3	6 UNITS	17 S.F. (158m2)	650.8 S.F. (60.46m2)	673.3 S.F. (62.55m2)	1341.0 S.F. (124.6 m2)	8,046 S.F. (747.6 m2)
UNIT A3	3	3 UNITS	14.6 S.F. (135m2)	646.0 S.F. (60.2m2)	669.2 S.F. (62.17m2)	1330.5 S.F. (123.6 m2)	3,941.5 S.F. (370.8 m2)
UNIT A4	3	2 UNIT	17 S.F. (158m2)	650.8 S.F. (60.46m2)	685.5 S.F. (63.71m2)	1353.3 S.F. (125.7m2)	2,706.6 S.F. (251.4 m2)
UNIT B	4	2 UNITS	104.5 S.F. (9.7m2)	603.7 S.F. (63.55m2)	1015.4 S.F. (94.33m2)	1803.5 S.F. (161.5 m2)	3,607 S.F. (335.0 m2)
UNIT B1	4	5 UNITS	160.2 S.F. (14.88m2)	681.3 S.F. (63.24m2)	1200.4 S.F. (93.2m2)	2444.8 S.F. (171.4 m2)	9,224 S.F. (857.0 m2)
UNIT B2	4	2 UNITS	160.2 S.F. (14.88m2)	681.3 S.F. (63.24m2)	1200.4 S.F. (93.2m2)	2444.8 S.F. (171.4 m2)	3,684.8 S.F. (342.8 m2)
UNIT C	4	2 UNITS	125 S.F. (67.3m2)	813.7 S.F. (75.66m2)	865 S.F. (80.4m2)	2,403.7 S.F. (223.3 m2)	4,807.4 S.F. (446.6 m2)
6 ELEC. ROOMS							468.0 S.F. (44.0 m2)
						TOTAL: 54 UNITS	78,925.2 S.F. (7,331.6 m2)

example of reduced
useable open space dimension

5'-0"

RECEIVED

10/26/2023

ZONING: RM.

GROSS SITE A: 112,002.1 S.F.
GROSS SITE B: 106,643.7

GROSS SITE B: 40,664 S.F.

TOTAL GROSS SITE AREA: 152,617.7 S.F. (3.504 Ac) (14,178.65 m2) (1.418 Ha)

ROAD DEDICATION: 5017.68 S.F. (466.16 m²)

PARK AREA: 23,458 S.F. (2,150.3 m²)

NET SITE AREA: 124,454.22 S.F. (2.857 Ac) (11,562.18 m²) (1.156 Ha)

DENSITY: 18.9 U.P.A. 46.71 U.P.Ha (54 UNITS)

SITE COVERAGE: 40.4% (50307 S.F.) (4674 m2)

F.A.R. : 0.63 (78,925.2 S.F.) (7,331.6 m2)
AMENITY SPACE:

AMENITY SPACE:

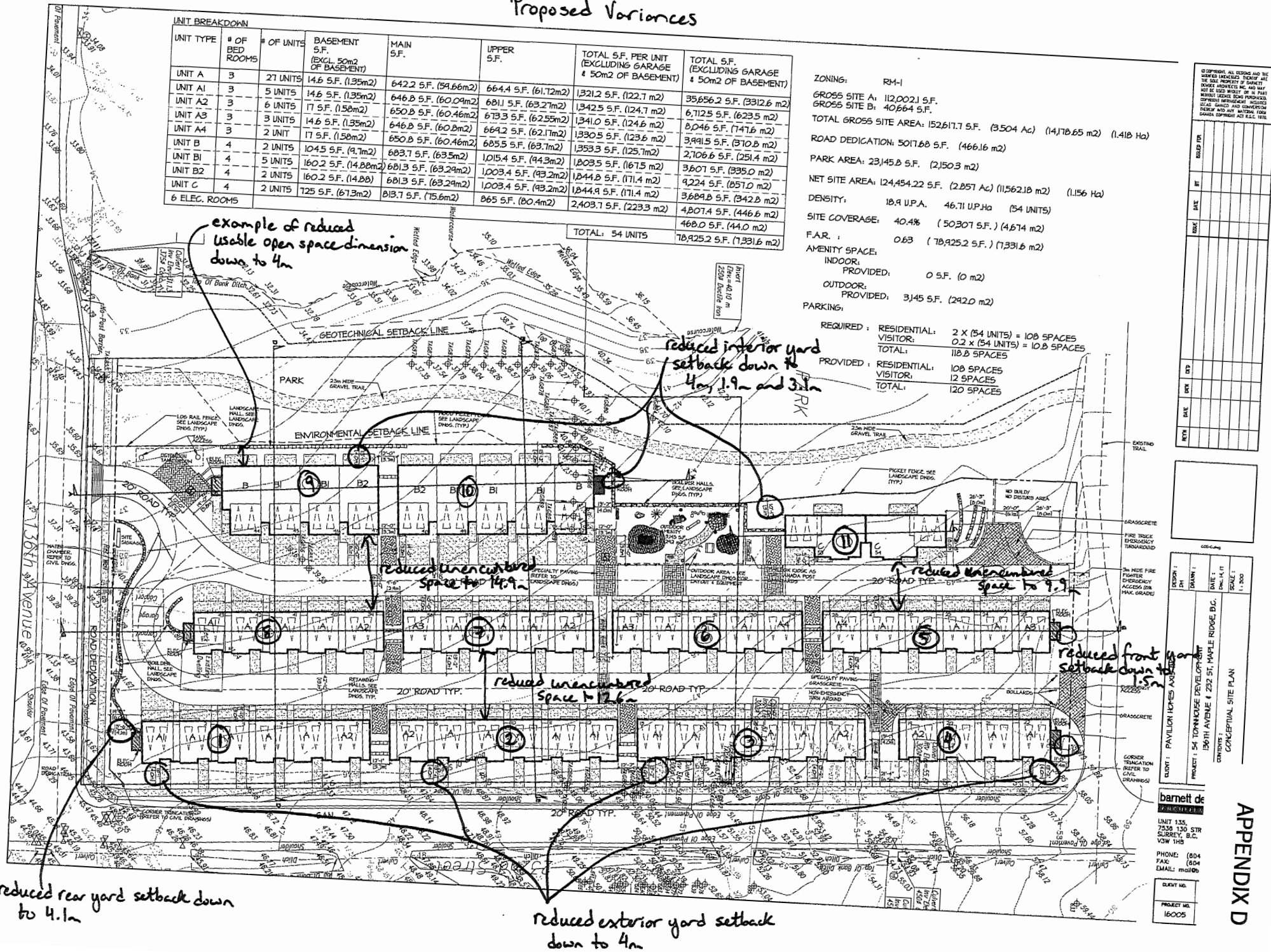
INDOOR: _____
PROVIDED: _____ 0 S.F. (0 m2)
OUTDOOR: _____

OUTDOOR:
PROVIDED: 3,45 S.F. (2920 m2)
PARKING:

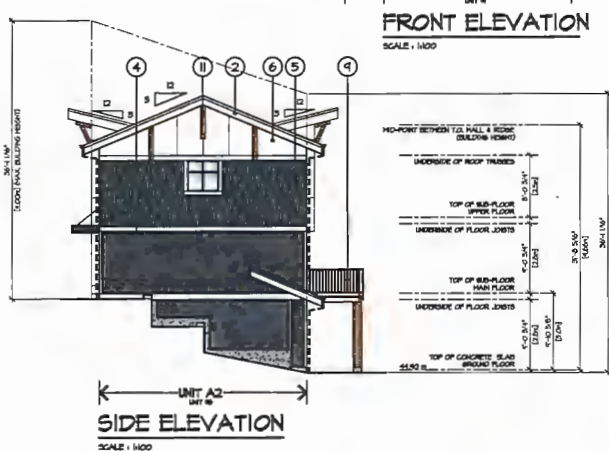
PARKING:

REQUIRED: RESIDENTIAL: 2 X (54 UNITS) = 108 SPACES
VISITOR: 0.2 X (54 UNITS) = 10.8 SPACES
TOTAL: 118.8 SPACES

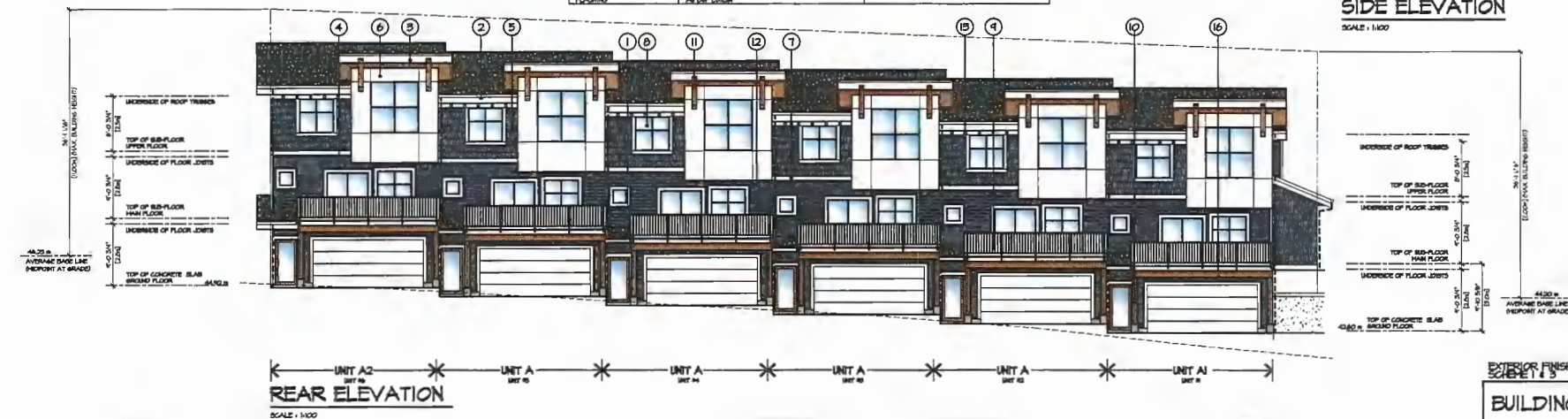
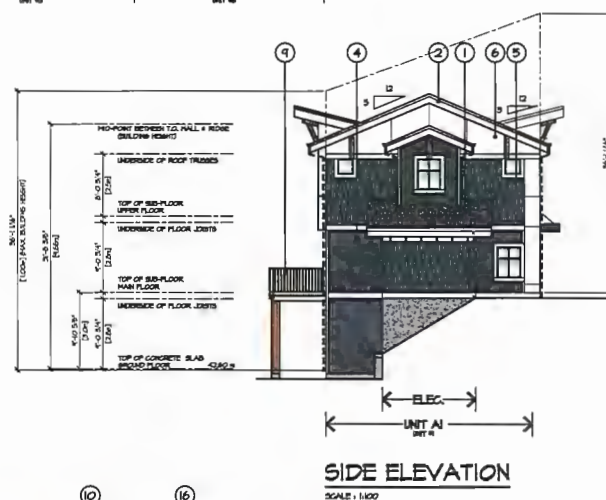
PROVIDED :	RESIDENTIAL:	108 SPACES
	VISITOR:	12 SPACES
	<u>TOTAL:</u>	<u>120 SPACES</u>



- 1 ASPHALT SHIELDS
- 2 PREPARED BUTTER ON 3" HANDS-TRIM FASCIA
- 3 2x4 TRIM ON 6" HANDS-TRIM FASCIA
- 4 RECESSED, FINISH-BOARDED SIDING
- 5 WYERIE SHIMMED SIDING
- 6 FINISH-PANEL, PINE (CONVERT PANEL) SIDING
- 7 2x6 FLOOD TRIM
- 8 VENTS, HANDS-TRIM CH. HANDS-TRIM
- 9 PREPARED ALUMINUM MATERIAL
- 10 4x6 PLY WOOD GULPH. GLE CONCRETE BASE
- 11 GLE BRIDGE
- 12 DECORATIVE FLOOD DRILLS
- 13 TRIMMER TAILS
- 14 12" DEEP WIRE, PAINTED CANOPY
- 15 DECORATIVE/RECESSED, WOOD PANEL, FINISH-TRIM
- 16 12" DEEP FLOOD BOM



ROOF	GAP - Charcoal	GAP - Charcoal
HARDY HORIZONTAL SIDING	BENJAMIN MOORE - HC-166 Kendall Charcoal	KUALIKAL - 800Y 3042P Howard Stone
HORIZONTAL TRIMS OVER HORIZONTAL SIDING	BENJAMIN MOORE - HC-166 Kendall Charcoal	KUALIKAL - 800Y 3042P Howard Stone
HARDY SHAKES	BENJAMIN MOORE - AP-753 Design	KUALIKAL - 800Y 3042P Howard Stone
HORIZONTAL TRIMS OVER SHINGLE SIDING	DULUX - 900B 7020S AGO2S Touch of Gray	KUALIKAL - 800Y 3042P Howard Stone
TRIM CROWN PANELS	DULUX - 900B 7020S AGO2S Touch of Gray	DULUX - 900B 7020S AGO2S Touch of Gray
SAY ON END ELEVATION	BENJAMIN MOORE - 285-80 Iron Mountain	BENJAMIN MOORE - 285-80 Iron Mountain
WINDO WRAHES	Black at Hardie Panels, White in all other areas	Black at Hardie Panels, White in all other areas
PACIA	DULUX - 900B 7020S AGO2S Touch of Gray	DULUX - 900B 7020S AGO2S Touch of Gray
A LINT FRIMT DRYT PACIA	BENJAMIN MOORE - 284-50 Iron Mountain	BENJAMIN MOORE - 284-50 Iron Mountain
WINDO TRIMS	DULUX - 900B 7020S AGO2S Touch of Gray	DULUX - 900B 7020S AGO2S Touch of Gray
CEAR OR BRACES & CEAR AGOES	Same to match Cascazo Metals - Pristeen Houshold Series PDP Prepatented Steel in Acum	Same to match Cascazo Metals - Pristeen Houshold Series PDP Prepatented Steel in Acum
ENTRY DOORS	BENJAMIN MOORE - 213-40 Atlas, Black	KUALIKAL - 800B 8040G Covered Green
SECONDARY DOORS	BENJAMIN MOORE - HC-166 Kendall Charcoal	KUALIKAL - 800Y 3042P Howard Stone
BALUNES	Black	
BARABE DOOR TRM	DULUX - 900B 7020S AGO2S Touch of Gray	DULUX - 900B 7020S AGO2S Touch of Gray
BARABE DOOR	White or to match siding	White or to match siding
OUTTERS	GENTEX - Bright White	GENTEX - Bright White
DOORHOPS	GENTEX - Bright White	GENTEX - Bright White
SOPRITS AT ENTRY & ABOVE	CASCAZO METALS - Pristeen Houshold Series PDP Prepatented Steel in Acum	CASCAZO METALS - Pristeen Houshold Series PDP Prepatented Steel in Acum
SOPRITS IN OTHER AREAS	GENTEX (ALUMINUM) - Chalmers	GENTEX (ALUMINUM) - Chalmers
BLINDS	See Item 21-000	



EXTERIOR FINISHES
SCHEMATIC 3

BUILDING #

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DESIGN : J.F.B.	DRAWN : J.F.B.	DATE : Dec. 12, 17	SCALE : 1 : 100
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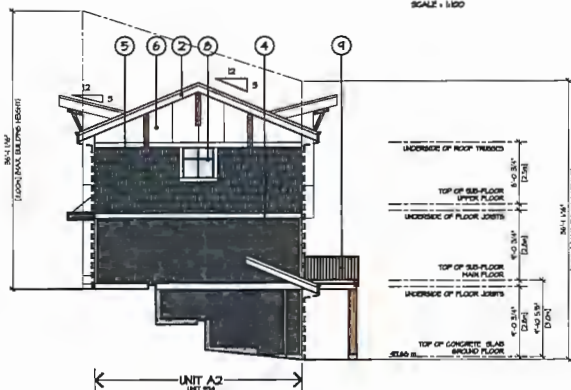
ILLION HOMES AXIS INC.
KINHOUSE DEVELOPERS
1 AVENUE # 232 ST, MAN
KING ELEVATIONS
KING #1

APPENDIX E

- ① ASPHALT DRIVEWAYS
- ② PREFABRICATED UTILITY OR 16" HANDED-TREN PAVES
- ③ 2nd TREN OR 16" HANDED-TREN PAVES
- ④ INDUSTRIAL, HANDED-BOARDS SIDING
- ⑤ HANDED-BOARDS SIDING
- ⑥ HANDED-PANELS, PIERCE CONCRETE PANELS DESIGN
- ⑦ 2nd HANDED TREN
- ⑧ VINYL, HANDED DESIGN OR HANDED TREN
- ⑨ PREFABRICATED ALUMINUM ALUMINUM
- ⑩ 2nd PER HANDED COLD-HOT GAS CARBONATE SHALE
- ⑪ FORM BRICK
- ⑫ DECORATIVE HANDED BRICKS
- ⑬ PAPER TILES
- ⑭ 17" DEEP BRICK, PAINTED CANOPY
- ⑮ DECORATIVE HANDED HANDED PANEL, PAPER TILES
- ⑯ 17" DEEP HANDED BRICK



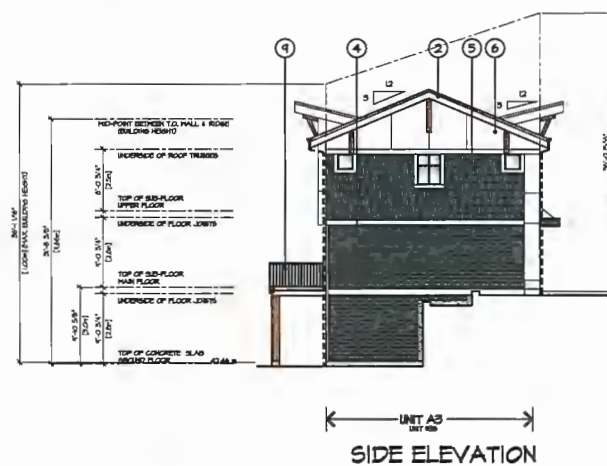
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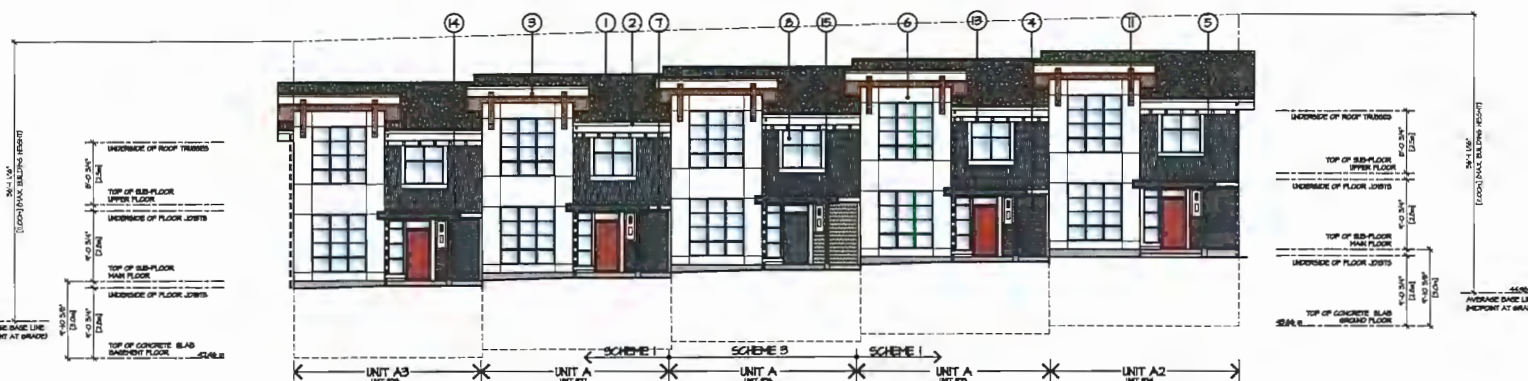
SCALE : 1:100

SCHEME 3

ROOM	BAP - Charcoal	BAP - Charcoal
HARDE HORIZONTAL SCENE	BENJAMIN MOORE - 16-146 Kendall Charcoal	KUALIKUL - 1807Y 2040R Hardwood
HORIZONTAL TRIMS OVER HORIZONTAL SCENE	BENJAMIN MOORE - 16-146 Kendall Charcoal	KUALIKUL - 1807Y 2040R Hardwood
HARDE SWAINS	BENJAMIN MOORE - 16-173 Dolphin	KUALIKUL - 1807Y 2040R Hardwood Stone
HORIZONTAL TRIMS OVER SWAINS SCENE	DULUX - 1606B 1240S AG20S Touch of grey	KUALIKUL - 1807Y 2040R Hardwood Stone
PETITE CHERRY PANELS	DULUX - 1606B 1240S AG20S Touch of grey	DULUX - 1606B 1240S AG20S Touch of grey
DAY ON END ELEVATION	BENJAMIN MOORE - 235-000 from Huesden	BENJAMIN MOORE - 235-000 from Huesden
BLACK FLAT	Black at Hardside Panels, White in all other areas	Black at Hardside Panels, White in all other areas
PAGIA	DULUX - 1606B 1240S AG20S Touch of grey	DULUX - 1606B 1240S AG20S Touch of grey
A SHIRT FRONT ENTRY PAGIA	BENJAMIN MOORE - 234-000 from Huesden	BENJAMIN MOORE - 234-000 from Huesden
HORIZONTAL TRIMS	DULUX - 1606B 1240S AG20S Touch of grey	DULUX - 1606B 1240S AG20S Touch of grey
CEILING DIRT BRINGS A CORNER ACCENTS	Black to match Cassidia Panels - Freshen Huesden Series - Preprostadated Steel in Acorn	Black to match Cassidia Panels - Freshen Huesden Series - Preprostadated Steel in Acorn
ENTRY DOORS	BENJAMIN MOORE - 373-440 Arctic Birch	KUALIKUL - 1807Y 2040R Covered Stone
SECONDARY DOORS	BENJAMIN MOORE - 16-146 Kendall Charcoal	KUALIKUL - 1807Y 2040R Hardwood Stone
SKALINES	Black	Black
GARAGE DOOR TRIM	DULUX - 1606B 1240S AG20S Touch of grey	DULUX - 1606B 1240S AG20S Touch of grey
GARAGE DOOR	White or to match siding	White or to match siding
BATTERS	GENTEK - Bright White	GENTEK - Bright White
DOWNSPUTS	GENTEK - Bright White	GENTEK - Bright White
SOPHITS AT ENTRY & ABOVE	CASCADIA METALS - Freshen Huesden Series - Preprostadated Steel in Acorn	CASCADIA METALS - Freshen Huesden Series - Preprostadated Steel in Acorn
SOPHITS IN OTHER AREAS	GENTEK (ALUMINUM) - Chastress	GENTEK (ALUMINUM) - Chastress
SKALINES	Acorn Driftless	



SIDE ELEVATION



SCALE: 1:100

EXTERIOR FINISHES
SCHEMATIC 4.3

BUILDING #7

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CLIENT :	PAVILION HOMES ACIS INC.		
PROJECT :	54 TONHOUSE DEVELOPMENT 190TH AVENUE & 292 ST, MAPLE RIDGE		
SHEET CONTENTS :	BUILDING ELEVATIONS BUILDING #7		
DESIGNER :	J.F.B.	DRAWN :	
DATE :	Dec. 12/11	SCALE :	1 : 100

barnett dembek

UNIT 135,
7538 130 STREET,
SURREY, B.C.

PHONE: (804) 597-7100
FAX: (804) 597-2096
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
	AC-418

PROJECT NO.	REV. NO.
16025	

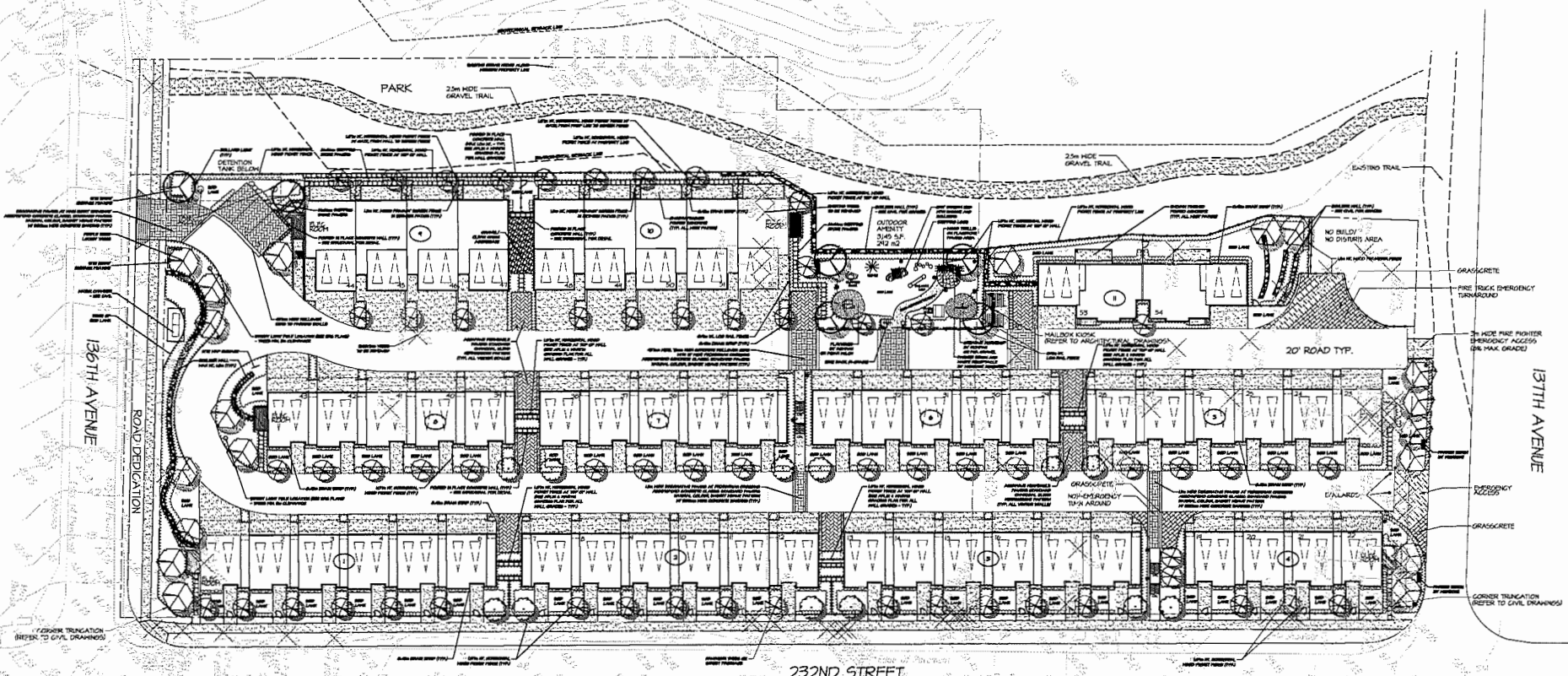
NOTES

- STORMWATER MANAGEMENT 3 TIER SYSTEM REQUIRES 116m OF PROCESSED TOPSOIL ON SITE
- SOILING OVER 250 SQ.M
- SEE APLIN MARTIN COMPREHENSIVE SITE GRADING PLAN FOR ADDITIONAL INFORMATION REGARDING GRADES.
- INVASIVE PLANT SPECIES TO BE REMOVED FROM CONSERVATION AREA ALONG WEST PROPERTY LINE.
- REFER TO WILDFIRE REPORT FOR ADDITIONAL INFORMATION REGARDING FIREHARTY GUIDELINES AND RECOMMENDATIONS.
- REFER TO ARBORICULTURAL ASSESSMENT REPORT BY MICHAEL J. HILLS CONSULTING (DATED SEPT. 14, 2017) FOR INFORMATION REGARDING RETENTION AND REMOVAL OF EXISTING TREES ON SITE.
- WOOD LOGS FROM REMOVED TREES ON-SITE TO BE REDUCED FOR BARK, HULCH AND GREENCOVER IN ENVIRONMENTAL SETBACK AREA (EXCEPT CEDARS).

- THE RISK OF CEDARS IN THE CONSERVATION AREA IS ACCEPTABLE AS LONG AS THE TREE CROWNS DO NOT EXTEND INTO THE FIRE PRIORITY ZONE (50m FROM THE PROPOSED TOWNHOME FOOTPRINTS). FURTHERMORE, THE REQUIREMENTS OF FIRE PRIORITY ZONE 2 (BEYOND 10m) APPLY HIGH WELLSIDE.

TREES MUST BE WIDELY SPACED IN APART TO ENSURE TREE CROWNS DO NOT TOUCH OR OVERLAP TAKING INTO CONSIDERATION FUTURE GROWTH. CONSPICUOUS TREES IN THIS AREA SHOULD BE PRUNED TO A HEIGHT OF 2m TO REDUCE LAZARD FUELS. THIS HELPS TO PREVENT A FIRE ON THE GROUND FROM MOVING UP INTO THE CROWN OF THE TREE OR SPREADING TO A STRUCTURE. ANY DOWNED HOOD OR OTHER FLAMMABLE MATERIAL SHOULD ALSO BE CLEANED UP IN THIS ZONE TO REDUCE FIRE MOVING ALONG THE GROUND. IF CONSPICUOUS HOODY CEDARS EXIST ON SITE (DIAMETERS USUALLY IT MAY BE RETAINED ONLY IF INDIVIDUAL PIECES ARE SEPARATED BY A MINIMUM 1m, AND THE FULL LENGTH OF THE LOG IS IN CONTACT WITH THE GROUND SURFACE (I.E. THEY ARE NOT ELEVATED). ALL FINE FUEL (1-INCH DIAMETER) MUST BE REMOVED OFFSITE. MEDIUM SIZED FUELS (10cm - 30cm) MUST BE SPACED IN FROM ADJACENT HOODY CEDARS.

- TREE TO BE REMOVED
- LANDSCAPE LIGHT (COORDINATE WITH ELECTRICAL)



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10	AMEND	REVISED PER CITY COMMENTS	PH
11	AMEND	REV. PER CITY COMMENTS	PH
12	AMEND	REV. PER AMENDMENT INFO	PH
13	AMEND	REV. PER CLIBF MEETING	PH
14	AMEND	REV. PER ADP COMMENTS	PH
15	AMEND	REV. PER CITY COMMENTS	PH
16	AMEND	REV. PER CITY COMMENTS	PH
17	AMEND	REV. PER CITY COMMENTS	PH
18	AMEND	REV. PER NEW PLANS & BRACKING	PH
19	AMEND	REVISED FORECAST	PH
20	AMEND	REV. PER NEW PLANS & BRACKING	PH
21	AMEND	ADDITIONAL FIRE SAFETY NOTED	PH
22	AMEND	REV. PER NEW PLANS & COMMENTS	PH
23	AMEND	REVISED PER PLANNING	PH
24	AMEND	REVISED PER BRACKING	PH
25	AMEND	PRELIMINARY DESIGN	PH

NO. DATE REVISION DESCRIPTION

SEAL:

PROJECT:
54 TOWNHOUSE DEVELOPMENT
136TH AVENUE & 232 STREET
MAPLE RIDGE, BC

PAULEY H

DRAWING TITLE:
LAND PL

DATE: JAN 2018

SCALE: 1:500

DRAWN: PMT

DESIGN: PMT

CHK'D: HTHM

M2LA PROJECT NUMBER:

APPENDIX F

MOBIL-UTOP

PLANT SCHEDULE

KEY QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
60	CRATAEGUS LARVATA 'PAULI'	PAUL'S DOUBLE SCARLET HAWTHORN	60M CAL, 12M STD, B4B
12	LIQUIDAMBAR STRYACALUM	AMERICAN SHEET BARK	60M CAL, 2M STD, B4B
1	ROBINIA PSEUDACACIA 'PURPLE ROSE'	PURPLE ROSE LOCUST	60M CAL, 12M STD, B4B
6	SORBUS ACUPARIA	MOUNTAIN ASH	60M CAL, 2M STD, B4B
12K	ARZULUS UNDO	STRAWBERRY TREE	12M H, B4B
264	BERGENIA GORDIFOLIA	HEARTLEAF BERGENIA	12 POT, 25CM
217	BUNUS SOPHORYGENS	COMMON BOWWOOD	12 POT, 40CM
32	SALICHERIA SMALLON	SALAL	12 POT, 40CM
71	HANEDA ACUTOLUM	ORANGE GRAPE HOLLY	12 POT, 50CM
4	PHILADELPHUS PURITY	HOCK GRAMME	12 POT, 40CM
172	RHOXODENDRON MARGOPHYLLUM	PACIFIC RHOXODENDRON	12 POT, 100CM
264	ROSA HOODSI	HOOB'S ROSE	12 POT, 40CM
500	VIBURNUM TRILOBUM 'COMPACTUM'	VIBURNUM	12 POT, 60CM
236	ONOTHERA HISSORRENSIS	EVENING PRIMROSE	15CM POT
310	PHLOX SUBULATA	GREeping PHLOX	11 POT
471	ARCTOSTAPHYLOS UVA-URSI	KIMBERNICK	11 POT, 20CM

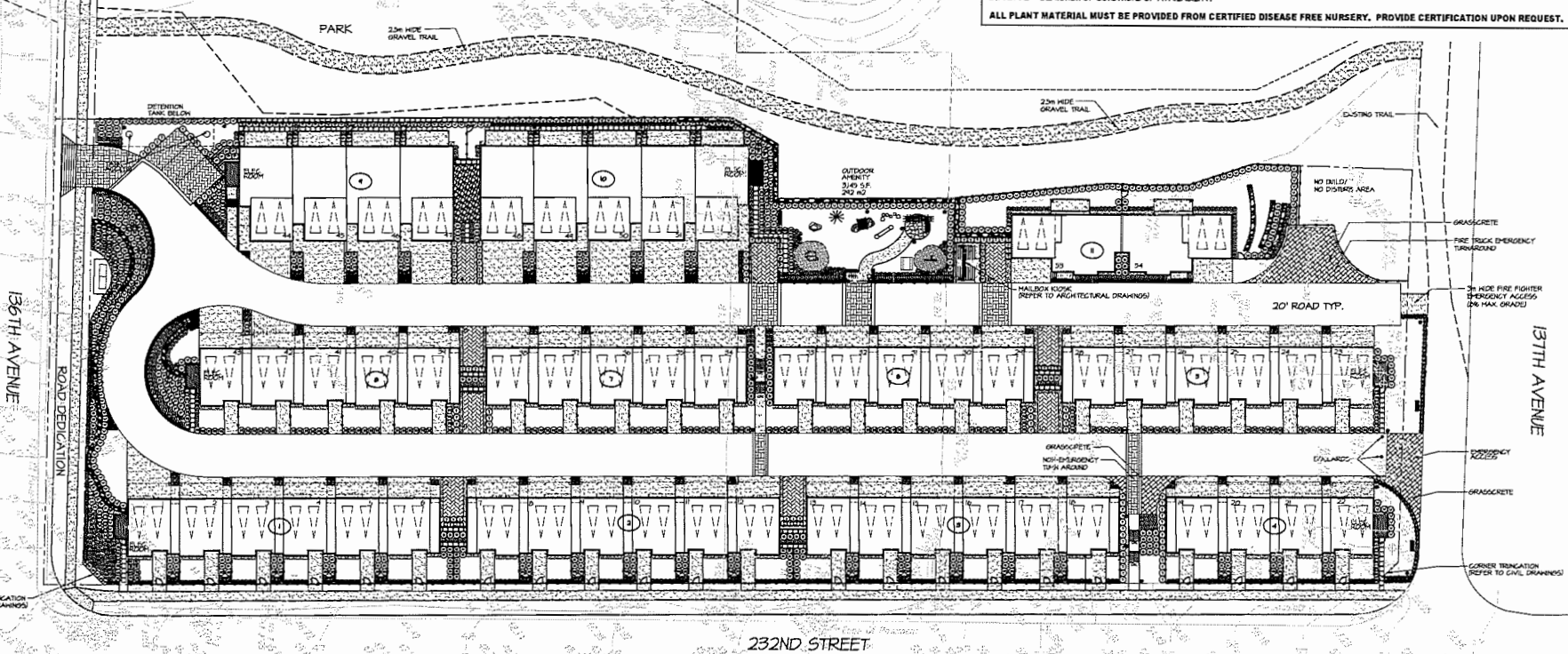
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR LISTED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER HAVILAND AND FRASER VALLEY. * SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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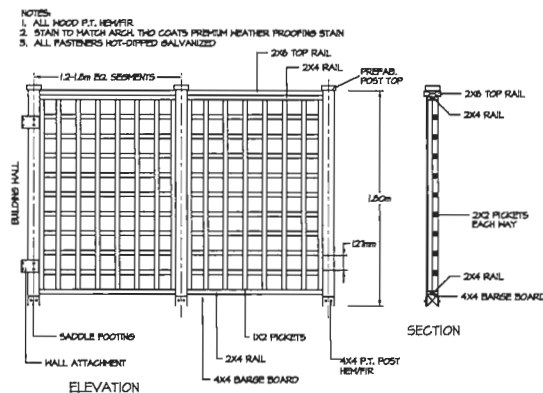
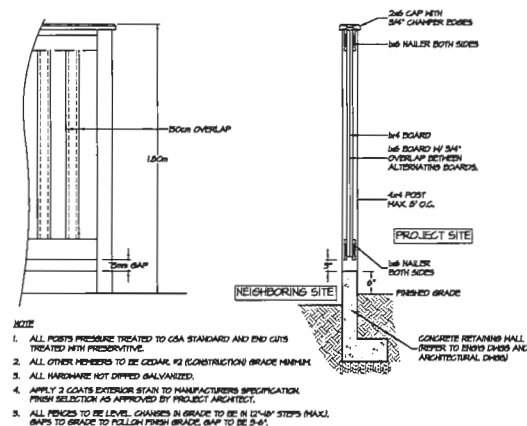
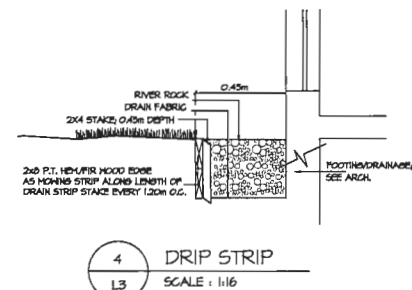
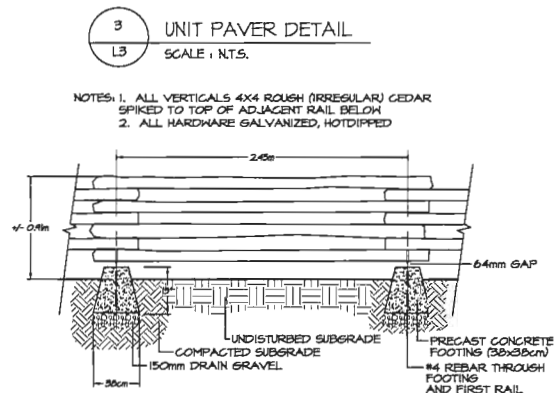
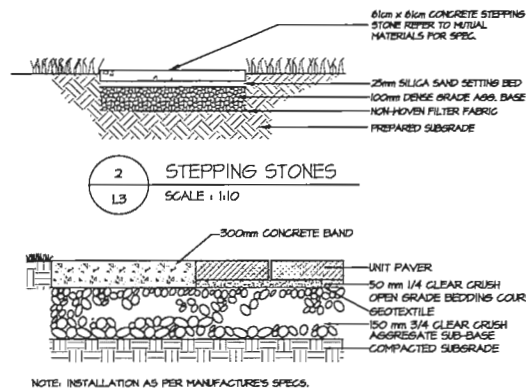
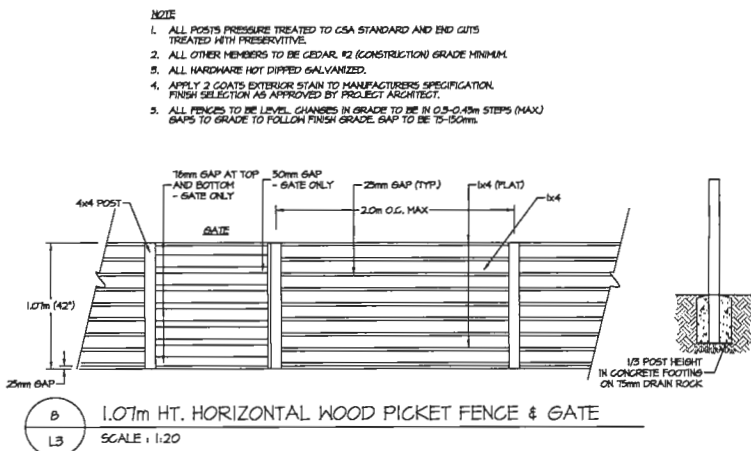
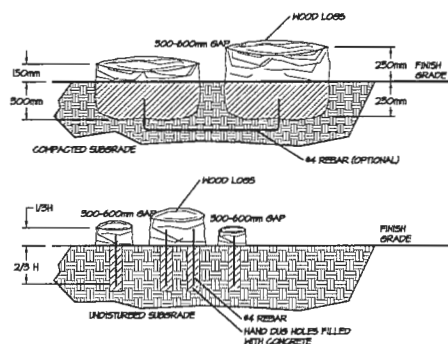
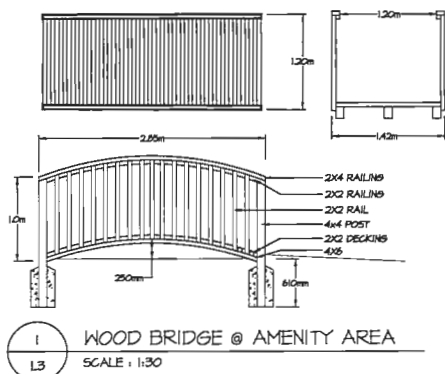
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60	JULY 2018	REVISED FOR PLANTING	PH

PROJECT: 54 TOWNHOUSE DEVELOPMENT
136TH AVENUE & 232 STREET
MAPLE RIDGE, B.C.
PAULSON HOUSES AND INC.

DRAWING TITLE: SHRUB PLAN

DATE: JUL 2018	DRAWING NUMBER: L2
SCALE: 1/300	
DRAWN: PH	
DESIGN: PH	
CHECKED: PH	

M2LA PROJECT NUMBER: 10-001



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NO.	DATE	REVISION DESCRIPTION	BY
1	JAN 2018	PRELIMINARY DESIGN	PM
2	JAN 2018	REVISED FOR GRADING	PM
3	JAN 2018	REVISED FOR FENCING	PM
4	JAN 2018	REVISED FOR PLANTING	PM
5	JAN 2018	REVISED FOR FINISH GRADE	PM
6	JAN 2018	REVISED FOR NEW PLANS & BRACKETS	PM
7	JAN 2018	REVISED FOR NEW PLANS & BRACKETS	PM
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18	JAN 2018	REVISED FOR NEW PLANS & BRACKETS	PM
19	JAN 2018	REVISED FOR NEW PLANS & BRACKETS	PM
20	JAN 2018	REVISED FOR NEW PLANS & BRACKETS	PM

PROJECT:
54 TOWNHOUSE DEVELOPMENT
136TH AVENUE & 232 STREET
MAPLE RIDGE, B.C.

PAVILION HOMES AND INC.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	JAN 2018	DRAWING NUMBER:	L3
SCALE:	AS SHOWN		
DRAWN:	PM		
DESIGN:	PM		
CHECK:	PM		

M2LA PROJECT NUMBER: 19-0

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Award of Contract RFP-EN20-45:
Engineering Services for the Quantitative Risk Assessment – Fraser River
Escarpment Area

MEETING DATE: December 1, 2020
FILE NO: 11-5255-20-075
MEETING: CoW

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment – Fraser River Escarpment Area to BGC Engineering Inc. (BGC) in the amount of \$434,341.00 (excluding taxes).

The Fraser River Escarpment (FRE) is the area bound by the Fraser River and 124 Avenue, from 207 Street to 224 Street. This area is one of geotechnical complexity and has several known historical landslides and localized areas of slumping and sloughing. Geotechnical engineering consultants for both the province and the City have studied the FRE area extensively since 1979. The current City policies were adopted in 2004 and with the advancement of knowledge of seismic and geotechnical science in the intervening period, it is appropriate to undertake and update to the studies and policies related to the FRE.

A gap analysis has been undertaken to understand what would be required to update the assessments and policies to current practices. The gap analysis informed the Request for Proposal (RFP) that is the subject of this report.

An RFP was issued on September 15, 2020 and closed on October 27, 2020, with two proposals received. A detailed review and evaluation of the proposals was completed and BGC Engineering Inc. were determined to have provided the best proposal.

The recommendation is that a Client/Consultant Agreement be executed with BGC Engineering Inc. for the amount of \$434,341.00 excluding taxes. This report also recommends that a \$65,000.00 contingency be established for unanticipated additional works for a total of \$499,341.00 that is within the approved 2020/2021 budget of \$500,000.00.

Council approval is required to award the contract to BGC Engineering Inc.

RECOMMENDATION:

That Contract RFP-EN20-45: Engineering Services for the Quantitative Risk Assessment – Fraser River Escarpment Area, be awarded to BGC Engineering Inc. in the amount of \$434,341.00 excluding taxes; and

That a contingency of \$65,000.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) Background Context:

The Fraser River Escarpment (FRE) Area is currently defined by the City of Maple Ridge (CMR) as the development area described by the area confined by:

- Fraser River north to 124 Avenue
- 207 Street east to 224 Street

Two large slide scars bracket the east and west ends of the FRE area: the 1880 Haney Slide to the east and the Major Port Hammond Slide of uncertain age to the west. There are also other known minor slumping and sloughing scars in the area. Some of these have resulted in private and public property loss as well as on-going maintenance issues for the active rail line (CP Rail) located at the toe of the escarpment.

The area has been studied and monitored extensively, with the first report dating to 1979. Policies and practices have evolved as information and practices were updated and changed. Consistent elements have been: 1) the use of a professional engineering for work in the area and 2) storm water management; the City has commenced efforts to address concerns through the installation of infrastructure.

The current policies date back to 2004. At this time, the seismic component was reviewed and the current 100-meter and 300-meter set backs on development were adopted. There have been advancements of seismic and geotechnical science since 2004. A gap analysis was completed in 2019 to review current best practices and this gap analysis has informed the RFP that is the subject of this report. Given the advancement it is appropriate to update to the studies and policies related to the FRE.

This work will include a Qualitative Risk Assessment of the FRE Area to inform an update to Policies 6.23 and 6.24. This involves an update of the landslide and soil liquefaction hazards (magnitude-frequency and/or factor of safety), as well as characterization and quantification of the consequences of the identified hazards within the identified FRE setback areas.

The assessment of identified natural hazards will follow a risk management framework. The steps include the following:

- Identification
- Analysis
- Evaluation
- Treatment

The goal is a better understanding of the various specific conditions within the FRE and the outcome will be updated policies that reflect current practice.

RFP Process and Evaluation

The RFP was posted on the City of Maple Ridge, Civic Info and BC Bid websites on September 15, 2020 and closed on October 27, 2020. Submissions were received from two engineering consulting firms and were reviewed by an evaluation team. The proposals were evaluated based on project understanding, methodology, corporate experience, project team and price. This is consistent with the RFP process and in compliance with the Purchasing Policy.

The two submissions are as follows:

Proponent	Submission Price (excluding taxes)
BGC Engineering Inc.	\$434,341.00
Klohn Crippen Berger	\$530,725.00

After detailed analysis, the highest ranked proposal was submitted by BGC with a proposal fee of \$434,431.00 excluding taxes.

b) Desired Outcome:

The desired outcome is to better understand the risks in the FRE area with updated policies that reflect current practices.

c) Strategic Alignment:

This project supports Council's Strategic Plan to manage municipal infrastructure to accommodate future developments and growth in accordance with the OCP.

d) Citizen/Customer Implications:

There will be minimal impact to citizens and customers relating to the completion of this study. As policies are updated, an appropriate communication plan will be developed.

e) Interdepartmental Implications:

The Planning, Building, Engineering Operations, and Parks, Recreation & Culture Departments will be consulted during the project.

f) Business Plan/Financial Implications:

There is \$500,000.00 in the 2020/2021 budget under LTC No. 20010.

Project Expenditures (excluding taxes)

BGC Engineering Inc. Engineering Services	\$ 434,341.00
Contract Contingency	65,000.00
Total Projected Cost	\$ 499,341.00

Project Funding Sources


2020/2021 Drainage Fund (LTC No. 20010)	\$ 500,000.00
Total Funding Sources	\$ 500,000.00


CONCLUSION:

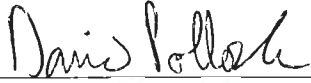
Current policies date back to 2004; with advancement in knowledge, science and practices, it is appropriate to update the studies and policies related to the FRE.


BGC Engineering Inc. has submitted the highest rated proposal for the Quantitative Risk Assessment – Fraser River Escarpment Area, RFP-EN20-45.

It is recommended that Council approve the Engineering Services award to BGC Engineering Inc. in the amount of \$434,341.00 excluding taxes and a contract contingency of \$65,000.00 be approved to address unanticipated additional works, for a total of \$499,341.00 (excluding taxes).


Submitted by: Josh Mickleborough, PEng.
Director of Engineering

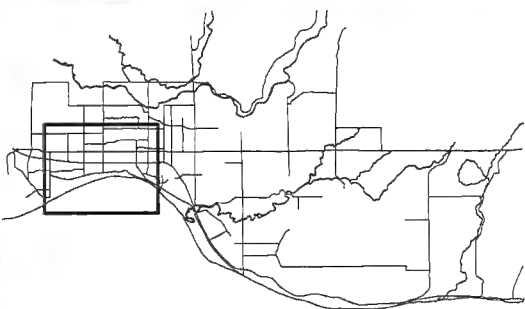
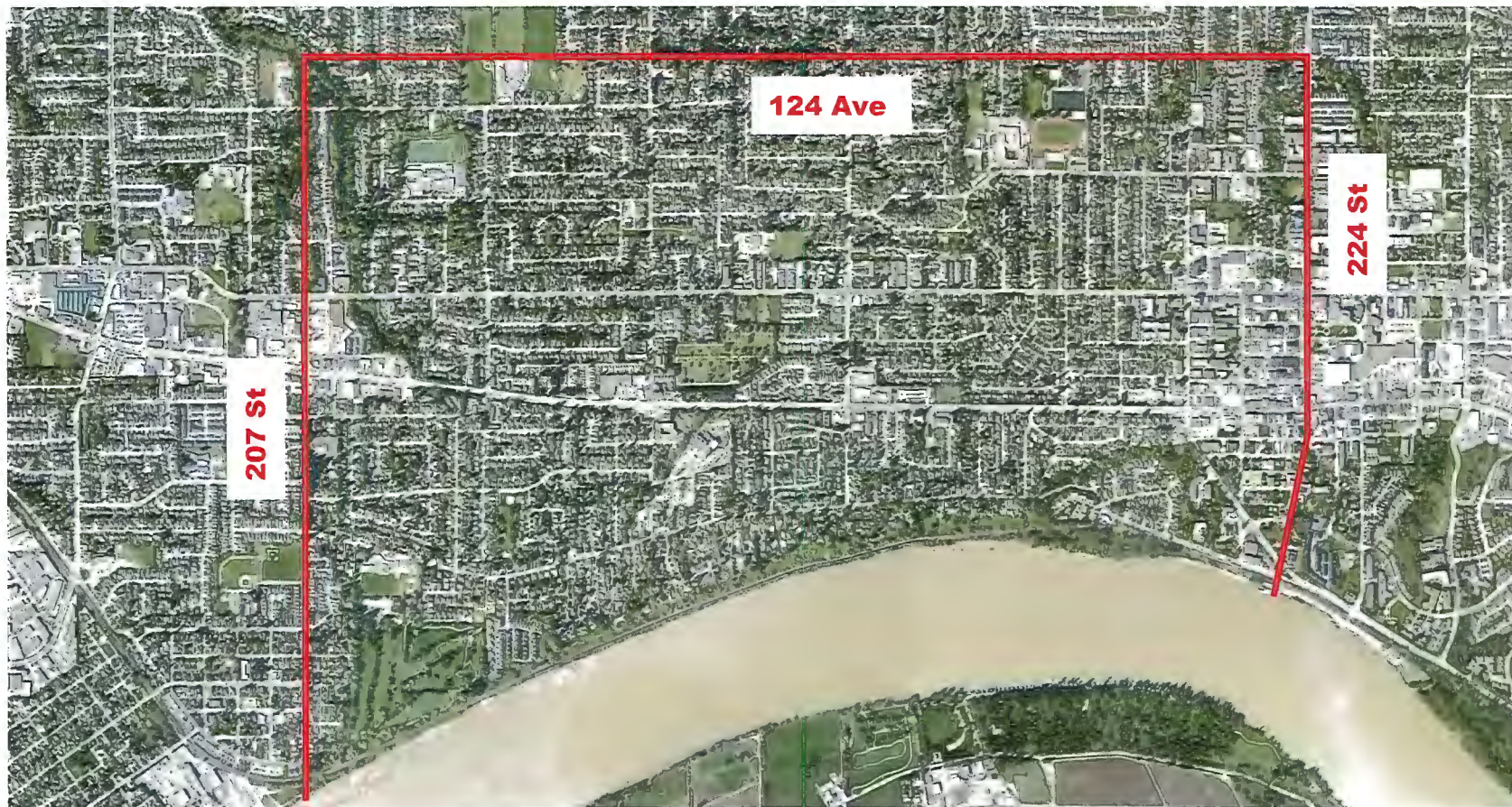

Financial: Trevor Thompson, BBA, CPA, CGA
Concurrence: Director of Finance


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


Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

(A) Map – Fraser River Escarpment Area



SCALE:
N.T.S.

FRASER RIVER ESCARPMENT AREA



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DATE: NOV 2020

FILE/DWG No

SK0457

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: December 1, 2020
FILE NO: 11-5245-20-B496
11-5245-20-B497 & 06-224020

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: Latecomer Agreement LC 174/20

EXECUTIVE SUMMARY:

The lands at 20658 and 20668 113 Avenue have been developed. Part of the development's servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. Latecomer Agreement LC 174/20 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefitting lands.

The developers have the opportunity to recover costs for service capacity over and above which is required for their specific development should development occur on those parcels identified in Schedule A. Cost recovery may also be possible where a property connects to the Latecomer-eligible utility.

RECOMMENDATION:

That the cost to provide the excess or extended services at 20658 and 20668 113 Avenue 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 developed; 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 174/20 with the developer of the lands at 20658 and 20668 113 Avenue.

DISCUSSION:

a) Background Context:

The lands at 20658 and 20668 113 Avenue have been developed. Part of the development's servicing is considered to be excess or extended servicing in accordance with the Local Government Act that benefits adjacent properties. The attached map identifies the lands which are involved in the development and those which will benefit from the excess or extended services and land to which the developer provided services. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Latecomer Agreement LC 174/20 is also attached for information purposes.

b) Policy Implications:

Part 14, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC 174/20 will provide such determination for development 5245-20-B496 and 5245-20-B497.

CONCLUSION:

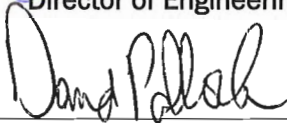
A developer has provided certain services in support of development 5245-20-B496 and 5245-20-B497. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 174/20 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.



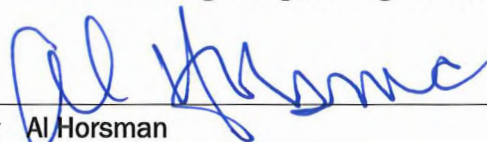
Prepared by: **Rachel Ollenberger, ASCT.**
Acting Manager of Infrastructure Development



Reviewed by: **Josh Mickleborough, PEng.**
Director of Engineering



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



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:

- (A) Schedule A
- (B) Benefitting Property Map
- (C) Latecomer Agreement

Schedule A

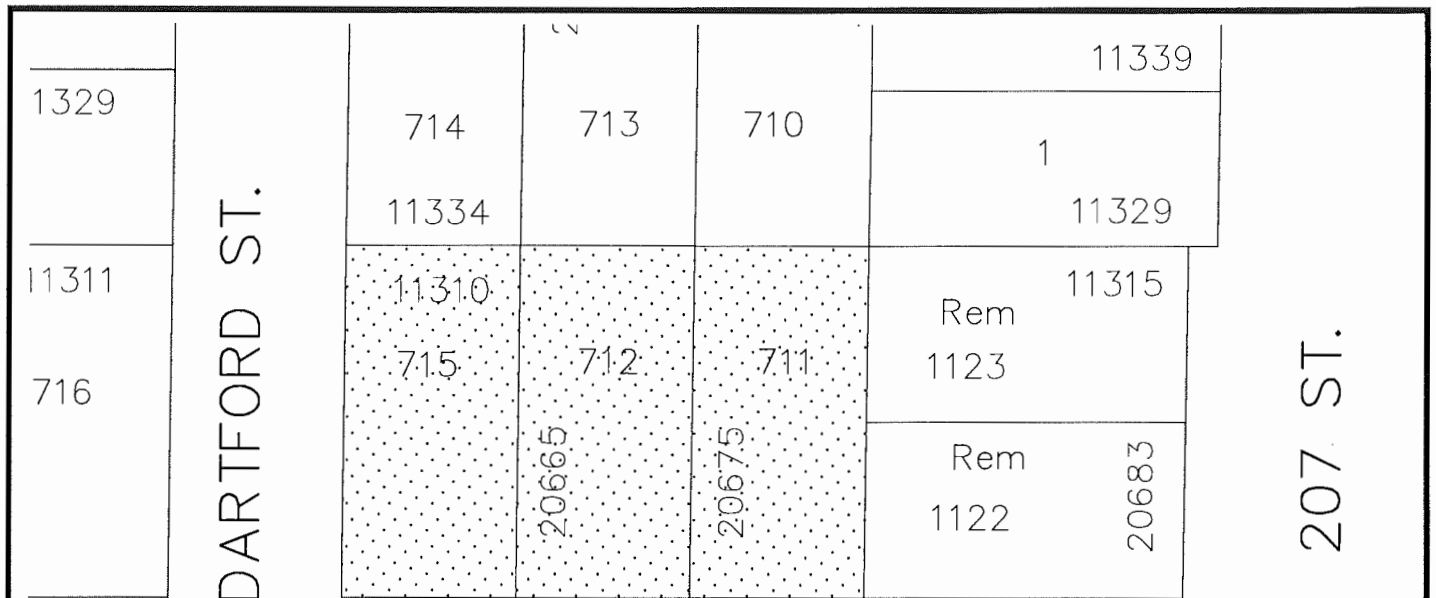
TYPE OF EXCESS OR EXTENDED SERVICE

1. OVERSIZE ON SITE

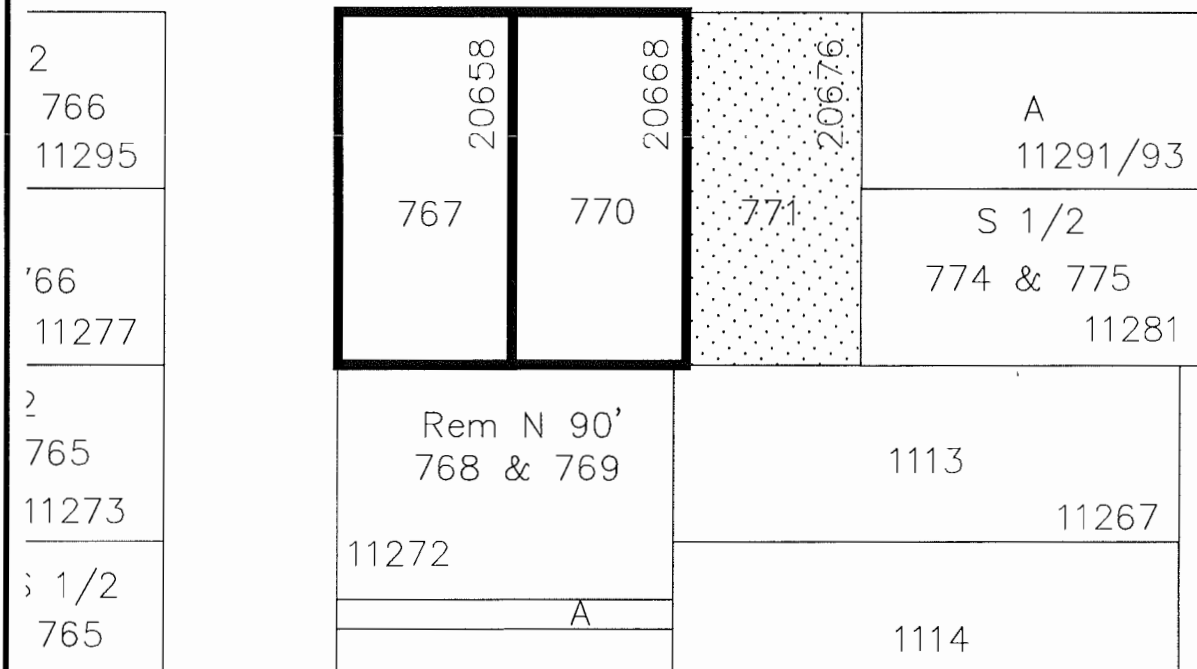
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefitting Property	Benefit Attributed By Property Excluding Subdivision
Storm Sewer - 113 Ave	6	\$28,182.00	\$4,697.00	1	Lot 711, NWD PL114 RN 10640-0000-9 1 x \$4697.00
				1	Lot 712, NWD PL114 RN 10640-0000-4 1 x \$4697.00
				1	Lot 715, NWD PL114 RN 10643-0000-5 1 x \$4697.00
				1	Lot 771, NWD PL114 RN 10699-0000-X 1 x \$4697.00

A total of all of the aforementioned services for each property is as follows:

Lot 711, NWD PL114 RN 10640-0000-9	\$4,697.00
Lot 712, NWD PL114 RN 10640-0000-4	\$4,697.00
Lot 715, NWD PL114 RN 10643-0000-5	\$4,697.00
Lot 771, NWD PL114 RN 10699-0000-X	\$4,697.00



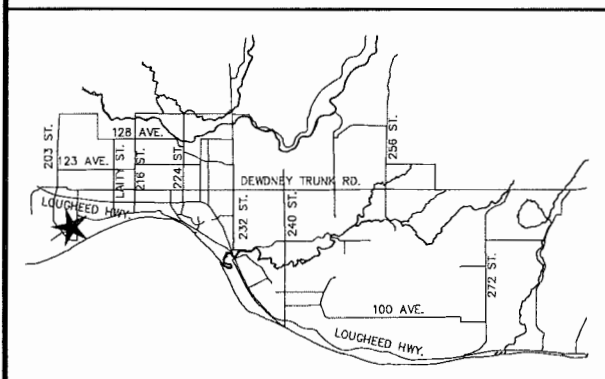
113 AVE.



BENEFITTING PROPERTIES



DEVELOPMENT BOUNDARY



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

DEVELOPMENT FILE
5245 20 B496 & 5245 20 B497
113 AVE LC 174/20

DATE: NOV 2020

FILE/DWG No LC174-2020

LATECOMER AGREEMENT

LC 174/20 – BP 19-111259 & BP 19-110818

THIS AGREEMENT is made the ____ day of _____, 20__

BETWEEN:

1003120 BC Ltd.
Jaswinder Sandhu
12814 232 Street
Maple Ridge BC V2X 6T9

1200184 BC Ltd.
9264 126 Street
Surrey BC V2V 5C1

(Hereinafter called the "Developer")

OF THE FIRST PART

AND: City of Maple Ridge
11995 Haney Place
Maple Ridge BC V2X 6A9

(Hereinafter called the "City")

OF THE SECOND PART

WHEREAS:

- A. The Developer has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Lot 767, DL 278, NWD PL114
Lot 770, DL 278, NWD PL114

(Hereinafter called the "said lands");

- B. In order to facilitate the approval of the development of the said lands, the Developer has constructed and installed storm sewer services shown on the design prepared by D.K. Bowins & Associates Inc, project number 5245-20-B379 and 5245-20-B380 dated May 2016.

(Hereinafter called the "Extended Services");

- C. The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D. The City considers its cost to provide the Extended Services to be excessive;
- E. The Developer has provided the Extended Services in the Amount of \$28,182.00;

F. The City has determined that:

Lot 711, DL 278, NWD PL114
Lot 712, DL 278, NWD PL114
Lot 715, DL 278, NWD PL114
Lot 771, DL 278, NWD PL114

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Lot 711, DL 278, NWD 114
RN 10640-0000-9

- \$4,697.00 for use of the storm sewer constructed on 113 Avenue

Lot 712, DL 278, NWD 114
RN 10641-0000-4

- \$4,697.00 for use of the storm sewer constructed on 113 Avenue

Lot 715, DL 278, NWD 114
RN 10643-0000-5

- \$4,697.00 for use of the storm sewer constructed on 113 Avenue

Lot 771, DL 278, NWD 114
RN 10699-0000-X

- \$4,697.00 for use of the storm sewer constructed on 113 Avenue

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Engineering Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 508 (2) of the Local Government Act R.S.B.C. 2015, c.1 be paid to the Developer as provided for in this Agreement.

NOW THEREFORE AS AUTHORIZED BY Section 508 (5) of the Local Government Act R.S.B.C 2015, c.1, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Developer and in such case payment will be made within 30 days of the next June 30th or December 31st that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Developer, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Developer represents and warrants to the City that the Developer has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Developer herein shall, notwithstanding Item 2 of this Agreement, survive the expiry of this Agreement.

4. The Developer (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Developer is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

6. In the event that the Developer is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Developer, his heirs and assigns, all rights, title and interest under this Agreement.

IN WITNESS WHEREOF the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

DEVELOPER

Company: 1003120 BC Ltd

Print Name:_____

Developer - Authorized Signatory

Company: 1200184 BC Ltd

Print Name:_____

Developer - Authorized Signatory

CITY OF MAPLE RIDGE

Corporate Officer - Authorized Signatory

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

MEETING DATE: December 1, 2020
FILE NO: 2613226
MEETING: Committee of the Whole

SUBJECT: First Reading
Greenhouse Gas Reduction Targets
Official Community Plan Amending Bylaw No. 7688-2020

EXECUTIVE SUMMARY:

At the October 20, 2020 Council Workshop, Council directed staff to initiate a public process for a proposed bylaw amendment that will revise existing greenhouse gas emissions reduction targets in the Official Community Plan. Policy No. 5.45 in the City of Maple Ridge Official Community Plan states:

The District of Maple Ridge has a goal to reduce community greenhouse gas emissions by 33% below 2007 levels by 2020 and 80% by 2050.

In 2018, the vast majority of the world's governments formally adopted a report referred to as "SR15" issued by the Intergovernmental Panel on Climate Change¹. It concluded that in order to avoid the worst impacts of a global rise in temperature, worldwide emissions must be reduced by 45 % by 2030 compared with 2010 levels, and net emissions must be reduced to zero by 2050.

In late 2019, Metro Vancouver proposed an amendment to the reduction targets in the current Regional Growth Strategy. On January 14, 2020, City of Maple Ridge Council endorsed those targets. It is recommended that the City adopt the regional target as an aspirational goal.

RECOMMENDATION:

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

- i. The Board of the Regional District in which the area covered by the plan is located;
- 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, including Katzie and Kwantlen First Nations;
- v. Boards of Education, Greater Boards and Improvements District Boards; and
- vi. The Provincial and Federal Governments and their agencies.

¹ Full Report: <https://www.ipcc.ch/sr15/> ; Summary for Policy-makers: https://www.ipcc.ch/site/assets/uploads/sites/2/2019/05/SR15_SPM_version_report_LR.pdf

And in that regard, it is recommended that in addition to recent consultation activities, further consultation be required in respect of this matter including:

- Information letters to Metro Vancouver and the Provincial Government, Katzie and Kwantlen First Nations, and School District No. 42;
- the early posting of the proposed Official Community Plan amendment on the City's website, together with an invitation to the public to comment; and
- an interactive, online public workshop; and further,

That Official Community Plan Amending Bylaw No. 7688-2020 be given first reading.

DISCUSSION:

1 Introduction

Climate action has been growing as a significant policy area for BC local governments since 2007 when the Province passed legislation requiring greenhouse gas emissions reduction targets in local Official Community Plans and Regional Growth Strategies, along with supporting policies and actions.

In 2008, Council adopted a Sustainability Action Plan to identify both corporate and community actions that would be implemented or explored over the coming years. A review of the Sustainability Action Plan and greenhouse gas emissions, provided to Committee of the Whole on July 7, 2020, showed that the plan had been implemented, apart from developing a Community Energy and Emissions Plan. The review also conveyed that, although the City has undertaken numerous actions to mitigate greenhouse gas emissions, the City's growing population continues to push the aggregate figure upward. Council directed that staff bring back options for reducing emissions and adapting to climate change.

The City of Maple Ridge cannot achieve deep greenhouse gas reduction targets alone. Supporting legislation, similar in construct to the BC Energy Step Code for new buildings, is under development at the Provincial level for energy retrofits of existing buildings, and is necessary to enable the City to develop policies to unlock the significant emission reduction potential in our existing building stock. The BC Zero Emission Vehicle mandate will also be crucial in accelerating the adoption of electric vehicles. Furthermore, resources from senior levels of government (e.g. transit) will be critical for success. Partnerships and collaboration with utilities, municipal governments, local businesses and residents will also be required.

This report outlines recommendations and options for Council's consideration which can be implemented now or in the near future, that will have the largest reduction impact on Maple Ridge's greenhouse gas emissions, or that will help to position the City of Maple Ridge among those municipalities leading the transition to a low-carbon economy. It should be acknowledged that there are also numerous climate change adaptation actions being taken within City departments, some of which may also reduce greenhouse gas emissions.

2 Background

In May 2010, Council adopted greenhouse gas reduction targets into the Official Community Plan along with supporting actions, in compliance with Bill 27, the *Local Government (Green Communities) Statutes Amendment Act*. The intent of Bill 27 is to facilitate more sustainable initiatives within BC municipalities by considering climate issues and energy conservation approaches when planning and managing land-use.

At the November 1, 2019 regular meeting of the Metro Vancouver Board of Directors a resolution was passed for a Type 3 minor amendment to Metro Vancouver 2040: Shaping our Future (MV2040) that will reset targets aimed at reducing greenhouse gas (GHG) emissions. The resolution adopted by the Board of Directors is as follows:

That the MVRD Board:

- a) Initiate a Type 3 minor amendment to Metro Vancouver 2040: Shaping our Future to reflect a commitment to a carbon neutral region by 2050, and an interim target of reducing greenhouse gas emissions by 45% from 2010 levels by 2030;
- b) Give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1295, 2019"; and
- c) Direct staff to notify affected local governments and agencies as per Section 6.4.2 of Metro Vancouver 2040: Shaping our Future.

The City received notification of the above amendment and was invited to endorse and/or provide comments. Council endorsed the amendment by resolution on January 14, 2020 at Council Workshop.

On May 26, 2020, Council heard a presentation by the Maple Ridge Climate Hub, requesting a number of climate change-related actions, including updating the greenhouse gas reduction targets in the Official Community Plan to align with those of Metro Vancouver. In response, Council directed staff to bring back information on the City's community greenhouse gas (GHG) emissions, reduction targets and actions. The background was requested to support a discussion on the targets and the City's progress toward achieving them.

On July 14, 2020, Council received a staff report containing a detailed review of Maple Ridge's community greenhouse gas emission sources, with the majority arising from buildings and on-road transportation. The review and earlier reports helped to illustrate the issues, advantages, challenges/gaps, resources and opportunities the City faces in reducing community emissions, including the need for senior government and community action.

Council discussed the development of a comprehensive energy and emissions plan that would enable the City to quantify reduction targets based upon the estimated impact of specific policies and actions. Since many other municipalities have undergone this exercise, and options to significantly reduce emissions have been identified and in many cases implemented, Council opted instead to forgo this step and move straight toward choosing actions for implementation. In the absence of an energy and emissions plan, an aspirational emissions reduction target would be utilized. Council directed that a scoping report be brought back in September recommending climate change mitigation and adaptation actions for implementation.

On October 20, 2020 at Workshop, Council received the scoping report and adopted the following resolution:

That staff be directed to bring forward an Official Community Plan amending bylaw for public consultation to update Policy No. 5.45 for greenhouse gas emission targets to net zero by

2050 from 2010 levels, with an interim target of 45% reduction by 2030, in alignment with the International Panel on Climate Change;

That staff review Official Community Plan sections 5.5-Air Quality and 5.6-Planning for Climate for policy alignment and provide recommendations to Council; and further

That staff consider the options for reducing greenhouse gas emissions outlined in sections 3.2 and 3.3 of the October 20, 2020 report titled Community Energy and Emissions Scoping Report, and provide recommendations to Council.

This report addresses the first part of the resolution. Attachment 1 is an Official Community Plan Amending Bylaw for first reading.

3 Process Timeline and Engagement Strategy



As noted earlier, Council has received numerous reports covering the topic of community greenhouse gas emissions throughout 2020. Council direction is to move forward with the worldwide reduction targets stated as necessary by the International Panel on Climate Change, as an aspirational target for public feedback. Phase 1 is complete, and it is proposed that first reading be given to the Official Community Plan Amending Bylaws required to revise the reduction targets. This will provide a definitive starting point to seed public discussion.

Phase 2 is underway. On November 9, 2020, staff attended an online meeting of the Maple Ridge Climate Hub, to provide a presentation on Maple Ridge community greenhouse gas emissions sources, data, potential actions for reducing, and the impact those actions might have on the quantity of greenhouse gases produced by transportation, buildings and waste attributed to this community. An interactive online tool was used to produce different scenarios to help gain an understanding of the level of ambition needed by both City Council and those living and working in the community, in order to reach varying levels of reduction targets. Informal feedback was received.

It is proposed that a similar experience be extended to the public, with a formalized mechanism for receiving feedback. This could be done as early as January 2021. Staff will summarize the Phase 2 process and consultation outcomes in a report to Council.

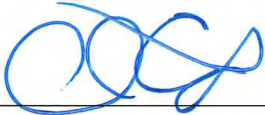
Phase 3 will depend on public consultation. A public hearing will occur following a second reading of the amending bylaw.

4 Conclusion

Following Council direction provided on October 27, 2020, this report recommends first reading of a bylaw to amend the greenhouse gas emissions targets in the Official Community Plan to align with those established by the International Panel on Climate Change as necessary worldwide reductions needed to avoid the worst impacts of climate change. Early in 2021, public consultation will be undertaken to hear feedback on the proposed targets. Council decisions on actions to reduce greenhouse gas emissions, such as implementing the BC Energy Step Code, Home Energy Labelling, and strengthening electric vehicle charging infrastructure requirements in new development, are scheduled for Quarter 1 of 2021.



Prepared by: **Laura Benson, CMA, CPA**
Senior Policy and Sustainability Analyst



Approved by: **Christina Crabtree**
GM Corporate Services



Concurrence: **Al Horsman**
Chief Administrative Officer

Related Content:

- [October 20, 2020 Council Workshop Minutes](#), item 2.1 (amended resolution)
- [October 20, 2020 Council Workshop Agenda](#), Item 2.1
- [July 14, 2020 Council Meeting Agenda](#), item 1151
- [July 7, 2020 Committee of the Whole Agenda](#), item 1151
- [May 26, 2020 Council Meeting Minutes](#), item 601
- [January 14, 2020 Council Workshop Agenda](#), item 4.2
- [March 23, 2010 Council Meeting Agenda](#), item 1201
- [February 15, 2010 Council Workshop Agenda](#), item 4.1

Attachment 1:**BYLAW NO. 7688-2020**

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

**CITY OF MAPLE RIDGE
BYLAW NO. 7688-2020**

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

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 Policy 5-45 of Official Community Plan Bylaw No. 7060-2014 as amended;

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

1. This Bylaw may be cited as "Official Community Plan Bylaw No. 7688-2020."

2. Policy 5-45 is amended by replacing it in its entirety from:

The District of Maple Ridge has a goal to reduce community greenhouse gas emissions by 33% below 2007 levels by 2020 and 80% by 2050.

To the following:

The City of Maple Ridge has a goal to reduce community greenhouse gas emissions to net zero by 2050 from 2010 levels, with an interim target of 45% reduction by 2030, in alignment with the International Panel on Climate Change.

3. Official Community Plan Bylaw No. 7060-2014 is amended accordingly.

READ a first time the 1st day of December, 2020.

READ a second time the day of , 2021.

PUBLIC HEARING held the day of , 2021.

READ a third time the day of , 2021.

RECONSIDERED AND ADOPTED, the day of , 2021.

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Infrastructure Inspection Policy No. 9.12 Amendment

MEETING DATE: December 1, 2020
FILE NO:
MEETING: C.O.W

EXECUTIVE SUMMARY:

The Municipal Insurance Association of BC (MIABC), the City's liability and property insurance provider, recommends that the City adopt a resolution in support of its Infrastructure Inspection Policy. Adoption of such a policy assists in limiting the City's liability for and exposure to insurance claims made against it and serves as a core legal defence against litigation.

Under the Occupiers Liability Act, an occupier or owner of property is expected to take reasonable actions to ensure that other members of the public are kept safe when on the property. The Occupiers Liability Act places these statutory duties upon the owners and occupiers of land and also applies these duties to Local Governments. That said, the Courts have recognized that Local Governments have limited resources to provide a whole host of services to their community and, in determining the level of those services, elected officials must balance social, political & economic factors. For example, while some jurisdictions may have the resources to inspect certain infrastructures, (i.e. sidewalks) on a monthly basis, other jurisdictions may only be able to undertake similar inspections on a twice-yearly basis.

This policy was formally adopted in August 2016 and by adopting the original resolution, Council set a policy that established the various standards for the inspections of municipal works that the City can meet given its available resources. As this is a 'living' document, the expectation should be that this policy will continue to be regularly reviewed by staff and MIABC and if there are any substantive changes to the policy, these will be submitted to Council for consideration for approval on an as-needed basis. The attached, amended document included some minor verbiage edits and upon MIABC's counsel, has shifted ditches, catch basins, culverts & headwalls and valve boxes from driving inspections to physical inspections once per year.

RECOMMENDATION:

That Infrastructure Inspection Policy No. 9.12 be adopted as amended.

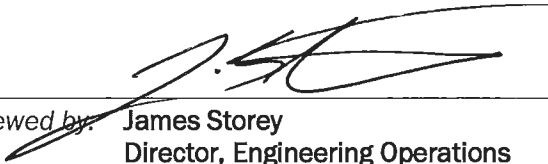
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CONCLUSION:

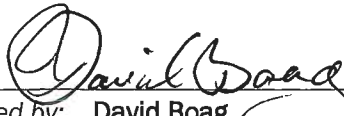
Adoption of a comprehensive infrastructure inspection policy will assist in limiting the City's liability for and exposure to insurance claims made against it and will serve as a legal defence against litigation, therefore the recommendation is for adoption. MIABC has reviewed and endorsed the attached policy in its entirety.



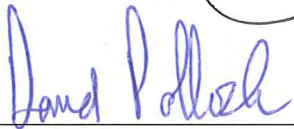
Prepared by: **Darrell Denton**
Property & Risk Manager



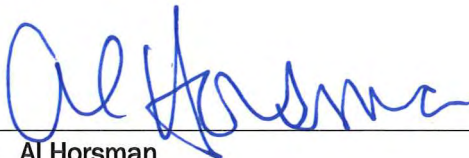
Reviewed by: **James Storey**
Director, Engineering Operations



Reviewed by: **David Boag**
General Manager, Parks, Recreation & Culture



Approved by: **David Pollock**
General Manager, Public Works & Infrastructure



Concurrence: **Al Horsman**
Chief Administrative Officer

Appendix A – Infrastructure Inspection Policy 2020 (Proposed)

Appendix B – Infrastructure Inspection Policy 2020 (Proposed showing revisions)

Title:	Infrastructure Inspections	Policy No : 9.12
		Supersedes: September 6, 2016
Authority:	<input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational	Effective Date:
Approval:	<input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT <input type="checkbox"/> General Manager	Review Date: 2023
Policy Statement:		
The City of Maple Ridge will carry out periodic inspections in defined locations to improve confidence that members of the public are using infrastructure that is in an acceptable condition.		
Purpose:		
To establish a system of inspections for municipal infrastructure located within Maple Ridge that is reasonable and balances protection from the risks associated with defects in said infrastructure with the other priorities of the City of Maple Ridge.		
That the system of inspections established by this policy is reasonable as determined by the City of Maple Ridge, given the allocation of budgetary resources and the availability of City of Maple Ridge staff and equipment.		
Definitions:		
Town Centre Core: defined as sidewalks, laneways and walkways located in the Town Centre as identified on Appendix "A".		
Developed Parks: Recreational area designed, operated and maintained by the City's Parks Department which typically include features such as paths, playgrounds, sports fields and courts, restrooms, picnic facilities as well as other natural features within parks.		
Maintained Trails: defined as existing mapped gravel and natural materials trails that the City of Maple Ridge conducts maintenance on.		
Medium Priority: failure of facilities operations equipment that would not affect services or programs. Response time is within three business days of receiving notification, personnel will attend the site to review the work order. Repairs/service/remedy will be scheduled within one month.		
Low Priority: non-critical failures, repairs, service and installation of items. Response time is within five business days of receiving notification, personnel will attend the site to review the work order and schedule repairs. Repairs/service/remedy will be scheduled within four months.		

<ul style="list-style-type: none"> • Minor road defects, such as worn road markings <p>Note: Once identified and where and when practical, safety deficiencies will be clearly marked. Markings will not be re-inspected except in response to complaints.</p> <p>1.2 Physical Zone Inspections</p> <p>The following items will be subject to a physical inspection once (1X) per year:</p> <ul style="list-style-type: none"> • Ditches • Catch Basins • Culverts & Headwalls • Valve Boxes <p>The above items will be inspected to confirm the structural integrity of same, to ensure all are in good working order and that they are free of any obstructions that might affect performance and/or operations.</p> <p>1.3. Sidewalks Outside the Town Centre Core</p> <p>Sidewalks outside the Town Centre Core will be on a complaint basis only.</p> <p>2.0 – Town Centre Core Inspections Walking inspections will be conducted twice per year of the Town Centre Core and appropriate records of the inspection results be kept. Inspections will include the following municipal infrastructure:</p> <ul style="list-style-type: none"> • sidewalks/walkways/laneways <ul style="list-style-type: none"> ▪ regulatory and warning signs ▪ intersections ▪ sign bases ▪ tree base/grate ▪ litter ▪ guard rails / fence ▪ manholes ▪ catch basins ▪ valve boxes ▪ ditches ▪ culverts & headwalls ▪ fire hydrants <p>The above items will be inspected for:</p> <ul style="list-style-type: none"> ▪ foreign material on sidewalk/walkway/laneway ▪ settled or heaved sidewalk/walkway ▪ pothole in laneway ▪ intersection visibility ▪ regulatory/warning sign condition 	<p>Engineering and Operations Departments</p> <p>Engineering and Operations Departments</p> <p>Engineering and Operations Departments</p> <p>Engineering and Operations Departments</p>
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<ul style="list-style-type: none"> ▪ regulatory/warning sign visibility ▪ hazardous sign bases ▪ obvious tree hazards ▪ required brushing ▪ visible damage <p>Concerns noted during the inspection will be rated with the following guide:</p> <ol style="list-style-type: none"> 1) Immediate Action within 4 hours: <ul style="list-style-type: none"> • Impassible areas; • Imminent danger; • Non-functioning stop signs; • Significant obstruction of intersection visibility due to vegetation, trees, hedges or man-made structures 2) Repair/Protect within 1 week: <ul style="list-style-type: none"> • Minor obstruction of intersection visibility due to vegetation, trees, hedges or man-made structures, • Obstructed/illegible information signs; • Trees showing visible signs of failure; • Road traffic hazards, such as sand accumulation; • Sign bases protruding from sidewalk; • Heaved/settled sidewalk/walkway with differential greater than 2 cm 3) Review within 4 weeks and schedule identified repairs within 2 weeks after review: <ul style="list-style-type: none"> • Minor road defects, such as worn road markings; • Partially obstructed regulatory/warning sign; • Heaved/settled sidewalk/walkway with a differential between 1 cm - 2 cm 	<p>Engineering and Operations Departments</p>
<p>3.0 - Road Crossing Culverts, Ditches & Bridges That an annual inspection be undertaken of road crossing culverts, ditches, bridges and the Port Haney Wharf and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ Structural changes ▪ Blockages ▪ Approaches <p>Concerns noted during the inspection will be rated with the following guide:</p> <ol style="list-style-type: none"> 1) Immediate Action within 4 hours: <ul style="list-style-type: none"> • Immediate safety hazard • Overflowing culvert 2) Repair/Protect within 1 week: <ul style="list-style-type: none"> • Blockage beginning to form 3) Review within 4 weeks and schedule identified repairs within 2 weeks after review: <ul style="list-style-type: none"> • Motor vehicle damages • Excessive debris or vegetation in ditches 	<p>Engineering and Operations Departments</p>

<p>4.0 - Trees That potentially dangerous trees along boulevards, roadways, and right-of-ways be inspected on a complaint basis only.</p> <p>That potentially dangerous trees within greenbelt/conservation areas and developed parks be inspected on a complaint basis only.</p> <p>The following process will apply within three (3) working days of notification by the public or City staff of a potentially dangerous tree:</p> <ul style="list-style-type: none"> • A City employee will attend the site to inspect the reported tree; • A visual assessment will be performed and action taken will be based on the following assessed risk ratings for each tree: <ol style="list-style-type: none"> 1. Extreme – Imminent Failure: <ul style="list-style-type: none"> ▪ Immediate safety/hazard zone established and contractor dispatched for resolution/removal 2. High Hazard – could fail at any time: <ul style="list-style-type: none"> ▪ Assessor establishes a clearly defined timeline for abatement; ▪ The area be cordoned off until hazardous tree is dealt with. ▪ Action required within 2 weeks. 3. Moderate and Low Hazard Risk: <ul style="list-style-type: none"> ▪ Assessor determines what, if any, action is to be undertaken; documents decisions and schedules work on a priority basis. ▪ Remedial action to be completed within 2 months. <p>5.0 – Road Right-Of-Ways That road right-of-ways beyond end of municipal road maintenance be inspected on a complaint basis only.</p> <p>The following consideration will apply within 2 weeks of notification by the public or City staff of a potential issue:</p> <ul style="list-style-type: none"> • Access for Emergency Services <p>Concerns/repairs noted during the inspection will be scheduled within 2 weeks of the review with actual timing based on hazard rating.</p> <p>6.0 – Playgrounds & Equipment That playgrounds and equipment be inspected six times per year and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ play equipment/structures/surfaces ▪ court nets/posts/fencing ▪ drainage at water spray park ▪ park wharves 	<p>Sewer/Parks Department</p> <p>Parks Department</p> <p>Engineering and Operations Departments</p> <p>Parks Department</p>
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<p>Concerns noted during the inspection will be rated with the following guide:</p> <ul style="list-style-type: none"> ▪ Routine Maintenance: minor deficiencies identified and repaired at time of inspection ▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority. ▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete. <p>7.0 – Developed Parks That, in addition to observations reported by parks crews working onsite, developed parks be visually inspected two times per year and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ parking lots ▪ bridges ▪ fencing ▪ parking/driveway/roads ▪ pathways/trails ▪ bike racks ▪ open turf ▪ park-specific/related buildings/shelters/benches/picnic tables ▪ lighting ▪ litter receptacles ▪ trees and other planted areas ▪ catch basins, culverts and headwalls ▪ Town Centre Core area sidewalks bounding developed parks ▪ Courtyard between Randy Herman Centre for Community Safety/Municipal Hall/RCMP <p>Concerns noted during the visual inspection will be dealt with in the following manner:</p> <ul style="list-style-type: none"> ▪ Routine Maintenance: minor deficiencies identified and repaired at time of inspection. ▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority. ▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete. <p>8.0 – Synthetic Sports Fields That synthetic sports fields be inspected four times per year and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ Field conditions ▪ Fencing ▪ Goals <p>Concerns noted during the inspection will be rated with the following guide:</p> <ul style="list-style-type: none"> ▪ Routine Maintenance: minor deficiencies identified and repaired at time of inspection ▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority. 	<p>Parks Department Facilities Department</p> <p>Parks Department</p> <p>Parks Department</p>
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<ul style="list-style-type: none"> ▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete. <p>9.0 – Grass/All Weather Sports Fields That open grass/all-weather sports fields be inspected weekly from September to March and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ infield and outfield surfaces ▪ backstops ▪ outfield fencing ▪ field lighting ▪ drainage ▪ irrigation ▪ benches ▪ bleachers ▪ dugouts ▪ home/pitcher plates ▪ perimeter fencing <p>Concerns noted during the inspection will be rated with the following guide:</p> <ul style="list-style-type: none"> ▪ Routine Maintenance: minor deficiencies identified and repaired at time of inspection ▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority. ▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete. 	<p>Parks Department</p>
<p>10.0 – Baseball Fields That open baseball fields be inspected every three weeks from April to September and appropriate records of the inspection results be kept on:</p> <ul style="list-style-type: none"> ▪ infield and outfield surfaces ▪ backstops ▪ outfield fencing ▪ field lighting ▪ drainage ▪ irrigation ▪ benches ▪ bleachers ▪ dugouts ▪ home/pitcher plates ▪ perimeter fencing <p>Concerns noted during the inspection will be rated with the following guide:</p> <ul style="list-style-type: none"> ▪ Routine Maintenance: minor deficiencies identified and repaired at time of inspection ▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority. ▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete. 	<p>Parks Department</p>

11.0 – Maintained Trails

That all maintained trails be inspected once per year and appropriate records of the inspection results be kept on:

- trail/pathway surfaces
- trail/pathway drainage
- litter/garbage issues
- trail bridges
- brushing concerns
- dangerous trees
- stairways
- fencing
- gates/barriers/bollards
- signs
- graffiti/vandalism

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection.
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

12.0 – Port Haney Wharf

That the Port Haney wharf be visually inspected six times per year and appropriate records of the inspection results be kept on:

- the approach/entrance
- railing
- deck
- furniture
- float and ramp

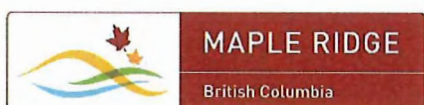
Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

Parks Department

Parks Department
Facilities Department





POLICY MANUAL

Title: Infrastructure Inspections	Policy No : 9.12 Supersedes: NEW
Authority: <input checked="" type="checkbox"/> Legislative <input type="checkbox"/> Operational Approval: <input checked="" type="checkbox"/> Council <input type="checkbox"/> CMT <input type="checkbox"/> General Manager	Effective Date: September 6, 2016 Review Date: 2017
<p>Policy Statement:</p> <p>The City of Maple Ridge will carry out periodic inspections in defined locations to confirm<u>improve confidence</u> that members of the public are using infrastructure that is in an acceptable condition.</p> <p>Purpose:</p> <p>To establish a system of inspections for municipal infrastructure located within Maple Ridge that is reasonable and balances protection from the risks associated with defects in said infrastructure with the other priorities of the City of Maple Ridge.</p> <p><i>That the system of inspections established by this policy is reasonable in all circumstances as determined by the City of Maple Ridge, given the allocation of budgetary resources and the availability of City of Maple Ridge staff and equipment.</i></p> <p>Definitions:</p> <p>Town Centre Core: defined as sidewalks, laneways and walkways located in the Town Centre as identified on Appendix "A".</p> <p>Developed Parks: Recreational area designed, operated and maintained by the City's Parks Department <u>that usually includes which typically include</u> features such as paths, playgrounds, sports fields and courts, restrooms, picnic facilities as well as other natural features <u>within parks</u>.</p> <p>Maintained Trails: defined as Equestrian or Multi-Use trails existing mapped gravel and natural materials trails that the City of Maple Ridge conducts maintenance on..</p> <p>Medium Priority: failure of facilities operations equipment that would not affect services or programs. Response time is within three business days of receiving notification, personnel will attend the site to review the work order. Repairs/service/remedy will be scheduled within one month.</p> <p>Low Priority: non-critical failures, repairs, service and installation of items. Response time is within five business days of receiving notification, personnel will attend the site to review the work order and schedule repairs. Repairs/service/remedy will be scheduled within four months.</p>	

<ul style="list-style-type: none"> • Road traffic hazards, such as deteriorating pavement <u>or potholes</u>. <p>3) Review within <u>8.4</u> weeks and schedule identified repairs within 2 weeks after review:</p> <ul style="list-style-type: none"> • Deterioration/erosion of road shoulder; • Partially obstructed regulatory/warning sign; • Minor road defects, such as worn road markings <p>Note: Once identified and where and when practical, safety deficiencies will be clearly marked. <u>Markings will not be re-inspected except in response to complaints.</u></p> <p><u>1.2</u> Physical Zone Inspections</p> <p><u>The following items will be subject to a physical inspection once (1X) per year:</u></p> <ul style="list-style-type: none"> • <u>Ditches</u> • <u>Catch Basins</u> • <u>Culverts & Headwalls</u> • <u>Valve Boxes</u> <p><u>The above items will be inspected to confirm the structural integrity of same, to ensure all are in good working order and that they are free of any obstructions that might affect performance and/or operations.</u></p> <p><u>1.3.</u> Sidewalks Outside the Town Centre Core</p> <p><u>Sidewalks outside the Town Centre Core will be on a complaint basis only.</u></p> <p>2.0 – Town Centre Core Inspections</p> <p><u>That a Walking inspections will be undertaken conducted</u> twice per year of the Town Centre Core and appropriate records of the inspection results be kept on. <u>Inspections will include the following municipal infrastructure:</u></p> <ul style="list-style-type: none"> • sidewalks/walkways/laneways ▪ regulatory and warning signs ▪ intersections ▪ sign bases ▪ tree base/grate ▪ litter ▪ guard rails / fence ▪ manholes ▪ catch basins ▪ valve boxes ▪ ditches 	<p>Engineering, Parks and Operations Departments</p> <p>Engineering and Operations Departments</p> <p>Engineering and Operations Departments</p> <p>Engineering and Operations Departments</p>
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- culverts & headwalls
- fire hydrants

The above items will be inspected for:

- foreign material on sidewalk/walkway/laneway
- settled or heaved sidewalk/walkway
- pothole in laneway
- intersection visibility
- regulatory/warning sign condition
- regulatory/warning sign visibility
- hazardous sign bases
- ~~dangerous trees~~ obvious tree hazards
- required brushing
- visible damage

Engineering and Operations
Departments

Concerns noted during the inspection will be rated with the following guide:

- 1) Immediate Action within 4 hours:
 - Impassible areas;
 - Imminent danger;
 - Non-functioning stop signs;
 - ~~Unexpected obstructed~~ Significant obstruction of intersection visibility due to vegetation, trees, hedges or man-made structures
- 2) Repair/Protect within 1 week:
 - ~~Gradually obstructed~~ Minor obstruction of intersection visibility due to vegetation, trees, hedges or man-made structures,
 - Obstructed/illegible information signs;
 - Trees showing visible signs of failure;
 - Road traffic hazards, such as sand accumulation;
 - Sign bases protruding from sidewalk;
 - Heaved/settled sidewalk/walkway with differential greater than 2 cm
- 3) Review within 4 weeks and schedule identified repairs within 2 weeks after review:
 - Minor road defects, such as worn road markings;
 - Partially obstructed regulatory/warning sign;
 - Heaved/settled sidewalk/walkway with a differential ~~less than~~ between 1 cm - 2 cm

Engineering and Operations
Departments

3.0 - Road Crossing Culverts, Ditches & Bridges

That an annual inspection be undertaken of road crossing culverts, ditches, bridges and the Port Haney Wharf and appropriate records of the inspection results be kept on:

- Structural changes
- Blockages
- Approaches

Concerns noted during the inspection will be rated with the following guide:

<p>1) Immediate Action within 4 hours:</p> <ul style="list-style-type: none"> • Immediate safety hazard • Overflowing culvert <p>2) Repair/Protect within 1 week:</p> <ul style="list-style-type: none"> • Blockage beginning to form <p>3) Review within 4 weeks and schedule identified repairs within 2 weeks after review:</p> <ul style="list-style-type: none"> • Motor vehicle damages • <u>Excessive debris or vegetation in ditches</u> <p>4.0 - Trees That potentially dangerous trees along boulevards, roadways, and right-of-ways be inspected on a complaint basis only. That potentially dangerous trees within greenbelt/conservation areas and developed parks be inspected on a complaint basis only.</p> <p>The following process will apply within <u>72 hours three (3) working days</u> of notification by the public or City staff of a potentially dangerous tree:</p> <ul style="list-style-type: none"> • A City employee will attend the site to inspect the reported tree; • A visual assessment will be performed and action taken will be based on the following assessed risk ratings for each tree: <ol style="list-style-type: none"> 1. Extreme – Imminent Failure: <ul style="list-style-type: none"> ▪ Immediate safety/hazard zone established and contractor dispatched for resolution/removal 2. High Hazard – could fail at any time: <ul style="list-style-type: none"> ▪ Assessor establishes a clearly defined timeline for abatement; ▪ The area be cordoned off until hazardous tree is dealt with. ▪ Action required within 2 weeks. 3. Moderate and Low Hazard Risk: <ul style="list-style-type: none"> ▪ Assessor determines what, if any, action is to be undertaken; documents decisions and schedules work on a priority basis. ▪ Remedial action to be completed within 2 months. <p>5.0 – Road Right-Of-Ways That road right-of-ways beyond end of municipal road maintenance be inspected on a complaint basis only.</p> <p>The following consideration will apply within <u>24 weeks</u> of notification by the public or City staff of a potential issue:</p> <ul style="list-style-type: none"> • Access for Emergency Services 	<p>Sewer/Parks Department</p> <p>Parks Department</p> <p>Roads Department</p> <p><u>Playground Inspector</u> <u>Parks Department</u></p>
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Concerns/repairs noted during the inspection will be scheduled within 21 weeks of the review with actual timing based on hazard rating.

6.0 – Playgrounds & Equipment

That playgrounds and equipment be inspected six times per year and appropriate records of the inspection results be kept on:

- play equipment/structures/surfaces
- court nets/posts/fencing
- drainage at water spray park
- park wharves

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

7.0 – Developed Parks

That, in addition to visual inspections observations reported by parks crews working onsite, developed parks be visually inspected two times per year and appropriate records of the inspection results be kept on:

- parking lots
- bridges
- fencing
- parking/driveway/roads
- pathways/trails
- bike racks
- open turf and other surface areas
- park-specific/related buildings/shelters/benches/picnic tables
- lighting
- litter receptacles
- trees and other planted areas
- catch basins, culverts and headwalls
- Town Centre Core area sidewalks bounding developed parks
- Courtyard between Randy Herman Centre for Community Safety/Municipal Hall/RCMP

Concerns noted during the visual inspection will be dealt with in the following manner:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection.
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

~~Parks Supervisor~~Parks
Department
Facilities Department

Parks Department

Parks Department

8.0 – Synthetic Sports Fields

That synthetic sports fields be inspected four times per year and appropriate records of the inspection results be kept on:

- **Field conditions**
- **Fencing**
- **Goals**

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

Parks Department

9.0 – Grass/All Weather Sports Fields

That open grass/all-weather sports fields be inspected weekly from September to March and appropriate records of the inspection results be kept on:

- infield and outfield surfaces
- backstops
- outfield fencing
- field lighting
- drainage
- irrigation
- benches
- bleachers
- dugouts
- home/pitcher plates
- perimeter fencing

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

Parks Department

10.0 – Baseball Fields

That open baseball fields be inspected every three weeks from April to September and appropriate records of the inspection results be kept on:

- infield and outfield surfaces
- backstops
- outfield fencing
- field lighting
- drainage
- irrigation
- benches

- bleachers
- dugouts
- home/pitcher plates
- perimeter fencing

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

Parks Department

11.0 – Maintained Trails

That all maintained trails be inspected ~~twice~~ once per year and appropriate records of the inspection results be kept on:

- trail/pathway surfaces
- trail/pathway drainage
- litter/garbage issues
- trail bridges
- brushing concerns
- dangerous trees
- stairways
- fencing
- gates/barriers/bollards
- signs
- graffiti/vandalism

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection.
- Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.
- Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.

Parks Department
Facilities Department

12.0 – Port Haney Wharf

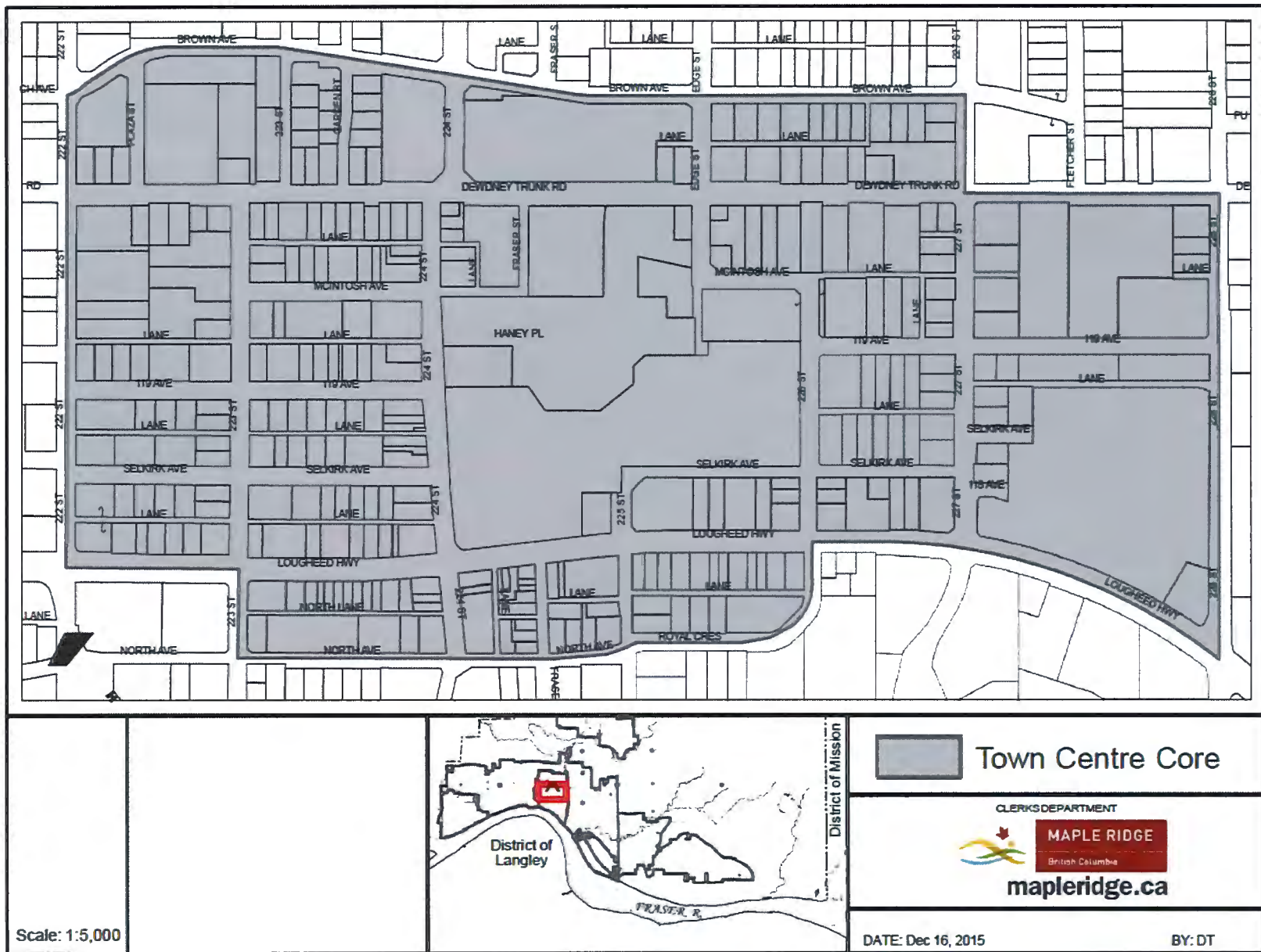
That the Port Haney wharf be visually inspected six times per year and appropriate records of the inspection results be kept on:

- the approach/entrance
- railing
- deck
- furniture
- float and ramp

Concerns noted during the inspection will be rated with the following guide:

- Routine Maintenance: minor deficiencies identified and repaired at time of inspection

<ul style="list-style-type: none">▪ Non-hazardous deficiencies: repairs scheduled based on definition as 'medium' or 'low' priority.▪ Safety deficiencies: immediate repairs required, isolate/out of service until repairs are complete.	
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TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: November 24, 2020
FILE NO: 05-1825-02

FROM: Chief Administrative Officer

MEETING: Workshop

SUBJECT: Municipal Security Issuing Resolution

EXECUTIVE SUMMARY:

The financial plan incorporates debt proceeds into the overall funding strategy. Borrowing was approved to fund a portion of the capital program. This approval included elector approval and approval of the Inspector of Municipalities. These projects are or will soon be complete and it is desirable to borrow these funds.

The money to repay these borrowings is either funded through the Fire Department Capital Acquisition Reserve, infrastructure funding or the annual property tax increase related to Parks & Recreation Improvements, phased in over time. A few Park and Recreation related borrowings remain approved but not yet issued, most notable the Additional Ice Sheet of \$23.5 million.

RECOMMENDATION:

That Council approve the following borrowings from the Municipal Finance Authority of British Columbia as part of the 2021 Spring Borrowing Session and that Metro Vancouver Regional District be requested to consent to our borrowings over the terms noted and include the borrowing in their Security Issuing Bylaw:

\$6,000,000 as authorized through Maple Ridge Fire Hall #4 Loan Authorization Bylaw No. 6558-2008 over a 10 year term;

\$3,500,000 as authorized through Maple Ridge Leisure Centre Renovation Loan Authorization Bylaw No. 7370-2017 over a 25 year term;

\$7,000,000 as authorized through Telosky Stadium Synthetic Fields Loan Authorization Bylaw No. 7371-2017 over a 25 year term;

\$8,500,000 as authorized through Albion Community Centre Loan Authorization Bylaw No. 7372-2017 over a 25 year term.

\$2,000,000 as authorized through Hammond Community Centre Renovation Loan Authorization Bylaw No. 7374-2017 over a 25 year term.

\$2,000,000 as authorized through Maple Ridge Secondary Facility Upgrades Loan Authorization Bylaw No. 7376-2017 over a 25 year term.

DISCUSSION:


The financial plan includes borrowing as a strategic funding source for capital projects. Borrowing has been approved for several projects. All of the approved debt has gone through an approval process that included elector approval and Ministry approval.

Internal financing has been used however the cumulative amounts create significant accounting and financial statement concerns. In addition interest rates are at historic lows and external borrowing is recommended. The Fire Department Capital Acquisition reserve is the source of funding for the Fire Hall #4 debt repayment and the Parks & Recreation Improvement Levy, phased in over time, is the source of repayment for the balance of the borrowings. Authorized but unissued debt still remains for several projects but most significantly the Additional Ice Sheet with approved borrowing of \$23.5 million.

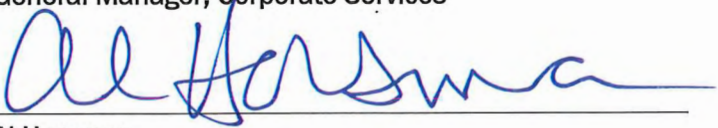
The Municipal Finance Authority of BC (MFA) debt issues are AAA rated. They issue twice a year and in the interim have a temporary borrowing facility to meet the funding requirements of their clients. A Municipal Security Issuing Resolution is part of the borrowing process and will be forwarded to Metro Vancouver and the MFA to ensure our funding requirements are included in the 2021 spring borrowings. Current borrowing rates are at historic lows making this an opportune time to borrow.

CONCLUSION:

The use of debt is thoughtfully considered in contemplating a funding strategy for our Long Term Capital Program. With rates at historic lows it is best to externally borrow for these projects now.

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Item 1154 Recommendations for Inclusion in the 2021-2025 Financial Plan Bylaw

- General Purpose Property Tax Increase; 2.0% per year.
- Infrastructure Sustainability Property Tax Increase; 0.7% per year in 2021, 0.9% per year in 2022 & 2023 and 1% in 2024 & 2025.
- Parks, Recreation & Culture Property Tax Increase; 0.60% per year.
- Storm Water Property Tax Increase; 0.30% in 2021 and 0.10% in 2022 & 2023. No increase in 2024 or 2025.
- Water Levy Increase; 4.5% per year.
- Sewer Levy Increase; 8.5% per year.
- Recycling Levy Increase; 2.75% per year.
- Growth in Property Tax Revenue Assumptions of 1.75% to 1.80% per year.
- Incremental Adjustments; as outlined on page 11.
- Provision for costs associated with growth as outlined on page 8, subject to available funding.
- Capital Program totaling \$44.7 million in 2021, \$33.4 million in 2022, \$35.1 million in 2023 and \$34.3 million in 2024 and \$51 million in 2025.